



The Columbia Municipal Planning Commission will meet on Wednesday, October 11, 2023 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

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

II. Consent

1. Request from Drew Smith for Preliminary and Final Plat approval of Lots 6A and 6B in Honey Farm Crossing at [2248 Nashville Highway](#).
2. Request from Allen O'Leary for Preliminary and Final Plat approval to Drumwright PUD Phase 1A consisting of four lots off [Drumwright Way and Williams Ridge Drive](#).
3. Request from Joseph Ahler for Final Plat approval for Tax Map 99H Group G Parcels 1, 3, and 28 located off [South Main and East Ninth Streets](#).
4. Request from TKC Architecture & Engineering LLC for Final Plat approval with surety in the amount of \$295,000 of the Honey Lakes Phase 1 Townhome development consisting of 79 units off [Oak Springs and Twin Lakes Drives](#).

5. Request from Allen O'Leary for Final Plat approval with surety in the amount of \$310,000 for Williamsport Landing Phase 1 consisting of 30 single family lots off [Twin Lakes Drive](#).
6. Request from Patrick Carroll for annexation with a plan of services of a portion of right-of-way along [Morrow Lane](#).

III. Discussion Items

1. Request from Wade Kincaid for Rezoning of property located at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Request from Joseph Ahler for Site Development Plan and Preliminary Plat approval of Liberty Pointe consisting of 120 lots located at [1451 Lasea Drive](#).
3. Request from Ted Stevenson for Site Development Plan and Preliminary Plat approval of Marlon's Creek consisting of 172 lots at [1686 Lasea Road](#). This request would revise and supersede a previous approval.
4. Request from Owen Penn for Preliminary Plat and Final PUD Master Plan approval of McClure Farms Phases 1-4 consisting of 431 lots at [2504 Nashville Highway](#). This request would revise and supersede a previous approval.
5. Request from Development Services for review and recommendation of an update to Connect Columbia, the comprehensive plan.
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. Other Business

1. Adjournment

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

September 13, 2023 - 4:00 PM

Organization

Item I.1. - **Call to Order**

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

Item I.2. - **Roll Call**

Chairman Goatz called for a verbal roll call. The quorum was established and included the following:

Planning Commission Chairman Charile Goatz, Planning Commission Member James Shannon, Mayor Chaz Molder, Planning Commission Member Thomas Hutto, Council Member Danny Coleman.

Absent were: Planning Commission Member Dr. Christa Martin, and Planning Commission Member Ray Pace.

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Assistant City Planner; Mr. Glenn Harper, City Engineer; Mr. Thad Jablonski, Assistant City Manager; Mr. Paul Keltner, Director of Development Services; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Secretary; and Mrs. Melissa Sanders, Planner I

Item I.3. - **Welcome of Visitors/Rules of Conduct**

Chairman Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Director Paul Keltner presented the updated status of the planning items that were forwarded to City Council.

Item I.5. - **Approval of Minutes**

Chairman Goatz moved to approve the August minutes, with Mr. Shannon seconding. The minutes were approved five to zero.

Item I.6. - **Review of Bonds and Letters of Credit**

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

Consent

Mr. Goatz read the consent items. Councilman Coleman moved to approve the consent items. Mr. Goatz amended the motion to add subject to technical comments, and then

September 13, 2023 - 4:00 PM

he seconded the motion. The motion to approve subject to technical comments passed five to zero.

Item II.1. - Request from T-Square Engineering for final plat approval with surety in the amount of \$125,000 for Homestead South consisting of 18 lots off [Holiday Lane](#).

Item II.2. - Request from T-Square Engineering for final plat approval with surety in the amount of \$35,000 of Independence at Carter's Station Section 3.5 at Tax Map 42 Parcel 34 consisting of 9 lots off [Ellie Court](#).

Item II.3. - Request from T-Square Engineering for final plat approval with surety in the amount of \$160,000 for Independence at Carter's Station Section 6.4 consisting of 25 lots off [Sadie Street](#).

Discussion Items

Item III.1. - Request from Wade Kincaid for Rezoning of property located at [6218 Cayce Lane](#) from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Chairman Goatz abstained. Vice Chairman Coleman led the discussion. Councilman Coleman stated, at the direction of the legal council, due to pending legal litigation around this property, he moved to defer this item, with Mr. Shannon seconding. Motion to defer passed three to zero with Mr. Goatz, and Mr. Hutto abstaining.

Item III.2. - Request from M2 Group LLC for Site Development Plan and Preliminary Plat approval of Mackenzie Place consisting of 33 units at [220 Theta Pike](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. Mr. Brian Holcomb, M2 Group, was present to answer questions. Mr. Holcomb stated that they provided extra spaces and they are within the driveways of each unit. They provided the parking lot for the civic space. There are three spaces over there, and he thinks they need two. Mr. Goatz stated that the concerns about parking were addressed on numerous occasions. Mr. Holcomb stated that, yes, they do feel that they are meeting the requirements of the zoning code. Mr. Goatz stated but you are asking for a waiver on the cul-de-sac. Mr. Holcomb stated that is correct. Mr. Goatz stated that the cul-de-sac is part of the articles one through five it says that they are not allowed without a waiver, and we are the board that would approve such waiver. is that correct. Mr. McCarthy stated yes, section 5.2.2.E of the Ordinance prohibits the use of cul-de-sacs. It requires internal drives and thoroughfares to connect to internal drives and thoroughfares to form a network. It does permit the

September 13, 2023 - 4:00 PM

zoning administrator to provide a waiver where site conditions warrant. In this case, the decision making body for the site development plan is the Planning Commission. Essentially, staff will follow the Planning Commission direction. In the staff report the Board will see the review criteria in article 8.5.6, and it references all of the requirements the ordinance in articles one through five as well as your determination that the plan development fits the unique site conditions. In this space you do have the typographic condition that makes it difficult to develop at the site. There is not a great way to make the connection into another internal job thoroughfare to form a network and that's the reason why the applicant is asking for the waiver for the cul-de-sac. Mr. Holcomb stated that he does believe that there is an old detention pond at the very far east of the site that also prohibits the connection to the east. Further discussion included intensity, tailored for the unique characteristics for the site, traffic, one car garage, and parking issues. Mr. Goatz moved to deny under 8.5.6 number two specifically, the cul-de-sac doesn't meet the criteria of articles one through five. It is not tailored to the uniqueness of the site. Mr. Holcomb asked his reasoning. Mr. Goatz stated the cul-de-sac was his main reason. It doesn't conform to our ordinance. Mr. Holcomb stated that on their site development plan they address the issues of parking, the cul-de-sac, and no parking in the fire lane signs. Mr. Hutto seconded the motion. Mayor Molder stated for clarification the motion is to deny based upon the variance to the cul-de-sac. Councilman Coleman stated that he was unclear on the cul-de-sac as presented in the plan. Mr. Goatz stated that he was saying with the parking lot and the cul-de-sac there is going to be not ample parking. The cul-de-sac is a waiver of our ordinance that was adopted a year ago. Councilman Coleman stated that in lieu of a cul-de-sac there is not any connectivity for this property. Mr. Goatz stated that is correct. Mr. Holcomb stated that they had went through a different design in the infant stages of the project until they had basically a tee at the end of the property, until he believed staff had an issue with that. He is not sure what else they will do if they don't do the cul-de-sac or the tee. Councilman Coleman stated that will be his question is there any guidance on the way for this road to end. Mr. McCarthy stated that the ordinance prohibits the use of the cul-de-sac. In this case, the applicant has presented a plan of development that otherwise, conforms and meets the parking barely. They are within the right density but that's not the only option to develop the site. You can develop it without creating an internal drive or thoroughfare, then you don't have the issue of thoroughfares. The motion to deny passed five to zero.

Item III.3. - Request from Patrick Carroll for annexation of a portion of right-of-way along [Morrow Lane](#).

Mr. McCarthy gave the details of the staff report. Staff doesn't have a lot of comments except if you do approve staff ask that it be subject to the condition that the applicant provide an agreement for paving acceptable to the City Engineer before it goes to the Council agenda. Mr. Alex Mollica, was present to answer questions. Mr. Mollica stated that they had gotten an agreement on that portion of the right of way. Mr. Keltner stated that staff didn't have it. Mr. Goatz moved to approve subject to Engineering being

September 13, 2023 - 4:00 PM

satisfied with the agreements that's provided. Councilman Coleman seconded the motion. The motion to approve with conditions passed five to zero.

Item III.4. - Request from Randolph Chapdelaine for Rezoning of Tax Map 100M Group C Parcel 18 located off [West 18th Street](#) from SD-LI (Light Industrial Special District) to CD-4 (General Urban Character District).

Mr. McCarthy gave the details of the staff report. Mr. Zack Harvill, and Mr. Alan Brawner, representatives, were present to answer questions. Mr. Goatz inquired about the first comment on the DRC report stating that it's a strong preference that the applicant obtain a formal water availability letter. Mr. McCarthy stated that all applications that come to the board the applicants are required to pin a letter from the CPWS consultant Inflow Design. However, CPWS will not give letters for concepts of fewer than four units in general. He always asks that they get it anyway, but he will accept an email from the consultant stating that water is available. To note, one of the limiting conditions for this site is there is a fire hydrant at each end of the block and the fire flow is sufficient only for single family homes with basement sprinklers. Discussion included water availability, email sufficiency, building permit, and single family home. Mr. Goatz moved to approve subject to staff technical comments, seconded by Mayor Molder. The motion to approve subject to technical comments passed five to zero.

Item III.5. - Request from Gamble Design Collaborative for partial revocation of a Preliminary PUD Master Plan and rezoning of approximately 11 acres in Honey Farm Crossing from PUD-MU (Planned Unit Development - Mixed Use) to CD-4C (General Urban Corridor Character District) being all of Lot 1 and a portion of Lot 6 off [Honey Farm Way](#).

Mr. McCarthy gave the details of the staff report. The applicant is asking to expire this portion of the existing Preliminary PUD Master Plan and rezone to CD-4C (General Urban Corridor Character District). The concept shows service restaurants, gas stations, offices, and those types of uses that would fit the CD-4C zone. Mr. Greg Gamble was present to answer questions. Discussion included the PUD-MU, one story users, set backs, the original layout, the current master plan, concept plan, base zoning, townhomes, and residential uses. Mr. Goatz asked Mr. Gamble if his intent was to proceed with commercial uses. Mr. Gamble stated yes. Mr. Goatz asked if there are other areas of the overall PUD that are not developed out yet, that would fall under the same expired PUD Master Plan. Mr. McCarthy stated yes, you recently recommended denial of the townhome development on the northside Honey Farm Way. Mr. Goatz stated behind this site is where the storage units were approved. Mr. McCarthy stated yes. Mr. Goatz stated the principles behind the zoning ordinance were to address, for example, the CD-4C fits our comp plan. Mr. McCarthy stated that is correct. It is primarily a commercial district, but it does permit residential areas. Councilman Coleman moved to approve subject to technical comments, with a second by Mr. Shannon. The motion to approve with condition passed three to one with Mr. Goatz voting nay. Mayor Molder left early.

September 13, 2023 - 4:00 PM

Item III.6. - Request from Development Services for review and recommendation of an update to Connect Columbia, the comprehensive plan.

THE APPLICANT IS REQUESTING A DEFERRAL

Mr. Goatz stated that the applicant asked for a deferral. Mr. Goatz moved to defer with a second by Councilman Coleman. The motion to defer passed four to zero.

Other Business

Mr. McCarthy discussed scheduling a continuing education program on September 26th at 4:30 p.m.

Mr. McCarthy discussed the public forum comments on parking. Other discussion included Riverside Drive, the Community College, and Hatcher Village.

Item IV.1. - Adjournment

Mr. Goatz moved to adjourn, with Councilman Coleman seconding. The motion to adjourn passed four to zero. The meeting adjourned at 4:39 p.m.

Planning Commission Chairman,
Charlie Goatz

Date

Active Letters of Credit and Sureties

10/3/2023

DEVELOPMENT	DEVELOPER	AMOUNT	EXP. DATE
Colter Place Subdivison, Section 1 (rds/drainage)	Sterling Martin	\$44,502.69	09/09/2016
Honey Farm Townhomes- Phase 1A (completion of roads)	Honey Farms Management, LLC	\$20,000.00	12/13/2018
Honey Farms Townhomes Phase 2, Section 2 (roads)	Honey Farms Management, LLC	\$40,000.00	01/12/2019
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	\$203,500.00	05/05/2019
Honey Farms Subdivision, Phase 2, Section 8	Charles Raines Construction, LLC	\$14,500.00	05/05/2020
Honey Farms Subdivision, Phase 2, Section 10	Charles Raines Construction, LLC	\$103,000.00	05/23/2020
Greystone Subdivision	LPT, LLC	\$166,500.00	03/07/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	\$105,000.00	04/25/2021
Baker Landing Subdivision, Phase 1, Section 1	Howell Home Builders, LLC	\$13,900.00	04/27/2021
Arlington Heights Subdivision, Phase 1, Section 2	Arlington Heights General Partnership	\$106,000.00	05/09/2021
Polk Place PUD Subdivision, Phase 1 (roads & drainage)	Columbia Properties, LLC	\$28,000.00	05/23/2021
Independence @Carter's Station, Section 3, Phase 1	Pulte Homes Tennessee Partnership	\$390,000.00	09/15/2021
Savannah Cove Subdivision - roads/drainage	Campbell and Lovell Rentals	\$45,000.00	09/28/2021
Summerdale, Phase 1 (roads & drainage)	P & L Development	\$135,000.00	11/17/2021
Elan Subdivision, Phase 2 (roads and drainage)	Shaw Enterprises	\$142,000.00	01/04/2022
Polk Place PUD Subdivision, Section 2A (roads & drainage)	Columbia Properties, LLC	\$55,000.00	02/03/2022
Fieldstone Farms - Section 4 (roads & drainage)	Estate of Cyril Evers	\$21,000.00	03/13/2022
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	\$64,000.00	03/19/2022
Hatton Hills Subdivision (roads & drainage)	J & B Estate	\$32,000.00	03/22/2022
Honey Farms Townhomes , Phase 2, Section 3	Lennar Homes of Tenn, LLC	\$50,000.00	04/05/2022
Homestead at Carter's Station, Section 2, Phase 1B	FP TCI CCS, LLC	\$6,500.00	03/17/2024
Homestead at Carter's Station, 5.2 and 6.1	Pulte Homes Tennessee Partnership	\$254,000.00	04/16/2022
Homestead at Carter's Station. Section 4, Phase 1A	FP TCI CCS, LLC	\$13,400.00	10/17/2023
Homestead at Carter's Station, Section 4, Phase 1 B	FP TCI CCS, LLC	\$12,000.00	10/17/2023
Summerdale Subdivision, Phase 2 (roads & drainage)	P & L Development, LLC	\$105,000.00	05/30/2024
Homestead at Carter's Station, Section 4, Phase 2	FP TCI CCS, LLC	\$12,100.00	10/17/2023
Taylor Bend Road - roads & drainage	Meritage Homes of Tenn., Inc.	\$120,000.00	06/30/2024
Taylor Landing Subdivision, Phase 5A (roads & drainage)	Meritage Homes of Tenn., Inc.	\$48,000.00	06/30/2022
Taylor Landing Subdivision, Phase 5B (roads & drainage)	Meritage Homes of Tenn., Inc.	\$72,000.00	06/30/2022
Taylor Landing Subdivision, Phase 4B, (roads & drainage)	Meritage Homes of Tenn., Inc.	\$78,000.00	06/30/2022
Homestead @Carter's Station Subdivision, Section 4 Ph 3	FP,TCI,CCS,LLC	\$16,000.00	10/17/2023
Cottages at Bear Creek , Phase 1 (roads & drainage)	Riverstone Homes, LLC	\$165,000.00	07/19/2022
Valley View Subdivision, (roads and drainage)	James Davis, Sr.	\$258,000.00	08/14/2022
Homestead @ Carter's Station Section 2 Phase 2B	FP TCI CCS, LLC	\$11,100.00	04/20/2024
Summerdale Subdivision, Phase 5 (roads & drainage)	P & L Development, LLC	\$55,000.00	10/14/2022
Independence at Carter's Station, Section 6, Phase 2	Pulte Homes Tennessee Partnership	\$207,000.00	11/08/2022
Polk Place , Phase 2B (roads & drainage)	Columbia Properties, LLC	\$56,000.00	11/12/2022
Homestead at Carter's Station Subm Section2 Phase 3	FP TCI CCS, LLC	\$19,000.00	03/17/2024
The Ridge at Carter's Station, Phase 1A	Richmond American Homes of Tenn	\$121,000.00	12/03/2022

Active Letters of Credit and Sureties

10/3/2023

DEVELOPMENT	DEVELOPER	AMOUNT	EXP. DATE
Independence at Carter's Station, Section 3, Phase 2	Pulte Homes Tennessee Partnership	\$372,000.00	12/06/2022
Homestead at Carter's Station Section 2, Phase 1	FP TCI CCS, LLC	\$14,100.00	03/17/2024
Homestead at Carter's Station, Section 2, Phase 2A	FP TCI CCS, LLC	\$8,700.00	04/20/2024
Armstrong Meadows Subdivision, Section 4	Smith Douglas, LLC	\$475,000.00	02/01/2023
Villages at Carter's Station	Villages at Carter's Station Dev., LLC	\$200,000.00	02/04/2023
Cottages at Bear Creek , Phase II (roads & drainage)	Riverstone Homes, LLC	\$156,000.00	03/18/2023
Summerdale Subdivision, Phase 7 (roads & drainage)	P & L Development, LLC	\$66,000.00	03/21/2023
Ridge at Carter's Station, Phase 1B (roads & drainage)	Richmond American Homes of Tenn	\$260,000.00	03/31/2023
Vesper Court (completion of the work)	P-R Vesper, LLC	\$18,500.00	04/18/2023
Morgan Meadow Phase 2 (roads & drainage)	KCS Property, LLC	\$135,000.00	05/12/2024
Armstrong Street Subdivision (roads & drainage)	Tennessee Regional Holdings, LLC	\$75,500.00	05/14/2023
Polk Place, Phase 3 , (roads and drainage)	Columbia Properties, LLC	\$79,000.00	06/17/2023
Independence at Carters Station Section6, Phase 3	Pulte Homes Tennessee Partnership	\$197,000.00	07/14/2023
Bear Creek Overlook Place Phase 1 (roads and drainage)	CHR Land, LLC	\$203,000.00	07/12/2024
Bear Creek Glen, Phase 1 (roads and drainage)	CHR Land, LLC	\$90,000.00	07/12/2024
Homestead at Carters Station, Section 5, Phase 2	Pulte Homes Tennessee Partnership	\$149,000.00	07/29/2023
Independence at Carters Section 3, Phase 3	Pulte Homes Tennessee Partnership	\$155,000.00	08/05/2024
Quail Run Development, Phase 2 (roads and drainage)	Quail Run Development Co., LLC	\$182,000.00	08/01/2024
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	\$185,000.00	08/01/2024
Drumwright, Phase 1 Townhomes Section (roads & drainage)	Lennar Homes of Tenn, LLC	\$275,000.00	08/11/2023
Drumwright, Phase 1 Family Section (roads & drainage)	Lennar Homes of Tenn, LLC	\$890,000.00	08/11/2023
Ridgeview Oaks, Phase 1 (roads and drainage)	A1 Home Builders, Inc.	\$450,000.00	08/22/2024
Taylor Landing Subdivision, Phase 1A (roads & drainage)	Meritage Homes of Tenn., Inc.	\$9,000.00	09/30/2023
Elan Subdivision, Phase 1 (roads and drainage)	Shaw Enterprises, Inc	\$15,700.00	10/11/2023
Morgan Meadows Subdivision (roads & drainage)	KCS Property, LLC	\$24,200.00	07/14/2024
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	\$645,000.00	10/31/2023
Taylor Landing, Phase 1B (roads & drainage)	Meritage Homes of Tenn., Inc.	\$11,850.00	11/30/2023
Taylor Landing, Phase 4A (roads & drainage)	Meritage Homes of Tenn., Inc.	\$121,000.00	11/30/2023
Summerdale Subdivision, Phase 3 (roads & drainage)	P & L Development	\$97,000.00	12/22/2023
Quail Run Development Phase 1 (roads & drainage)	Quail Run Development Co., LLC	\$157,000.00	01/03/2024
Summerdale Subdivision, Phase 3B (roads & drainage)	P & L Development, LLC	\$17,000.00	01/27/2024
Summerdale Subdivision, Phase 6 (roads & drainage)	P & L Development, LLC	\$103,000.00	02/07/2024
Morgan Meadow Phase 3 (roads & drainage)	KCS Property, LLC	\$220,000.00	02/10/2024
Vulcan Quarry Site Restoration	Vulcan Construction Materials, LLC	\$62,000.00	03/01/2024
Ridgeview Oaks, Phase 2 (roads and drainage)	A-1 Home Builders, Inc.	\$335,000.00	03/10/2024
Summit at Carter's Station Phase 1 (roads & drainage)	Tamarack Land - Carter's Station LLC	\$465,000.00	03/17/2024
Baker Creek Place (roads & drainage)	SDH Nashville, LLC	\$360,000.00	04/28/2024
Taylor Landing - Phase 2 (roads & drainage)	Meritage Homes of Tenn., Inc.	\$188,000.00	04/30/2024
Taylor Landing Subdivision, Phase 3 (roads and drainage)	Meritage Homes of Tenn., Inc.	\$11,700.00	07/31/2024

Active Letters of Credit and Sureties

10/3/2023

DEVELOPMENT	DEVELOPER	AMOUNT	EXP. DATE
Quail Run Meadows, Phase 3	Quail Run Development Co., LLC	\$185,000.00	05/18/2024
Drumwright, Phase 2C	Lennar Homes of Tenn, LLC	\$125,000.00	05/23/2024
Drumwright, Phase 2A	Lennar Homes of Tenn, LLC	\$200,000.00	05/23/2024
Drumwright, Phase 2B	Lennar Homes of Tenn, LLC	\$125,000.00	05/23/2024
Drumwright TH, Phase 2D	Lennar Homes of Tenn, LLC	\$265,000.00	05/23/2024
Honey Lakes	Honey Lakes LLC	\$295,000.00	06/14/2024
Vesper Court (completion of the work) 2	P-R Vesper, LLC	\$10,000.00	06/16/2024
Summit at Carter's Station Phase	Tamarack Land - Carter's Station LLC	\$175,000.00	06/14/2024
Independence @ Carter's Station, Section 3, Phase 4	Pulte Homes Tennessee Partnership	\$140,000.00	07/13/2024
Independence @ Carter's Station, Section 6, Phase 4	Pulte Homes Tennessee Partnership	\$160,000.00	07/13/2024
Homestead South @ Carter's Station	Pulte Homes Tennessee Partnership	\$125,000.00	07/13/2024
Independence @ Carter's Station, Section 3, Phase 5	Pulte Homes Tennessee Partnership	\$35,000.00	07/19/2024
Williamsport Landing, Phase 1	KCS Property LLC	\$310,000.00	08/17/2024

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book 82902, Page 1420, Maury County Register's Office, and adopt this final subdivision plat of the property as shown herein and dedicate all public ways and easements as noted with my (our) free consent.

Owner _____ Date _____
Title (EMG HONEY FARM, LLC) _____

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein, that this is a class "Urban (Category 1)" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:111,254.

Trenton D. Turk, RLS TN # 1735
9/14/2023
Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Name _____ Date _____
Title _____ Authorizing Agency _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown herein has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Planning Director _____ Date _____
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department _____ Date _____
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the final subdivision plat shown herein has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____ Date _____
Columbia, Tennessee

VICINITY MAP

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



GENERAL NOTES

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

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 4719C0180E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

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

ANY DEVELOPMENT MUST CONFORM WITH THE MOST RECENTLY APPROVED FINAL PLANNED UNIT DEVELOPMENT (P.U.D.) MASTER PLAN.

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

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

- SURVEY REFERENCES
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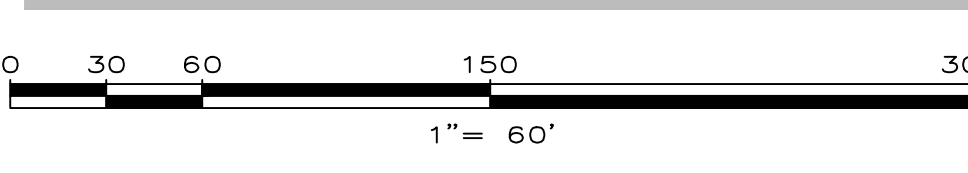
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Water - Columbia Power and Water Systems
Phone - 931-388-4833
Electric - Columbia Power and Water Systems
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LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
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BH BORE HOLE	PR POWER POLE
BOS BOTTOM OF STRUCTURE	RL LIGHT POLE
BSL BUILDING SETBACK LINE	ST STREET
CI CURB INLET	TR TRAILER
CMF CORRUGATED METAL PIPE	UL UNDERGROUND LIGHT
CNP CONCRETE MONUMENT FND	UT UNDERGROUND UTILITY
CO SANITARY CLEANOUT	VE WATER VALVE
CPD COMMUNICATION PIPES	VF WATER VALVE
CTP CRIMPED TOP PIPE	WM WATER METER
D DROP INLET	WMF WATER METER FOUND
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PKS PK NAIL SET	WMF WATER METER FOUND
POB POINT OF BEGINNING	WMF WATER METER FOUND
POC POINT OF COMMENCEMENT	WMF WATER METER FOUND
RCP REINFORCED CONCRETE PIPE	WMF WATER METER FOUND
RFR IRON REINFORCING BAR	WMF WATER METER FOUND
RPS 5/8" RIB SET CAPED 621	WMF WATER METER FOUND
SS SANITARY SEWER	WMF WATER METER FOUND
SWB SINGLE WING CATCH BASIN	WMF WATER METER FOUND
TRANS ELECTRIC TRANSFORMER	WMF WATER METER FOUND

GRAPHIC SCALE

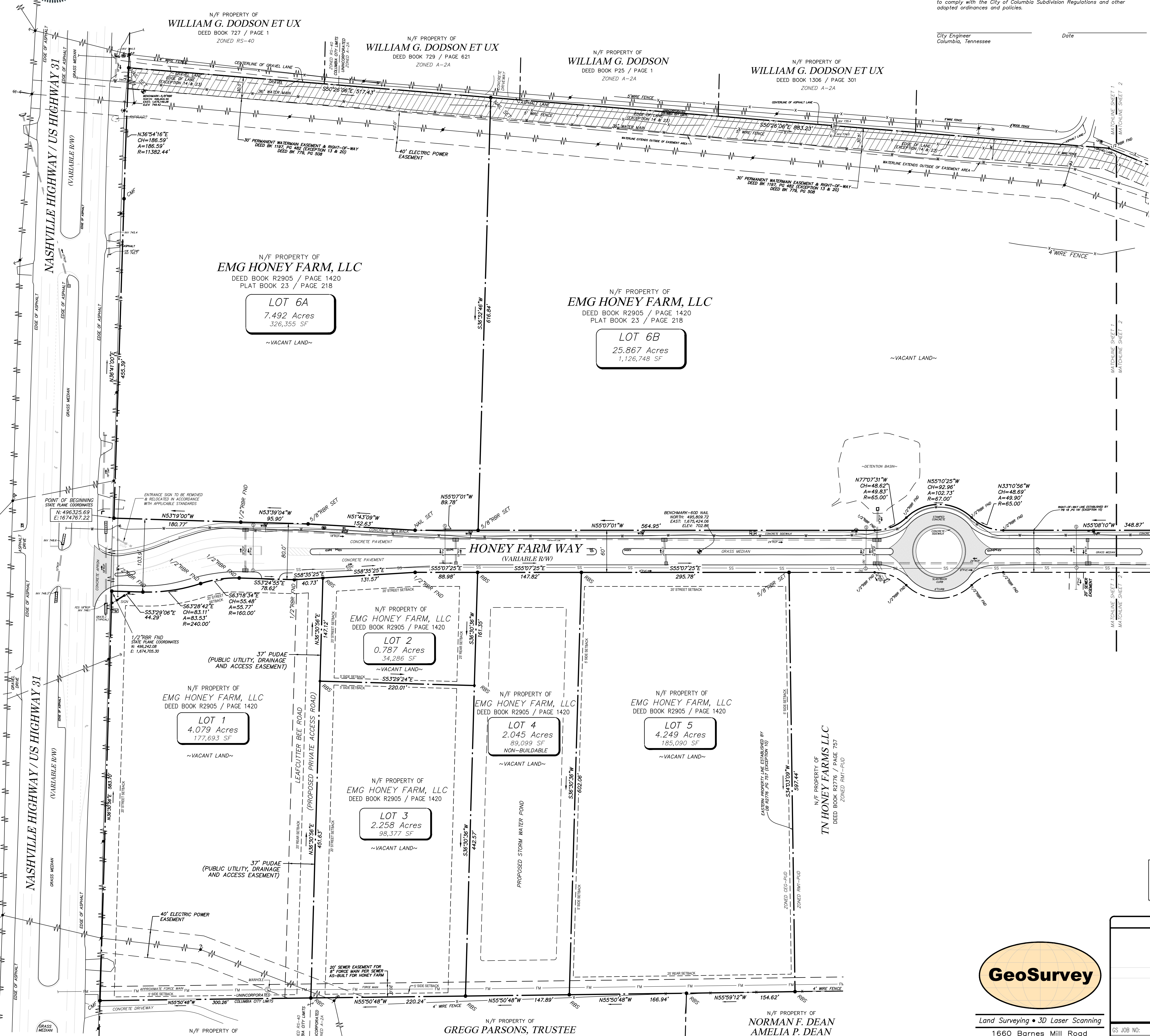


SITE NOTES

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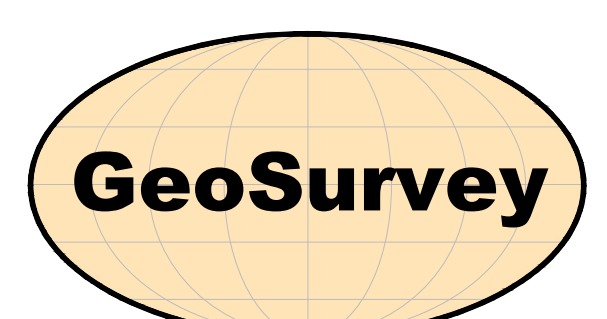
IF YOU DIG

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



TOTAL SITE AREA
46.837 Acres
2,040,225 sf

SHEET
1 OF 2

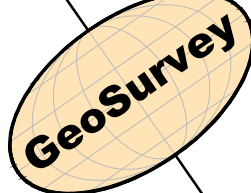


Land Surveying • 3D Laser Scanning
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Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
Email: info@geosurvey.com

FINAL PLAT OF
Honey Farm Crossing
FOR
EMG HONEY FARM, LLC

GS JOB NO:	20227361	DRAWING SCALE:	1" = 60'	SURVEY DATE:	6/23/2022
FIELD WORK:	ZM	CITY:	COLUMBIA	PLAT DATE:	02/09/2023
PROJ MGR:	JEM	COUNTY:	MAURY	REVISIONS:	(SEE GENERAL NOTES)
REVIEWED:	TD	STATE:	TENNESSEE	DATE:	07/27/2023
ENG FILE:	20227361-04.dwg	CIVIL DISTRICT:	3RD	DATE:	07/27/2023

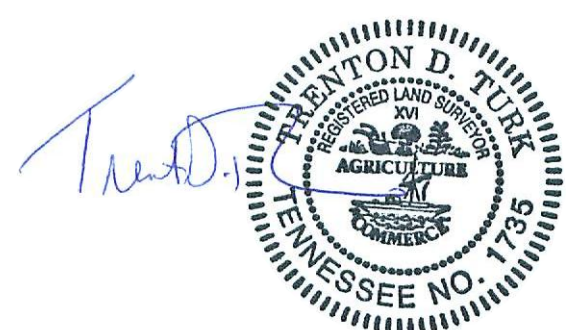
Split Lot 6 into two lots, (6A & 6B)



GRAPHIC SCALE

0 30 60 150 300

1" = 60'



2 **SHEET**
OF **2**

EMG HONEY FARM, LLC

GeoSurvey

GS JOB NO:	20227361	DRAINING SCALE:	1" = 60'	SURVEY DATE:	6/23/2022
FIELD WORK:	ZM	CITY:	COLUMBIA	PLAT DATE:	02/09/2023
PROJ MGR:	JEM	COUNTY:	MAURY	REVISIONS	(SEE GENERAL NOTES)
REVIEWED:	TDT	STATE:	TENNESSEE	No. [Date]	Description
				1/07/2023	Split Lot & into two lots. (SA & EB)
DWG FILE:	20227361-04.dwg	CIVIL DISTRICT:	3RD		

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





September 18, 2023

Mr. Austin Brass
Planner
City of Columbia
700 N. Garden Street
Columbia, TN 38401

RE: Item No. 23-0327
Honey Farm Crossing Plat

Dear Austin:

The following are the responses to the comments from the Development Review Committee Meeting on September 12, 2023:

Planning

2. Contact names for utility providers have been removed.

Engineering

4. Noted.
5. ROW line removed at northern edge of Honey Farm Way and Nashville Highway.
6. Note added to remove northern entrance sign.
7. Median maintenance will be addressed via a separate agreement with the City of Columbia.
8. Storm Water Maintenance Agreement will not be revised at this time.
9. ROW width dimensions have been added to the plat.
10. Storm water detention areas are noted on plat.

Let me know if there are additional items that need to be addressed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Drew Smith', with a stylized flourish at the end.

Drew Smith
Senior Vice President



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, September 12, 2023

ITEM NO.

23-0327

DESCRIPTION: Subdivide Lot 6 of Honey Farm Crossing into two (2) lots, 6A and 6B. The purpose of the subdivision is to delineate the area of Lot 6 that is being rezoned from PUD-MU to CD4-C.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with question about the development review process or technical comments.
2. Please correct contact information for utility providers. It is not necessary to list individuals by name.
3. Please correct the certificates to match Appendix A of the Subdivision Regulations.

Fire

4. No comments

Engineering

5. Development plan and construction plans will be required for any development of the subject properties.
6. Remove the old ROW line (L1, C1, C2) along the Northern edge of Honey Farm Way at Nashville Hwy. The new previously approve ROW line should be the only one on this plat
7. Provide note that northern entrance sign to be removed from ROW and relocated in accordance with applicable standards.
8. Place a note on the plat referencing who is responsible for maintenance of the median.
9. Is the Stormwater Maintenance Agreement being revised?
10. Label the ROW width in a few locations
11. Show and label all stormwater detention areas.

Building

12. No comment.

TECHNICAL
23-0327
Page 1 of 3

Police

13. No comments provided.

Public Works

14. No comments.

Maury County E911

15. Leafcutter Bee Road has been reserved and approved.

Columbia Power

16. 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.

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Atmos Energy

17. No comment.

Maury County Highway Dept.

18. No comment.

Wastewater

19. Columbia Wastewater has previously stated its concerns with the residential development.

Maury County Schools

20. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School-Battle Creek High (24/25) See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

ATT

21. Intends to serve.

Columbia Water

22. "No comments at this time. If development of this property moves forward an application for water availability will be required."

Duck River Electric Membership Corp

23. No comment.

ATTACHMENTS: Preliminary and Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	321	94.4%
	Battle Creek	2019	90,000	30	700	629	89.9%
	Brown	1968	56,720	20	405	358	88.4%
	Highland	1986	47,800	4.5	380	284	74.7%
	Howell	1999	81,600	17.5	700	598	85.4%
	Mt. Pleasant	1978	80,021	22	630	575	91.3%
	Riverside	1984	71,150	14	500	402	80.4%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	544	90.7%
	Wright	2005	97,765	18	740	605	81.8%
					5535	4755	85.9%
Middle	Battle Creek	2019	125,000	45	900	725	80.6%
	Cox	1997	137,200	25	900	659	73.2%
	Mt. Pleasant	2001	113,938	29.2	550	417	75.8%
	Spring Hill	2010	158,106	39.49	950	537	56.5%
	Whithorne	1979	175,600	17	1050	959	91.3%
					4350	3297	75.8%
High	Central	2016	296,740	55	1700	1425	83.8%
	Mt. Pleasant	1969	110,759	31	600	395	65.8%
	Spring Hill	1993	181,800	57	1200	1245	103.8%
					3500	3065	87.6%
Unit	Culleoka	1969	205,800	34	1020	885	86.8%
	Hampshire	1978	83,410	13.12	500	418	83.6%
	Santa Fe	1964	94,225	24	650	527	81.1%
					2170	1830	84.3%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		169	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13116	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 82902, Page 1420, Maury County Register's Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner _____ Date _____
Title (EMG HONEY FARM, LLC) _____

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "Urban (Category 1)" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated; and that the ratio of precision is greater than or equal to 1:111,254.

Trenton D. Turk, RLS TN # 1735
8/14/2023
Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Name _____ Date _____
Title _____ Authorizing Agency _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Planning Director _____ Date _____
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department _____ Date _____
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____ Date _____
Columbia, Tennessee

VICINITY MAP

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



GENERAL NOTES

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

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 4719C0180E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

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

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

ANY DEVELOPMENT MUST CONFORM WITH THE MOST RECENTLY APPROVED FINAL PLANNED UNIT DEVELOPMENT (P.U.D.) MASTER PLAN.

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

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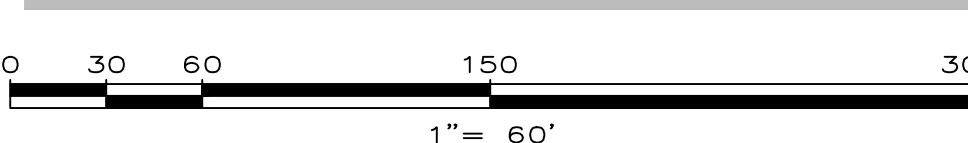
LINE	BEARING	DISTANCE
L1	N63°29'48"W	44.38'
L2	N36°41'00"E	24.02'
L3	N53°19'00"W	180.77'

CURVE	ARC LEN	RADIUS	CHORD BRC	CHORD L
C1	83.46'	240.00'	N63°11'32"W	83.04'
C2	35.71'	160.00'	N63°22'30"W	55.43'

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
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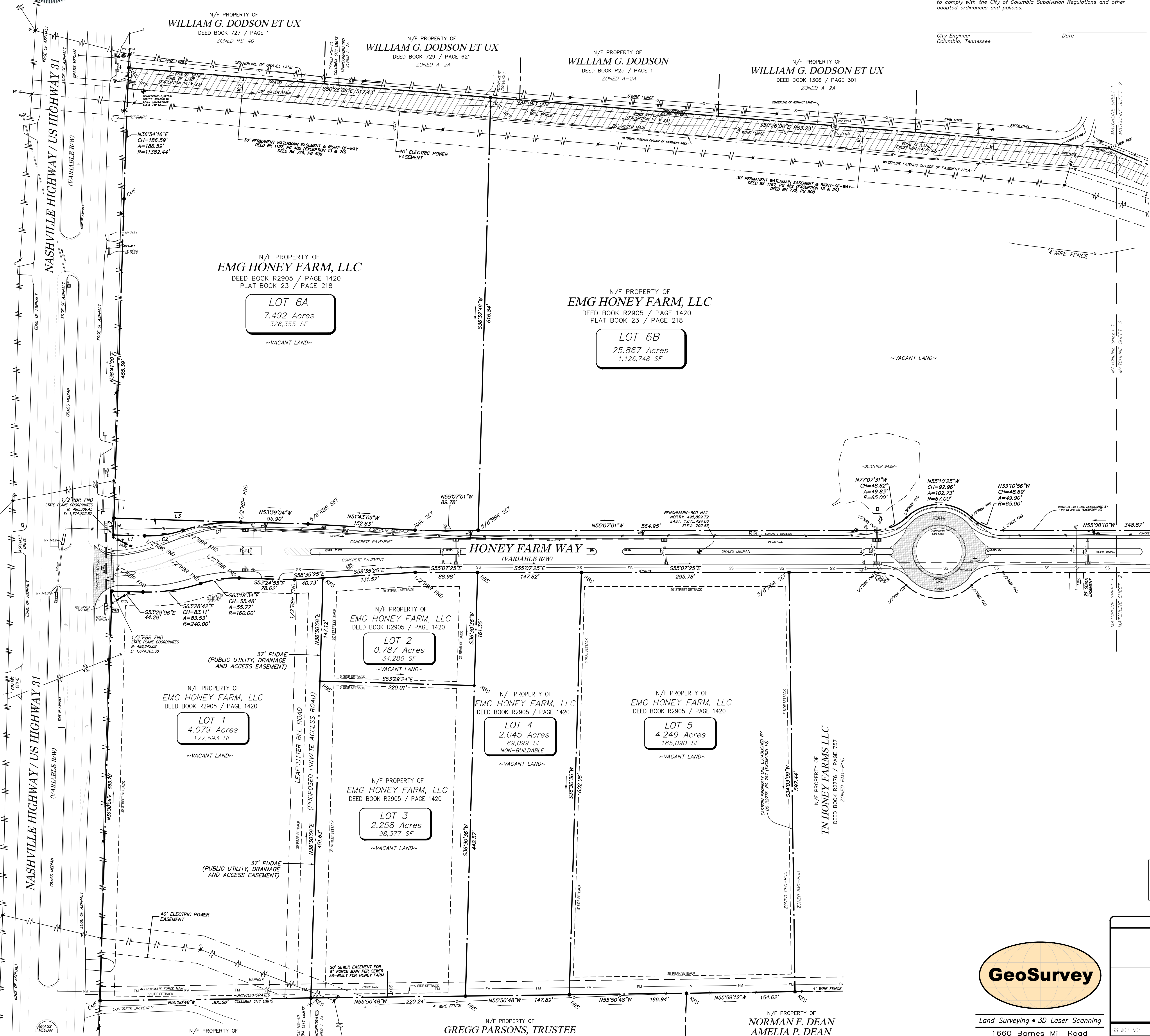


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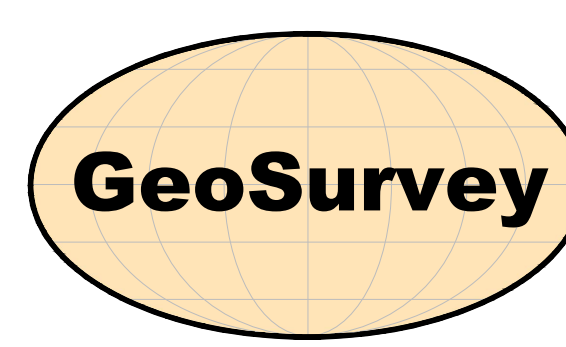
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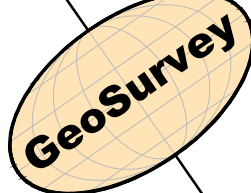
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SHEET
1 OF 2



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Fax: (770) 795-8880
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Honey Farm Crossing	
FOR	
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GS JOB NO: 20227361	DRAWING SCALE: 1" = 60'
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REVISIONS (SEE GENERAL NOTES)	
No. Desc. Date	
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GRAPHIC SCALE

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1" = 60'



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DWG FILE: 20227361-04.dwg	CIVIL DISTRICT: 3RD																							



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



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	2248 Nashville Highway		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	Subdivide Lot 6 of Honey Farm Crossing into two (2) lots, 6A and 6B. The purpose of the subdivision is to delineate the area of Lot 6 that is be rezoned from PUD-MU to CD4-C.		

DATE OF PRE-APPLICATION CONFERENCE	08/02/2023	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☒ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) Honey Farm Crossing ☐ Total Number of Lots Two (2) ☐ Total acreage 33.36 - Lot 6A 7.49, Lot 6B 25.87

**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	Drew Smith	PHONE	469-585-7913
ADDRESS	6148 Lee Highway, Suite 300, Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.com

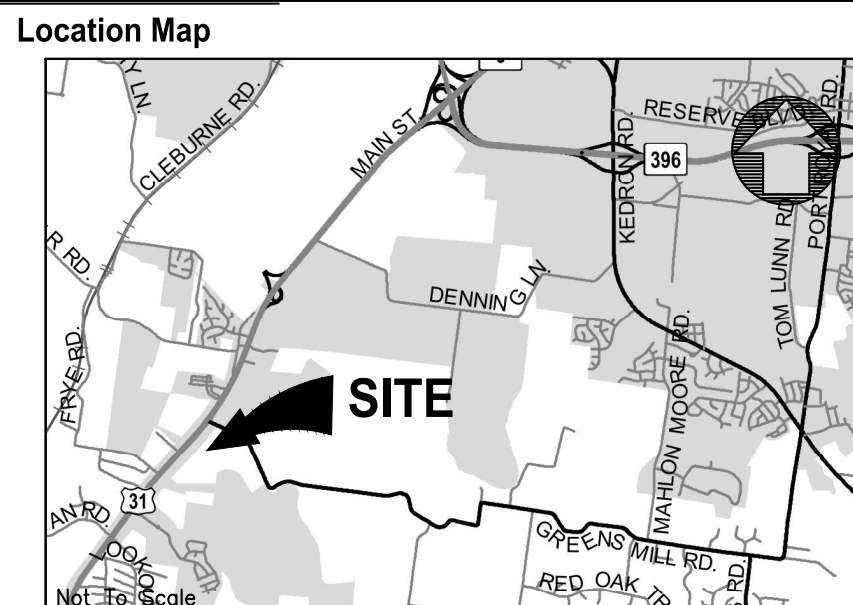
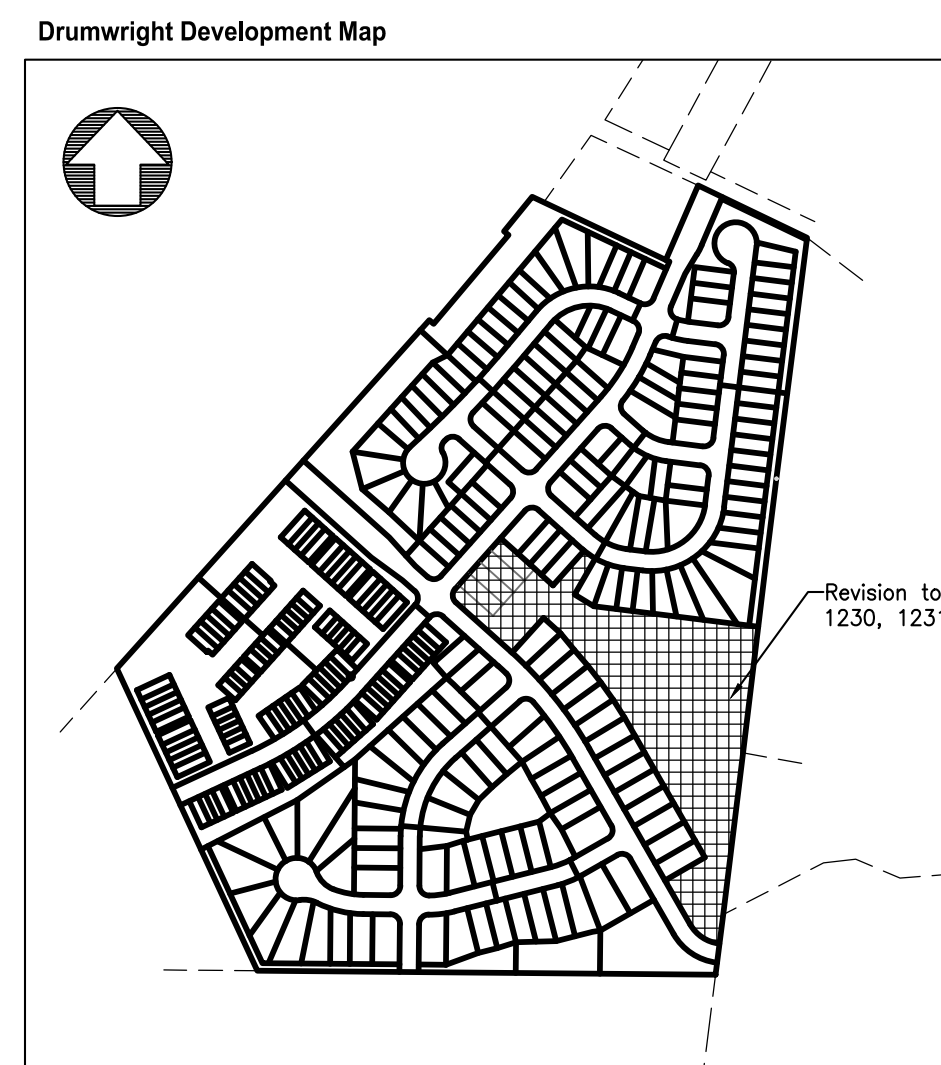
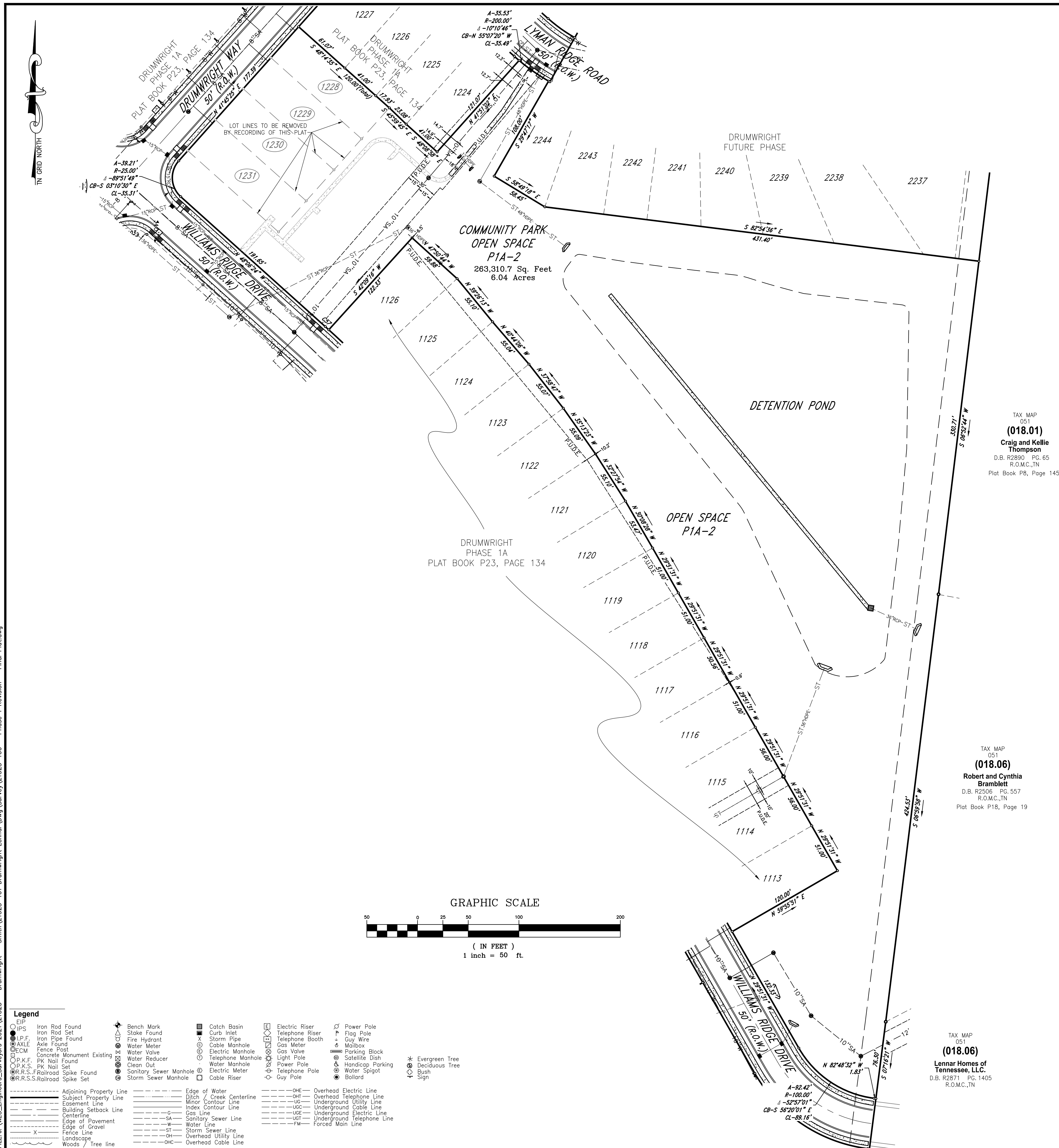
PROPERTY OWNER NAME	EMG Honey Farm, LLC	PHONE	469-585-7913
ADDRESS	6148 Lee Highway, Suite 300, Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.com

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

<u>Drew Smith</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>August 14, 2023</u> DATE
<u>EMG Honey Farm, LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>August 14, 2023</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			



1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey extends the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other, information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service line prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, contamination, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051H, Group "C", Parcel No. 026, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768

PARCEL NUMBER:
TAX MAP 051H, Group, 'C', Parcel No. 028.00
029.00, 030.00, 031.00, & 059.00

DEED BOOK:
R2693, PAGE 402

PARCEL ADDRESS:
WILLIAMS RIDGE DRIVE
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
Other PUD (RM-2 subject to Ordinance 4329
approved 11/20/2011 and subsequently revised)

BUILDING SETBACKS:
FRONT - 5'
SIDE - 5'
REAR - 20'
SIDE (CORNER LOTS) - 25'

ACREAGE OF PARCEL:
±6.04 ACRES OR 263,310.70 SQ FT

PROPERTY OWNER:
EAC ESSENTIAL HOUSING MULTISTATE 2, LLC
10000 WINDYBROOK DRIVE, SUITE 118
SCOTTSDALE, AZ 85258

PURPOSE NOTE:
The purpose of this plat is to combine Lots 1228, 1229, 1230, and 1231 into Open Space P1A-2.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 10-17-2022
DEED BOOK: R2880 PAGE: 637

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2893, Page 402, Maury County Registers Office and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establishing the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date	AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company By: AGWIP Asset Management, LLC, an Arizona limited liability company, its Authorized Agent
------	---

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES
I hereby certify that the streets, drainage, and utilities designated in Drumwright, Phase 1A, Revision to Open Space P1A-2 have been installed in accordance with City Specifications, or a performance surety in the amount of \$ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date _____ City Engineer
Columbia, Tennessee

**CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME
AND STREET NAMES**
Subdivision name and street names approved by the City Engineering Department and
by E-911 Maury County.

Date _____ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date _____ Director of Wastewater Department
Columbia, Tennessee

RECORDING NOTE:
RECORDING OF THIS FINAL PLAT, VOIDS, VACATES AND
SUCCEEDS THE PREVIOUS PLAT OF RECORD IN PLAT BOOK
PAGE 134 (DRUMWRIGHT PHASE 1A) FOR LOTS 1228, 1229,
1230, 1231, AND OPEN SPACE P1A-2.

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE
HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF
MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS
INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.
ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND
DRAINAGE EASEMENT.

Register of Deed Recording Stamp

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Drumwright, Phase 1A, Revision to Open Space P1A-2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date	Columbia Power & Water Systems Columbia, Tennessee
------	---

CERTIFICATE OF COMPLIANCE
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date	City Engineer Columbia, Tennessee
------	--------------------------------------

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date	Secretary, Planning Commission Columbia, Tennessee
------	---

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

9/13/23
Date

Allen B. O'Leary
Allen B. O'Leary

TN RLS #1987
Number



allenwesengineers.com

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 389-2329
www.wesengineers.com

WEST
ENGINEERS & SURVEYORS

Client
Lennar Homes of Tennessee, LLC.
381 Mallory Station Road, Suite 200
Franklin, TN 37067
615-716-7188

REVISIONS	DATE
Development Review Comments	09-18-2022

FINAL PLAT
SE 1A -- REVISION TO OPEN SPACE PIA-2
NASHVILLE HIGHWAY, COLUMBIA, TN

Job no. _____

21523-100

Drawn: EB

Checked: AQ

Approved: AQ

Date: 08-21-2023

Scale: _____

Vertical: _____

Horizontal: _____

1 of 1



September 18, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 1A, Revision to Open Space P1A-2, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of the proposed revision to Open Space P1A-2, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

Planning

1. Please correct zoning note to Other PUD (RM-2 subject to Ordinance 4329 approved January 2021 and subsequently revised). **The note has been revised.**

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

Sincerely,

WES Engineers & Surveyors

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

Allen B. O'Leary, RLS
Principal

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, September 12, 2023



ITEM NO.

23-0339

DESCRIPTION: The existing parcel was not available for the location so I used the parcel of the remaining property. The parcel for this project is 051H C 059.00(Open Space P1A-2) and 051H C 28.00, 29.00, 30.00, 31.00(Lots 1228, 1229, 1230, 1231). This is to revise Drumwright Phase 1A Open Space P1A-2 by combining lots 1228, 1229, 1230, and 1231 into Open Space P1A-2.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
2. Please correct zoning note to Other PUD (RM-2 subject to Ordinance 4329 approved January 2021 and subsequently revised).

Engineering

3. No Comment

Fire

4. No comments

Maury County E911

5. No comment at this time.

Building

6. No comment.

TECHNICAL
23-0339
Page 1 of 3

Police

7. No comment provided.

Columbia Power

8. 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.
 - Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Maury County Highway Dept.

9. No comment.

Wastewater

10. Columbia Wastewater has no concerns.

Public Works

11. No comments.

Maury County Schools

12. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School-Possible Battle Creek High (24/25) See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

ATT

13. No comment.

Columbia Water

14. No comments.

Duck River Electric Membership Corp

15. No Comment.

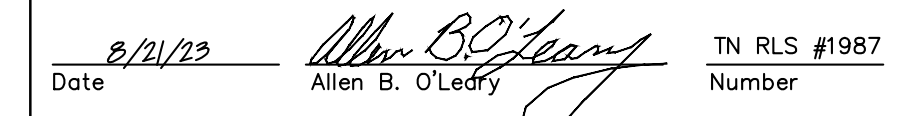
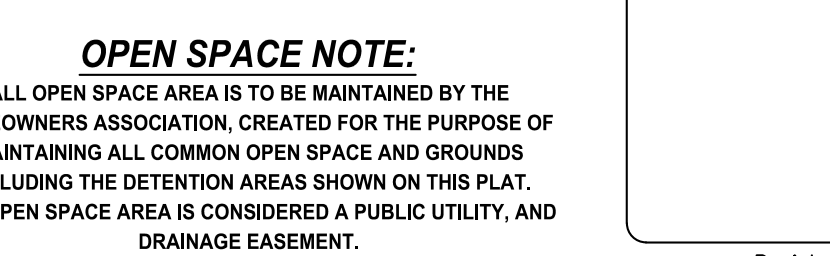
ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	321	94.4%
	Battle Creek	2019	90,000	30	700	629	89.9%
	Brown	1968	56,720	20	405	358	88.4%
	Highland	1986	47,800	4.5	380	284	74.7%
	Howell	1999	81,600	17.5	700	598	85.4%
	Mt. Pleasant	1978	80,021	22	630	575	91.3%
	Riverside	1984	71,150	14	500	402	80.4%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	544	90.7%
	Wright	2005	97,765	18	740	605	81.8%
					5535	4755	85.9%
Middle	Battle Creek	2019	125,000	45	900	725	80.6%
	Cox	1997	137,200	25	900	659	73.2%
	Mt. Pleasant	2001	113,938	29.2	550	417	75.8%
	Spring Hill	2010	158,106	39.49	950	537	56.5%
	Whithorne	1979	175,600	17	1050	959	91.3%
					4350	3297	75.8%
High	Central	2016	296,740	55	1700	1425	83.8%
	Mt. Pleasant	1969	110,759	31	600	395	65.8%
	Spring Hill	1993	181,800	57	1200	1245	103.8%
					3500	3065	87.6%
Unit	Culleoka	1969	205,800	34	1020	885	86.8%
	Hampshire	1978	83,410	13.12	500	418	83.6%
	Santa Fe	1964	94,225	24	650	527	81.1%
					2170	1830	84.3%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		169	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13116	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.



1 of 1

Job. no. **21523-100**

Drawn: EB

Scale: _____

Vertical: _____

Horizontal: _____

Checked: AQ

Approved: AQ

Date: 08-21-2023

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

14th day of July, 2022,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Lennar Homes of Tennessee, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

DRUMWRIGHT PROJECT	
<i>Completed by the Developer</i>	<i>Completed by the City</i>
Lennar Homes of Tennessee, LLC	
DEVELOPER NAME	
Kevin Sturgill	
AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
DATE	DATE
381 Mallory Station Rd #200	
STREET	
Franklin TN 37067	
CITY, STATE, ZIP	
615-465-4330	
PHONE	
Kevin.Sturgill@Lennar.com	
EMAIL	
<i>Attest</i>	<i>Attest</i>
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
DATE	DATE



August 21, 2023

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

RE: Project Name: Drumwright P.U.D., Phase 1A, Revision to Open Space P1A-2, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of the proposed revision to Open Space P1A-2, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

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

Allen B. O'Leary, RLS
Principal



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	Drumwright Way & Williams Ridge Dr, Columbia, TN		
	TAX MAP: 051H	GROUP: C	PARCEL: 28,29,30,31,59
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval to combine existing lots 1228, 1229, 1230, 1231 in Drumwright Phase 1A with existing Open Space P1A-2 to provide area for a pool/bathhouse and mail kiosk.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Drumwright, Phase 1A Revision to OS P1A-2 ☒ Total Number of Lots 1 ☒ Total acreage ±6.04
<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	Allen B. O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy, Columbia, TN	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	AG Essential House Multi State 2, LLC	PHONE	
ADDRESS	2372 Nashville Highway 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.

Nick Branum

DocuSigned by:

Nick Branum

8/17/2023

8C134D11FD38474

APPLICANT NAME

APPLICANT SIGNATURE

DATE

Wendy Stoeckel, Authorized
Representative of AGWIP Asset
Management, LLC, an Arizona limited
liability company, the Authorized Agent of
AG Essential Housing Multi State 2, LLC

Wendy Stoeckel

8/3/23

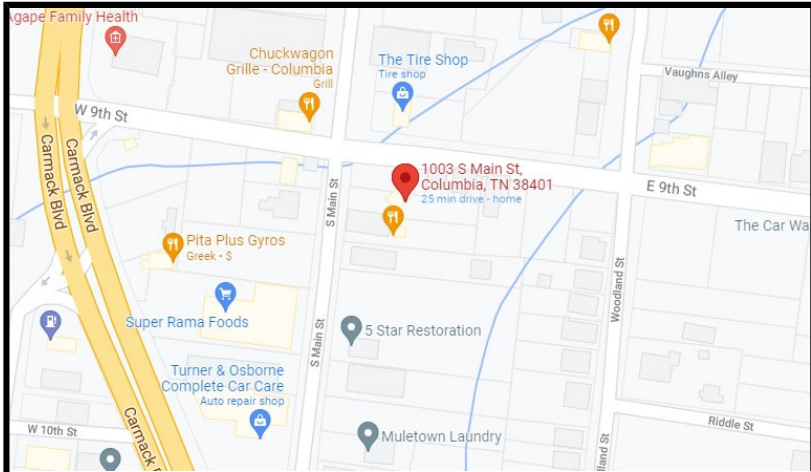
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

DATE

STAFF USE ONLY

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



VICINITY MAP

NTS

NOTES:
OWNER LOT 1: DAVID A. WISMER, JR AND MARY ANNE
WISNER IRREVOCABLE EXEMPT TRUST FBO
SUSAN ELIZABETH WISMER CAMPBELL AND
HER ISSUE DATED NOVEMBER 3, 2003
ADDRESS: 1755 PLAYERS MILL ROAD
FRANKLIN, TN 37067
PROPERTY LOCATION: 1001 AND 1003 S. MAIN ST.
9TH CIVIL DISTRICT
COLUMBIA, TENNESSEE
DEED: DEED BOOK R2783, PAGE 840, R.O.M.C., TENNESSEE
TAX MAP 99H, GROUP G, PARCELS 001.00 & 028.00
CURRENT ZONING: GCS
SETBACKS FOR ZONING GCS: 30' FRONT/ 20' REAR/ 10' SIDE
OWNER LOT 2: CHERYL BARTON
ADDRESS: 807 NEWCOMB ST
FRANKLIN, TN 37064
PROPERTY LOCATION: 106 E 9th STREET
9TH CIVIL DISTRICT
COLUMBIA, TENNESSEE
DEED: DEED BOOK R2692, PAGE 1463, R.O.M.C., TENNESSEE
TAX MAP 99H, GROUP G, PARCELS 003.00
CURRENT ZONING: GCS
SETBACKS FOR ZONING GCS: 30' FRONT/ 20' REAR/ 10' SIDE
TOTAL ACREAGE: 0.50 ACRES (21771.6 SQ. FT.) MORE OR LESS
SURVEY DATED 12/15/2021
BASIS OF BEARING: TN STATE PLANE COORDS (NAD 88)
THIS PROPERTY IS LOCATED IN ZONE "X" (NOT LOCATED IN A SPECIAL FLOOD HAZARD
AREA) PER FLOOD INSURANCE RATE MAP NO. 47119 C 0285 E DATED 4-16-2007.
A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ABUTTING AND PARALLEL TO S. MAIN
AND 9TH STREETS AND A 5' PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT
LINES IS HEREBY DEDICATED.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE
GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE
APPURTENANCES AT THE SITE, PUBLIC RECORD, AND/OR MAPS PREPARED BY OTHERS.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES
SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE,
SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE
CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD
ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY
AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
TENNESSEE REQUIRES, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT
ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY
OWNERS NO LESS THAN (3) THREE, NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE
OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.
CONTACT TENNESSEE ONE CALL AT 1-800-351-1111
THE SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER
AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED
RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SEAL.
THIS SURVEY IS PREPARED FROM CURRENT DEED OR RECORD AND DOES NOT REPRESENT A TITLE
SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT
AND ACCURATE TITLE SEARCH WILL REVEAL.
THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 001.00, AND 028.00 AND SUBDIVIDE
A PORTION OF PARCEL 028.00 TO BE COMBINED WITH PARCEL 003.00
UTILITY PROVIDERS: WATER-COLUMBIA POWER AND WATER SYSTEM
SANITARY SEWER-CITY OF COLUMBIA
ELECTRIC-COLUMBIA POWER AND WATER SYSTEM

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon,
as evidenced in Deed Book R2783, Page 840, R.O.M.C., TN, and that I (we) adopt this plan of
subdivision with my (our) free consent, establish the minimum building restriction line, and that
offers of irrevocable dedicated for all public ways, utilities and other facilities have been filed.

DATE _____, 2023
OWNER _____
OWNER _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon,
as evidenced in Deed Book R2692, Page 1463, R.O.M.C., TN, and that I (we) adopt this plan of
subdivision with my (our) free consent, establish the minimum building restriction line, and that
offers of irrevocable dedicated for all public ways, utilities and other facilities have been filed.

DATE _____, 2023
OWNER _____
OWNER _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of
the property shown hereon; that this is a Class "I" Land Survey as defined in TCA Title 62,
Chapter 18 and that the ratio of precision is greater than or equal to 1:10000.

AUG. 16 _____, 2023
DATE _____
REGISTERED LAND SURVEYOR
TN. REG. NO. 1434

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled
Subdivision of 1001 and 1003 S. Main Street, Columbia, TN, has/have been installed in accordance
with current local and state government requirements, or a sufficient bond or other surety has
been filed to guarantee said installation.

DATE _____, 2023
Name, Title and Agency or Authorized
Approving Agent _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat
entitled Subdivision of 1001 and 1003 S. Main Street, Columbia, TN, has/have been installed
in accordance with current local and state government requirements, or a sufficient bond
or other surety has been filed to guarantee said installation.

DATE _____, 2023
Director of Wastewater Dept.
Columbia, Tennessee _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the
Subdivision Regulations of Columbia, Tennessee, with the exception of such
variances, if any, as are noted in the minutes of the Planning Commission and it has been
approved for recording in the office of the County Register.

DATE _____, 2023
SECRETARY, PLANNING COMMISSION _____

CERTIFICATE OF COMPLIANCE

I hereby certify than the subdivision plat shown hereon has been found to comply with the
Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer _____ Date _____
Columbia, TN
PROPERTY MAP REFERENCE
Being Parcel No. 001.00, 003.00 and 028.00 as shown on Maury County Property Map No. 99H
Group G

FINAL PLAT SUBDIVISION OF 1001 AND 1003 S. MAIN ST. 9TH CIVIL DISTRICT COLUMBIA, TN

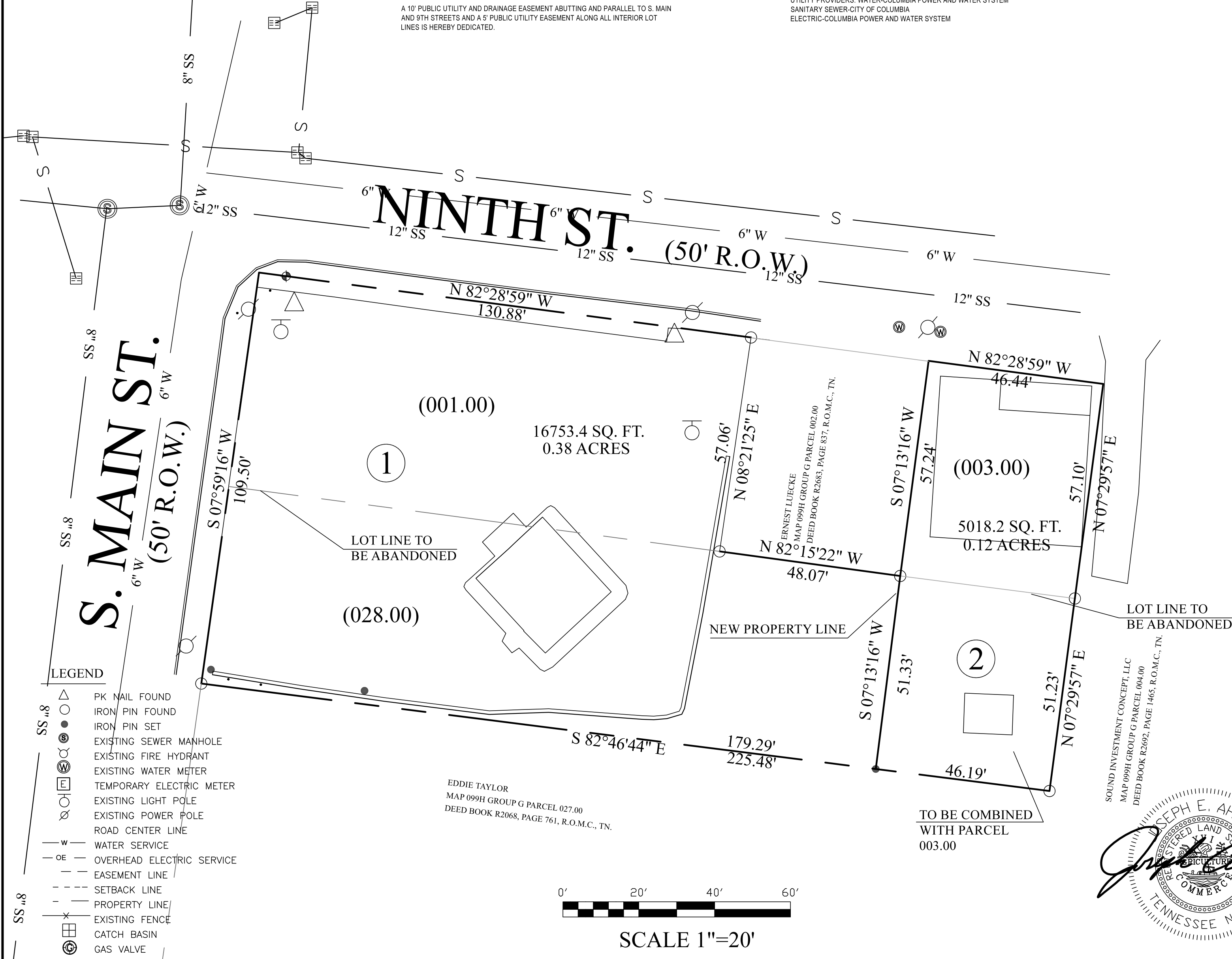
A

Ahler & Associates, LLC

CONSULTING ENGINEERS & LAND SURVEYORS

SURVEYING
PLANNING
DESIGN
CIVIL

P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
Fax: 615.523.1517



0' 20' 40' 60'

SCALE 1"=20'



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, August 29, 2023

ITEM NO.

23-0351

DESCRIPTION: Final Plat to combine two parcels and subdivide a portion of parcel 28.00 to be combined with parcel 3.00.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with question about the development review process or technical comments.
2. This review is based off of a previously approved final plat by Planning Commission under the previous Zoning Ordinance. Plat was not recorded within 60 days of PC approval; therefore, is required to be reviewed by PC.

Engineering

3. No Comment

Fire

4. No comments

Building

5. No comment.

Police

6. No comment provided.

Maury County E911

7. No comment at this time.

TECHNICAL
23-0351
Page 1 of 3

Columbia Power

8. 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.
- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Atmos Energy

9. No comment.

Maury County Highway Dept.

10. No comment.

Wastewater

11. There is a sanitary service for one of the adjacent properties, 1005 S Main St, and that service travels across this property, across 1001 and 1003 S Main St.

Maury County Schools

12. See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

ATT

13. No Comment.

Columbia Water

14. No Comments.

Public Works

15. No comment.

Duck River Electric Membership Corp

16. No Comments.

ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is \$70,000.00.

BK/PG: R2692/1463-1464
20023705



2 PGS:AL-WARRANTY DEED
NANCY BATCH: 240464 12/22/2020 - 09:55 AM
VALUE 70000.00
MORTGAGE TAX 0.00
TRANSFER TAX 259.00
RECORDING FEE 10.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 272.00

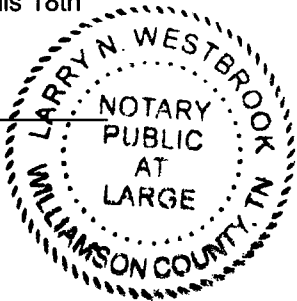
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Cheryl Barton
Affiant

Subscribed and sworn to before me this 18th day of December 2020.

Larry N. Westbrook
Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021



20-0312

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cheryl Barton		
645 Dombroke Lane *	NEW OWNER	099H-G-003.00
Franklin, TN 37064		

* 807 Newcomb Street, Franklin, TN 37064

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

HHK Investments, LLC, a Tennessee limited liability company,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Cheryl Barton, a single person,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Maury County, Tennessee and described as follows, to-wit:

Situate in the Ninth (9th) Civil District of Maury County, Tennessee and in the Third Ward of the City of Columbia, being designated as No. 106 East 9th Street, Columbia, Tennessee, and bounded as follows:

Bounded on the North by East 9th Street; on the South by Chesley Williams (formerly M. J. Williams); on the East by Jack Journey (formerly Billie Sowell); on the West by Maysel Cheek (formerly T. A. (Gus) Watson). Said Lot fronts on East 9th Street 46 1/2 feet and runs back South 57 feet, and has a residence situated on it.

Being the same property conveyed to HHK Investments, LLC, a Tennessee limited liability company by Warranty Deed dated July 1, 2020 from Muletown Development, LLC, a Delaware limited liability company, recorded July 7, 2020 in Book R2646, Page 144, Register's Office for Maury County, Tennessee.

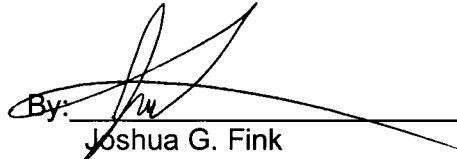
This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 106 East Ninth Street, Columbia, TN 38401.

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

Witness my hand this 18th day of December, 2020.

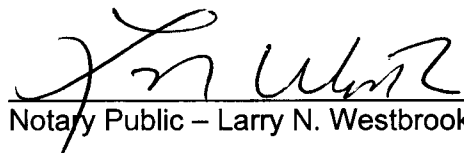
HHK Investments, LLC, a Tennessee limited liability company

By: 
Joshua G. Fink
Its: Sole Member

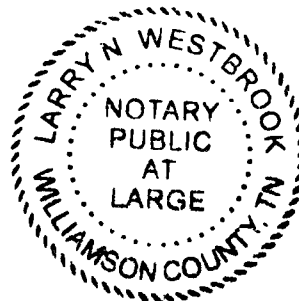
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Joshua G. Fink, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of HHK Investments, LLC, a Tennessee limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and seal at Franklin, Tennessee, this 18th day of December, 2020.


Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2022





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	1001 and 1003 S. Main Street		
	TAX MAP: 99H	GROUP: G	PARCEL: 001.00 & 028.00
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat resubmission, plat approval expired		

DATE OF PRE-APPLICATION CONFERENCE	July, 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) Subdivision 1001 & 1003 S. Main Street ☐ Total Number of Lots 3 ☐ Total acreage 0.5

**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

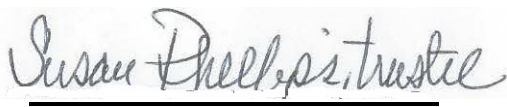
All communications go to the Applicant's email that is provided.

NAME	Joseph Ahler	PHONE	615-481-3106
ADDRESS	P.O. Box 1636, Spring Hill, TN 37174	EMAIL	joe.ahler@gmail.com

PROPERTY OWNER NAME	Susan Campbell Phillips	PHONE	615-972-2264
ADDRESS	1755 Players Mill Road	EMAIL	susan@orionrealty.com

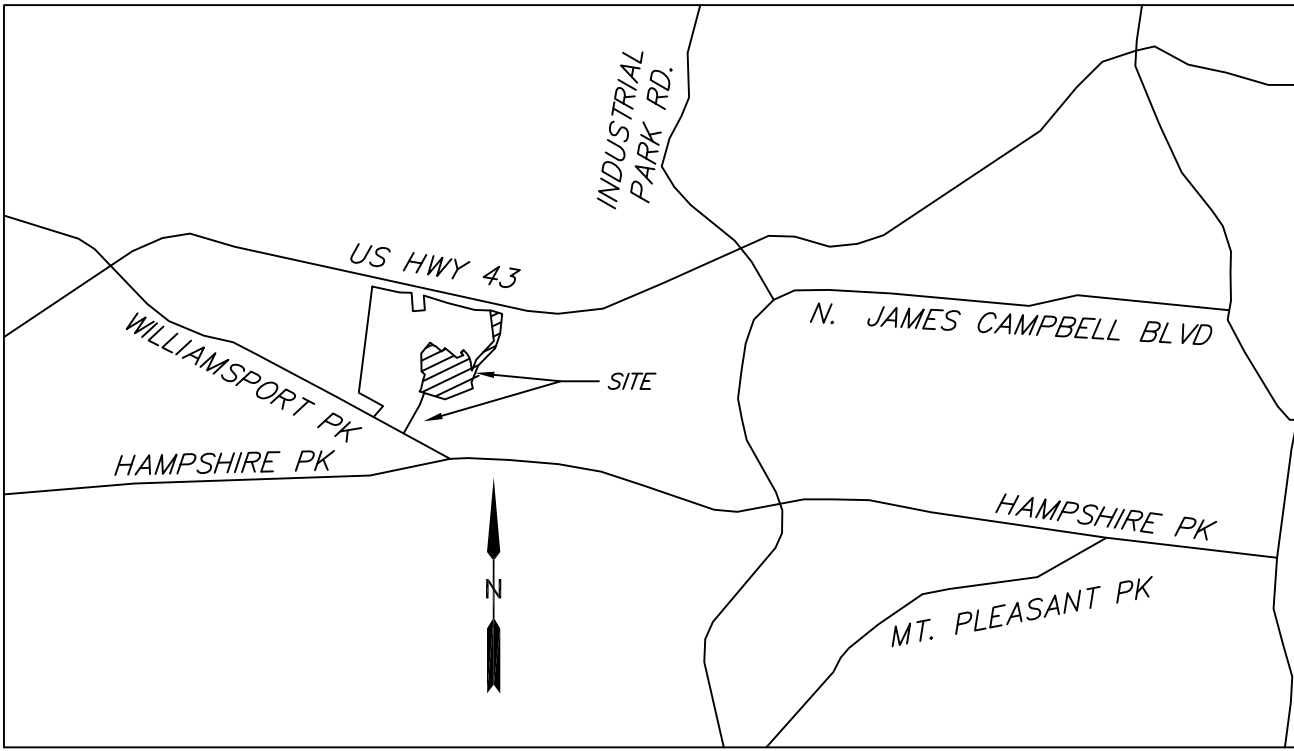
Franklin, TN 37067

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>Joseph Ahler</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>8/21/23</u> DATE
<u>Susan Campbell Phillips</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>8/21/23</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			



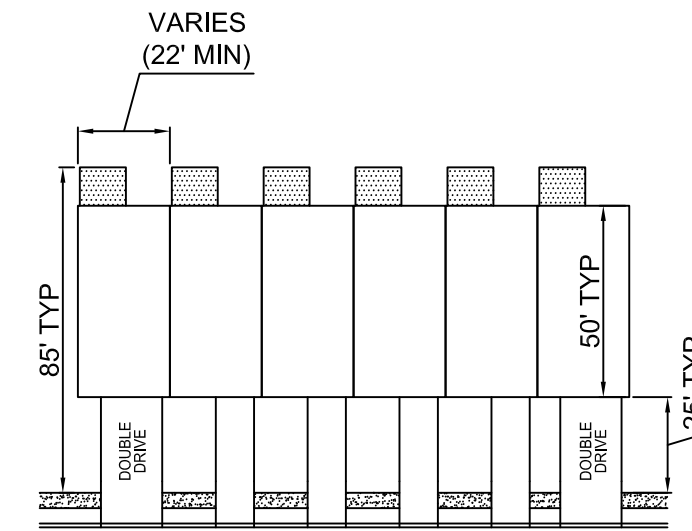
UTILITY NOTES:

1. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.
2. PUBLIC ELECTRIC AND COMMUNICATION UTILITIES SERVING THIS DEVELOPMENT TRAVERSE UNDERGROUND AND ALL RELATED FIXTURES REQUIRED FOR THIS SERVICE ARE ENCOMPASSED BY A 10-FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT ON ALL PROPERTY LINES PARALLEL AND ADJUTING PUBLIC OR PRIVATE ROADWAYS AND 5 FEET WIDE EASEMENT ON ALL INTERIOR LOT LINES FOR UTILITY AND DRAINAGE EASEMENTS.
3. SERVICE LINES AND FIXTURES WILL BRANCH FROM MAIN UTILITY LINE AND EXTEND TO AN INDIVIDUAL MULTI-UNIT STRUCTURE WITHIN THIS EASEMENT. THE GANG METER BASE WILL BE ATTACHED TO THE EXTERIOR WALL OF THE STRUCTURE. THIS GANG METER BASE WILL SERVE AS A BRANCH IN WHICH INDIVIDUAL SERVICE LINES WILL EXTEND TO EACH UNIT WITHIN THE STRUCTURE.
4. THE GANG METER BASE WILL BE ENCOMPASSED BY A BLANKET UTILITY EASEMENT FOR SERVICE AND MAINTENANCE AS NEEDED AND REQUIRED. GANG METER BASES, ELECTRICAL SERVICE ENTRANCE CONDUCTORS FROM TRANSFORMER TO GANG METER BASES AS WELL AS LINES LEAVING THE GANG METER BASE TO SERVE INDIVIDUAL UNITS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
5. ADDITIONALLY, A 10-FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT SHALL CONTINUE VERTICALLY FROM THE FOUNDATION THROUGH THE ROOF ON THE EXTERIOR WALL AT THE LOCATION OF THE METER BASES OF EACH BUILDING.

GPS NOTE:

I, DANIEL A. CURRY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM TWO POINTS ESTABLISHED VIA THE TDOT GNSS REFERENCE NETWORK AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

TYPE OF SURVEY: REAL TIME KINEMATIC
POSITIONAL ACCURACY: 0.05 FEET
DATE OF SURVEY: FEBRUARY 12TH, 2021
DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
PUBLISHED/FIXED CONTROL USED: TDOT CORP NETWORK
GEOID MODEL: 2003(CONUS)
COMBINED GRID FACTOR: NONE

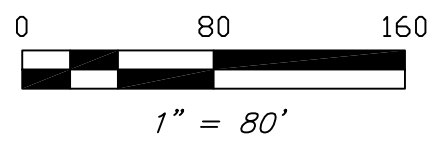


TYPICAL TOWNHOME LOT LAYOUT

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 79 TOWNHOME UNITS.
2. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP AND PANEL NUMBER 47119C0165E AND 47119C0280E BOTH DATED APRIL 16TH, 2007.
5. ALL TOWNHOMES TO BE CONSTRUCTED TO MEET THE LATEST IRC.
6. THERE IS A 10 FOOT EASEMENT ON PROPERTY LINES PARALLEL TO THE PUBLIC ROAD FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON FIELD CONDITIONS.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENTAL SERVICES.
8. ALL NEW IRON RODS SHOWN HEREON ARE 1/2" X 18" REBAR WITH A "COLLIER ENG" PLASTIC CAP UNLESS OTHERWISE NOTED.
9. SEE STORMWATER MAINTENANCE AGREEMENT IN BOOK NUMBER R2934 PAGE 1133, MAURY COUNTY REGISTER'S OFFICE FOR SUBDIVISION STORMWATER INSPECTION AND MANAGEMENT PRACTICES.
10. THERE IS A 20 FOOT SEWER EASEMENT ON SANITARY SEWER LINES SHOWN HEREON ALONG HORSEPOWER DRIVE, MICA PLACE, AND GOLDSBERRY DRIVE.
11. AREA SHOWN THUS IS A FUTURE BUILDING AREA OF 35,058 S.F.± OR 0.80 A.C.±. THIS AREA IS INCLUDED IN THE TOTAL PHASE I AREA AS SHOWN.
12. THIS IS A MAIL KIOSK AND PARKING AREA FOR THE SINGLE FAMILY HOME PHASE. THIS KIOSK/PARKING AREA IS 3,041 S.F.± OR 0.07 A.C.±. THIS AREA IS INCLUDED IN THE TOTAL PHASE I AREA AS SHOWN.

TAX MAP 88 PARCEL 51.00
REMAINING LANDS
BAXTER ENTERPRISES
RB 2351 PG 893, R.O.M.C.



50' WITNESS
MONUMENT SET
NEAR POND

TAX MAP 88 PARCEL 51.05
KCS PROPERTY
RB 2853 PG 305, R.O.M.C.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	145.43'	11.32'	11.32'	N 15°16'55" E	4°27'34"
C2	245.00'	39.29'	39.24'	N 45°34'51" W	9°11'15"
C3	305.00'	221.30'	216.47'	S 29°23'20" E	41°34'17"
C4	100.00'	7.66'	7.66'	N 15°14'56" E	4°23'29"
C5	150.00'	47.88'	47.68'	N 08°17'59" E	18°17'22"
C6	100.00'	31.92'	31.79'	N 08°17'59" E	18°17'22"
C7	150.00'	106.47'	104.25'	N 19°29'25" E	40°40'13"
C8	100.00'	70.98'	69.50'	N 19°29'25" E	40°40'13"
C9	245.00'	138.48'	136.64'	S 24°47'43" E	32°23'03"
C10	230.00'	11.87'	11.87'	S 10°04'54" E	2°57'25"
C11	170.00'	8.77'	8.77'	S 10°04'54" E	2°57'25"

PHASE I TOTAL AREA:
657,248 S.F.±
15.09 AC±

OWNER:

HONEY LAKES, LLC
818 S. MAIN STREET
COLUMBIA TN 38401

PROPERTY MAP REFERENCE:

BEING A PORTION OF PARCEL 51.03 ON MAURY
COUNTY TAX MAP 88.

DEED REFERENCE:

TO: HONEY LAKES, LLC.
FROM: BAXTER ENTERPRISES
RECORD: R2804 PG 1004, R.O.M.C.
(PROPERTY HEREON EXCLUDES R2853 PG 305)

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND
THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY
DOES NOT EXCEED 1:10,000. THIS SURVEY WAS DONE IN
COMPLIANCE WITH CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE

DANIEL A. CURRY
5/19/23
RLS#2964 DATE

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000.

DATE: 2023 REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN WILLIAMSPORT PIKE TOWNHOMES - PHASE I HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE: 2023 CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY MAURY COUNTY E-911.

DATE: 2023 MAURY COUNTY E-911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

DATE: 2023 SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2804, PAGE 1004, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: 2023

TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT - WILLIAMSPORT PIKE TOWNHOMES - PHASE I" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: 2023 SUPERINTENDENT, COLUMBIA WATER SYSTEM

LEGEND

	SANITARY SEWER VALVE		WATER METER VAULT
	FIRE HYDRANT		SANITARY MANHOLE
	CM(O) MONUMENT		SEWER CLEANOUT
	IRON ROD, OLD		ACCESSIBLE PARKING
	IRON ROD, NEW		LOT NUMBER
	PK NAIL, NEW		PROPERTY LINE
	CATCH BASIN		WATER LINE
	AREA DRAIN		SANITARY SEWER LINE
	CONTROL POINT		STORM SEWER LINE
	WATER VALVE		CONCRETE

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	7/27/23	SBT	SWAMP REFERENCE
2	8/21/23	DAC	REMOVED TWO BUILDINGS
3	9/18/23	SBT	SEWER EASEMENT & ADD PH1 SECT 2

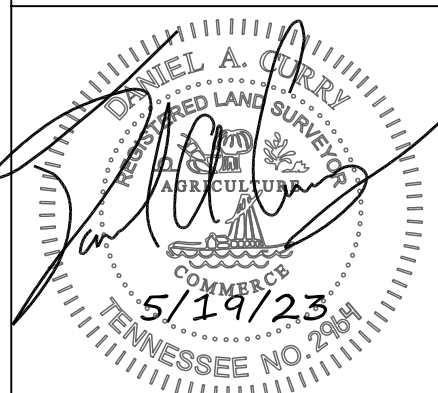
COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

2949 NOLENSVILLE PIKE, NASHVILLE, TN 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

FINAL PLAT - WILLIAMSPORT TOWNS
PHASE I SECTION 1

CITY OF COLUMBIA - 9TH CIVIL DISTRICT

MAURY COUNTY, TENNESSEE



DATE: 5/19/2023

DRAWN BY: DAC
SUPERVISED BY: DAC
CHECKED BY: DAC

PLAT

SHEET NO: 1 OF 1

September 18th, 2023

Development Service
City of Columbia

Project: Williamsport Towns Phase 1 Section 1

Subject: 23-0343 - Staff Comment Response to Final Plat

Staff,

Please find below responses to your comments on the Cottages of Bearwood project on Magnolia Drive. We have tried to address all comments. No major change outside of the comments has been made.

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
 - a. **Comment is noted**
2. Please describe the water vault delivery issues and the anticipated timing of CPWS approval and acceptance of infrastructure.
 - a. **There is currently a brass supply chain issue. CPWS requires gang meter vaults which are used for townhome project be assembled and tested in the factory. There are two companies approved to supply brass for the appurtenances and they are both having supply issues. When this project was originally bid the contractor left two vaults off the initial order (the two buildings that are now removed and will be Phase 1 Section 2). When the additional vaults were added to the order it was determined it would be another 8 months to receive the vaults. It took over 9 months from the order date for the vaults servicing phase 1 to be received on site. We hope to have the vaults for Phase 1 Section 2 by the beginning of 2024.**
3. Would this be Phase 1 Section 1 as residential units and mail kiosk (plan west) are missing from phasing on Preliminary Plat? (Access and Circulation)
 - a. **Information has been added to show the Single Family mail kiosk area.**
4. Label lot area where the 2 building units were removed "future building area" perhaps hatch it as well, technically it is now a separate lot.
 - a. **This area has been hatched and called out.**
5. No Comment - Fire
6. The dumpster enclosure off of Watson Drive needs to be a double enclosure or a second dumpster pad needs to be placed elsewhere. For 79 townhomes, we recommend two 8-yard dumpsters with 3x/week collection. Private sanitation services may be utilized, especially if wanting to go with compactor service or individual trash receptacles. The City, however, cannot service individual trash receptacles for townhomes. Please see attached Dumpster Guidelines and Accessibility Requirements.
 - a. **The dumpster area has been increased to allow a double enclosure. The HOA company is also negotiating for private trash service within the townhome development.**
7. No Comment - Building
8. No Comment - Police
9. Watson Drive was denied by our office. Horsepower Drive - approved and reserved. Mica PL - approved and reserved. Goldsberry Drive - approved and reserved. Mountain lake Drive -

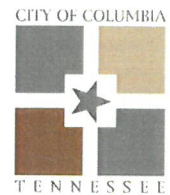
approved and reserved. Honey Lakes - not approved, we have Williamsport Towns has been reserved.

- a. **Plan has been updated to the correct subdivision name and Horsepower Drive has replace Watson Drive.**
10. Columbia Power System has an existing power line near your proposed development.
 - a. 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.
 - b. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
 - c. **Most of the projects transformers have been installed.**
11. No Comment – Maury County Hwy Dept.
12. Plat should show easements for the sewer outside the Public ROW
13. Battle Creek Elementary, Battle Creek Middle, Battle Creek High (24/25) See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.
 - a. **Comment is noted**
14. No Comment – ATT
15. "Conduct pressure and bacteria testing, deed infrastructure to CPWS and pay applicable fees. Water system must be active for approval of final plat."
 - a. **Comment is noted. Initial flushing was done 9/18.**
16. No Comment – Duck River Electric Membership Corp.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
904.885.0245 (c)
cole@tkc-ae.com



DEVELOPMENT REVIEW COMMITTEE MEETING

Tuesday, September 12, 2023

ITEM NO.

23-0343

DESCRIPTION: We are resubmitting the Final Plat that was approved at Planning Commission in July reducing the lot count from 91 to 79 due to water vault delivery issues. Final Plat was approved under 23-0095-FP.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
2. Please describe the water vault delivery issues and the anticipated timing of CPWS approval and acceptance of infrastructure.
3. Would this be Phase 1 Section 1 as residential units and mail kiosk (plan west) are missing from phasing on Preliminary Plat? (*Access and Circulation*)

Engineering

4. Label lot area where the 2 building units were removed "future building area" perhaps hatch it as well, technically it is now a separate lot.

Fire

5. No comments

Public Works

6. The dumpster enclosure off of Watson Drive needs to be a double enclosure or a second dumpster pad needs to be placed elsewhere. For 79 townhomes, we recommend two 8-yard dumpsters with 3x/week collection. Private sanitation services may be utilized, especially if wanting to go with compactor service or individual trash receptacles. The City, however, cannot service individual trash receptacles for

TECHNICAL
23-0343
Page 1 of 3

townhomes. Please see attached Dumpster Guidelines and Accessibility Requirements.

Building

7. No comments.

Police

8. No comments provided.

Maury County E911

9. Watson Drive was denied by our office. Horsepower Drive - approved and reserved. Mica PL - approved and reserved. Goldsberry Drive - approved and reserved. Mountain lake Drive - approved and reserved. Honey Lakes - not approved, we have Williamsport Towns has been reserved.

Columbia Power

10. 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.
 - Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Maury County Highway Dept.

11. No comment.

Wastewater

12. Plat should show easements for sewer outside the Public ROW.

Maury County Schools

13. Battle Creek Elementary, Battle Creek Middle, Battle Creek High (24/25) See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

ATT

14. No Comment.

Columbia Water

15. "Conduct pressure and bacteria testing, deed infrastructure to CPWS and pay applicable fees. Water system must be active for approval of final plat."

Duck River Electric Membership Corp

16. No comments.

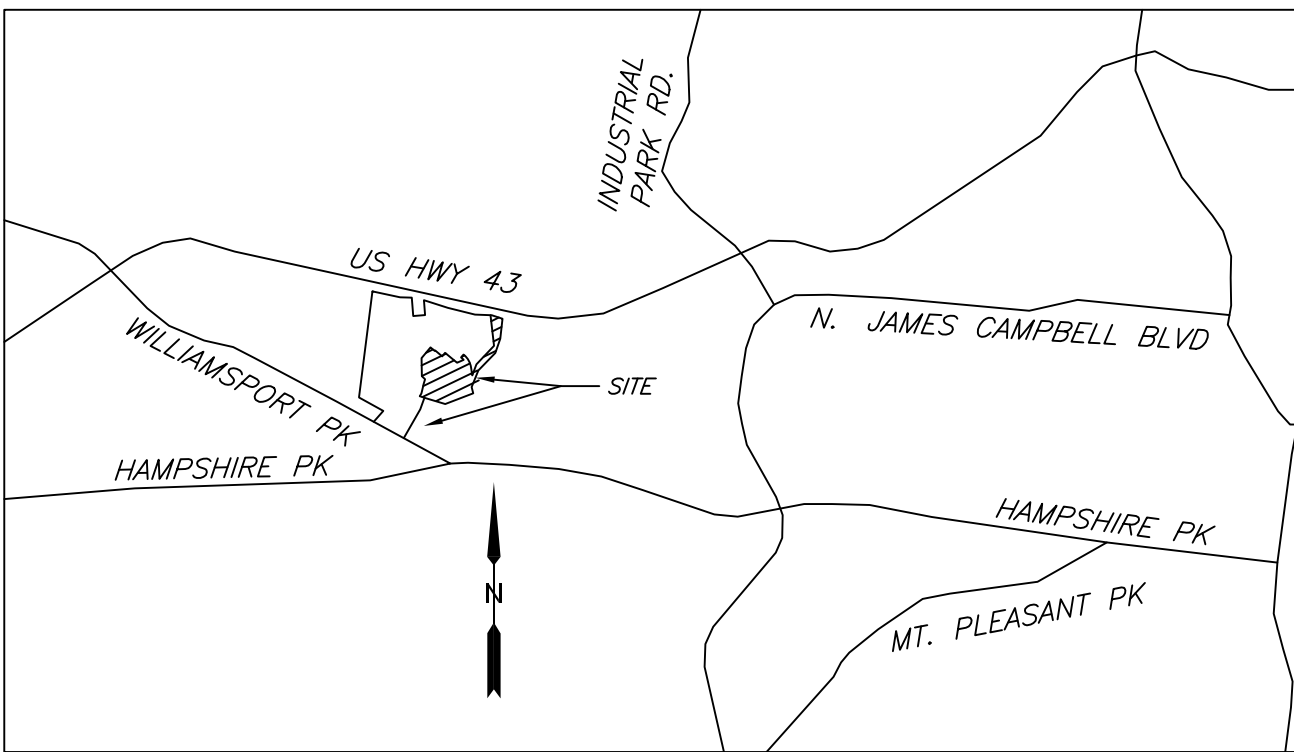
ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	321	94.4%
	Battle Creek	2019	90,000	30	700	629	89.9%
	Brown	1968	56,720	20	405	358	88.4%
	Highland	1986	47,800	4.5	380	284	74.7%
	Howell	1999	81,600	17.5	700	598	85.4%
	Mt. Pleasant	1978	80,021	22	630	575	91.3%
	Riverside	1984	71,150	14	500	402	80.4%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	544	90.7%
	Wright	2005	97,765	18	740	605	81.8%
Middle					5535	4755	85.9%
	Battle Creek	2019	125,000	45	900	725	80.6%
	Cox	1997	137,200	25	900	659	73.2%
	Mt. Pleasant	2001	113,938	29.2	550	417	75.8%
	Spring Hill	2010	158,106	39.49	950	537	56.5%
High	Whithorne	1979	175,600	17	1050	959	91.3%
					4350	3297	75.8%
	Central	2016	296,740	55	1700	1425	83.8%
	Mt. Pleasant	1969	110,759	31	600	395	65.8%
	Spring Hill	1993	181,800	57	1200	1245	103.8%
Unit					3500	3065	87.6%
	Culleoka	1969	205,800	34	1020	885	86.8%
	Hampshire	1978	83,410	13.12	500	418	83.6%
	Santa Fe	1964	94,225	24	650	527	81.1%
					2170	1830	84.3%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		169	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13116	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.



VICINITY MAP - N.T.S.

UTILITY NOTES:

1. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

2. PUBLIC ELECTRIC AND COMMUNICATION UTILITIES SERVING THIS DEVELOPMENT TRAVERSE UNDERGROUND AND ALL RELATED FIXTURES REQUIRED FOR THIS SERVICE ARE ENCOMPASSED BY A 10-FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC OR PRIVATE ROADWAYS AND 5 FEET WIDE EASEMENT ON ALL INTERIOR LOT LINES FOR UTILITY AND DRAINAGE EASEMENTS.

3. SERVICE LINES AND FIXTURES WILL BRANCH FROM MAIN UTILITY LINE AND EXTEND TO AN INDIVIDUAL MULTI-UNIT STRUCTURE WITHIN THIS EASEMENT. THE GANG METER BASE WILL BE ATTACHED TO THE EXTERIOR WALL OF THE STRUCTURE. THIS GANG METER BASE WILL SERVE AS A BRANCH IN WHICH INDIVIDUAL SERVICE LINES WILL EXTEND TO EACH UNIT WITHIN THE STRUCTURE.

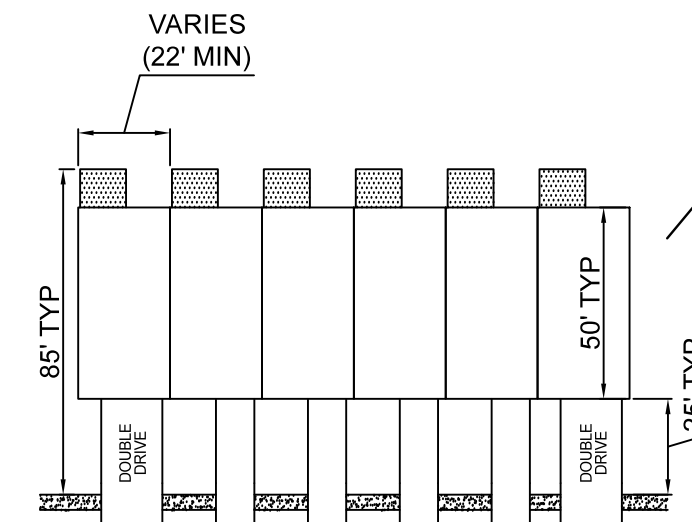
4. THE GANG METER BASE WILL BE ENCOMPASSED BY A BLANKET UTILITY EASEMENT FOR SERVICE AND MAINTENANCE AS NEEDED AND REQUIRED. GANG METER BASES, ELECTRICAL SERVICE ENTRANCE CONDUITORS, FROM TRANSFORMER TO GANG METER BASES AS WELL AS LINES LEAVING THE GANG METER BASE TO SERVE INDIVIDUAL UNITS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

5. ADDITIONALLY, A 10-FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT SHALL CONTINUE VERTICALLY FROM THE FOUNDATION THROUGH THE ROOF ON THE EXTERIOR WALL AT THE LOCATION OF THE METER BASES OF EACH BUILDING.

GPS NOTE:

1. DANIEL A. CURRY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM TWO POINTS ESTABLISHED VIA THE TDOT GNSS REFERENCE NETWORK AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

TYPE OF SURVEY: REAL TIME KINEMATIC
POSITIONAL ACCURACY: 0.05 FEET
DATE OF SURVEY: FEBRUARY 12TH, 2021
DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
GEOID MODEL: 2003(CONUS)
COMBINED GRID FACTOR: NONE

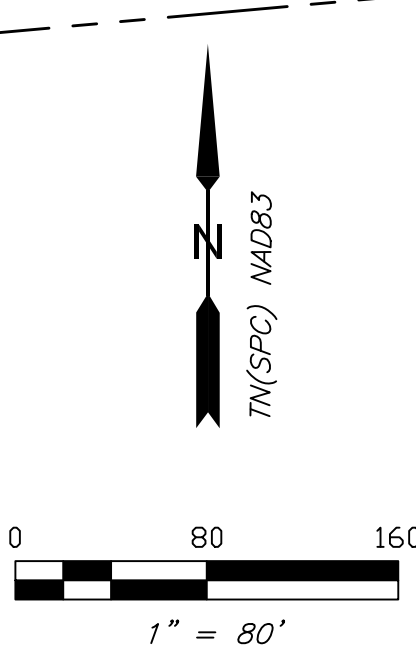


TYPICAL TOWNHOME LOT LAYOUT

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 79 TOWNHOME UNITS.
2. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP AND PANEL NUMBER 47119C0165E AND 47119C0280E BOTH DATED APRIL 16TH, 2007.
5. ALL TOWNHOMES TO BE CONSTRUCTED TO MEET THE LATEST IRC.
6. THERE IS A 10 FOOT EASEMENT ON PROPERTY LINES PARALLEL TO THE PUBLIC ROAD FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON FIELD CONDITIONS.
7. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENTAL SERVICES.
8. ALL NEW IRON RODS SHOWN HEREON ARE 1/2" X 18" REBAR WITH A "COLLIER ENG" PLASTIC CAP UNLESS OTHERWISE NOTED.
9. SEE STORMWATER MAINTENANCE AGREEMENT IN BOOK NUMBER R2934 PAGE 1133, MAURY COUNTY REGISTER'S OFFICE FOR SUBDIVISION STORMWATER INSPECTION AND MANAGEMENT PRACTICES.

TAX MAP 88 PARCEL 51.00
REMAINING LANDS
BAXTER ENTERPRISES
RB 2351 PG 893, R.O.M.C.



50' WITNESS
MONUMENT SET
NEAR POND

TAX MAP 88 PARCEL 51.05
KCS PROPERTY
RB 2853 PG 305, R.O.M.C.

REMAINING OF HONEY LAKES
PROPERTY:

1,007,496 S.F.±
23.13 AC.±

TAX MAP 88 PARCEL 51.03

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	145.43'	11.32'	11.32'	N 15°16'55" E	4°27'34"
C2	245.00'	39.29'	39.24'	N 45°34'51" W	9°11'15"
C3	305.00'	221.30'	216.47'	S 29°23'20" E	41°34'17"
C4	100.00'	7.66'	7.66'	N 15°14'56" E	4°23'29"
C5	150.00'	47.88'	47.68'	N 08°17'59" E	18°17'22"
C6	100.00'	31.92'	31.79'	N 08°17'59" E	18°17'22"
C7	150.00'	106.47'	104.25'	N 19°29'25" E	40°40'13"
C8	100.00'	70.98'	69.50'	N 19°29'25" E	40°40'13"
C9	245.00'	138.48'	136.64'	S 24°47'43" E	32°23'03"
C10	230.00'	11.87'	11.87'	S 10°04'54" E	2°57'25"
C11	170.00'	8.77'	8.77'	S 10°04'54" E	2°57'25"

PHASE I AREA:
657,248 S.F.±
15.09 AC±

TAX MAP 89 PARCEL 39.01
THE CITY OF COLUMBIA TN
RB 2385 PG 1281, R.O.M.C.
P20 PG 309, R.O.M.C.

LOT AREAS:
1. THE FOLLOWING LOTS ARE 85.00'X22.00' AND ARE 1870 S.F.±: 107-118, 179-203.
2. THE FOLLOWING LOTS ARE 85.00'X24.00' AND ARE 2040 S.F.±: 93-106, 119-122, 167-178, & 204-215.

OWNER:

HONEY LAKES, LLC
818 S. MAIN STREET
COLUMBIA TN 38401

PROPERTY MAP REFERENCE:

BEING A PORTION OF PARCEL 51.03 ON MAURY
COUNTY TAX MAP 88.

DEED REFERENCE:

TO: HONEY LAKES, LLC.
FROM: BAXTER ENTERPRISES
RECORD: R2804 PG 1004, R.O.M.C.
(PROPERTY HEREON EXCLUDES R2853 PG 305)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND
THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY
DOES NOT EXCEED 1:10,000. THIS SURVEY WAS DONE IN
COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS
OF PRACTICE

DANIEL A. CURRY
RLS#2964
8/21/23
DATE

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000.

DATE 2023 REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN WILLIAMSPORT PIKE TOWNHOMES - PHASE 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE 2023 CITY ENGINEER, COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION
COLUMBIA, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY MAURY COUNTY E-911.

DATE 2023 MAURY COUNTY E-911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

DATE 2023 SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER
COLUMBIA, TENNESSEE DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2804, PAGE 1004, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 2023

TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT - WILLIAMSPORT PIKE TOWNHOMES - PHASE 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 2023 SUPERINTENDENT, COLUMBIA WATER SYSTEM

LEGEND

◇	SANITARY SEWER VALVE	⊠	WATER METER VAULT
⊠	FIRE HYDRANT	⊠	SANITARY MANHOLE
CM(O)	MONUMENT	⊠	SEWER CLEANOUT
○ IR(O)	IRON ROD, OLD	⊠	ACCESSIBLE PARKING
○ IR(N)	IRON ROD, NEW	⊠	LOT NUMBER
● PK(N)	PK NAIL, NEW	---	PROPERTY LINE
⊠	CATCH BASIN	---	WATER LINE
⊠	AREA DRAIN	---	SANITARY SEWER LINE
⊠	CONTROL POINT	---	STORM SEWER LINE
⊠	WATER VALVE	---	CONCRETE

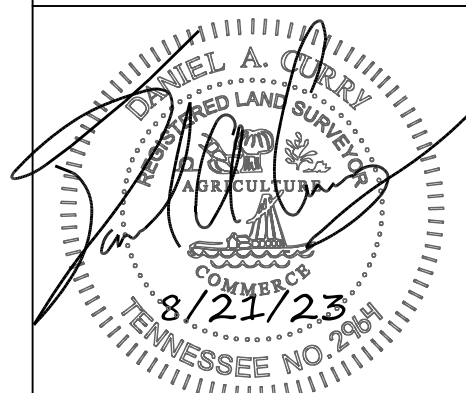
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	7/27/23	SBT	SWAMP REFERENCE
2	8/21/23	DAC	REMOVED TWO BUILDINGS

COLLIER
ENGINEERING CO., INC.
CONSULTING & DESIGN • CONSTRUCTION

2949 NOLENSVILLE PIKE, NASHVILLE, TN 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

FINAL PLAT
WILLIAMSPORT PIKE TOWNHOMES - PH. I
CITY OF COLUMBIA - 9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE



DATE: 5/19/2023

DRAWN BY: DAC
SUPERVISED BY: DAC
CHECKED BY: DAC

PLAT

SHEET NO: 1 OF 1

IRREVOCABLE LETTER OF CREDIT

Borrower: HONEY LAKES LLC
1081 CRANFORD HOLLOW ROAD
COLUMBIA, TN 38401

Lender: FIRST CITIZENS NATIONAL BANK
SPRING HILL OFFICE
P O BOX 370
DYERSBURG, TN 38025-0370
(800) 321-3176

Beneficiary:
CITY OF COLUMBIA
700 NORTH GARDEN ST
COLUMBIA, TN 38401

NO.: 1481

EXPIRATION DATE. This letter of credit shall expire upon the close of business on 06-14-2024 and all drafts and accompanying statements or documents must be presented to Lender on or before that time (the "Expiration Date").

AMOUNT OF CREDIT. Lender hereby establishes at the request and for the account of Borrower, an Irrevocable Letter of Credit in favor of Beneficiary for a sum of Two Hundred Ninety-five Thousand & 00/100 Dollars (\$295,000.00) (the "Letter of Credit"). These funds shall be made available to Beneficiary upon Lender's receipt from Beneficiary of sight drafts drawn on Lender at Lender's address indicated above (or other such address that Lender may provide Beneficiary in writing) during regular business hours and accompanied by the signed written statements or documents indicated below.

WARNING TO BENEFICIARY: PLEASE EXAMINE THIS LETTER OF CREDIT AT ONCE. IF YOU FEEL UNABLE TO MEET ANY OF ITS REQUIREMENTS, EITHER SINGLY OR TOGETHER, YOU SHOULD CONTACT BORROWER IMMEDIATELY TO SEE IF THE LETTER OF CREDIT CAN BE AMENDED. OTHERWISE, YOU WILL RISK LOSING PAYMENT UNDER THIS LETTER OF CREDIT FOR FAILURE TO COMPLY STRICTLY WITH ITS TERMS AS WRITTEN.

DRAFT TERMS AND CONDITIONS. Lender shall honor drafts submitted by Beneficiary under the following terms and conditions: Each draft so drawn must be marked "Drawn Under Letter of Credit No. 1481 issued by First Citizens National Bank, P. O. Box 370, Dyersburg, TN 38025-0370.

A statement executed by an authorized official of the City of Columbia certifying that Honey Lakes LLC has failed to perform the completion of roads, striping, signage, curbing, sidewalks, drainage, grading or street lighting, (development improvements) for Honey Lakes Phase1 Columbia, TN 38401 Maury County as required by the City of Columbia.

This letter of credit is valid for one calendar year from 06/14/2023 and is automatically renewable for an additional one year period without any effort on the part of the CITY OF COLUMBIA at First Citizens National Bank option until aforesaid development is completed as per specifications. Should First Citizens National Bank decide not to renew this letter of credit, First Citizens National Bank agrees to notify the CITY OF COLUMBIA in writing sixty (60) days prior to the expiration date, by registered mail, return receipt requested, at which time the CITY OF COLUMBIA can draw up to the full face value of the letter.

Upon Lender's honor of such drafts, Lender shall be fully discharged of Lender's obligations under this Letter of Credit and shall not be obligated to make any further payments under this Letter of Credit once the full amount of credit available under this Letter of Credit has been drawn.

Beneficiary shall have no recourse against Lender for any amount paid under this Letter of Credit once Lender has honored any draft or other document which complies strictly with this Letter of Credit, and which on its face appears otherwise in order but which is signed, issued, or presented by the Beneficiary. By paying an amount demanded in accordance with this Letter of Credit, Lender makes no representation as to the correctness of the amount demanded and Lender shall not be liable to Beneficiary, or any other person, for any amount paid or disbursed for any reason whatsoever, including, without limitation, any nonapplication or misapplication by Beneficiary of the proceeds of such payment. By presenting upon Lender or a confirming bank, Beneficiary certifies that Beneficiary has not and will not present upon the other, unless and until Beneficiary meets with dishonor. Beneficiary promises to return to Lender any funds received by Beneficiary in excess of the Letter of Credit's maximum drawing amount.

USE RESTRICTIONS. All drafts must be marked "DRAWN UNDER FIRST CITIZENS NATIONAL BANK IRREVOCABLE LETTER OF CREDIT NO. 1481 DATED 06-14-2023," and the amount of each draft shall be marked on the draft. Only Beneficiary may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit. This original Letter of Credit must accompany any draft drawn hereunder.

Partial draws are permitted under this Letter of Credit. Lender's honor of a partial draw shall correspondingly reduce the amount of credit available under this Letter of Credit. Following a partial draw, Lender shall return this original Letter of Credit to Beneficiary with the partial draw noted hereon; in the alternative, and in its sole discretion, Lender may issue a substitute Letter of Credit to Beneficiary in the amount shown above, less any partial draw(s).

PERMITTED TRANSFEREES. The right to draw under this Letter of Credit shall be nontransferable, except for:

- A. A transfer (in its entirety, but not in part) by direct operation of law to the administrator, executor, bankruptcy trustee, receiver, liquidator, successor, or other representative at law of the original Beneficiary; and
- B. The first immediate transfer (in its entirety, but not in part) by such legal representative to a third party after express approval of a governmental body (judicial, administrative, or executive).

TRANSFEREES REQUIRED DOCUMENTS. When the presenter is a permitted transferee (i) by operation of law or (ii) a third party receiving transfer from a legal representative, as described above, the documents required for a draw shall include a certified copy of the one or more documents which show the presenter's authority to claim through or to act with authority for the original Beneficiary.

COMPLIANCE BURDEN. Lender is not responsible for any impossibility or other difficulty in achieving strict compliance with the requirements of this Letter of Credit precisely as written. Beneficiary understands and acknowledges: (i) that unless and until the present wording of this Letter of Credit is amended with Lender's prior written consent, the burden of complying strictly with such wording remains solely upon Beneficiary, and (ii) that Lender is relying upon the lack of such amendment as constituting Beneficiary's initial and continued approval of such wording.

NON-SEVERABILITY. If any aspect of this Letter of Credit is ever declared unenforceable for any reason by any court or governmental body having jurisdiction, Lender's entire engagement under this Letter of Credit shall be deemed null and void ab initio, and both Lender and Beneficiary shall be restored to the position each would have occupied with all rights available as though this Letter of Credit had never occurred. This non-severability provision shall override all other provisions in this Letter of Credit, no matter where such provision appears within this Letter of Credit.

GOVERNING LAW. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Tennessee without regard to its conflicts of law provisions, and except to the extent such laws are inconsistent with the 2007 Revision of the Uniform Customs and Practice for Documentary Credits of the International Chamber of Commerce, ICC Publication No. 600. This Agreement has been accepted by Lender in the State of Tennessee.

EXPIRATION. Lender hereby agrees with Beneficiary that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored if presented to Lender on or before the Expiration Date unless otherwise provided for above.

Dated: June 14, 2023

LENDER:

FIRST CITIZENS NATIONAL BANK
By: 
A. NEIL HEADEN, Community Bank President

ENDORSEMENT OF DRAFTS DRAWN:

Date	Negotiated By	Amount In Words	Amount In Figures
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LaserPro, Ver. 23.1.10.010 Copr. Finestra USA Corporation 1997, 2023. All Rights Reserved. - TN J:\CFI\LP\LIC43\LOC.FC TR-76292 PR-17 (M)

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

20 day of March, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and
Honey Lakes LLC, the DEVELOPER (hereinafter the
"DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made
a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

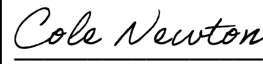
B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

<u>Williamsport Pike Townhomes Phase I</u> PROJECT	
Completed by the Developer	Completed by the City
<u>Honey lakes LLC</u> DEVELOPER NAME	
<u>Gary W. Martin</u> AUTHORIZED AGENT NAME	
<u></u> SIGNATURE	
<u>June 1, 2023</u> DATE	
<u>818 S. Main Street</u> STREET	
<u>Columbia, TN 38401</u> CITY, STATE, ZIP	
<u>615-812-2147</u> PHONE	
<u>gary@martinengr.com</u> EMAIL	
Attest	Attest
<u>Cole Newton</u> ATTEST NAME	
<u></u> ATTEST SIGNATURE	
<u>June 1, 2023</u> DATE	
	<u></u> CITY ENGINEER
	<u></u> SIGNATURE
	<u></u> DATE
	<u></u> ATTEST NAME
	<u></u> ATTEST SIGNATURE
	<u></u> DATE

DOCUMENT PREPARED BY:

Name: Gary Martin

Company: Martin Engineering & Surveying, LLC

Address:

808 S. Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

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

Map & Parcel Number: Map 88 Parcel 51.00

Project Name: Williamsport Pike Townhomes Phase 1

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

THIS AGREEMENT, made this ____ day of _____, 20____, by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

ATTEST BY OWNER(S):

Print Name Gary Martin

Owner Honey Lakes, LLC

Title Owner

Address 808 S. Main Street

Signature [Signature]

City, State ZIP Columbia, TN 38401

STATE OF TN

COUNTY OF Williamson

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

Witness my hand this the 14th day of June, 2023.

Sharon R Martie
Notary Public



My Commission Expires: 8/15/25

MY COMMISSION EXPIRES:
8/15/25

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: _____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

Notary Public
My Commission Expires: _____

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

WILLIAMSPORT PIKE TOWNHOMES PHASE 1

TWIN LAKES DRIVE AND OAKS SPRINGS DRIVE,
NORTH OF WILLIAMSPORT PIKE
COLUMBIA, TENNESSEE

PREPARED FOR:
HONEY LAKES, LLC
818 S. MAIN STREET
COLUMBIA, TENNESSEE 38401

FEBRUARY 2022

Martin Engineering and Surveying, LLC.
808 S. Main Street, Columbia, TN 38401, 615-812-2147
gary@martinengrg.com

Table of Contents

SECTION 1: INTRODUCTION..... 1

SECTION 2: SYSTEM DESCRIPTION 1

SECTION 3: MAINTENANCE PROCEDURES..... 1

 3.1 Stormwater Detention Basin 2

 3.2 Storm Pipe and Storm Inlets:..... 3

SECTION 1: INTRODUCTION

The project is to construct 91 townhome units for Phase 1 of the proposed Williamsport Pike Townhome development in Columbia, Maury County, Tennessee. This post construction long term maintenance plans addresses Phase 1 of the development which consist of 15.06 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Phase 1 consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak event, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 1,231 lf 18" pipe, 768 lf of 30" pipe, 329 lf of 36" pipe, and 20 storm inlets.

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

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lined ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the retention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within retention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations

followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

3.2 Storm drains and storm inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

Stormwater Pond Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Embankment and Emergency Spillway				
Vegetation healthy?	A/S			
Erosion on embankment?	A/S			
Animal burrows in embankment?	A/S			
Cracking, sliding, bulging of dam?	A/S			
Drains blocked or not functioning?	A/S			
Leaks or seeps on embankment?	A/S			
Slope protection failure functional?	A/S			
Emergency spillway obstructed?	A/S			
Erosion in/around emergency spillway?	A/S			
Other (describe)	A/S			
Riser and Principal Spillway				(describe type: concrete pipe, slotted weir, channel, etc.)
Low-flow orifice functional?	A/S			
Trash rack (Debris removal needed? Corrosion noted?)	A/S			
Sediment buildup in riser?	A			
Concrete/masonry condition (Cracks or displacement? Spalling?)	A			
Metal pipe in good condition?	A			
Control valve operation?	A			
Pond drain valve operation?	A			
Outfall channels function, not eroding?	A			
Other (describe)	A			
Sediment Forebays				
Sedimentation description				
Sediment cleanout needed (over 50	A/S			

Williamsport Pike Townhomes Phase 1
Columbia, TN

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
percent full)?				
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	A/M			
Visible pollution?	A/M			
Shoreline erosion?	A/M			
Erosion at outfalls into pond?	A/M			
Headwalls and endwalls in good condition?	A/M			
Encroachment into pond or easement area by other activities?	A/M			
Evidence of sediment accumulation?	A			
Dry Pond Areas (if applicable)				
Vegetation adequate?	A/M			
Undesirable vegetation or woody plant growth?	A/M			
Excessive sedimentation?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			

Inspector Comments: _____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____
Inspected by: (printed) _____

Grass Channel Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Inspection Frequency Key: A=annual (required); M=monthly (recommended); S=after major storms (recommended)

Inspection Items	Inspection	Inspected?	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	A/M			
Inlets and outlets free of debris?	A/M			
Any dumping of yard wastes into facility?	A/M			
Litter (branches) removed?	A/M			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	A/M			
Grass mowed?	A/M			
Grass height not less than 3 to 4 inches?	A/M			
Fertilized per specifications?	A/M			
Grasses planted according to approved plan?	A/M			
Unauthorized or inappropriate plantings?	A			
Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from inadequate watering?	A/M			
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewatered between storms?	A/M			
Check dams and energy dissipaters/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream	A/S			

Inspection Items	Inspected	Inspected ?	Maintenance Needed? (Yes/No)	Comments/Description
toe of drop structures?				
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design depth?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date
---------------------------	----------

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Indicate Features Present: Catch Basins ☐ Storm Pipe ☐ Headwalls ☐ Outfalls ☐ Catch Basin Inlets ☐

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets	A/S			
Check for sediment, leaf, or debris clogging grates and remove	A/S			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater.	A/S			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			
Check for erosion or scouring around headwall inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
Hazards				
Have there been complaints from residents?	A/S			

Inspector Comments: _____

Overall Condition of Facility: fl Acceptable fl Unacceptable

If any of the above Inspection Items are checked “Yes” for “Maintenance Needed,” list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____



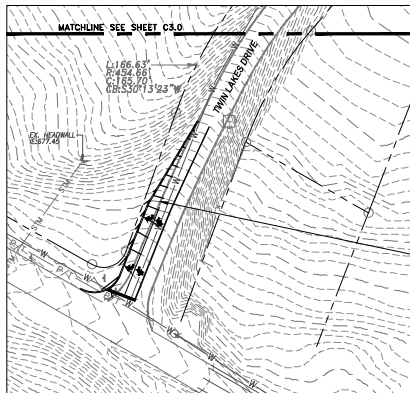
LEGEND

- STORM SEWER
- CURB INLET/CATCH BASIN
- JUNCTION BOX
- CLEAN OUT
- HEADWALL
- RIP-RAP
- SPOT ELEVATION
- TOP OF CURB
- TOP OF PAVEMENT
- TOP OF WALL
- BOTTOM OF WALL



GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY/DESIGNER: THE DESIGN REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, THE ENGINEER CAN NOT WARRANT THESE DESIGN OR PLANS ARE CONSTRUCTED SAFELY IN THE EXISTING CASES WHERE THE ENGINEER IS RETAINED DURING THE CONSTRUCTION PHASE.
- SAFETY NOTES TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE OWNER'S REPRESENTATIVE TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR OUTSIDE THE CONSTRUCTION SITE.
- ALL SLOPES TO BE GRADED TO 3:1 OR FLATTER UNLESS OTHERWISE INDICATED IN THESE PLANS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRASSED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL SUFFICIENT GRASS GROWTH IS ESTABLISHED IN ALL AREAS DISTURBED.
- OWNER'S NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- NOTICE TO CONTRACTOR: PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE CITY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE CITY ENGINEERING AND THE DEVELOPER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONNECTION. THE CITY ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



PROPOSED TWIN LAKES DRIVE MODIFICATIONS TO PROVIDE DEDICATED LEFT AND RIGHT TURN OUT LANE: PROVIDE A CLEAN SAW CUT EDGE ON WHICH TO THE ADDITIONAL ROAD STRUCTURE TO MATCH EXISTING ROAD SECTION

TWIN LAKES LLC
1410 TWIN LAKES DRIVE
COLUMBIA, TN 38401
2025-08-11

SEE SHEET C3.0 FOR COMPLETE DRAINAGE INFORMATION

MARTIN ENGINEERING & SURVEYING, LLC
816 S. Main Street
Columbia, TN 38401
615.812.2147
gaw@martebsg.com



GRADING AND DRAINAGE PLAN

WILLIAMSPORT PIKE
TOWNHOMES PHASE 1
COLUMBIA, TENNESSEE
MAURY COUNTY

General Notes

No. Revision/Issue Date

Date: 2/17/22 Scale: 1" = 60'

C3.1



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION			
	TAX MAP: 88	GROUP:	PARCEL: 51.03
SUMMARY OF NATURE OF REQUEST AND WORK	TO OBTAIN FINAL PLAT APPROVAL FOR WILLIAMSPORT PIKE TOWNHOMES PHASE 1 CONSISTING OF 79 TOWNHOME UNITS		

DATE OF PRE-APPLICATION CONFERENCE	3/1/23	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	--------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Williamsport Pike Townhomes Phase 1 ☒ Total Number of Lots 79 units ☒ Total acreage 15.09 acres

**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	TKC Architecture & Engineering LLC	PHONE	615-617-7477
ADDRESS	2004 Carmack Blvd, Suite C Columbia, TN 38401	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	Honey Lakes LLC	PHONE	615-812-2147
ADDRESS	818 S. Main Street, Columbia, TN 38401	EMAIL	gary@martinengrg.com

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

Cole Newton (TKC A&E)

APPLICANT NAME

Cole Newton

APPLICANT SIGNATURE

8/21/23

DATE

Honey Lakes, LLC

PROPERTY OWNER NAME

GyM

PROPERTY OWNER SIGNATURE

3/16/23

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			

August 21, 2023

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

RE: Project Name: Williamsport Landing, Phase 1, Final Plat
City of Columbia Staff Review Submittal

On behalf of KCS Property, LLC, the owner of these 30 proposed single family lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in **red**.

Engineering

1. Provide LOC in the amount of \$310,000 by August 21st. **The letter of credit was delivered on 8/18/23. (information provided by developer)**
2. Install asphalt binder and curbing by August 21st. **Binder and Curb installation has been completed 8/18/23. (information provided by developer)**
3. Provide temporary turnarounds at the end of Williamsport Landing. **Temporary turnaround and P.U.D.A.E. at the Phase 1 end of Williamsport Landing has been added.**
4. TIS improvements at Hampshire Pike & Lion Pkwy/Iberia Dr and at Hampshire Pike & Oaksprings Drive are to be installed while this plat is being constructed and before any additional plats may be recorded. **All improvements required as part of the Phase 1 development have been installed. (information provided by developer)**
5. Provide updated phasing plan for Williamsport Landing/Honey Lakes. **The developer is coordinating with the adjoining property owners to update the phasing plan based on the approved design and the rate of development for the project.**

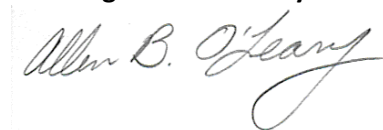
Planning

1. Please note the applicable RS-10 standards from Ordinance 3638 (previous Zoning Ordinance) on the Final Plat. **Note has been added.**

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

Sincerely,

WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, August 8, 2023

ITEM NO.
23-0285

DESCRIPTION: This is the Williamsport Landing, Phase 1, Final Plat creating 30 single family lots and dedicating right-of-way.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Engineering

1. Provide LOC in the amount of \$310,000 by August 21st
2. Install asphalt binder and curbing by August 21st
3. Provide temporary turnarounds at the end of Williamsport Landing
4. TIS improvements at Hampshire Pike & Lion Pkwy/Iberia Dr and at Hampshire Pike & Oaksprings Drive are to be installed while this plat is being constructed and before any additional plats may be recorded.
5. Provide updated phasing plan for Williamsport Landing/Honey Lakes

Maury County Schools

6. Baker Elementary, Whitthorne Middle and Central High School
See Attached Capacity Numbers
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Fire

7. No comments

Planning

8. Please note the applicable RS-10 standards from Ordinance 3638 (previous Zoning Ordinance) on the Final Plat.

TECHNICAL
23-0285
Page 1 of 3

Columbia Power

9. 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.

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Building

10. No comments.

ATT

11. ATT intends to serve.

Wastewater

12. Columbia Wastewater has no concerns.

Duck River Electric Membership Corp

13. No comments provided.

Maury County Highway Dept.

14. No comments provided.

Columbia Water

15. "Complete water infrastructure per approved plans, conduct pressure and bacteria testing, deed infrastructure to CPWS. Water system must be active for approval of final plat."

Police

16. No comments provided.

Public Works

17. No comment.

Atmos Energy

18. No comments provided.

Maury County E911

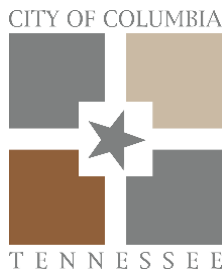
19. No comments provided.

CPWS Broadband

20. Plan to Serve.

ATTACHMENTS: Final Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.



ITEM # I 4.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

August 8, 2023

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 23-0285

Request from Allen O’Leary for final plat approval with surety for Williamsport Landing Phase 1 consisting of 30 single family lots off Twin Lakes Drive.

COMMENTS:

Baker Elementary, Whitthorne Middle and Central High School

See Attached Capacity Numbers

The development combined with current neighborhoods and additional approved
developments in these zones may require either new construction or realignment
of school zones to accomodate new students

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	291	85.6%
	Battle Creek	2019	90,000	30	700	642	91.7%
	Brown	1968	56,720	20	405	316	78.0%
	Highland	1986	47,800	4.5	380	259	68.2%
	Howell	1999	81,600	17.5	700	606	86.6%
	Mt. Pleasant	1978	80,021	22	630	505	80.2%
	Riverside	1984	71,150	14	500	377	75.4%
	Spring Hill	1984	69,000	10	540	432	80.0%
	Woodard	1990	76,200	17	600	542	90.3%
	Wright	2005	97,765	18	740	621	83.9%
					5535	4591	82.9%
Middle	Battle Creek	2019	125,000	45	900	742	82.4%
	Cox	1997	137,200	25	900	669	74.3%
	Mt. Pleasant	2001	113,938	29.2	550	413	75.1%
	Spring Hill	2010	158,106	39.49	950	554	58.3%
	Whitthorne	1979	175,600	17	1050	984	93.7%
					4350	3362	77.3%
High	Central	2016	296,740	55	1700	1503	88.4%
	Mt. Pleasant	1969	110,759	31	600	410	68.3%
	Spring Hill	1993	181,800	57	1200	1283	106.9%
					3500	3196	91.3%
Unit	Culleoka	1969	205,800	34	1020	908	89.0%
	Hampshire	1978	83,410	13.12	500	432	86.4%
	Santa Fe	1964	94,225	24	650	546	84.0%
					2170	1886	86.9%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		126	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13161	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.

Surety Calculation Input

Williamsport Pike

Roadway Items

Total Roadway Length	2078	ft.
Total Pavement Area	59758	S.F.
Sidewalk Width	4	ft.
Total Shared Use Path Length	0	ft.

Site and Grading Items

Number of Lots	30	#
Total Area	16.33	ac.
Total Disturbed Area	16.33	ac.
Storm Pond Area	0.38	ac.

Storm Infrastructure

Total Number of Storm Structures	20	#
Storm Pipe Under 24"	1308	ft.
Storm Pipe 30" and 36"	614	ft.
Storm Pipe 42" and above	0	ft.

Traffic Signal

Estimated Total Installation Cost	0	\$
Installed?	n	Y/N

Bridges and Culverts

Estimated Total Installation Cost	0	\$
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Landscaping

Estimated Total Landscaping Buffer Cost	0	\$
Number of Street Trees	0	#

Street Lights

Installed?	N	Y/N
------------	---	-----

Fill in all applicable fields highlighted in gold.

Save spreadsheet as SuretyCalc_SubdivisionName

Email completed spreadsheet to Glenn Harper, gharper@columbiatn.com

Calculated amounts are located on the output sheet.

This completed form shall be emailed to the City Engineer for verification and approval prior to the acceptance of any surety in the above posted amount.

Surety Calculation Output

Williamsport Pike

Roadway Items		
Binder and Subgrade	\$	20,131
Roadway Topping	\$	102,942
Curbing	\$	7,273
Sidewalk	\$	103,900
Shared Use Path	\$	-
Grading and Site		
General Grading and Stabilization	\$	20,413
Storm Pond	\$	2,500
Storm Infrastructure		
Storm Structures	\$	10,000
Storm Pipe 18" to 24"	\$	16,350
Storm Pipe 30" to 36"	\$	15,350
Storm Pipe 42" and above	\$	-
Other Improvements		
Traffic Signal	\$	-
Bridges and Culverts	\$	-
Landscaping	\$	-
Street Trees	\$	-
Street Lights	\$	10,390
Total	\$	309,249
Surety Amount	\$	310,000

This completed form shall be emailed to the City Engineer for verification and approval prior to the acceptance of any surety in the above posted amount.

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20____, ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

_____, the DEVELOPER (hereinafter the
"DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made
a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

<u>Williamsport Landing</u> PROJECT	
Completed by the Developer <u>KCS Property LLC</u> DEVELOPER NAME <u>Wade Kincaid</u> AUTHORIZED AGENT NAME <u>[Signature]</u> SIGNATURE <u>7/14/2023</u> DATE <u>1985 Ridgcrest Dr.</u> STREET <u>Columbia, TN 38401</u> CITY, STATE, ZIP <u>931-490-9782</u> PHONE <u>Wade@kcsllc.com</u> EMAIL Attest <u>Erik Bakke</u> ATTEST NAME <u>[Signature]</u> ATTEST SIGNATURE <u>7/14/2023</u> DATE	Completed by the City CITY ENGINEER SIGNATURE DATE Attest ATTEST NAME ATTEST SIGNATURE DATE



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Williamsport Pike, Columbia, TN		
	TAX MAP: 088	GROUP:	PARCEL: 051.05
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 30 single family residential lots - Phase 1 of Williamsport landing.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Williamsport Landing, Phase 1 ☒ Total Number of Lots 30 ☒ Total acreage ±16.33

**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	KCS Property, LLC	PHONE	931-490-9782
ADDRESS	1985 Ridgecrest Dr, Columbia, TN	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.

Allen O'Leary
APPLICANT NAME

Allen B. O'Leary
APPLICANT SIGNATURE

7/13/2023
DATE

KCS Property LLC
PROPERTY OWNER NAME

Wade
PROPERTY OWNER SIGNATURE

7/13/2023
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			

Morrow Lane Annexation

Project #:	23-0275	Location:	Map 113 Parcel 80.50
Applicant:	Adam Crunk	Case Type(s):	Annexation
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Public Right-of-Way

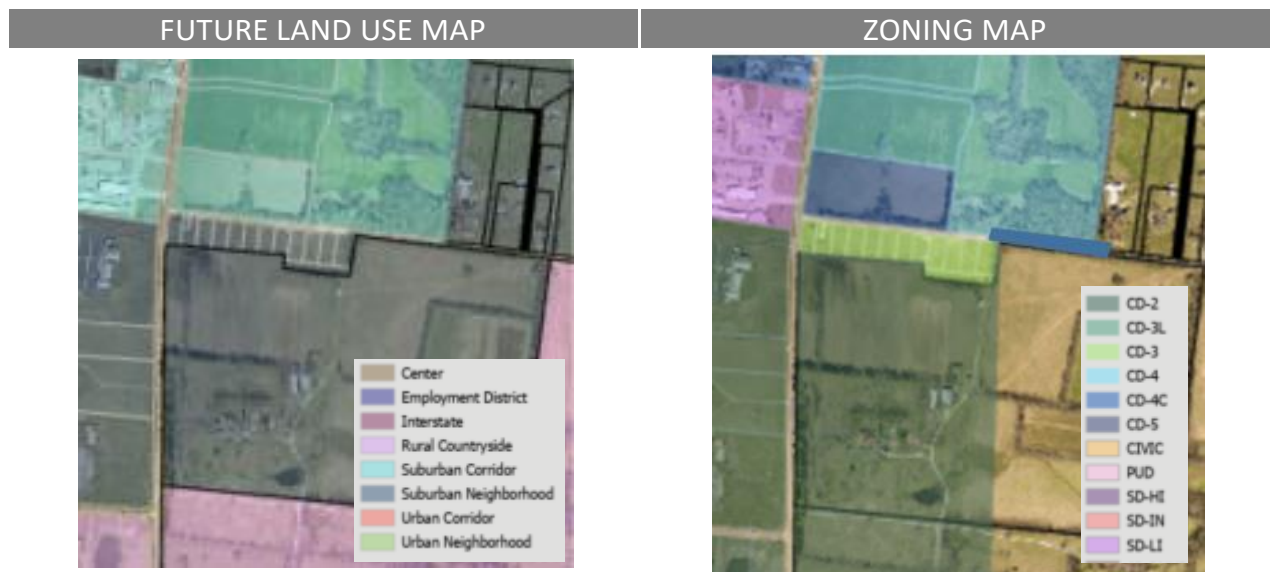
PROJECT SUMMARY

The applicant requests annexation of approximately 500 linear feet of public right of way on Morrow Lane. The subject property is adjacent to the Hillcrest Village (aka Waterford) development. The abutting properties include parcel 80.50 of tax map 113 and parcel 7.03 of tax map 124. Maury County is currently the custodian of the roadway. The applicant requests that the City of Columbia annex a section of the roadway into the city and subsequently take over custody and maintenance. The County Highway Superintendent has expressed support for the annexation.

- The DRC reviewed this proposal at its August 2023 meeting.
- The Maury County Highway Superintendent provided a letter of support for the request.
- The request is limited to an inter-local transfer of custody of a roadway. Analysis of consistency with Connect Columbia is omitted.
- Analysis of zoning conformity is omitted.
- The Planning Commission is a **recommending body** for annexation requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
Unincorporated	Right of Way	Public Roadway	+/- 0.65 Acres



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	N/A	N/A	Right of Way
North	Suburban Corridor	CD-4	In Development
South	Suburban Neighborhood	Unincorporated	Single-Family

The subject site is located inside the Urban Growth Boundary (UGB) and partially outside the corporate limits of Columbia. It is adjacent to the Hillcrest Village development site. The property to the south is partially within the city and partially outside of the city. It is used as a single family residence and for agricultural purposes.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Annexation at its August 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Whenever new territory is added to the zoning jurisdiction of the City by any means, § **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on the proposed changes to the Official Zoning Map.

The Planning Commission is a recommending body for annexations and rezoning under § **8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. *The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];*¹
- c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*

¹ Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read “the legal purposes for which zoning exists are not contravened.”

- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its August 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** requested clarification of the legal status of the annexation and whether the interests of adjacent property owners were impacted by the request.
- The **City Engineer** identified required improvements that the developer of adjacent property to the north must complete prior to acceptance of the roadway.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The request is unusual. Municipalities are generally the custodians of local rights-of-way entirely within their jurisdiction. It is unusual, but not without precedent, to annex a portion of roadway separate from adjacent property. The property on the south side of the right of way remains outside the city in unincorporated Maury County. Initially, planning staff was concerned that the annexation could impact the interests of the underlying fee simple owner of the property to the south. However, the property owner spoke with the City Planner on September 7th and verbally indicated that he did not object to the City taking custody of the subject portion of Morrow Lane.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed annexation and rezoning [*, subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed

annexation and rezoning, subject to the following conditions: *[list conditions of approval crafted by Planning Commission]*.

Deny:

Move to recommend denial of the requested annexation and rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the *[applicant/staff]* provide: *[list additional information]* for review at a future meeting.

August 21, 2023

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



RE: Request for ROW Annexation along a portion of Morrow Lane

Below are our responses to comments received on August 8th, 2023. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

Planning

1. Please provide a metes and bounds legal description of the area to be annexed.
Response: An exhibit showing metes and bounds has been attached to this response.
2. Please identify the legal status of the Right-of-Way. Specifically, do the adjacent property owners hold the reversion of the underlying fee if the right-of-way is ever vacated or abandoned?
Response: From our understanding and investigations, the adjacent property owner does not have any rights or reversion of the underlying fee if the right-of-way is abandoned. We have attached an ALTA and Boundary Survey of the area of the property and no rights are held by the adjacent property owner for the Morrow Lane ROW.

Engineering

3. Provide an agreement to mill, overlay (1.5"), and stripe this segment of roadway with acceptance of the first plat of Heritage Village (PH 1A). Cost to be added to LOC.
Response: The annexation of Morrow Lane was made at the request of Maury County Highways Department and not the current Project Owner. It is our understanding from the ESS and conversations with the City that the Mill and Overlay is required at the requestors expense if only one side of the ROW is owned by the City.

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

Sincerely,

A handwritten signature in blue ink, which appears to read 'Adam Crunk', is positioned below the 'Sincerely,' text.

Adam Crunk, PE
Crunk Engineering LLC

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, August 8, 2023



ITEM NO.

23-0275

DESCRIPTION: Request for ROW annexation along a portion of Morrow Lane.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. Please provide a metes and bounds legal description of the area to be annexed.
2. Please identify the legal status of the Right-of-Way. Specifically, do the adjacent property owners hold the reversion of the underlying fee if the right-of-way is ever vacated or abandoned?

Building

3. No comment.

Police

4. No comment.

Public Works

5. No comment.

Wastewater

6. Columbia Wastewater has no concerns.

Maury County Schools

7. No comment.

Fire

8. No comments

Engineering

9. Provide an agreement to mill, overlay (1.5"), and stripe this segment of roadway with acceptance of the first plat of Heritage Village (PH 1A). Cost to be added to LOC

Columbia Power

10. 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.
 - Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

ATT

11. ATT intends to serve.

Atmos Energy

12. No comments provided.

Maury County E911

13. No comment provided.

Duck River Electric Membership Corp

14. No comments provided.

Maury County Highway Dept.

15. No comments provided.

Columbia Water

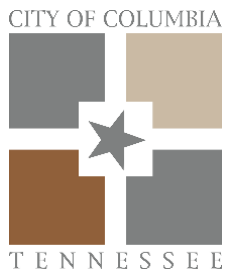
16. "No comments at this time. If development of this property moves forward an application for water availability will be required."

CPWS BROADBAND

17. Plan to Serve.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.



ITEM # I 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

August 8, 2023

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 23-0275

**Request from Patrick Carroll for Annexation of a portion of Morrow Lane
into the City of Columbia.**

COMMENTS:

No Comment

Legend

- I.R.F.

● I.R.S.

● I.P.F.

● AXLE

● F.P.

■ C.M.F.

○ O.K.F.

○ O.K.S.

● R.R.S.F.

● R.R.S.

Iron Rod Found

Iron Rod Set

Iron Pipe Found

Axle Found

Fence Post

Concrete Monument Found

Pk Nail Found

Pk Nail Set

Railroad Spike Found

Railroad Spike Set
- ⊕ Bench Mark

⊕ Stake Found

⊕ Fire Hydrant

⊕ Water Valve

⊕ Water Reducer

○ Clean Out

⊕ Sanitary Sewer Manhole

⊕ Storm Sewer Manhole

Catch Basin

Curb Inlet

Storm Pipe

Cable Manhole

Electric Manhole

Telephone Manhole

Water Manhole

Electric Meter

Cable Riser
- ⊕ Power Pole

⊕ Guy Pole

⊕ Guy Wire

⊕ Up-light

⊕ Bore Hole

⊕ Observation Well

⊕ Tower

⊕ Sinkhole

⊕ Spring

⊕ Well

Septic Tank

Water Spigot

Traffic Signal

Flag Pole

Water Flow Arrow

Evergreen Tree

Deciduous Tree

Shrub

Sign
- Adjoining Property Line

--- Subject Property Line

--- Easement Line

--- Building Setback Line

--- Centerline

--- Edge of Pavement

--- Edge of Gravel

--- Fence Line

--- Landscape

--- Woods / Tree Line

OHE Overhead Electric Line

OHT Overhead Telephone Line

UG Undergroud Utility Line

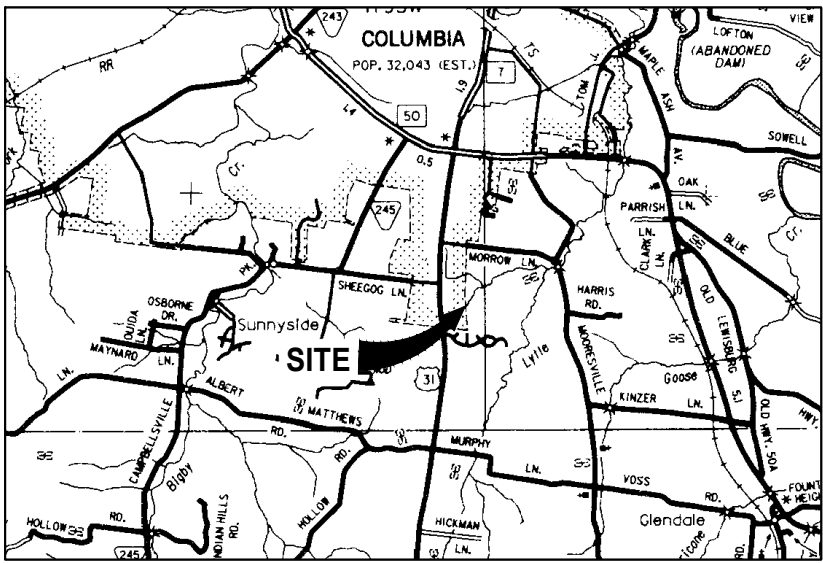
UC Undergroud Cable Line

UGE Undergroud Electric Line

UGT Undergroud Telephone Line

FM Forced Main Line

Location Map



Surveyor's Notes

All distances were measured with Trimble R10 GPS and have been adjusted for temperature and pressure.

The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.

The property shown hereon is located within Maury County, TN and in city limits of Columbia, TN

The area of the parcels as shown hereon is 70.07 Acres

This property currently identified as Tax Map No. 113 Parcel No. 80.47. For designation shown thus (XXX) indicates Parcel Numbers for said map.

Deed reference: Book R2326, Page 74
Book R2406, Page 1497

This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.

This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.

The certification is not an expressed or implied warranty or guarantee.

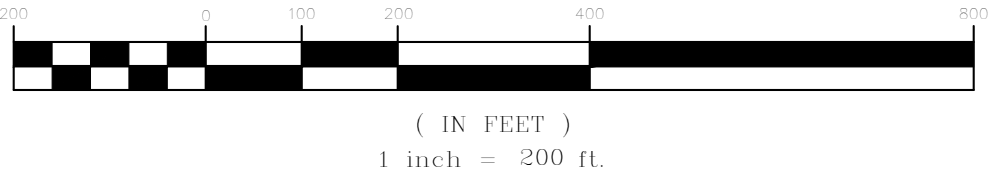
This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0285E, dated April 16, 2007.

TABLE A

TAX MAP 113

PARCEL 80.01 -	PENTECOSTAL CHURCH OF CHRIST DEED BOOK R2196, PAGE 527 LOT 1 - 1.21 ACRES
PARCEL 80.38 -	STUFF IT INN COLUMBIA DEED BOOK R2359, PAGE 1098 PLAT BOOK 16, PAGE 289 0.66 ACRES
PARCEL 80.16 -	STUFF IT INN COLUMBIA DEED BOOK R2359, PAGE 1098 PLAT BOOK 8, PAGE 327 TRACT 3 - 0.487 ACRES
PARCEL 80.02 -	STUFF IT INN COLUMBIA DEED BOOK R2359, PAGE 1098 PLAT BOOK 8, PAGE 327 TRACT 2 - 0.816 ACRES
PARCEL 80.17 -	STUFF IT INN COLUMBIA DEED BOOK R2359, PAGE 1098 PLAT BOOK 11, PAGE 320 TRACT 1B - 0.636 ACRES
PARCEL 80.13 -	MICHAEL SLOAN DEED BOOK R2227, PAGE 1026 PLAT BOOK 11, PAGE 355 TRACT 4 - 0.471 ACRES
PARCEL 80.05 -	MICHAEL SLOAN DEED BOOK R1992, PAGE 1072 PLAT BOOK 11, PAGE 355 TRACT 2 - 0.623 ACRES

GRAPHIC SCALE



Surveyor's Certification (Tennessee)

I hereby certify that this is a Category "T" survey, meets or exceeds the Minimum Technical Standards for Land Surveyors, and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, and was done in compliance with the current Minimum Technical Standards.

James D. Webb, TN RLS #586

Date



Client
JLM INVESTMENTS LLC
P.O. BOX 1617
COLUMBIA, TN 38401

JLM INVESTMENTS LLC PROPERTY
PULASKI HIGHWAY
PLAT OF SURVEY
70.07 ACRE TRACT

DATE

REVISIONS

Drawn: JMC

Checked: JMW

Approved: JMW

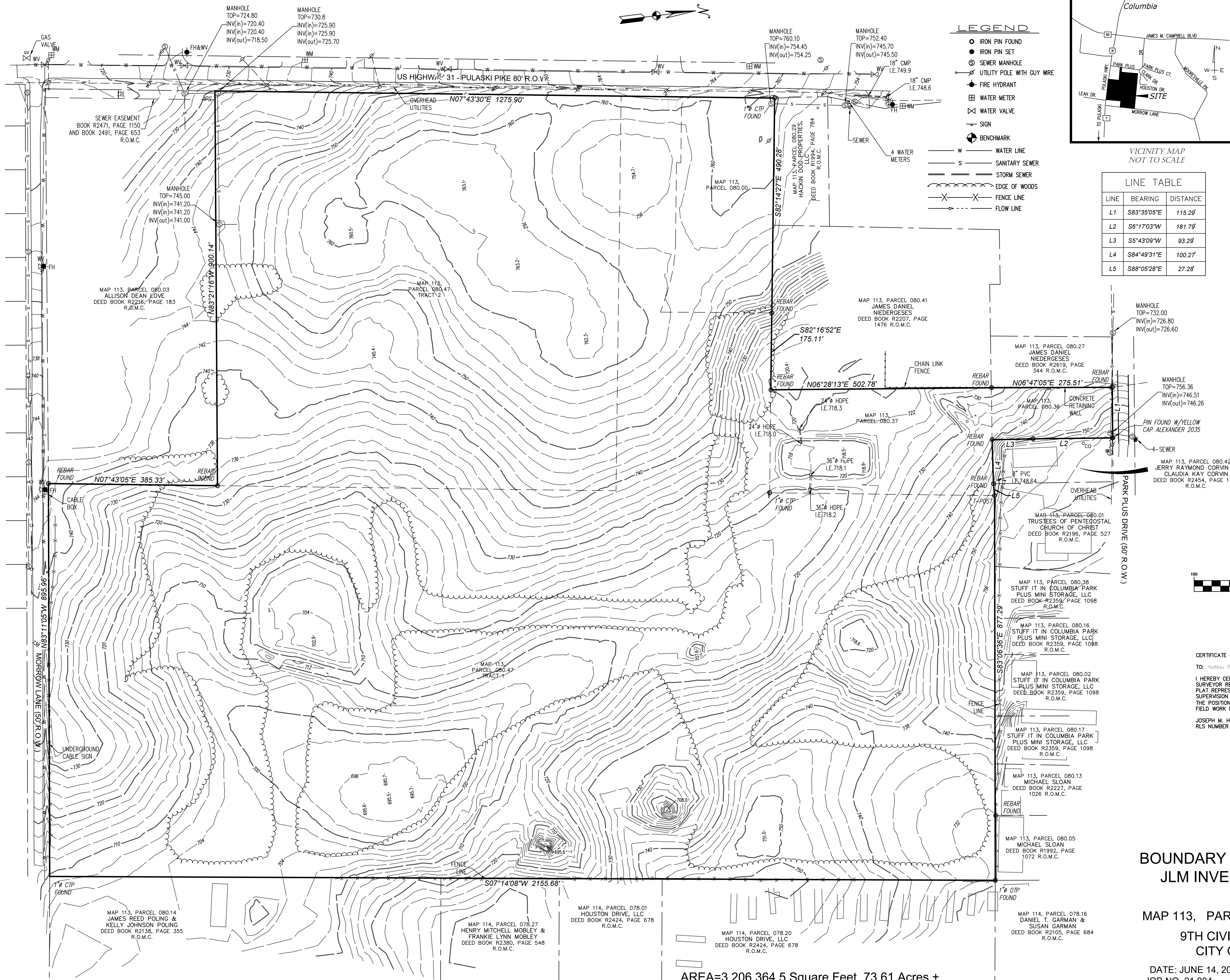
Date: 05-24-2018

Job no.
16643

Scale

Vertical

Horizontal



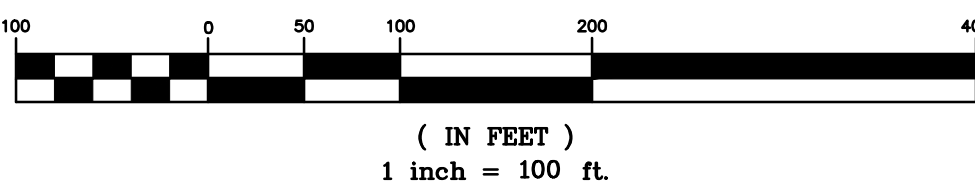
GENERAL NOTES:

1. THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING RTK GPS POSITIONAL DATA UTILIZING A TRIMBLE R12 DUAL FREQUENCY RECEIVER OR STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), ZONE 4100.
3. ELEVATIONS SHOWN HEREON ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
4. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 4719C0285 E, COMMUNITY NUMBER 475423, PANEL NUMBER 0285 E ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF COLUMBIA, TENNESSEE (MAP DATED: APRIL 16, 2007).
5. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
6. THIS PROPERTY IS SHOWN ON MAURY COUNTY TAX MAP 113 AS PARCELS 080.00, 080.36, 080.37 AND 080.47
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
8. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
9. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL FOR THIS PROPERTY OR ADJONERS. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENTS OF THE SUBJECT PROPERTY.

DEED REFERENCE

- MAP 113, PARCEL 080.00
JLM INVESTMENTS, LLC
DEED BOOK R2406, PAGE 1497
- MAP 113, PARCEL 080.36
JLM INVESTMENTS, LLC
DEED BOOK 2636, PAGE 1024
- MAP 113, PARCEL 080.37
JLM INVESTMENTS, LLC
DEED BOOK 2636, PAGE 1024
- MAP 113, PARCEL 080.47
JLM INVESTMENTS, LLC
DEED BOOK 2326, PAGE 74
- MAP 113, PARCEL 080.42
JERRY RAYMOND CORVIN &
CLAUDIA KAY CORVIN
DEED BOOK R2454, PAGE 1173
R.O.M.C.

GRAPHIC SCALE

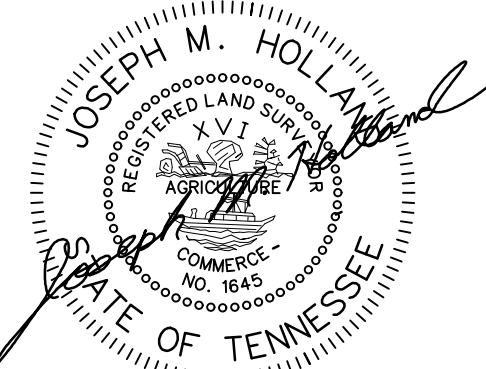


CERTIFICATE OF SURVEY

TO: NoMa Partners, LLC.

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN PLAT REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE POSITIONAL ERROR DOES NOT EXCEED 1/10 OF A FOOT. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JUNE 11, 2021.

JOSEPH M. HOLLAND
RLS NUMBER 1645



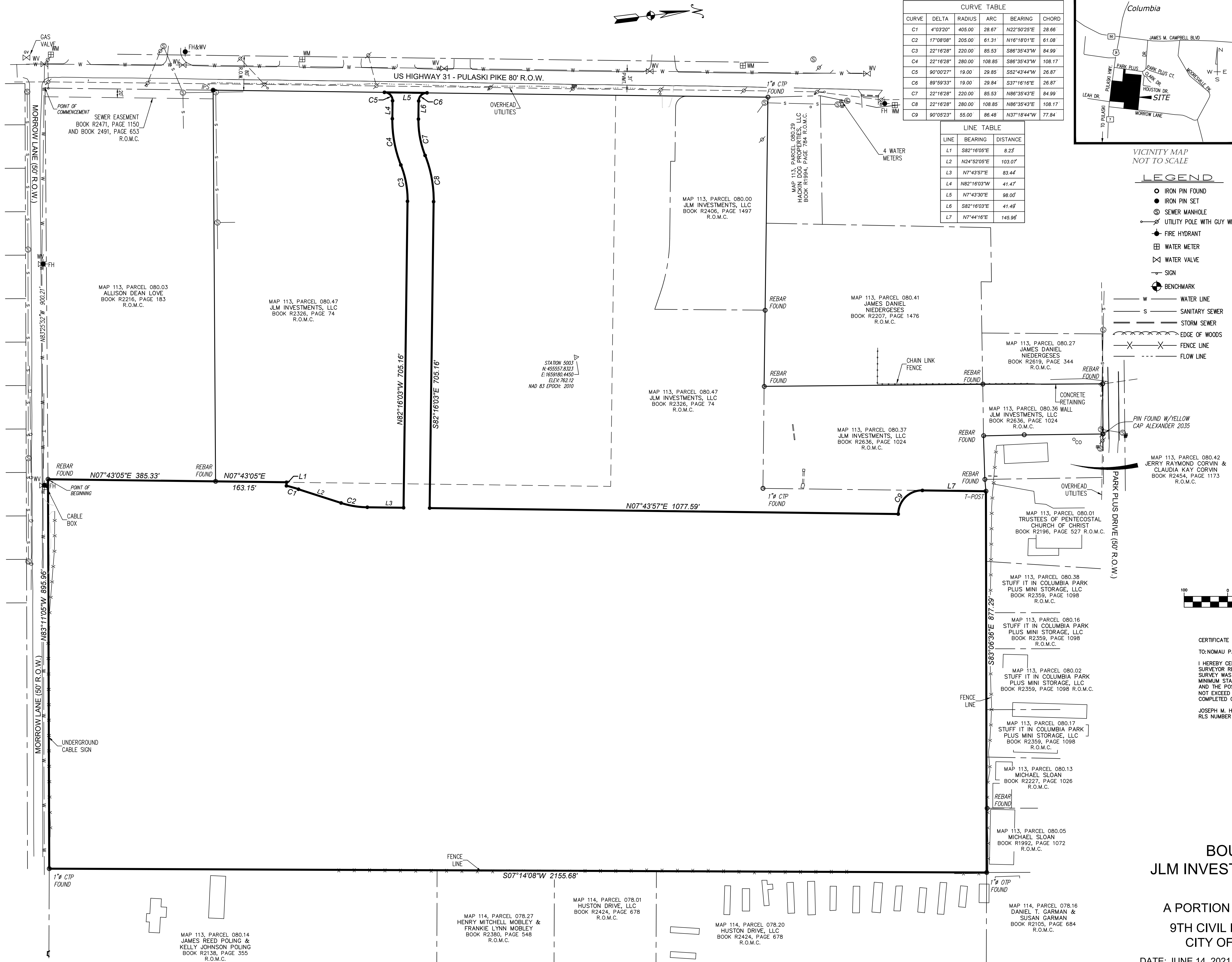
BOUNDARY AND TOPOGRAPHIC SURVEY
JLM INVESTMENTS, LLC PROPERTY

MAP 113, PARCELS 080.00, 080.36, 080.37 & 080.47
9TH CIVIL DISTRICT - MAURY COUNTY
CITY OF COLUMBIA, TENNESSEE

DATE: JUNE 14, 2021
JOB NO. 21.004

SCALE 1" = 100'
SHEET 1 OF 1

AREA=3,206,364.5 Square Feet, 73.61 Acres ±



GENERAL NOTES:

- THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING RTK GPS POSITIONAL DATA OBSERVED BETWEEN THE DATES OF MAY 14, 2021 AND JUNE 11, 2021 UTILIZING A TRIMBLE R12 DUAL FREQUENCY RECEIVER AND STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING AN ONLINE USER POSITION SERVICE (OPUS) REFERENCED TO NAD 83 (2011) (EPOCH 2010). ELEVATIONS SHOWN ARE REFERENCED TO NAVD88 (COMPUTED USING GEOID 18).
- OPUS SOLUTION DATA: DURATION 0:29:45, 2128 OF 2401 OBSERVATIONS USED (89%), # FIXED AMBIGUITIES (100%), NORMALIZED RMS 0.345.
- COMBINED SCALE FACTOR: 0.99957057 CENTERED ON FIXED STATION 5003 AS SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), ZONE 4100.
- ELEVATIONS SHOWN HEREON ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
- THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON MAP NUMBER 4719C0285 E, COMMUNITY NUMBER 475423, PANEL NUMBER 0285 E ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF COLUMBIA, TENNESSEE (MAP DATED: APRIL 16, 2007).
- OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
- THIS PROPERTY IS SHOWN ON MAURY COUNTY TAX MAP 113 AS PARCELS 080.00, 080.36, 080.37 AND 080.47.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT, THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.

DEED REFERENCE

MAP 113, PARCEL 080.47
JLM INVESTMENTS, LLC
BOOK R2326, PAGE 74

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

CERTIFICATE OF SURVEY

TO: NOMAU PARTNERS, LLC

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY AND THE POSITIONAL ERROR AT ANY PROPERTY CORNER DOES NOT EXCEED 0.10'. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JUNE 11, 2021.

JOSEPH M. HOLLAND
RLS NUMBER 1645

BOUNDARY SURVEY
JLM INVESTMENTS, LLC PROPERTY

A PORTION OF MAP 113, PARCEL 080.47
9TH CIVIL DISTRICT - MAURY COUNTY
CITY OF COLUMBIA, TENNESSEE

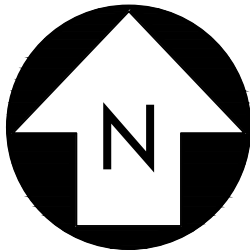
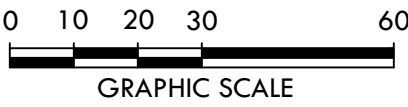
DATE: JUNE 14, 2021
JOB NO. 21.004

SCALE 1" = 100'
SHEET 1 OF 1



BEGINNING AT A 1" OLD REBAR ROD IN THE PRESENT RIGHT-OF-WAY OF MORROW LANE, SAID POINT BEING LOCATED 895.96 FEET EAST OF THE SOUTHWEST CORNER OF MAP 113 PARCEL 080.03;

THENCE WITH THE EAST LINE, S83° 11' 05"E, 583.63 FEET TO THE POINT OF BEGINNING; THENCE S06° 23' 23"W A DISTANCE OF 50.00 FEET; THENCE N83° 11' 06"W A DISTANCE OF 584.00 FEET; THENCE N06° 48' 55"E A DISTANCE OF 50.00 FEET; THENCE S83° 11' 05"E A DISTANCE OF 583.63 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 29,190 SQUARE FEET OR 0.67 ACRES.





Van Boshers
Hwy. Superintendent

Benida Oliver
Office Manager

Maury County Highway Dept.

1210 Industrial Park Road
Columbia, Tennessee 38401
Phone 931-375-6201 • Fax 931-375-6219

City of Columbia Planning Commission
700 North Garden Street
Columbia, TN 38401
(931) 560-1560

ATTN: Austin Brass, AICP

RE: Waterford Townhomes Development – Morrow Lane Right-of-Way (ROW) Annexation

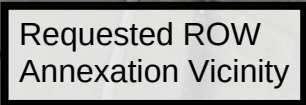
Request for Annexation

After review and consideration of the impacts directly related to the development of the subject parcels, Tax Map 113 – Parcels 80.00, 80.37, 80.47, 80.50, and 80.51, the Maury County Highway Department (MCHD) would formally request that portions of Morrow Lane be annexed by the City of Columbia. The extents of the roadway and ROW to be annexed are generally depicted in the attached exhibits. Upon its annexation, the MCHD would relinquish all liability and maintenance responsibilities within the ROW for this portion of roadway.

See attached exhibits for clarification.

Van Boshers

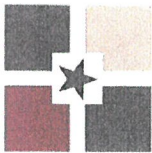
Date



MORROW LANE

REQUESTED ROW ANNEXATION:
~584 LF





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	North of Morrow Lane and East of US HWY 31		
	TAX MAP: 113	GROUP: 08047	PARCEL: 000
SUMMARY OF NATURE OF REQUEST AND WORK	Request for ROW annexation along a portion of Morrow Lane.		

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

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

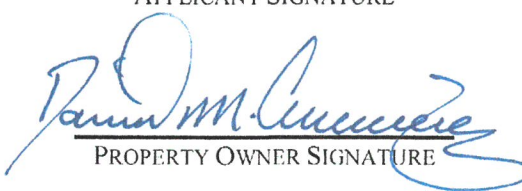
APPLICANT

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

NAME	Patrick Carroll, PE	PHONE	615-261-3114
ADDRESS	7112 Crossroads Blvd. #201, Brentwood, TN 37027	EMAIL	patrick@crunkeng.com

PROPERTY OWNER NAME	M/I Homes of Nashville LLC	PHONE	224-402-5607
ADDRESS	3020 Stansberry Ln, Suite 202, Franklin, TN 37069	EMAIL	dcumming@mihomes.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>Adam Crunk</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>07/11/2023</u> DATE
<u>M/I Homes of Nashville LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>07/11/2023</u> DATE

STAFF USE ONLY

DOCKET NO.	<u>23-0275</u>	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

Cayce Lane Rezoning

Project #:	23-0238	Location:	Map 101 Parcel 39.00
Applicant:	Wade Kincaid	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests to rezone a 30.76-acre parcel located on the east side of Cayce Lane from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits one dwelling unit per acre in CD-2 and two dwelling units per acre in CD-3L. The applicant previously requested to rezone the subject site to CD-3 (Neighborhood Character District) which permits four dwelling units per acre. The Planning Commission recommended approval; City Council ultimately denied the request.

- The DRC reviewed this proposal at its July 2023 meeting.
- The request is consistent with Connect Columbia, the City's comprehensive plan.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards. However, greater detail will be required at the time of any subsequent Site Development Plan and Preliminary Plat.
- At the request of staff, the applicant provided specific responses to some of the rezoning criteria.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

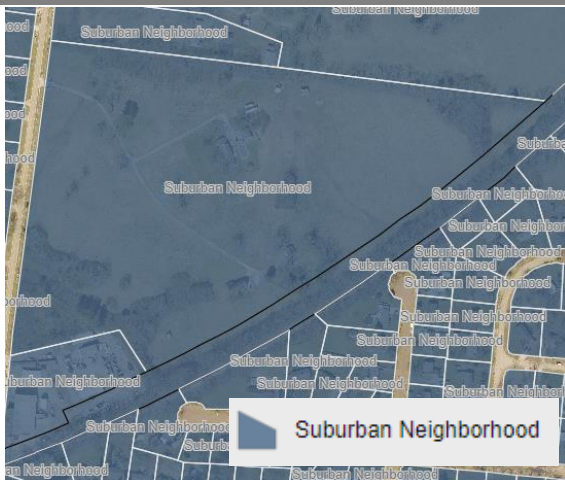


SITE INFORMATION

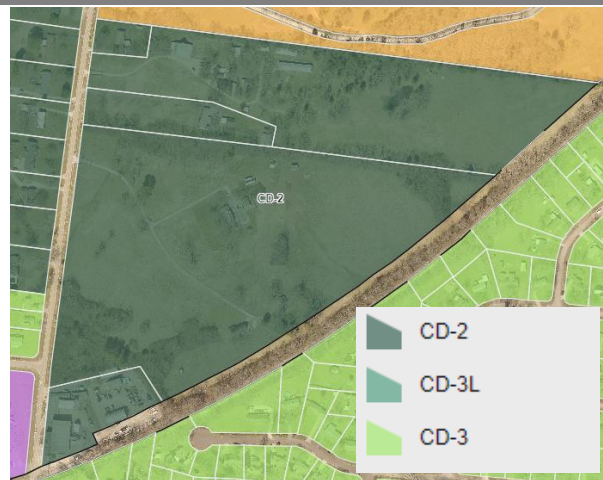
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Residential	Single-Family Home	+/-30.76 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-2	Single-Family
North	Suburban Neighborhood	CD-2	Single-Family
South	Suburban Neighborhood	CD-2	Vehicle Service/Civic
East	Suburban Neighborhood	CD-3	Single-Family
West	Suburban Neighborhood	CD-2/CD-3	Single-Family

Existing improvements on the property consist of a single-family home and various accessory structures. The home was constructed in 1960. Most of the subject site is bounded by Cayce Lane and railroad tracks. Large lot single family homes abut the site to the north. A Tennessee Department of Transportation facility borders the property on the south. The area is mostly a mix of CD-2 and CD-3 zoned residential property with the exception of the TDOT property and a self-storage facility. The future land use of the subject property and all adjacent properties is Suburban Neighborhood.

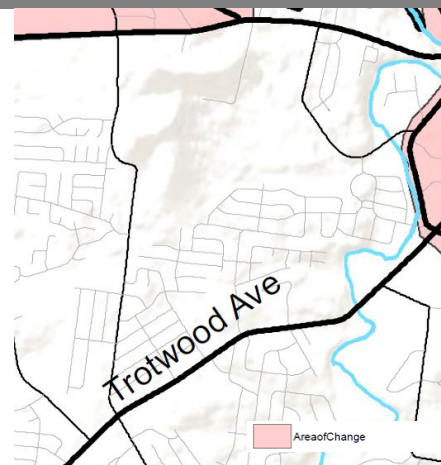
CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhood: The future land use of the subject site is Suburban Neighborhood. The Character Area is conducive to residential development and neighborhoods with limited intermixed and compatible civic uses (Connect Columbia, p. 22). The Future Land Use Plan indicates that “the general development pattern is defined by a single use activity on individual lots” (Connect Columbia, p. 22). Green space is largely incorporated on individual lots; neighborhood and community parks should be located within neighborhoods to enhance the quality of life. Development should emphasize connectivity and housing diversity (Connect Columbia, p. 23). The Character Area Matrix from page twenty-two of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.

CHARACTER AREA MATRIX				
	Development Pattern	Zoning Category and Uses	Infrastructure	Design Standard
SUBURBAN NEIGHBORHOOD	Is the property in an Area of Change?	Residential Uses Zoning Category: Low Density Residential District and Medium Residential.	Not in an Area of Change: Limited new services, with mostly in-fill enhancements to existing infrastructure.	<u>Scale:</u> New dwellings and structures should be compatible with the established character of the area.
	No: The development pattern is established. Changes to overall character of the area should rarely occur. Yes: The development pattern is evolving. Changes to the area are likely as development occurs. New development should respect both the natural environment and blend with existing, surrounding neighborhood assets.	Public and Civic Uses Zoning Category: Religious Facilities, Government Facilities (low impact), and Educational Facilities.	Within an Area of Change: Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	<u>Architecture:</u> New developments should include a mix of architectural styles. Residential garages, if front-facing, should be recessed from the front façade of the structure. Civic use should respect the residential character, while providing architectural interest.

AREA OF CHANGE

The subject site **is not located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern was established. Changes to overall character of the area should rarely occur. The designation does not necessarily mean that any particular development proposal is inconsistent with Connect Columbia. It does mean that the Planning Commission may pause to ensure the context of the area surrounding the subject property is considered fully in the review process. (Connect Columbia p. 14).

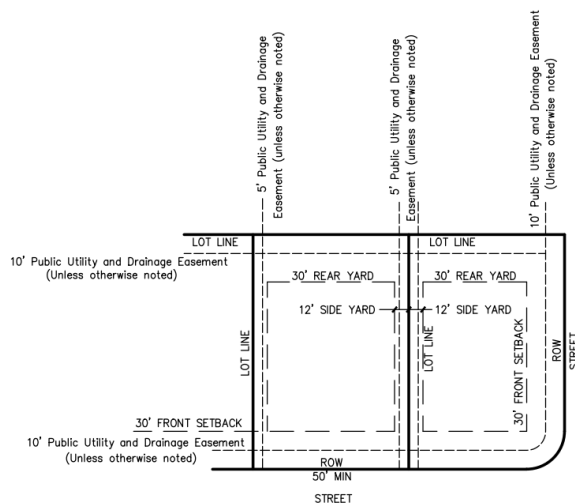


CONFORMITY WITH ZONING ORDINANCE

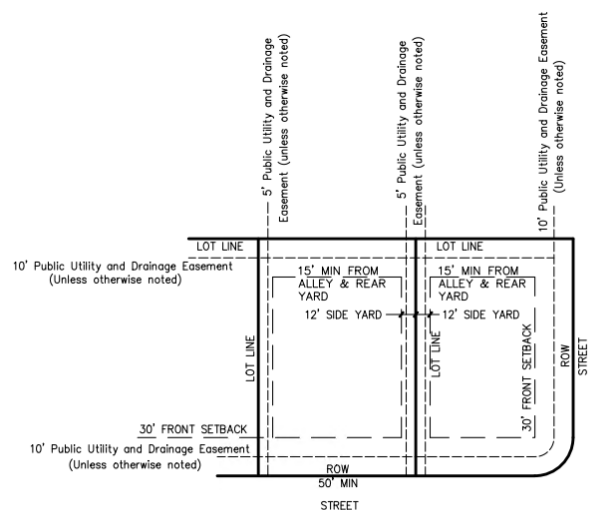
As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”) demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat would be required to comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Lots, Building Sites & Bulk Standards

- The concept plan depicts single family lots which generally conform to the CD-3L bulk standards listed in Table 4.3.1-B of the Zoning Ordinance.
 - The Ordinance requires a minimum lot width of 100’.
 - The Ordinance requires minimum setbacks of:
 - 30’ front setback principal and secondary frontages;
 - 12’ side setback; and
 - 30’ rear setback, measured from the rear property line; or 15’ from the centerline of rear alley as applicable.
 - The applicant’s concept proposes two lot layouts, including a handful of lots served by rear alleys. Both conform to the CD-3L setbacks.



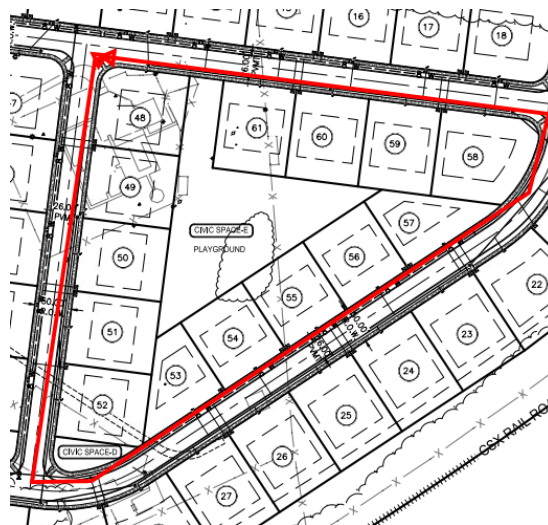
SUBDIVISION
TYPICAL LOT LAYOUT



SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED

Blocks, Thoroughfares & Connectivity

- **The concept plan demonstrates that development of the site could conform to the applicable standard for block formation and size.**
 - The Zoning Ordinance requires that Thoroughfares on development sites be arranged to form blocks (§ 5.2.2.D, p.308).
 - Block formation allows the creation of lots with front-to-back discipline. This arrangement of public and private space (i.e. “Layers”) is the animating principle of the Ordinance.
 - A block perimeter may not exceed 3,600 feet (Table 4.3.1-B, p. 57; Table 5.2.2.D, p. 308).
 - The largest block depicted in the concept plan has a perimeter of less than 2,200 feet. Lots along the northern edge of the property establish a block pattern which could be continued by subsequent development on adjacent parcels.
 - Lots on the edge of the property along the railroad track deviate from the block pattern as permitted by § 5.2.2.



Civic Spaces

- **The concept plan indicated that it is possible to develop the site with required Civic Space in the form of Playgrounds, Greens, and Pocket Parks dispersed throughout the development. Additional details will be required for any subsequent Site Development Plan or Preliminary Plat.**



- Section **5.3.1** of Zoning Ordinance requires any development parcel¹ to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
- The applicant proposes to dedicate 7.95 acres (25.8%) of the 30.76-acre site to Civic Space.
- Section **5.3.3** offers eight Civic Space types that include green space, natural areas, pocket parks, etc.
- Each Civic Space type has its own standards for intent, size, frontage, character, and typical facilities.
- Section **5.3.3.B** further requires civic space designed and equipped as a playground within 1,300 feet of each lot within a CD-3L development.
- The concept plan depicts eight Civic Spaces, primarily green space, throughout the development. Some of the spaces may not meet the Planning Commission's standards for the applicable Civic Space type. Conformity with the standards will be evaluated at Site Development Plan and Preliminary Plat.

Type	Number	Area
Playground	2	1.38 acres
Green	2	5.90 acres
Pocket Park	4	0.67 acres

Tree Preservation

- **Section 4.3.16 of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site.**
 - The applicant has not provided a tree preservation plan, and is not required to do so as part of a concept plan.
 - Any subsequent Site Development Plan or Preliminary Plat will require a tree preservation plan.
 - The preservation of existing tree canopy may alter the site design.

¹ Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

REVIEW PROCESS

The Development Review Committee evaluated the proposed Annexation at its July 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [are not contravened];²*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** asked the applicant to provide a narrative response to criterion **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment. This request is due to the failure of the applicant's recent request to rezone the subject site.

² Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

- Planning also made a number of advisory comments. Specifically, planning staff noted that although the Zoning Ordinance permits gravel driveways in CD-3L (**Table 4.3.1-B, p. 62**), they are not appropriate in a 61-lot subdivision within the urbanized area of Columbia. If this project progresses to Site Development Plan, staff will recommend that Planning Commission request that the developer provide restrictive covenant prohibiting installation of gravel driveways.
- Columbia Water System's (**CPWS**) consultant (Inflow) noted that a water availability letter was issued on May 8, 2023. The letter will remain valid for 120 days.
- **Maury County Schools** noted that the site is currently in the attendance zones of Woodard Elementary, Whitthorne Middle, and Central High School. New construction or realignment of school attendance zones may be necessary to accommodate new students. This is a standard comment from the school system.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-3L zoning is consistent with Connect Columbia. The subject site's future land use classification is Suburban Neighborhood. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.

Planning Commission may study the possibility of adverse impacts on surrounding property owners. The previous rezoning request for this property garnered significant public comment. At the request of the Planning Commission, the applicant provided a traffic study (not usually required for a rezoning), safety study, and storm water analysis. Although no material adverse impacts to other properties are known to staff at this time, there is clearly concern in the community about compatibility of development. The reduced density of CD-3L may, or may not, be more appropriate than the CD-3 previously requested. The applicant makes this argument in the response to comments: "[l]ower density gives more green space for water issues, will have less traffic, and will fit more with the existing character of the small portion of Cayce Lane directly across from [the subject] property."

Conditions affecting the area may have changed to a sufficient degree to warrant the Zoning Map Amendment. In response to comments, the applicant makes two claims: 1) that increased demand for housing warrants the rezoning; and 2) that, upon adoption of Ordinance 4400, it was a mistake to assign the CD-2 designation to property previously zoned RS-40. Demand for housing has increased in Columbia, which may warrant rezoning of the subject property. However, critique of City Council's decision not to initiate a mass-rezoning of properties throughout the city without owners' consent does not address the criterion at 8.5.19.H.4(e).

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

Paul Keltner
Director of Development Services
700 North Garden St.
Columbia, Tn 38401

Mr. Keltner,

This letter serves as a response to the staff comments regarding the rezoning of 6218 Cayce Lane to CD-3L, specifically, Planning Comment 1. 8.5.19.h.4.(e). This criterion requires a determination that conditions affecting the area have sufficiently changed, warranting a Zoning Map Amendment or that the existing zoning was the result of a mistake.

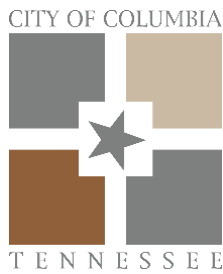
Since 2010, Columbia has seen significant growth in population making our city and Maury County one of the fastest growing areas in Tennessee. Our available housing has not kept up with that growth and the cost of housing for both owners and tenants has dramatically outpaced both the population growth and the availability of homes within the city limits. This growth has primarily occurred on the north side of Columbia, but is now rolling through the center of the city and to the south, southeast and southwest parts of Columbia. The Comprehensive Plan identifies this area as Suburban Neighborhood, and indeed, this is a classification that has been applied, not just by the Comprehensive Plan, and not just to this parcel, but, to the entirety of Cayce Lane from Trotwood Avenue north to Hampshire Pike since the enactment of the Maury County Comprehensive Plan in 2011 and as it has been revised.

While the need for additional housing shows that conditions are sufficiently changed, the general policy of simply translating the prior zoning under the prior code to the existing zoning under the new code was a mistake for this parcel, and many others within the city limits of Columbia. CD-2 is a rural lot designation that is simply unsuitable for property within the city limits and especially for property with a future land use of Suburban Neighborhood. It has created an inconsistency with the majority of the neighborhoods surrounding and along Cayce Lane that should be remedied to place this parcel in compliance with the Comprehensive Plan and in accordance with 1.5.1.H and 1.5.1.K of the code.

This project is in its second iteration of a plan for development. The initial request for CD-3 was given a recommendation for approval by the planning staff, the Planning Commission recommended approval to City Council after determining that 8.5.19.H.4(e) was satisfied. Despite this, the City Council voted to deny the prior request. As requested by the Planning Commission for the prior request, we ordered a traffic and safety study, as well as a water study. We listened to the commentary of the neighbors, and the concerns of all affected parties. After much discussion, analysis of the data and feedback from City Council, we feel that CD-3L fits the needs of the community growth, as would CD-3, and that either zoning would bring this property into compliance with the Comprehensive Plan. Lower density gives more green space for water issues, will have less traffic, and will fit more with the existing character of the small portion of Cayce Lane directly across from our property. At this time, we request the rezoning of 6218 Cayce Lane to CD-3L. Should you have any questions, please feel free to contact us at any time.

Thank you,

Wade Kincaid
KCS Property, LLC



ITEM # I 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

July 11, 2023

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 23-0238

Request from Wade Kincaid for Rezoning of property located at 6218 Cayce Lane from CD-2 (Rural Character District) to CD-3L (Neighborhood Large Lot Character District).

COMMENTS:

Woodard Elementary, Whitthorne Middle, Central High School

See Attached Capacity Numbers

The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accomodate new students.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	325	95.6%
	Battle Creek	2019	90,000	30	700	609	87.0%
	Brown	1968	56,720	20	405	348	85.9%
	Highland	1986	47,800	4.5	380	304	80.0%
	Howell	1999	81,600	17.5	700	644	92.0%
	Mt. Pleasant	1978	80,021	22	630	566	89.8%
	Riverside	1984	71,150	14	500	413	82.6%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	567	94.5%
	Wright	2005	97,765	18	740	631	85.3%
					5535	4846	87.6%
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	646	71.8%
	Mt. Pleasant	2001	113,938	29.2	550	414	75.3%
	Spring Hill	2010	158,106	39.49	950	524	55.2%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	3189	73.3%
High	Central	2016	296,740	55	1700	1402	82.5%
	Mt. Pleasant	1969	110,759	31	600	391	65.2%
	Spring Hill	1993	181,800	57	1200	1165	97.1%
					3500	2958	84.5%
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	407	81.4%
	Santa Fe	1964	94,225	24	650	532	81.8%
					2170	1842	84.9%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		209	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13044	

June numbers due to summer system rollover. Updated numbers will be available in August.

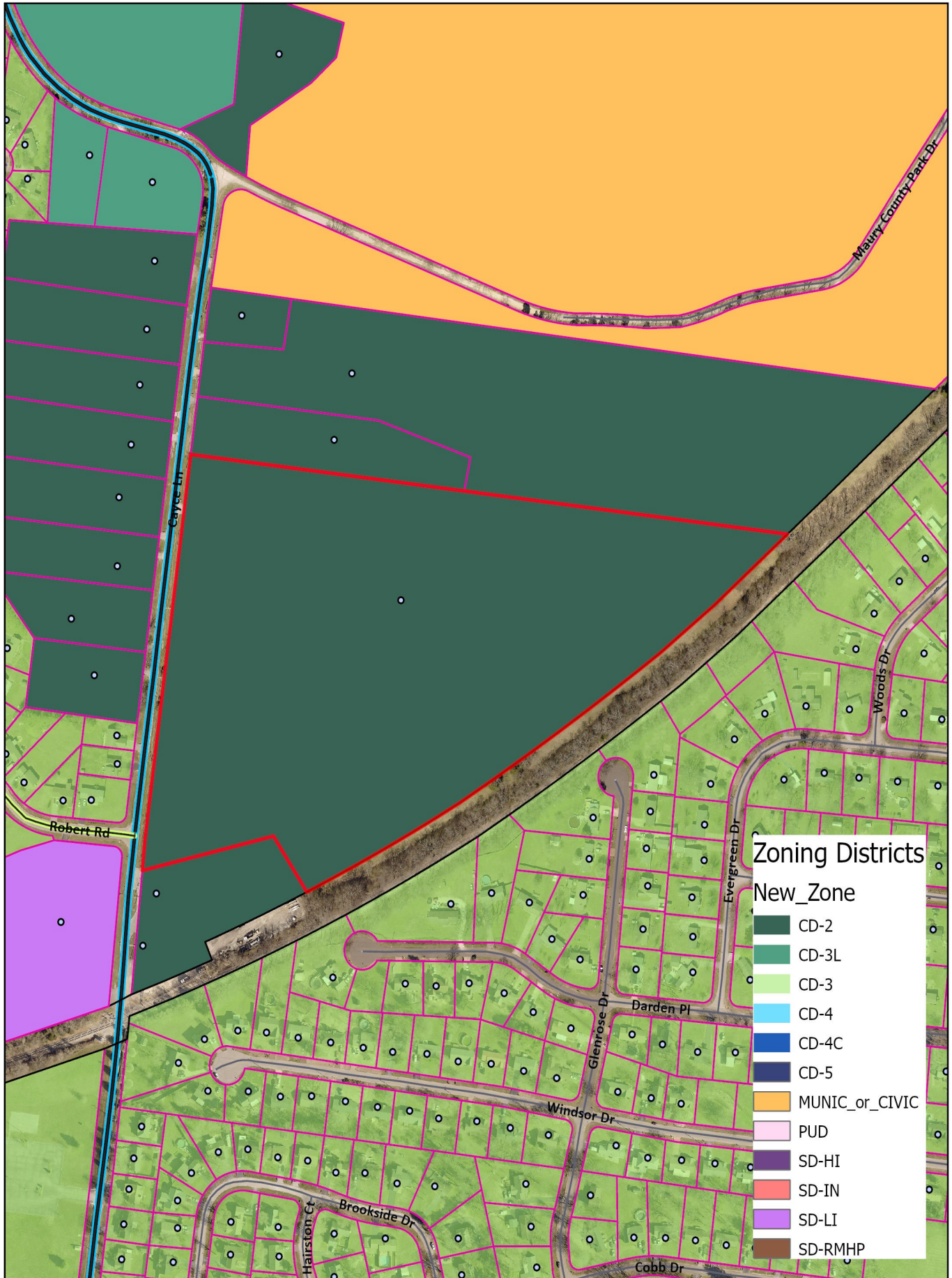


Case#23-0238
6218 Cayce Lane



CITY OF
COLUMBIA
TENNESSEE

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



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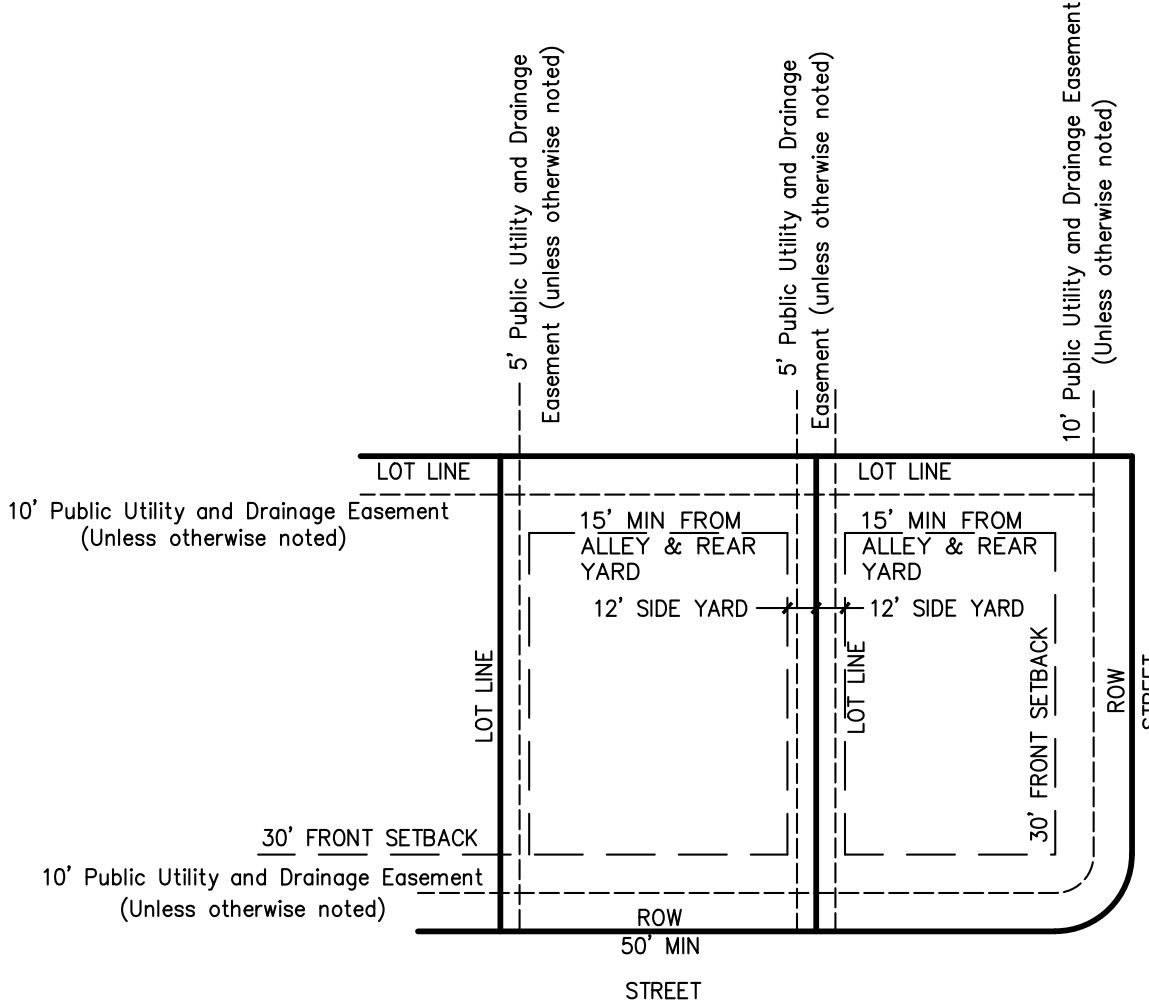
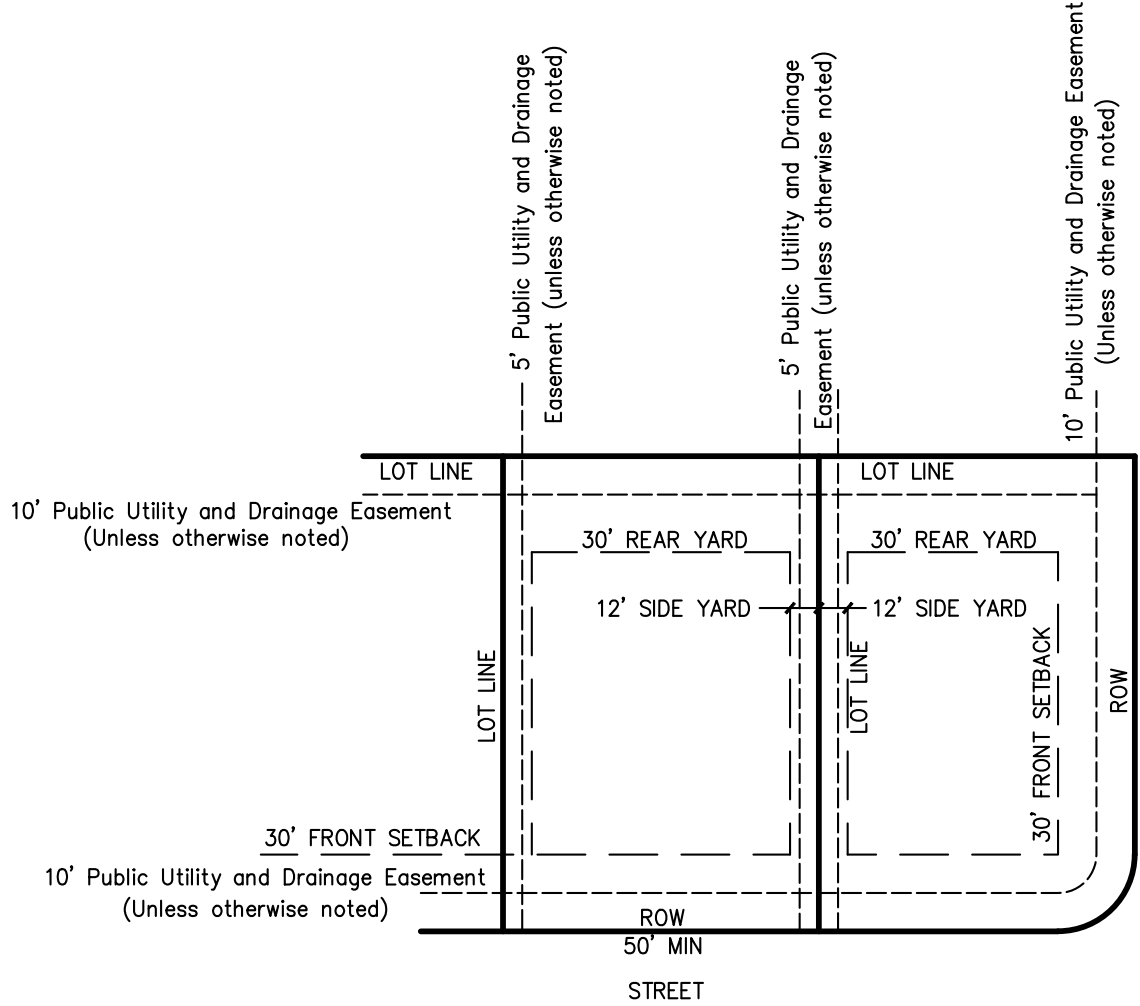
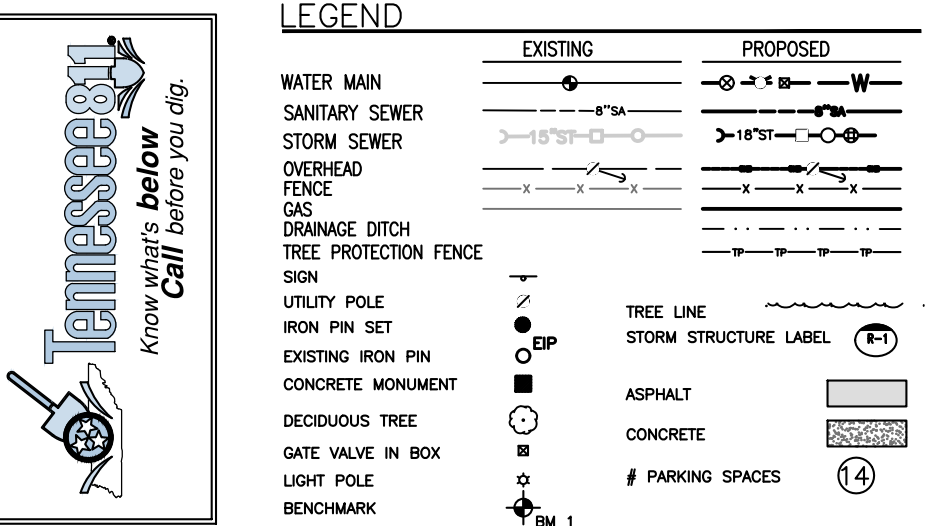
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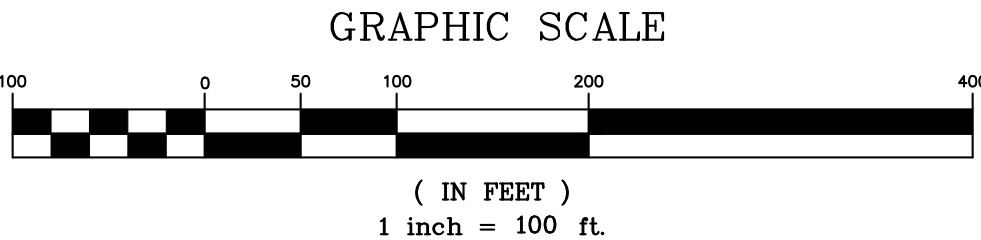
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CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT 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 PROJECT (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM'S) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

© 2023
WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WES E ENGINEERS & SURVEYORS

Client
KCS PROPERTY, LLC
1985 Ridgcrest Drive
Columbia, TN 38401

REVISIONS	DATE	

CAYCE LANE
6216 CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY CONCEPT SKETCH

Job no. 22569
Scale: Vertical 1"=100'
Horizontal: 1"=100'

MP-1



May 8, 2023

Mr. Gerald W. Vick P.E.

WES Engineers & Surveyors

2486 Nashville Hwy

Columbia, TN 38401

Sent via email: gerald@wesengineers.com

RE: Water Availability Letter

6218 Cayce Lane – 107 Units

Tax Map 101, Parcel 39

Columbia, Maury County, TN

Dear Mr. Vick:

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

The proposed development consists of 107 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 12-inch water main located on Cayce Lane.
- 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 hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (107 SFUs)	\$41,090.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (107 meters)	\$57,780.00
Impact Fee: \$4,500 per 3/4" meter (107 meters)	\$481,500.00
Total Meter and Impact Fees Due =	\$539,280.00

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



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

Sincerely,

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

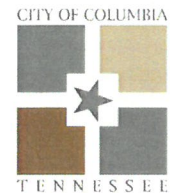
Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-096



DEVELOPMENT REVIEW COMMITTEE MEETING

Tuesday, July 11, 2023

ITEM NO.

23-0238

DESCRIPTION: Proposed rezoning from CD-2 to CD-3L

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
2. The water availability letter is for a different nearby property (7,200 square-foot retail strip center). Also, it will expire before the August Planning Commission meeting date. Please provide the correct letter.
3. Advisory: Gravel driveways are not appropriate in a 61-lot subdivision within the urbanized area of Columbia. If this project progresses to Site Development Plan, staff will recommend that Planning Commission request that the developer provide restrictive covenant prohibiting installation of gravel driveways (Table 4.3.1-B, p. 62).
4. Advisory: Playgrounds and other Civic Space types may need to be modified at the time of Site Development Plan to better conform to the standards at 5.3.3 of the Ordinance.
5. Advisory: Total of Civic Spaces ("Open Spaces) is 25.8 percent of the total site, which exceeds the 20% maximum in 5.3.1.A (p. 328). Excluding Open Space H, the total is 8.4 percent of the total site area. Please distinguish between Civic Spaces and other open spaces at the time of Site Development Plan.
6. Advisory: Open Space H as depicted in the concept plan will not meet the minimum standards for a Green in Table 5.3.3-B (p. 331).
7. Concept plan demonstrates feasibility of developing to the requested (CD-3L standard) actual development of the site will be controlled by any subsequent Site Development Plan and Preliminary Plat approval.

Engineering

8. No comments on rezoning

Columbia Power

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

TECHNICAL
23-0238
Page 1 of 4

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.

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Building

10. No comment.

Police

11. No comments provided.

Public Works

12. No comments.

Fire

13. No comments

Wastewater

14. Depth of all gravity mains should be minimized. Sewer should be located in the middle of the road.

Maury County Schools

15. Woodard Elementary, Whitthorne Middle, Central High School
See Attached Capacity Numbers
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Maury County E911

16. Contact Maury County 911 for application on street names and subdivision name request.

ATT

17. ATT intends to serve.

Columbia Water

18. "A water availability letter was issued on 5-8-23 and is valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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."

Atmos Energy

19. No comment provided.

Duck River Electric Membership Corp

20. No comments provided.

Maury County Highway Dept.

21. No comment provided.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

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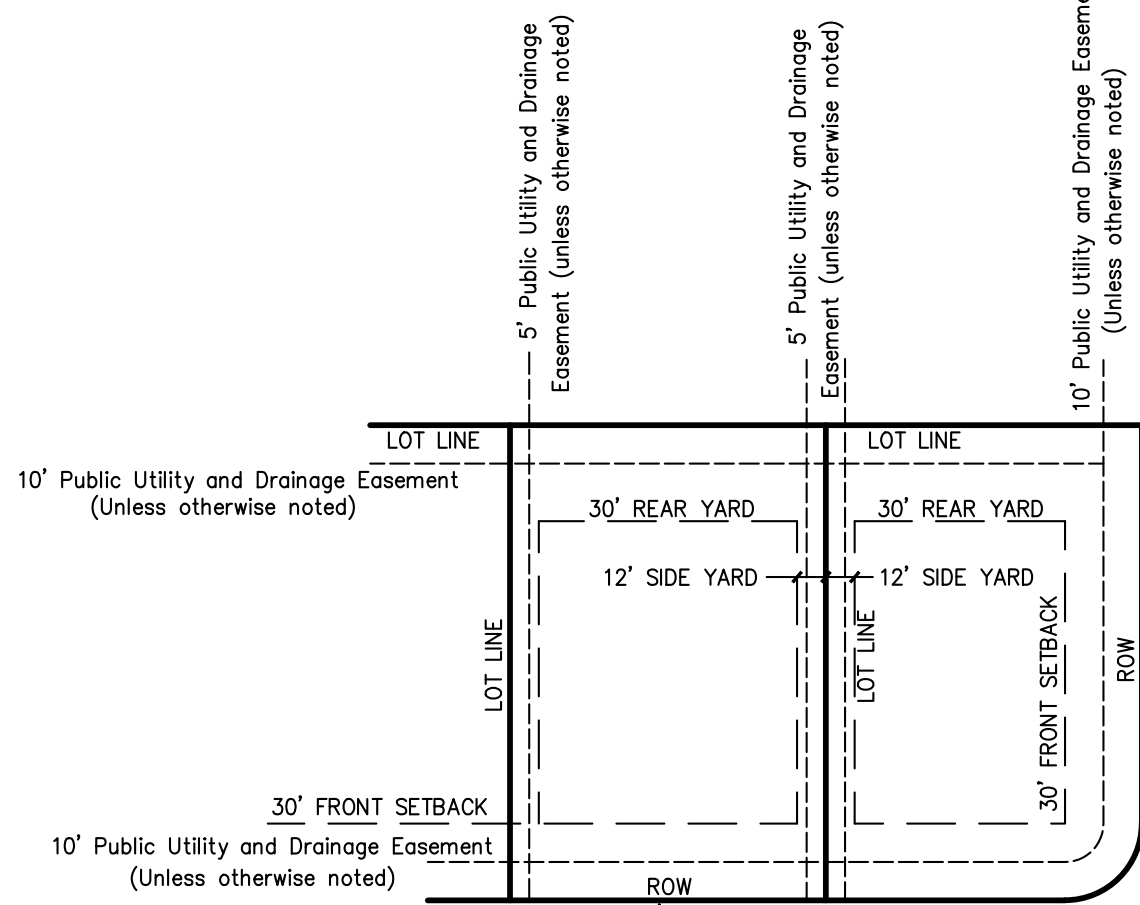
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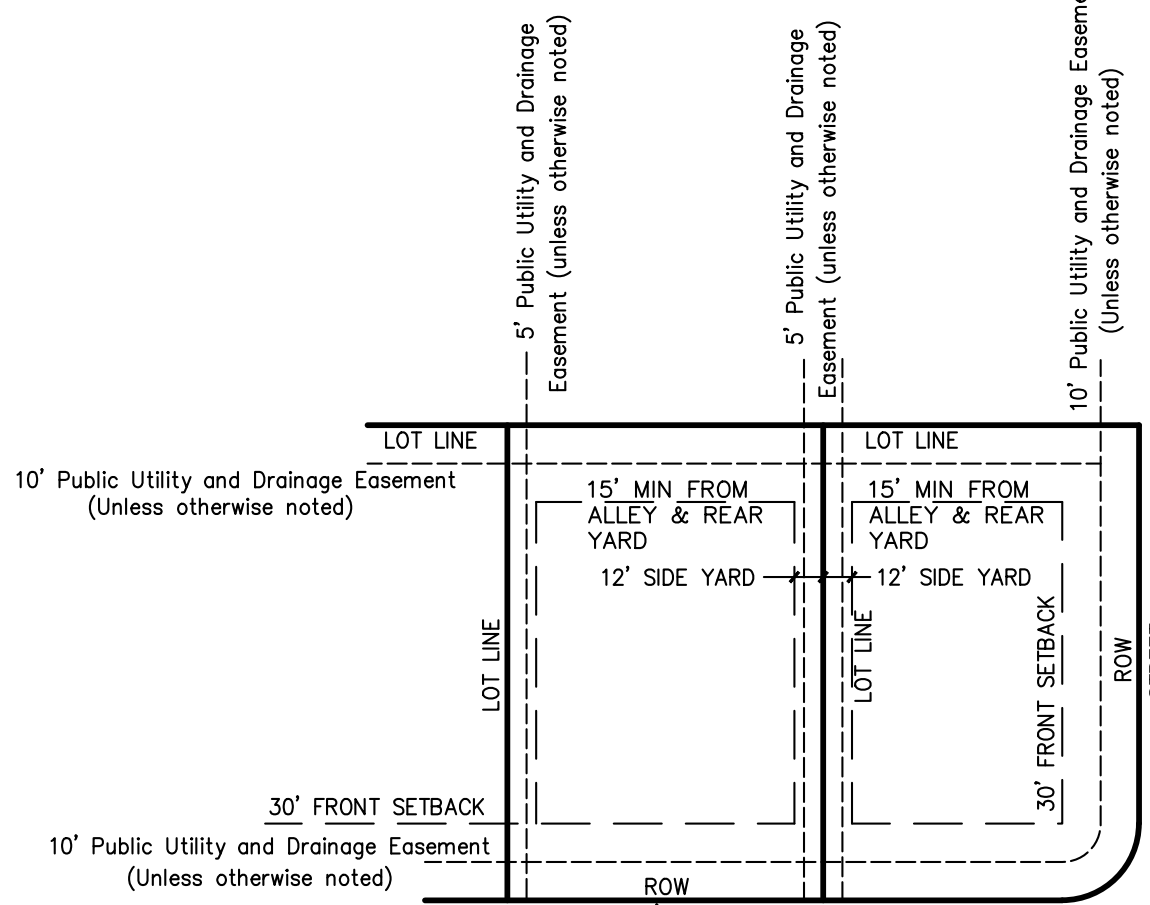
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LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD FENCE	OVERHEAD FENCE
GAS	GAS
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK



**SUBDIVISION
TYPICAL LOT LAYOUT**



**SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED**

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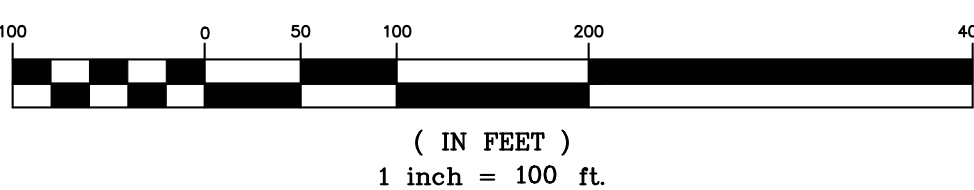
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WES E ENGINEERS & SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM'S) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.

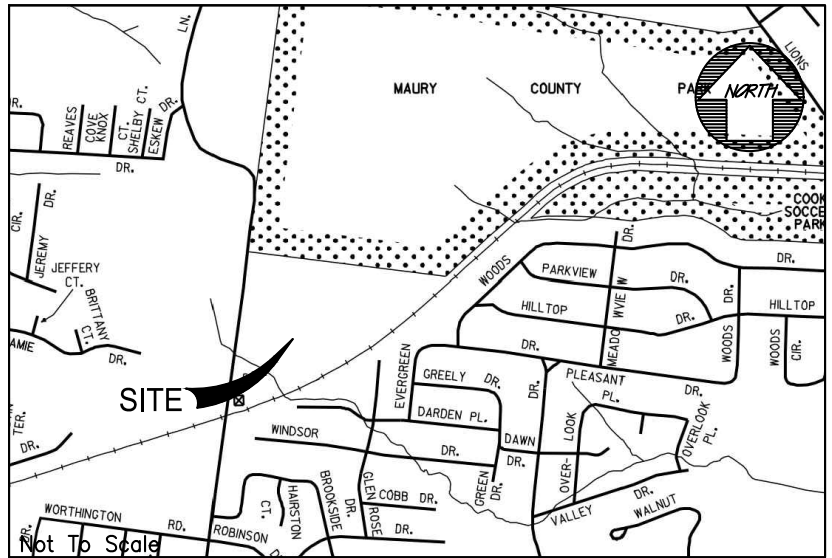
GRAPHIC SCALE



gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Location Map



SITE DATA:

OWNER: KCS PROPERTY, LLC
1985 RIDGECREST DRIVE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 101 PARCEL 039.00
DEED BOOK: R2877, PG 600

SUBJECT PARCEL ZONING: CURRENT ZONING CD-2
PROPOSED ZONING CD-3L

ACREAGE OF SITE: 30.76 ACRES
(PROPOSED 222,599.31 S.F. - 5.11 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR OR 15' REAR IF ALLEY LOADED
12' SIDE
30' SIDE SETBACK FOR CORNER LOTS

UTILITY SERVICES:
WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4633
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: CONSTRUCT 5,117.22 L.F. OF ROADWAY AND PROVIDE 61 RESIDENTIAL LOTS.

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

WES E ENGINEERS & SURVEYORS

Client
KCS PROPERTY, LLC
1985 Ridgcrest Drive
Columbia, TN 38401

REVISIONS	DATE	

CAYCE LANE
6216 CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY CONCEPT SKETCH

Drawn: RP	Checked: GV	Approved: GV	Date: Nov. 21, 2022
Job. no. 22569	Scale: Vertical: 1"=100'	Horizontal: 1"=100'	

MP-1

May 10, 2023

Glenn Harper, PE
City Engineer
City of Columbia
700 N Garden Street
Columbia, TN 38401

**Re: Cayce Residential
Traffic Impact Study
Review Comments**

Dear Glenn:

This memorandum provides the findings of the independent review of the Cayce Residential Traffic Impact Study (TIS). Our review includes the traffic projections and the operational analyses; evaluation of the proposed roadway network; review and evaluation of the recommended infrastructure improvements; and identification of any recommended modifications or additions to the recommended infrastructure improvements identified in the TIS.

General Project Information

The Cayce Residential TIS, dated May 2023, was completed by Fischbach Transportation Group, LLC for WES Engineers & Surveyors. The Cayce Residential development in Columbia, TN is proposed to be located on the east side of Cayce Lane, north of the existing railroad tracks. The development will consist of 104 single-family homes with two access points along Cayce Lane. The development is expected to be complete in three years, which is a 2026 horizon. Traffic counts were conducted by Fischbach Transportation Group, LLC on a typical weekday in March 2023 for the intersections of Hampshire Pike and Cayce Lane and Cayce Lane and Eskew Drive. Counts from the 2020 Highlands development were used for the intersection of Williamsport Pike and Cayce Lane. Counts from the 2022 Highland Convenience Market development were used for the intersection of Trotwood Avenue and Cayce Lane/Sunnyside Lane. To account for background traffic, the existing traffic was grown by 2% per year for three years. Additionally, the traffic from previously approved developments, Trotwood & Foster, Crichton Property, Highland Convenience Market, and The Highlands, was included in the background growth.

Road Audit of Cayce Lane

In the vicinity of the project site, Cayce Lane includes negligible horizontal curvature and minimal vertical curvature. However, between Eskew Drive and the project site, there are two significant horizontal curves. The western of the two curves, immediately south of Eskew Drive, has a radius of approximately 600 feet, and the eastern curve has a radius of approximately 100 feet. Existing signage includes warning signs to mark intersections, sharp curves, reduced speed limits in advance of the curves, and retro-reflective chevron signs are provided through each of the curves. Fischbach Transportation Group, LLC

conducted a traffic count and speed study along Cayce Lane, south of Wellington Drive. The results indicate that this roadway segment accommodates approximately 4,300 vehicles per day with the AM and PM peak hours each representing approximately 9% of the total daily volume. The data indicates that approximately 71% of the vehicles along this segment are conventional passenger vehicles with an 85th percentile speed of 40mph. Crash data was obtained from the City of Columbia Police Department for the segment of Cayce Lane from Hampshire Pike to the exiting railroad tracks from January 1, 2018 through April 25, 2023. There were a total of 96 incidents along this roadway segment with 16 (16.7%) involving possible or suspected injuries. 12 of these 16 crashes occurred in the curves between Wellington Drive and the project access.

Trip Generation and Trip Distribution

Future trips generated by the Cayce Residential development were calculated using ITE's *Trip Generation*, 11th Edition based on the future land use. The land use used to determine the project-generated trips was 104 single-family detached homes. The total development is expected to produce 1,046 trips per day with 77 new trips in the AM peak hour and 103 new trips in the PM peak hour.

	Total Entering Trips	Total Exiting Trips
AM	19	58
PM	65	38

These trips were distributed throughout the study area based on a review of land uses and population densities in the area and the existing peak hour turning movement counts. The directional distribution assumes approximately 25% of the project-generated traffic will be oriented to the east along Hampshire Pike, 20% to the west along Williamsport Pike, 20% to the east along Trotwood Avenue, 15% to the south along Cayce Lane, 15% to the west along Hampshire Pike, and 5% to the west along Trotwood Avenue.

Capacity/Level of Service Analyses

The operational analyses for the intersections within the study area was completed utilizing *HCS 2023* software, which uses the methods from *Highway Capacity Manual 7th Edition*. The intersections were evaluated for the weekday AM and PM existing, background, and projected traffic conditions. Additionally, turn lane and sight distance analysis was completed.

Intersection Capacity Analysis

In the projected 2026 conditions, the analyses indicate that all of the critical turning movements are expected to operate at LOS D or better during both peak hours. Additionally, the signalized study intersections are expected to operate at LOS D or better during both peak hours.

Turn Lane Warrant Analysis

The intersections along Cayce Lane at both of the project access locations were evaluated for the need for a southbound left turn lane and a northbound right turn lane based on methodology presented in *NCHRP report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. Based on the total projected peak hour traffic volumes presented in the TIS, neither a southbound left turn lane nor a

northbound right turn lane is warranted along Cayce Lane at the project access locations. *TDOT Design Guidelines should be utilized for determining if a turn lane is warranted as well as length required. NCHRP does not provide length.*

Intersection Sight Distance Analysis

The available intersection sight distance was evaluated for the intersection of Cayce Lane and Eskew Drive. The criteria for intersection sight distance is provided in the AASHTO *Policy on Geometric Design of Highways and Streets*, commonly known as the *Green Book*. The sight distance available to and from the north at the intersection of Cayce Lane and Eskew Drive is adequate. However, insufficient intersection sight distance is available to and from the south at the intersection of Cayce Lane and Eskew Drive due an existing curve.

Recommendations Identified in the TIS

The following conclusion and recommendations are included in the study and our response.

Williamsport Pike and Cayce Lane

- The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS C or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modification are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Hampshire Pike and Cayce Lane

- The analyses conducted for the purposes of this study indicate that this signalized intersection operates at LOS D or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Cayce Lane and Eskew Drive

- The analyses conducted for the purpose of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS B or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Trotwood Avenue and Cayce Lane/Sunnyside Lane

- The analyses conducted for the purpose of this study indicate that this signalized intersection operates at LOS D or better during both peak hours with existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Staff Response: *We agree that no additional improvements are needed at this intersection due to the Cayce Lane Residential development.*

Cayce Lane and Northern Project Access

- The analyses conducted for the purposed of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS B or better during both peak hours with total projected conditions, and the average vehicle queues are expected to be low. Therefore, the project access should be constructed to include one eastbound entering lane and one westbound exiting lane.
- The analyses conducted for the purposes of this study indicate that the intersection of Cayce Lane and the northern project access will operate acceptably even without dedicated turn lanes on Cayce Lane. Also, the total projected traffic volumes at this intersection are below the thresholds that have been established to identify when dedicated turn lanes are warranted at unsignalized intersections. Therefore, the intersection of Cayce Lane and the northern project access should be constructed as shown in the figure included with these conclusions and recommendations.

Staff Response: *We agree that this access should be constructed with one entering and one existing lane and that dedicated turn lanes along Cayce Lane are not warranted. Since Cayce Lane is an existing road, sight distance should have been measured in the field at the approximate access location. This access should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.*

Cayce Lane and Southern Project Access

- The analyses conducted for the purposed of this study indicate that all of the critical turning movements at this unsignalized intersection will operate at LOS B or better during both peak hours with total projected conditions, and the average vehicle queues are expected to be low. Therefore, the project access should be constructed to include one eastbound entering lane and one westbound exiting lane.
- The analyses conducted for the purposes of this study indicate that the intersection of Cayce Lane and the northern project access will operate acceptably even without dedicated turn lanes on Cayce Lane. Also, the total projected traffic volumes at this intersection are below the thresholds that have been established to identify when dedicated turn lanes are warranted at unsignalized intersections. Therefore, the intersection of Cayce Lane and the northern project access should be constructed as shown in the figure included with these conclusions and recommendations.

Staff Response: *We agree that this access should be constructed with one entering and one existing lane and that dedicated turn lanes along Cayce Lane are not warranted. Since Cayce Lane is an existing road, sight distance should have been measured in the field at the approximate*

access location. This access should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards, including providing sufficient sight distance.

Future Improvements to Cayce Lane

- Currently, Cayce Lane includes two significant horizontal curves between Eskew Drive and the project site. The western of these curves, immediately south of Eskew Drive, has a radius of approximately 600 feet, and the eastern curve has a radius of approximately 100 feet. Also, limited intersection sight distance is available for motorists on Eskew Drive, and these limitations are compounded by the existing grade on Eskew drive, which requires additional start-up time for motorists turning onto Cayce Lane. However, the vehicle speeds measured on Cayce Lane are reasonable, and ample warning signage is provided to notify motorists of upcoming intersections, sharp curves and reduced speed limits in advance of these curves. Also, retro-reflective chevron signs are provided through each of the two curves.
- In order to maximize safe and efficient operations on this segment of Cayce Lane, the following short-term and long-term modifications should be considered even if the proposed project is not constructed in order to address existing conditions on Cayce Lane.

1. Thermoplastic Rumble Strips

- Surface-mounted rumble strips are relatively low-cost treatments that provide auditory and palpable warning of upcoming conditions. Specifically, these treatments can encourage motorists to reduce speeds and remain alert. However, because these treatments rely on noise and vibration, they can disturb nearby residents and noise-sensitive habitats. Also, they require maintenance.
- Currently, the *Manual on Uniform Traffic Control Devices (MUTCD)*, which was published in 2009 by the Federal Highway Administration, does not provide any guidance about the design and installation of transverse rumble strips. Therefore, if rumble strips are installed on Cayce Lane in advance of each of the two curves, the design and installation of these arrays should be consistent with industry standards and should be reviewed and approved by the City of Columbia Engineering Department.
- Thermoplastic rumble strips are not specifically warranted by the proposed residential project and should be considered even if the proposed project is not constructed.

2. Clearing of Vegetation

- Currently, numerous utility poles are located on the north side of Cayce Lane, through and between the two existing curves. Also, stands of mature trees are located on both sides of the western curve and the inside of the eastern curve, limiting the sight distances available for motorists traveling through this roadway segment. Although some or all of these trees may be located outside the public right-of-way, consideration should be given to removing all of the trees within 10 feet of the edge of pavement between Eskew Drive and the gravel driveway located within the eastern curve.

- The clearing of vegetation is not specifically warranted by the proposed residential project and should be considered even if the proposed project is not constructed.

3. Realignment of Cayce Lane

- Should thermoplastic rumble strips and the clearing of vegetation not reduce the frequency of vehicle incidents on Cayce Lane within the two existing curves, the most effective way to reduce vehicle conflicts on this roadway segment would be to realign Cayce Lane to reduce the horizontal and vertical curvature between Eskew Drive and the proposed project site. This would not be a low-cost modification. However, it would provide optimum safe and efficient operations on this corridor.
- The potential realignment of Cayce Lane is not specifically warranted by the proposed residential project and should be considered even if the proposed project is not constructed.

Staff Response: *We agree that these suggested improvements to Cayce Lane would improve safety along Cayce Lane near the intersection with Eskew Drive. While the potential improvements to Cayce Lane are not needed due to the Cayce Lane Residential development, it is the City's discretion to ask the developer to cover a portion or all of the lower-cost alternatives (#1 and #2 above) as part of the development's construction. As traffic increases along Cayce Lane, the City should continue to monitor the crash rate and severity of crashes. Should the City decide to implement any of the improvements, they should be constructed according to MUTCD, AASHTO, TDOT, and City of Columbia standards.*

Additional Staff Response:

- *Sight distance should have been measured during the site visit at the approximate access locations. From our review it appears that there is sufficient distance at the proposed access locations.*

Conclusion

The Cayce Lane Residential Traffic Impact Study submitted May 2023 covers the typical required traffic impact study components and identifies several feasible and beneficial infrastructure improvements. It is recommended that Fischbach Transportation Group, LLC make a note of the comments identified above; however, we require no additional evaluation or analysis.

Should you have any questions or need additional information, please contact me.

Sincerely,



Dyan C. Damron, PE, PTP
Director of Traffic, Planning & ROW
Volkert, Inc.



March 21, 2023

Mr. Gerald W. Vick P.E.

WES Engineers & Surveyors

2486 Nashville Hwy

Columbia, TN 38401

Sent via email: gerald@wesengineers.com

RE: Water Availability Letter

Cayce at Trotwood

5000 Trotwood Ave.

Tax Map 112, Parcel 4.05

Columbia, Maury County, TN

Dear Mr. Vick:

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

The proposed development consists of a 7,200 square-foot retail strip center with 2-hour fire walls. CPWS has evaluated the projected water demands for the proposed commercial development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch water main located on the East boundary of the subject property.



- Rental/lease units will be served by a master meter. Any sub-metering for individual units is the responsibility of the 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 hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (16.3 SFUs)	\$7,531.00
--	------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$7,000 per 6" meter (1 meter)	\$7,000.00
Impact Fee: \$25,000 per 2" meter (1 meter equivalent)	\$25,000.00
Total Meter and Impact Fees Due =	\$32,000.00

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



If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for sixty (60) 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 22-095



HYDRANT FLOW ANALYSIS



HYDRANT # & LOCATION: 892 6201 Cayce Ln

DATE: _____

MODEL BY: Inflo Design Group, LLC SYS. DEMAND Max Day

DURATION: 1 hrs.

WATER SUPPLIED BY: Columbia Power and Water Systems

PURPOSE OF TEST: 6218 Cayce Ln

MODEL DATA

FLOW HYDRANT(S)	892	n/a	n/a
GPM:	<u>850</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING SIMULATION:	<u>850</u> GPM		

GAUGE HYDRANT

HYDRANT # & LOCATION: 601 6221 Cayce Ln

CONDITION 1

STATIC 54 PSI

RESIDUAL: 47 PSI

CONDITION 2

STATIC _____ PSI

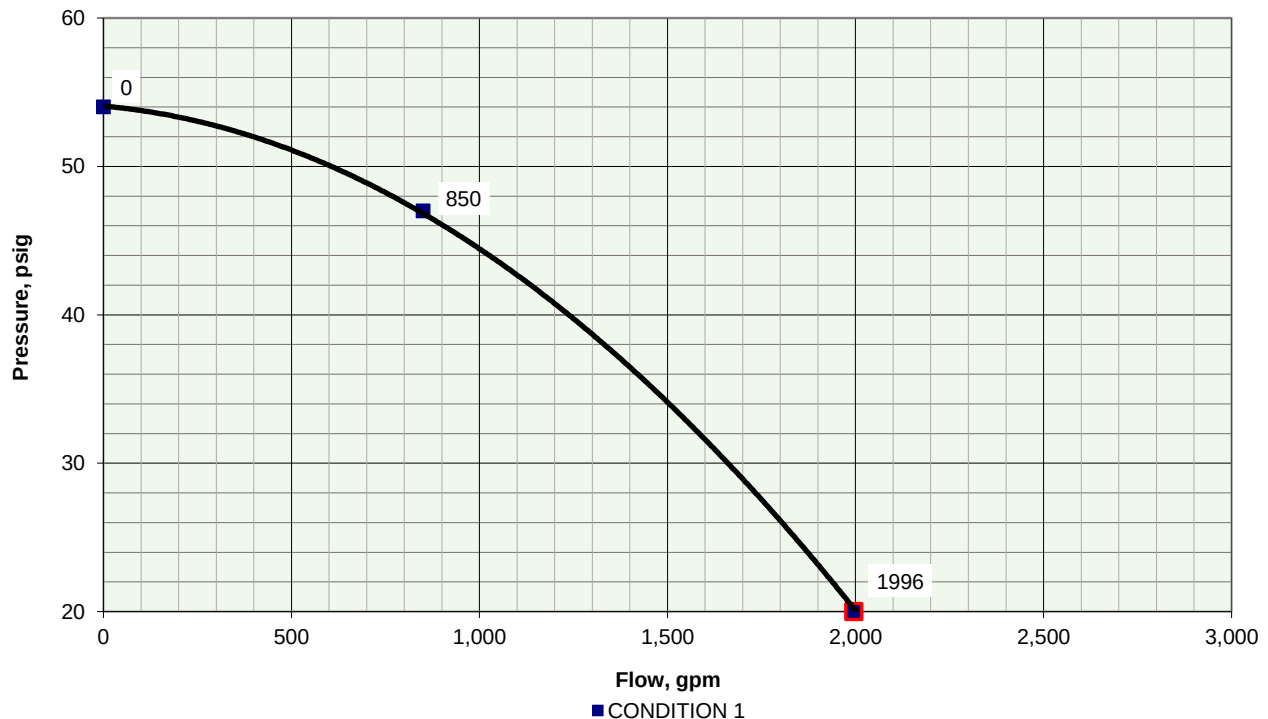
RESIDUAL: _____ PSI

RESULTS: AT 20 PSI RESIDUAL

CONDITION 1 1996 GPM

CONDITION 2 --- GPM

REMARKS: Performance based on service elevation of 710' and current CPWS water infrastructure and do not account for additional losses associated with development piping.





Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 11/15/22
Name: Gerald W. Vick, PE
Phone: 931-388-2329
Email: gerald@wesengineers.com
Address/Parcel ID: 6218 Cayce Lane - Tax Map 101 Parcel 39.00
Property Type: ☒ Residential
☐ Commercial
☐ Industrial
Construction Type: Wood Frame V-B
Enclosed Area (ft²): Single Family <3,600

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit *Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit *Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 11-18-2022

PRELIMINARY CONCEPT SKETCH

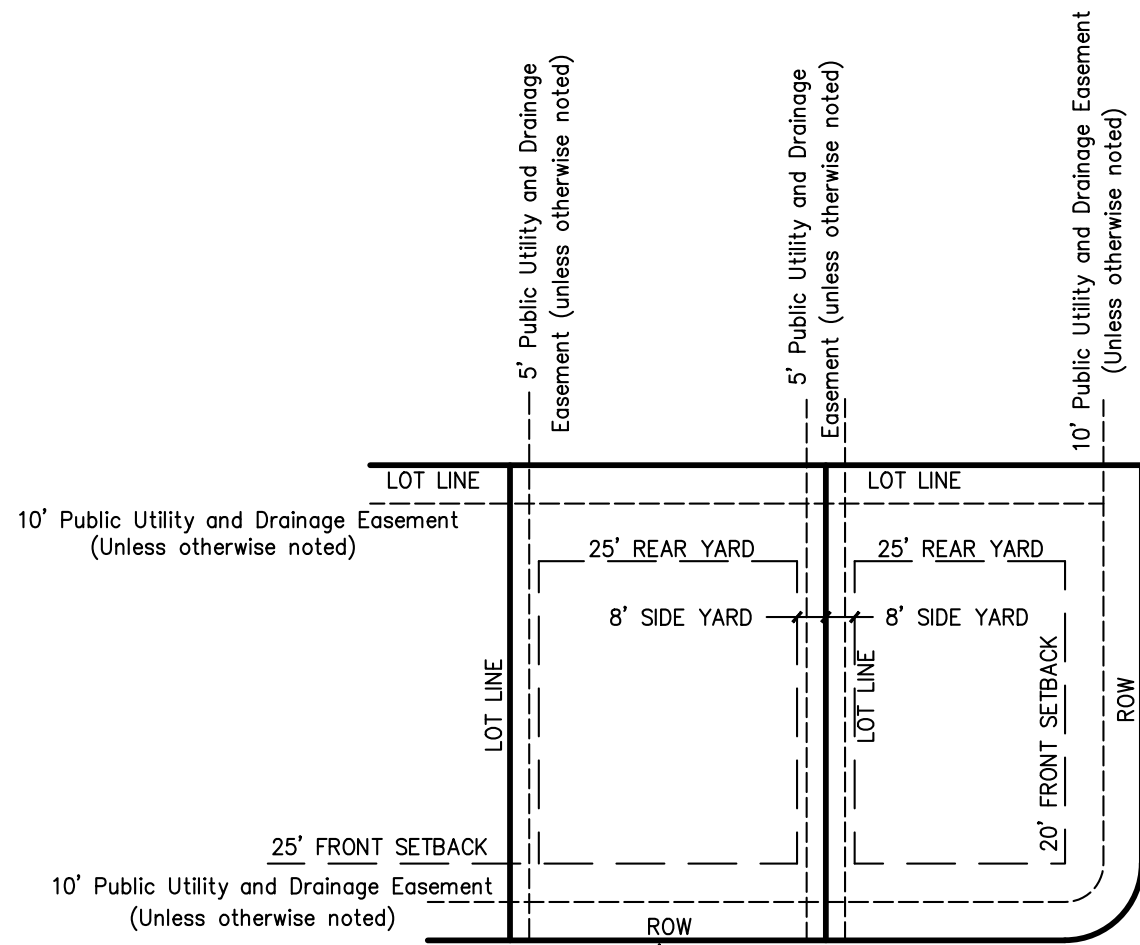
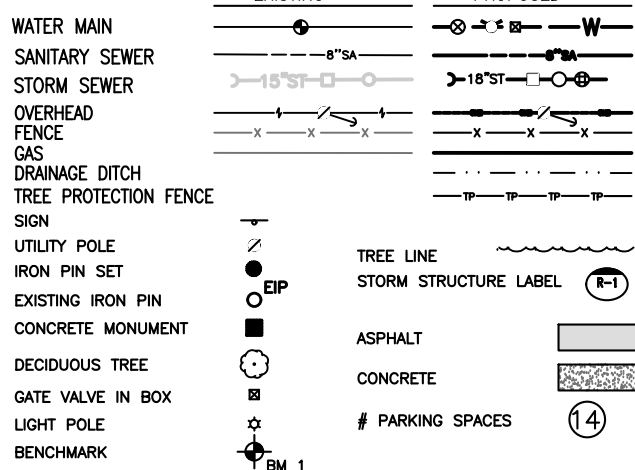


BENCHMARK
BENCHMARK #1
EXIST IRON PIN
ELEV = 691.10'
N = 464,418.94
E = 1,643,263.05
TN STATE PLANE
COORDINATE SYSTEM,
NAD 83 DATUM

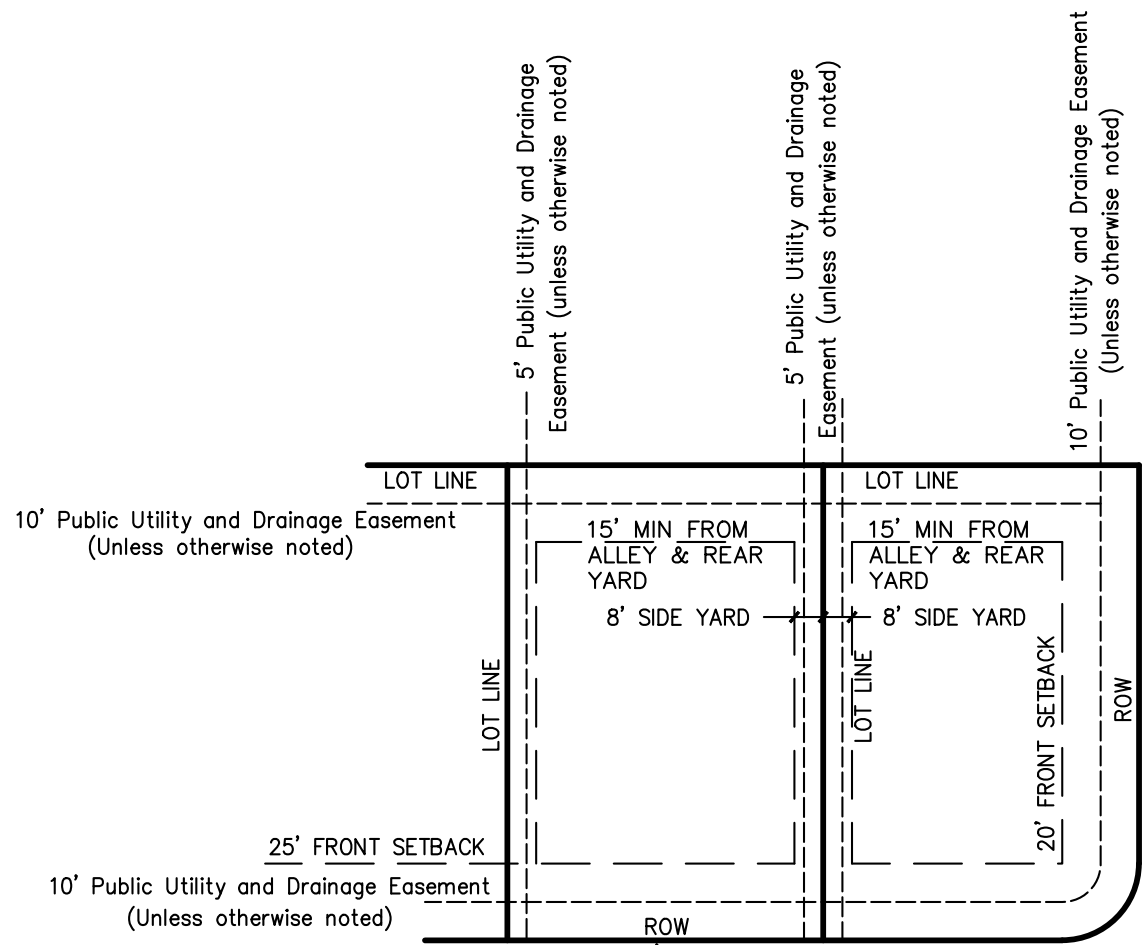
WARNING! UTILITY LINES!

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.

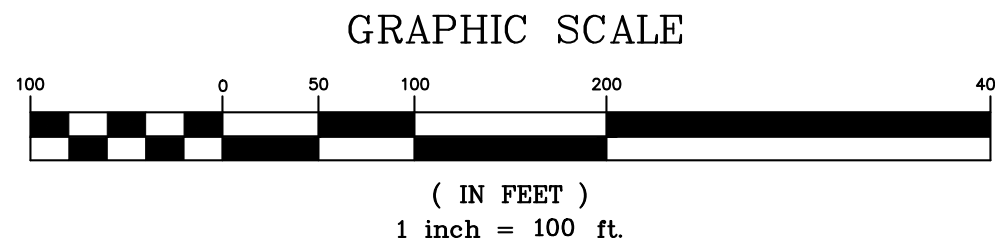
LEGEND



**SUBDIVISION
TYPICAL LOT LAYOUT**



**SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED**



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:

W.E.S. ENGINEERS AND SURVEYORS
2488 NASHVILLE HWY.
COLUMBIA, TENNESSEE 38401
(931) 388-2329

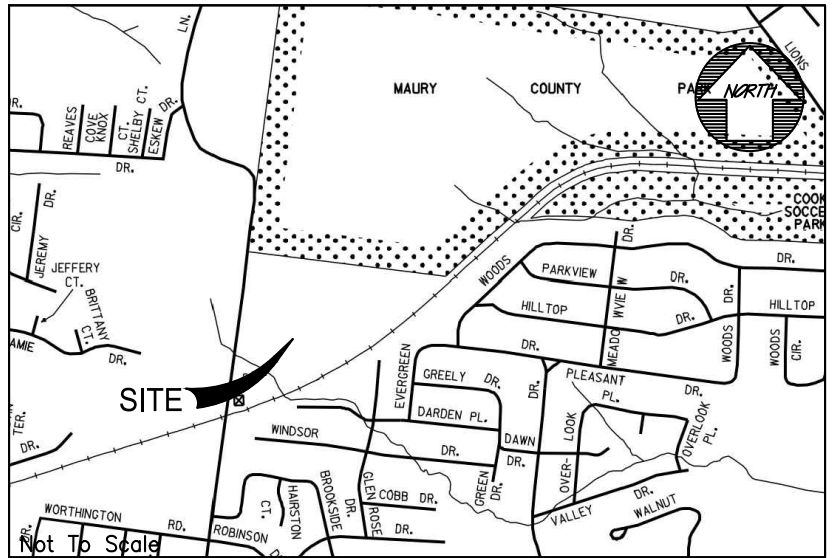
FLOOD STUDY NOTE:

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 47117C0280E DATED APRIL 16, 2007.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Location Map



SITE DATA:

OWNER: KCS PROPERTY, LLC
1985 RIDGECREST DRIVE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 101 PARCEL 039.00
DEED BOOK: R2877, PG 600

SUBJECT PARCEL ZONING: CURRENT ZONING CD-2
PROPOSED ZONING CD-3

ACREAGE OF SITE: 30.76 ACRES
(PROPOSED 310,468.30 S.F. - 7.12 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR OR 15' REAR IF ALLEY LOADED
8' SIDE
20' SIDE SETBACK FOR CORNER LOTS

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: CONSTRUCT 4,359.12 L.F. OF ROADWAY AND
PROVIDE 107 RESIDENTIAL LOTS.

NOTES:
1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH
BURIED PIPES IS PROHIBITED.
2. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY
INDIVIDUAL HOMEOWNERS.

© 2022

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2488 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WES E ENGINEERS & SURVEYORS

Client
KCS PROPERTY, LLC
1985 Ridgcrest Drive
Columbia, TN 38401

DATE

REVISIONS

CAYCE LANE

6218 CAYCE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY CONCEPT SKETCH

Drawn: RP
Checked: GV
Approved: GV
Date: Nov. 21, 2022
Scale: Vertical: 1"=100'
Horizontal: 1"=100'

MP-1

**BK/PG:R2877/600-603
22018670**

4 PGS : WARRANTY DEED	
NANCY MCMEEN	289567 - 22018670
09/30/2022 - 10:42 AM	
VALUE	1480000.00
MORTGAGE TAX	0.00
TRANSFER TAX	5476.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	5499.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **STORMY A. WALKER**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **KCS PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

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

Being in the Ninth (9th) Civil District of Maury County Tennessee in the city limits of Columbia Tennessee.

Beginning at a point in the center of the CSX Railroad, said point is located S 40°41'33" W a distance of 115.2" from an old concrete mile marker post (235).

Thence with the center of the railroad S 48°04'58" W a distance of 176.44; Thence with a curve with an arc length of 1528.36 with a radius of 5674.41 with a chord bearing of S 56°08'55" W with a chord length of 1523.75 to a point in the center of the railroad; Thence leaving the railroad and running with the land of the TDOT 34th District N 35° 24'00" W a distance of 34.15 to a iron pin set in an old fence running parallel to the railroad; Thence N 35°24'00" W a distance of 277.37 to a 1 1/2" pipe; Thence S 72°54'07" W a distance of 373.75 to a iron pin set in the East line of Cayce Lane; Thence running with the east line of Cayce Lane N 07°14'55" E a distance of 1061.62 to a iron pin set. Thence leaving Cayce Lane and running with the line of Goodman S 82°42'14" E a distance of 1770.04 to a iron pin set at an old Wood Fence Post; Thence S 82°42'14"E a distance of 45.13 to the point of beginning having an area of 30.76.

Being the same property conveyed to Stormy A. Walker by deed recorded on September 23, 2016 in Book R2392, Page 1408, in the Maury County Register of Deeds

101-039.00

WARRANTY DEED

Legal description obtained from prior deed.

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

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; easement for private sewer line described in Deed Book 379, Page 427, Register's Office of Maury County, Tennessee; easements described in Deed Book 359, Page 205, Register's Office of Maury County, Tennessee; subject to charter right of way for CSX railroad; and any other matters of record.

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

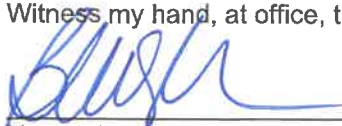
IN WITNESS WHEREOF, this conveyance has been executed on this 30th day of September, 2022.


Stormy A. Walker

STATE OF TENNESSEE
COUNTY OF MAURY

On this 30 day of September, 2022, before me personally appeared **STORMY A. WALKER**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of September, 2022.



Notary Signature

My commission expires: June 20, 2023



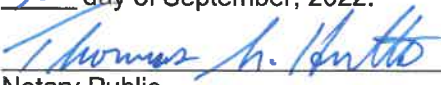
STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$1,480,000.00**.


Affiant

Sworn and subscribed to before me,

30th day of September, 2022.


Notary Public

My commission expires: 6/25/25



**PERSON OR AGENCY
RESPONSIBLE FOR TAXES:**

KCS PROPERTY LLC

1985 Ridgecrest Drive

Columbia, TN 38401

**NAME AND ADDRESS
OF PROPERTY OWNERS:**

KCS PROPERTY LLC

1985 Ridgecrest Drive

Columbia, TN 38401

**THIS DOCUMENT WAS
E-RECORDED**

COUNTY Maury
BOOK R2817
PAGE 600



**MAURY COUNTY
TITLE COMPANY, INC.**

Real Estate. Real Attorneys. Real Simple.

805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012
Phone (931) 388-4487
Fax (931) 381-3748
www.maurycountytile.com

Tennessee Certification of Electronic Document

I, Brittany Brewer, do hereby make oath that I am a
licensed attorney and/or the custodian of the original version of the electronic document tendered
for registration herewith and that this electronic document is a true and exact copy of the original
document executed and authenticated according to law on 09-30-2022 (date of
document).

(Brittany Brewer)
Affiant Signature

09-30-2022

Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 30th day of September, 2022.



NOTARY'S SEAL

Thomas M. Hutto

Notary's Signature

My commission expires: 6/25/25

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consists of primarily a low density single-family detached Residential area in which House is the predominant Building Type. It has large Lot or Building Sites, medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhood Character Area described in the Comprehensive Plan.

July 17, 2023

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

RE: Project Name: 6218 Cayce Lane (Wade Kincaid) 22-0324
City of Columbia Planning Commission Submittal

On behalf of KCS Property, LLC, the owner for the proposed development, **WES Engineers & Surveyors** would like to request for rezoning and Concept Plan to the City of Columbia for Planning Commission approval. Comments are addressed in **green**.

Planning

1. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
See attached developer response letter.
2. The water availability letter is for a different nearby property (7,200 square-foot retail strip center). Also, it will expire before the August Planning Commission meeting date. Please provide the correct letter.
We have attached the correct water availability letter for 6218 Cayce Lane. We apologize for the confusion.
3. Advisory: Gravel driveways are not appropriate in a 61-lot subdivision within the urbanized area of Columbia. If this project progresses to Site Development Plan, staff will recommend that Planning Commission request that the developer provide restrictive covenant prohibiting installation of gravel driveways (Table 4.3.1-B, p. 62).
We have made the developer aware of this comment. We will discuss at preliminary plat.
4. Advisory: Playgrounds and other Civic Space types may need to be modified at the time of Site Development Plan to better conform to the standards at 5.3.3 of the Ordinance.
We understand and will make sure that civic spaces conform at submittal of preliminary plat.
5. Advisory: Total of Civic Spaces ("Open Spaces) is 25.8 percent of the total site, which exceeds the 20% maximum in 5.3.1.A (p. 328). Excluding Open Space H, the total is 8.4 percent of the total site area. Please distinguish between Civic Spaces and other open spaces at the time of Site Development Plan.
We understand and will make sure that civic spaces conform at submittal of preliminary plat.

6. Advisory: Open Space H as depicted in the concept plan will not meet the minimum standards for a Green in Table 5.3.3-B (p. 331).

We understand and will make sure that civic spaces conform at submittal of preliminary plat.

7. Concept plan demonstrates feasibility of developing to the requested (CD-3L standard) actual development of the site will be controlled by any subsequent Site Development Plan and Preliminary Plat approval.

We understand and will make sure that civic spaces conform at submittal of preliminary plat.

Engineering

8. No comments on rezoning

Columbia Power

9. 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.

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Building

10. No comment.

Police

11. No comments provided.

Public Works

12. No comments.

Fire

13. No comments

Wastewater

14. Depth of all gravity mains should be minimized. Sewer should be located in the middle of the road.
We understand, and will minimize depths of sewer mains at time of construction plans.

Maury County Schools

15. Woodard Elementary, Whitthorne Middle, Central High School
See Attached Capacity Numbers
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Maury County E911

16. Contact Maury County 911 for application on street names and subdivision name request.

ATT

17. ATT intends to serve.

Columbia Water

18. "A water availability letter was issued on 5-8-23 and is valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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."

Atmos Energy

19. No comment provided.

Duck River Electric Membership Corp

20. No comments provided.

Maury County Highway Dept.

21. No comment provided.

ATTACHMENTS: Concept Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

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

Sincerely,

WES Engineers & Surveyors



Gerald W. Vick, PE
Principal



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: _____

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:

Print Name

Signature

Date



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	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-3L. Project will construct +/-4,359 ft of public roadway and provide 61 residential lots on 30.76 acres		

DATE OF PRE-APPLICATION CONFERENCE	10/19/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) _____ ☒ Total Number of Lots 61 ☒ 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.

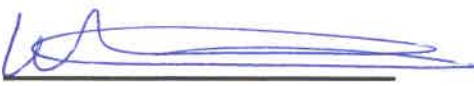
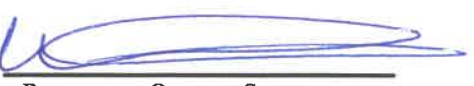
APPLICANT

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>6/19/2023</u> DATE
<u>KCS Property, LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>6/19/2023</u> DATE

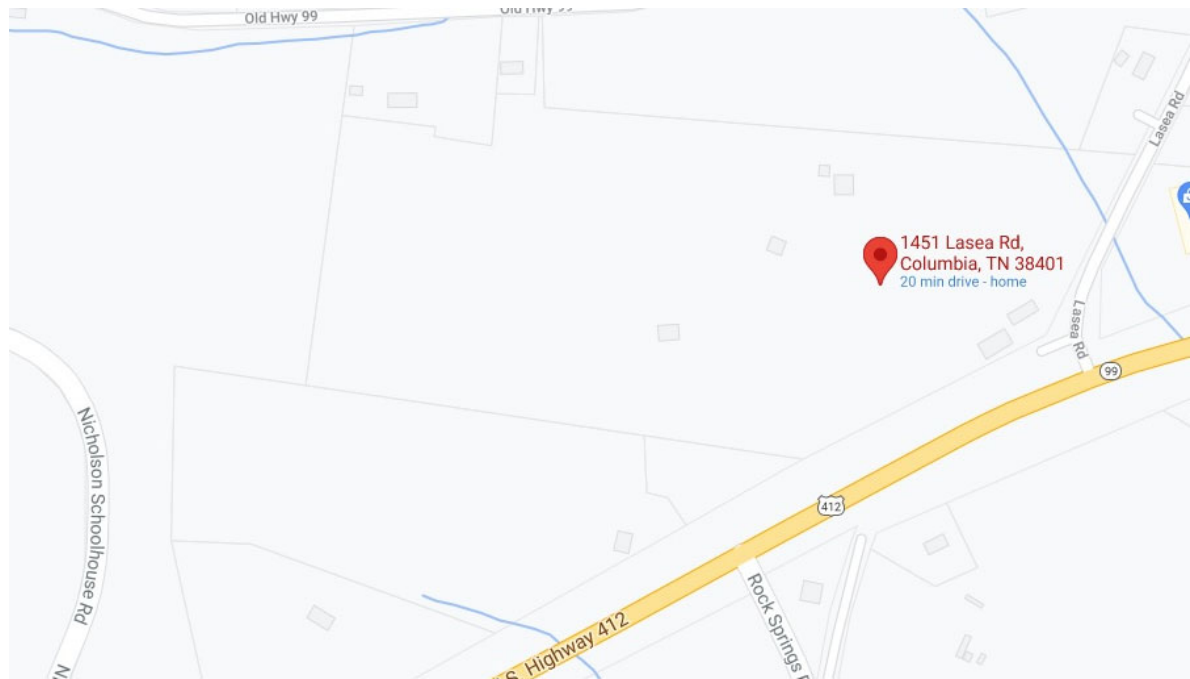
STAFF USE ONLY

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

PRELIMINARY DEVELOPMENT PLAN
LIBERTY POINTE AT BEAR CREEK
1451 LASEA ROAD
COLUMBIA, TENNESSEE
MAP 73, PARCEL 51

SHEET INDEX

C0.0-COVER SHEET
C1.0- GENERAL NOTES
C2.0-EXISTING CONDITIONS
C3.0-SITE PLAN
C4.0-UTILITY PLAN
C5.0-GRADING PLAN
C6.0-CIVIC SPACE PLAN
C9.0-TREE PRESERVATION PLAN



VICINITY MAP
NTS

UTILITY COMPANIES

WATER

COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833

SEWER

COLUMBIA WASTEWATER SYSTEM
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
931-560-1011

NATURAL GAS

ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
931-388-9136

ELECTRIC

COLUMBIA POWER & WATER SYSTEM
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833

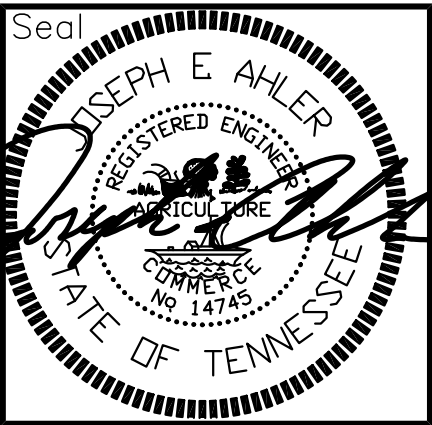
OWNER

IMER DEVELOPMENT, LLC
1909 COLUMBIA AVENUE
FRANKLIN, TN 37064
615-788-1320

A

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
SURVEYING
PLANNING
DESIGN
CIVIL

P.O. BOX 1638
SPRING HILL, TN 37174
PH 615.481.3106
Fax: 615.523.1517



LIBERTY POINTE AT BEAR CREEK

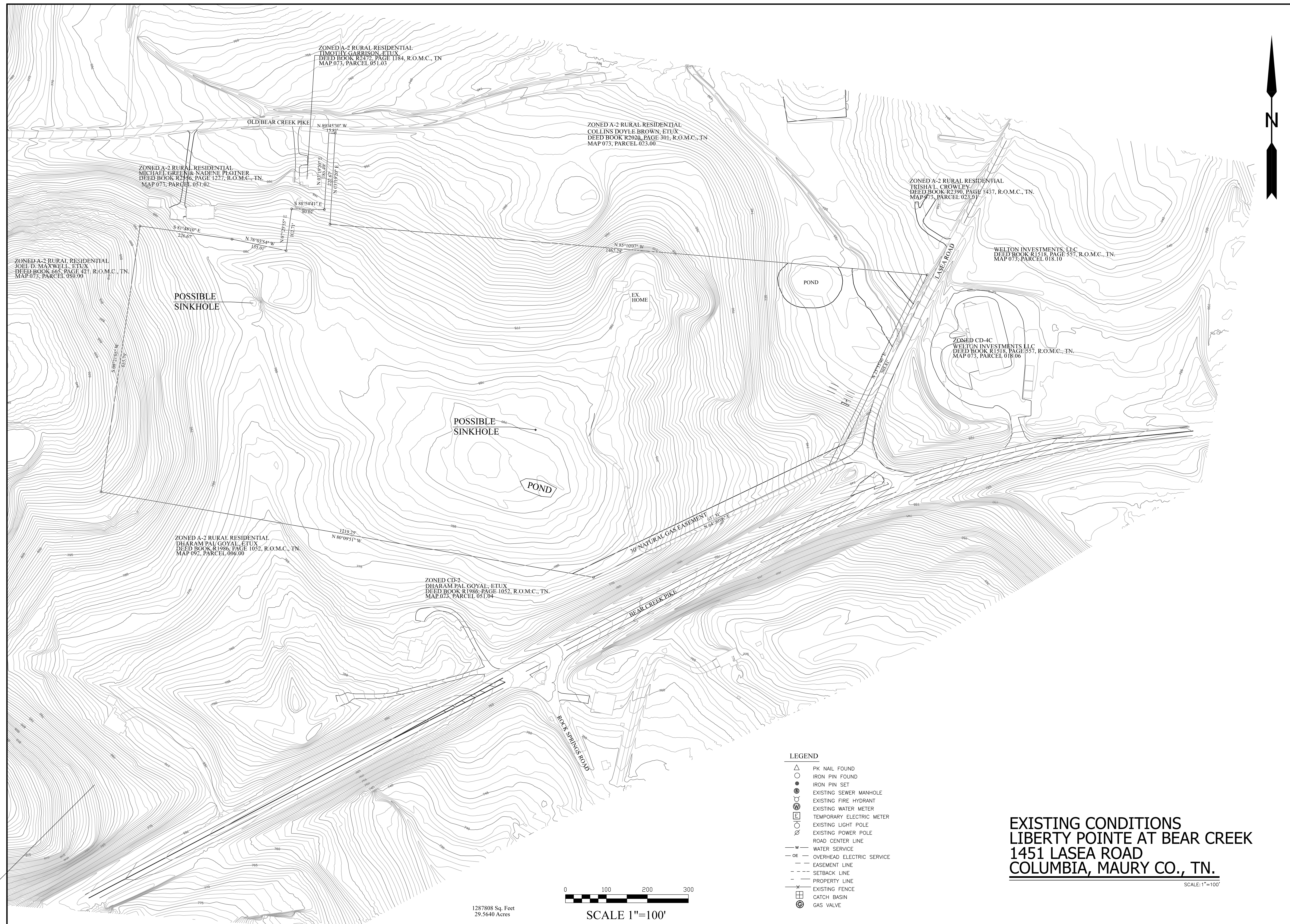
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

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		1/17/23	Original	Issue	

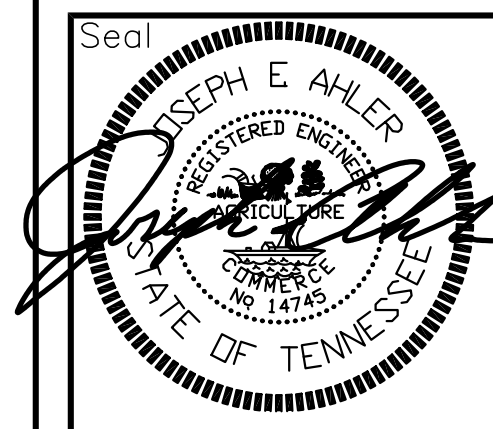
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Drawn By:	JEA
Chk'd By:	JEA

Sheet	Description
COVER SHEET	

C0.0



Ahlher & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37117
PH 615.481.3100
FAX 615.523.1511
SURVEYING
PLANNING
DESIGN
CIVIL



LIBERTY POINTE AT BEAR CREEK

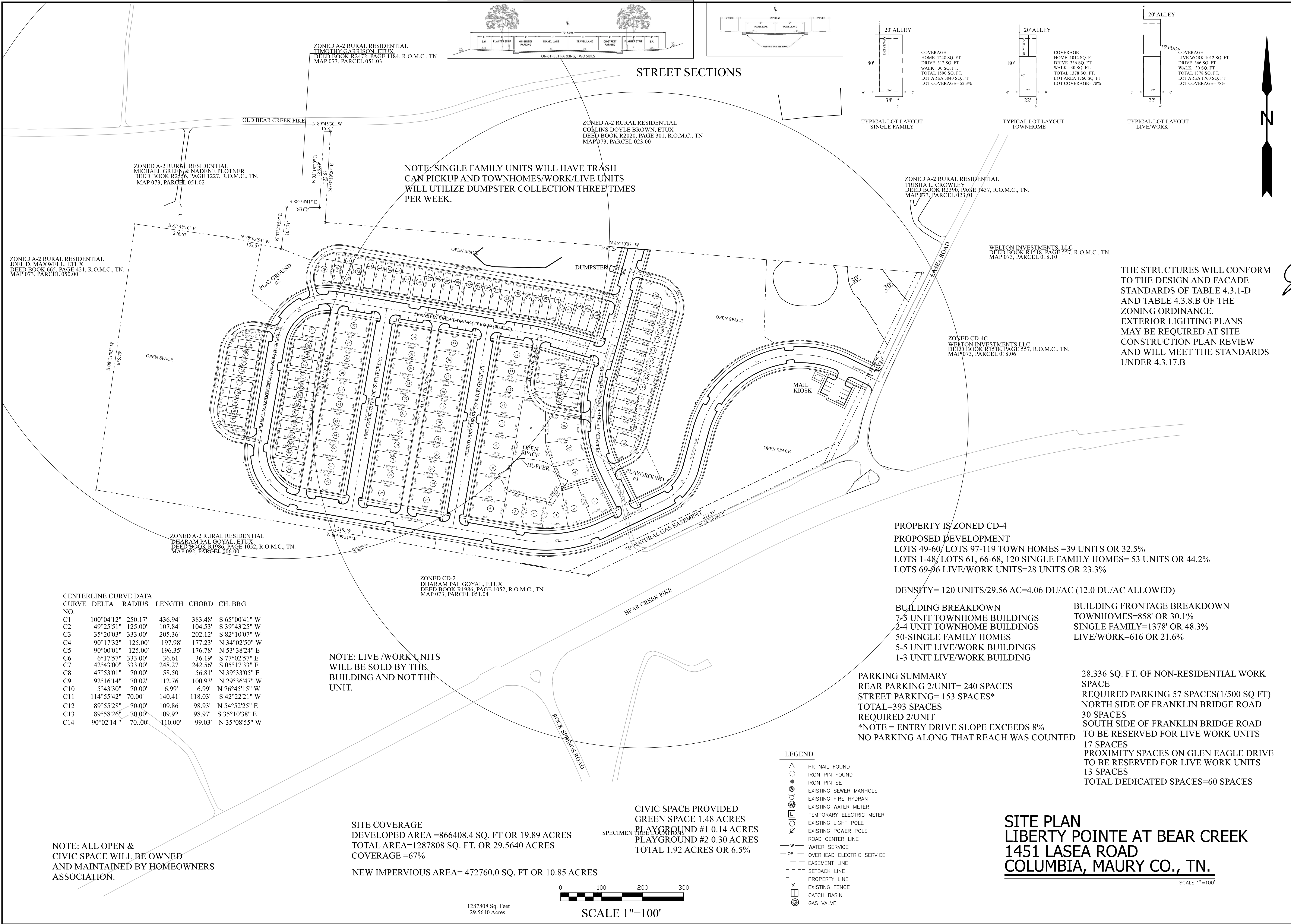
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COLUMBIA, MAURY CO., TN

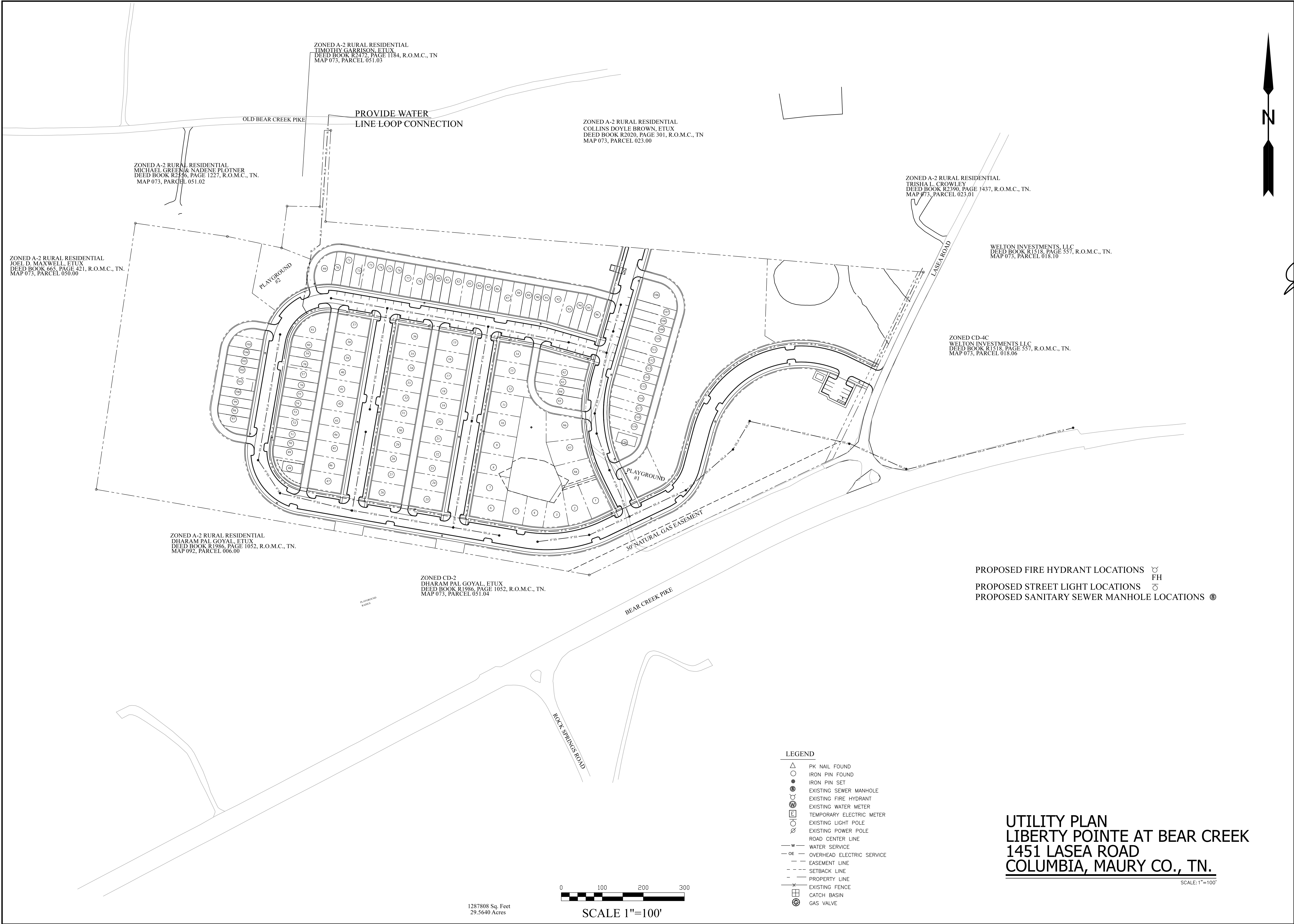
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Chk'd By:	JEA

Sheet	Description
	EXISTING CONDITIONS -

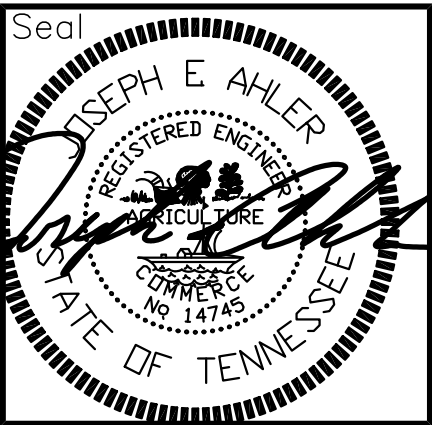
C2.0





Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
Fax: 615.523.1517

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SURVEYING
PLANNING
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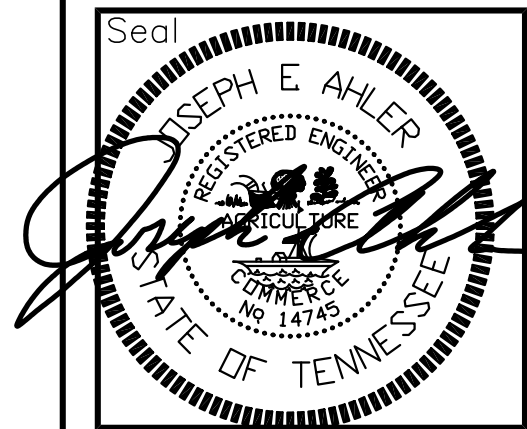
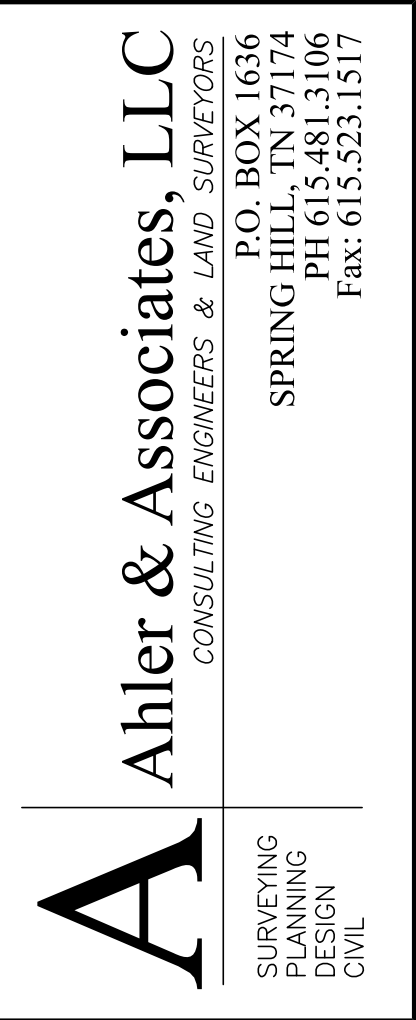
LIBERTY POINTE AT BEAR CREEK
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

Issue:

Mark	Date	Original	Issue	Description
8/21/23	8/21/23	Original	Issue	Revision

Project No:	NUMBER
DWG. File:	DWGFILE
Drawn By:	JEA
Chk'd By:	JEA

Sheet Description
UTILITY PLAN



LIBERTY POINTE AT BEAR CREEK

1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

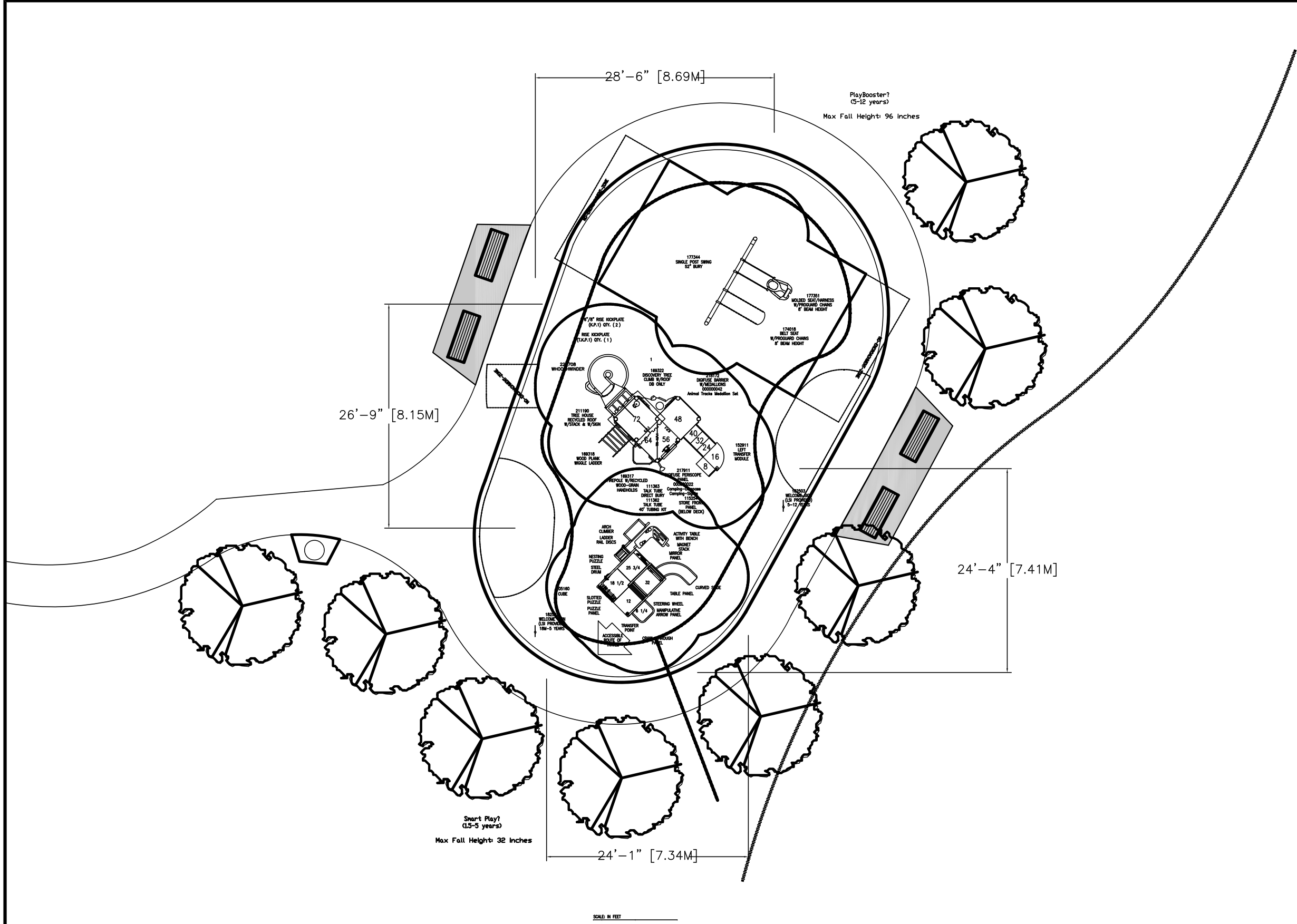
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	-		1/04/23	Original Issue
Issue:	Mark	Date	Description	

Project No:	NUMBER
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Chk'd By:	JEA

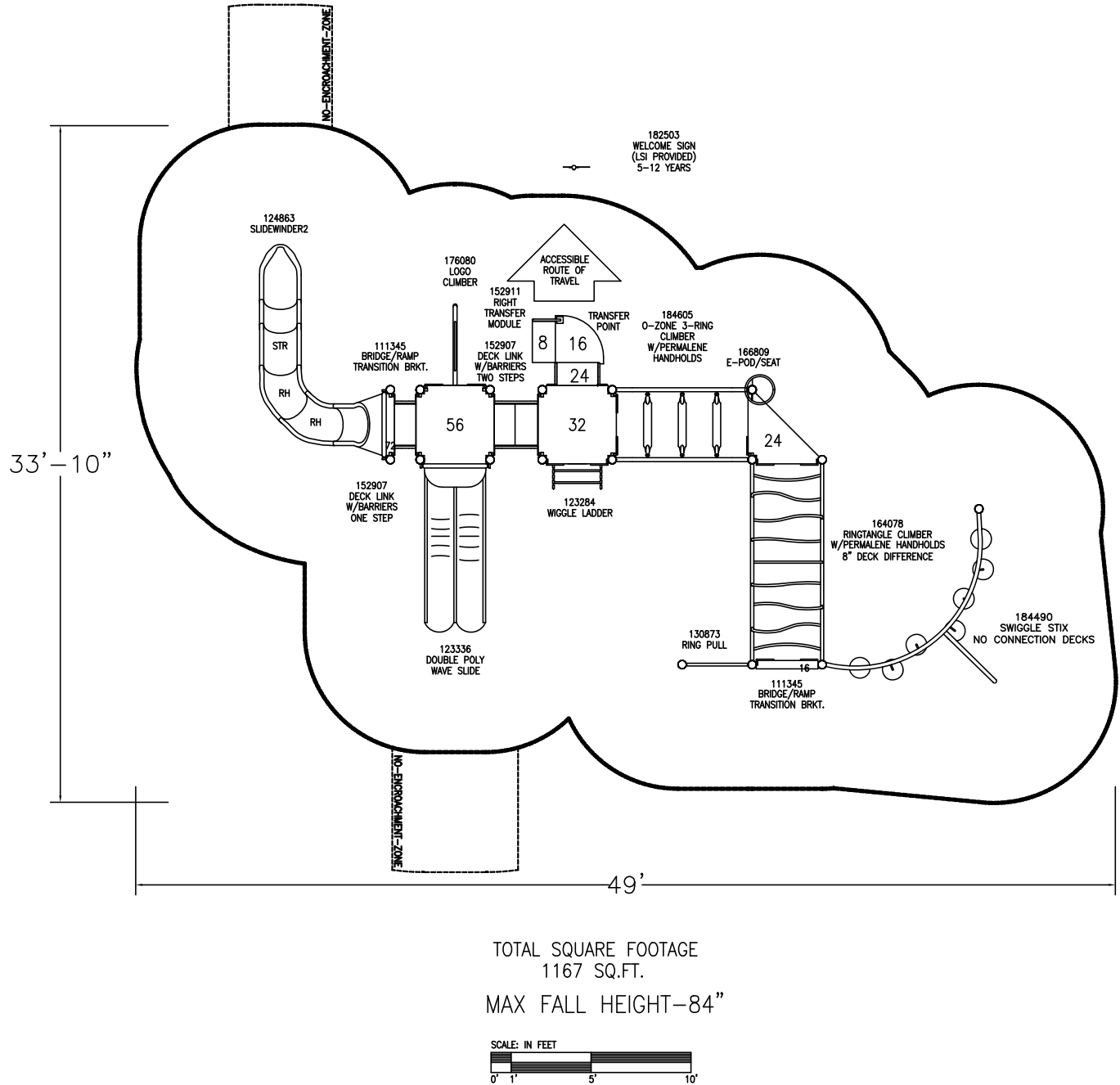
Sheet Description

GRADING PLAN

C5.0



PLAYGROUND NO. 2
NTS



PLAYGROUND NO. 1
NTS

- LEGEND
- △ PK NAIL FOUND
 - IRON PIN FOUND
 - IRON PIN SET
 - ⊗ EXISTING SEWER MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER METER
 - ⊞ TEMPORARY ELECTRIC METER
 - ⊛ EXISTING LIGHT POLE
 - ⊜ EXISTING POWER POLE
 - ROAD CENTER LINE
 - WATER SERVICE
 - OE — OVERHEAD ELECTRIC SERVICE
 - EASEMENT LINE
 - SETBACK LINE
 - - - PROPERTY LINE
 - ✕ EXISTING FENCE
 - ⊞ CATCH BASIN
 - ⊙ GAS VALVE

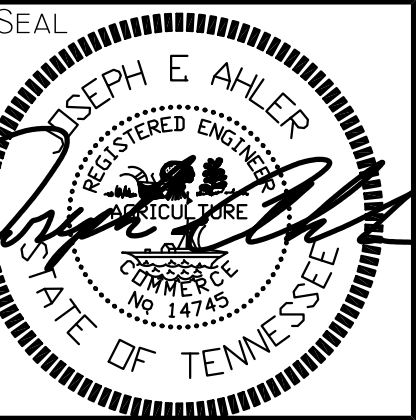


GREEN SPACE
SCALE
1"=50'

CIVIC SPACE
LIBERTY POINTE AT BEAR CREEK
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN.

Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX 615.525.1517

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SURVEYING
PLANNING
DESIGN
CIVIL



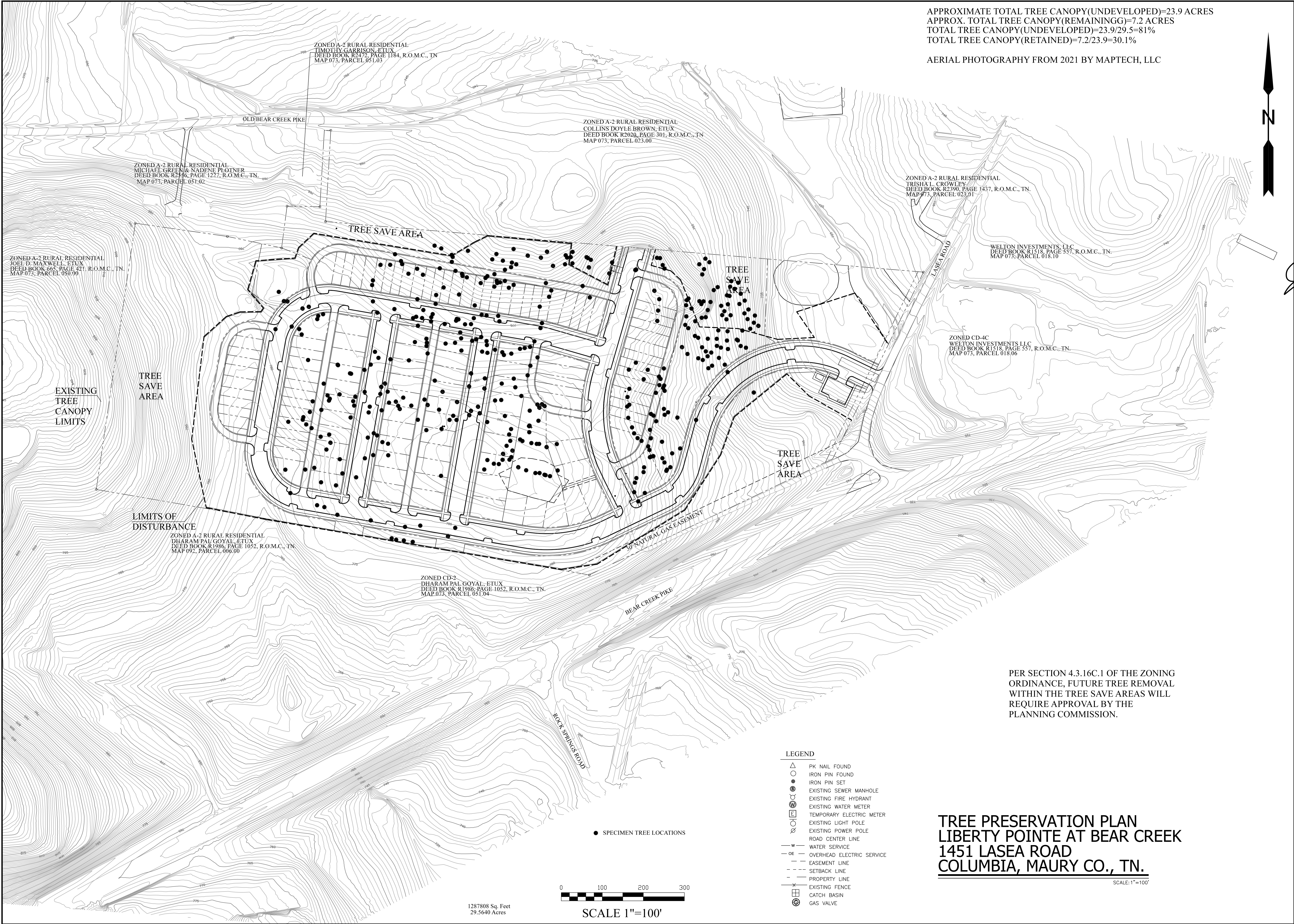
LIBERTY POINTE AT BEAR CREEK
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

ISSUE:		DATE	DESCRIPTION
1		4/10/23	ORIGINAL ISSUE

PROJECT NO:	NUMBER
DWG. FILE:	DWGFILE
DRAWN BY:	JEA
CHK'D BY:	JEA

SHEET DESCRIPTION	
CIVIC SPACE PLAN	

C6.0



APPROXIMATE TOTAL TREE CANOPY(UNDEVELOPED)=23.9 ACRES
APPROX. TOTAL TREE CANOPY(REMAININGG)=7.2 ACRES
TOTAL TREE CANOPY(UNDEVELOPED)=23.9/29.5=81%
TOTAL TREE CANOPY(RETAINED)=7.2/23.9=30.1%

AERIAL PHOTOGRAPHY FROM 2021 BY MAPTECH, LLC

A

Ahler & Associates, LLC

CONSULTING ENGINEERS & LAND SURVEYORS

SURVEYING
PLANNING
DESIGN
CIVIL

P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
Fax: 615.523.1517

LIBERTY POINTE AT BEAR CREEK

1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

ISSUE:					
			7/31/23	POND REVISION	
			4/10/23	Original Issue	
			Mark	Date	Description

Project No:	NUMBER
DWG. File:	DWGFILE
Drawn By:	JEA
Chk'd By:	JEA

Sheet Description
TREE PRESERVATION PLAN

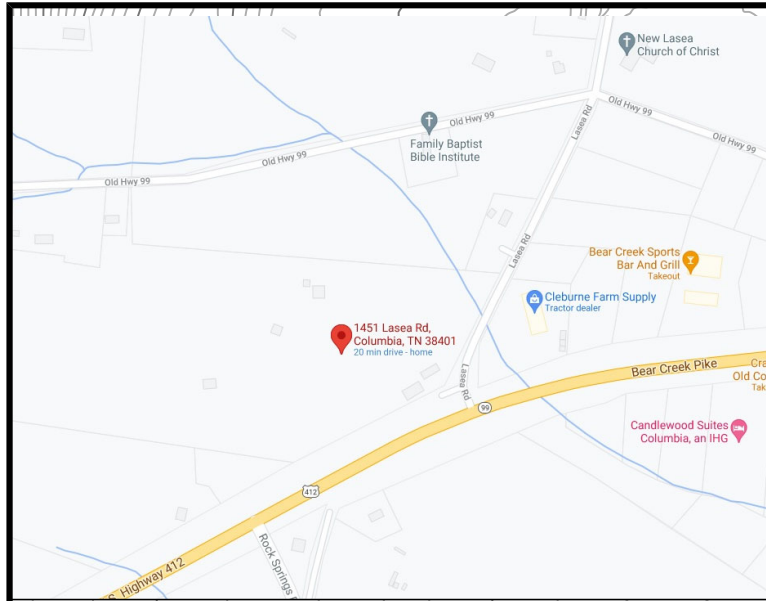
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Page 184 of 430

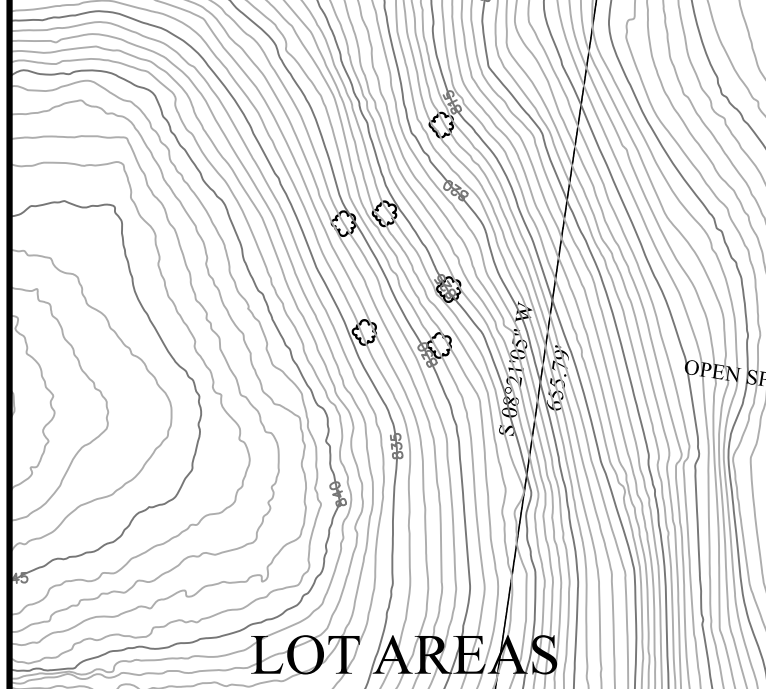
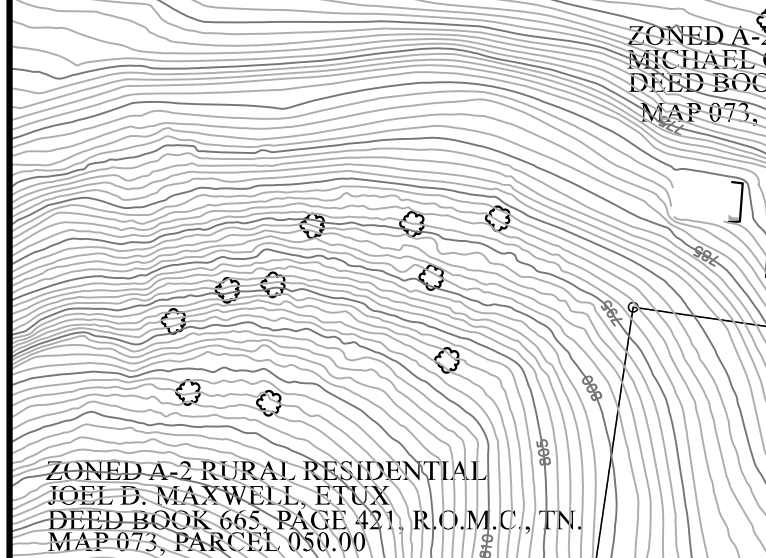
PER SECTION 4.3.16C.1 OF THE ZONING ORDINANCE, FUTURE TREE REMOVAL WITHIN THE TREE SAVE AREAS WILL REQUIRE APPROVAL BY THE PLANNING COMMISSION.

TREE PRESERVATION PLAN
LIBERTY POINTE AT BEAR CREEK
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN.

SCALE: 1"=100'



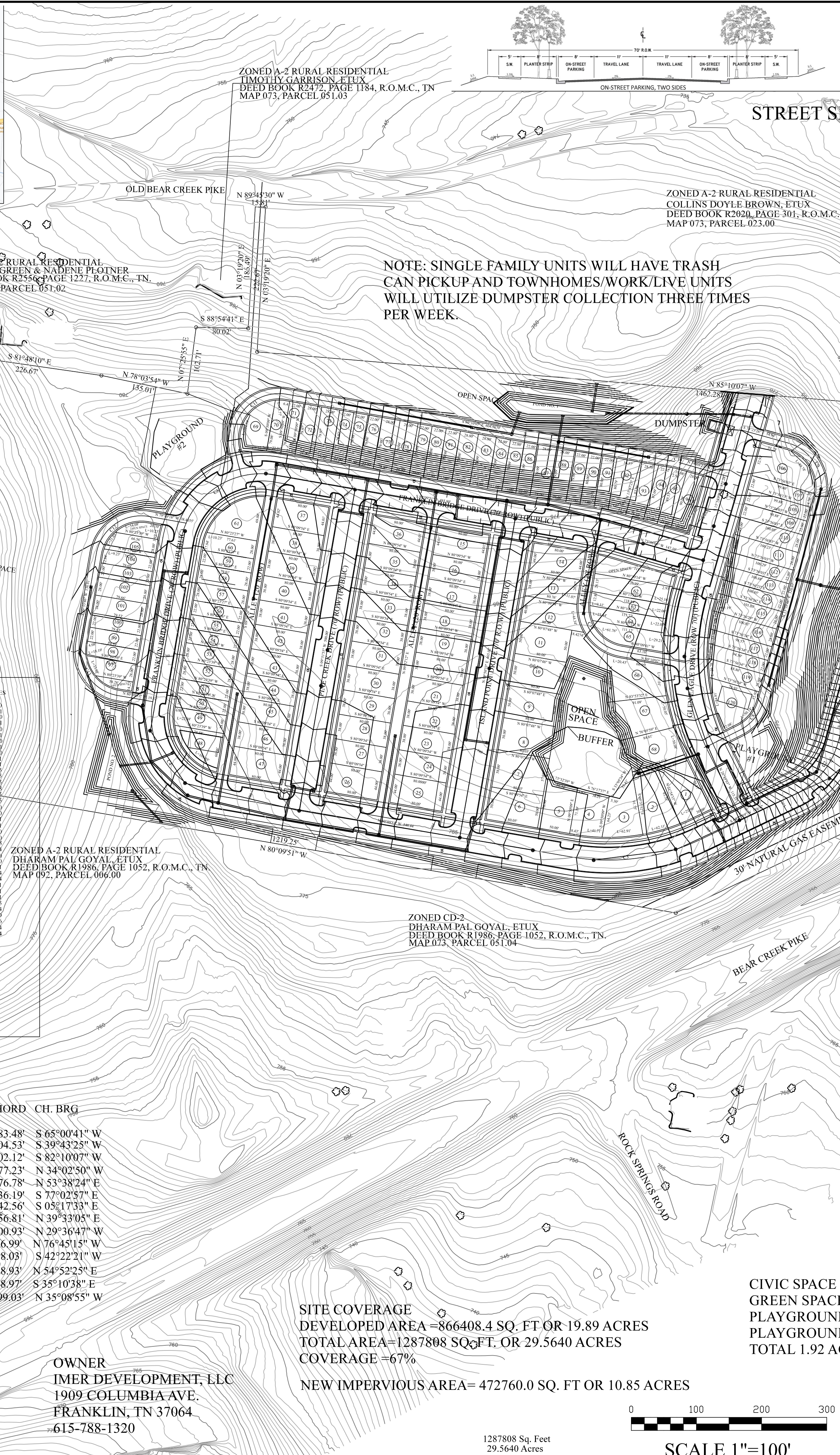
LOCATION MAP NTS



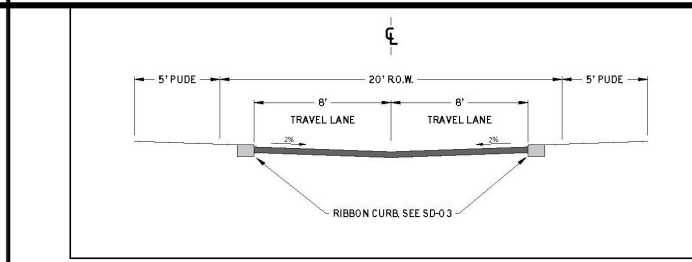
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	4504	0.103	71	1759	0.040
2	4504	0.103	72	1759	0.040
3	4504	0.103	73	1759	0.040
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48	4504	0.103	118	1759	0.040
49	4504	0.103	119	1759	0.040
50	4504	0.103	120	1759	0.040

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CH. BRG.
C1	100°04'12"	250.17'	436.94'	383.48'	S 65°00'41" W
C2	49°25'51"	125.00'	107.84'	104.53'	S 39°43'25" W
C3	35°20'03"	333.00'	205.36'	202.12'	S 82°10'07" W
C4	90°17'32"	125.00'	197.98'	177.23'	N 34°02'50" W
C5	90°00'01"	125.00'	196.35'	176.78'	N 53°38'24" E
C6	6°17'57"	333.00'	36.61'	36.19'	S 77°02'57" E
C7	42°43'00"	333.00'	248.27'	242.56'	S 05°17'33" E
C8	47°53'01"	70.00'	58.50'	56.81'	N 39°33'05" E
C9	92°16'14"	70.02'	112.76'	100.93'	N 29°36'47" W
C10	5°43'30"	70.00'	6.99'	6.99'	N 76°45'15" W
C11	114°55'42"	70.00'	140.41'	118.03'	S 42°22'21" W
C12	89°55'28"	70.00'	109.86'	98.93'	S 54°52'25" E
C13	89°58'26"	70.00'	109.92'	98.97'	S 35°10'38" E
C14	90°02'14"	70.00'	110.00'	99.03'	N 35°08'55" W

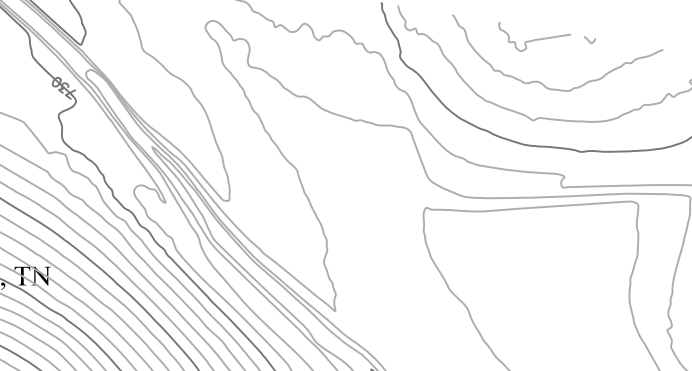
OWNER
IMER DEVELOPMENT, LLC
1909 COLUMBIA AVE.
FRANKLIN, TN 37064
615-788-1320



1287808 Sq. Feet
29.5640 Acres



STREET SECTIONS



STREAM BUFFERS



LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	4504	0.103	71	1759	0.040
2	4504	0.103	72	1759	0.040
3	4504	0.103	73	1759	0.040
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NOTE: SINGLE FAMILY UNITS WILL HAVE TRASH CAN PICKUP AND TOWNHOMES/WORK/LIVE UNITS WILL UTILIZE DUMPSTER COLLECTION THREE TIMES PER WEEK.

GENERAL NOTES:
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IMER DEVELOPMENT, LLC
1909 COLUMBIA AVENUE
FRANKLIN, TN 37064
2. DEED REFERENCE:
DEED BOOK R2776, PAGE 1294, R.O.W.C., TN.
3. TAX MAP 073, PARCEL 051.00
4. BEARINGS ARE BASED UPON
TN STATE PLANE COODINATES
5. SURVEY IS SUBJECT TO ALL THE
FINDINGS AN ACCURATE TITLE SEARCH
WOULD REVEAL. NO TITLE FURNISHED
TO THIS SURVEYOR.
6. PHYSICALLY EVIDENT UTILITIES ARE
SHOWN BUT NOT WARRANTED.
CONTRACTOR SHALL CONTACT 811, 72
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AS PRESCRIBE BY STATE LAW.
7. THIS IS CATEGORY I SURVEY PER
THE STANDARDS OF PRACTICE OF THE
TENNESSEE BOARD FOR LAND
SURVEYORS.
8. THIS PROPERTY IS SHOWN AS ZONE "X"
ON THE FEMA FIS RATE MAP NO.
47119C0195FE DATED 04-16-2007
9. THIS PROPERTY IS ZONED CD-4

CIVIC SPACE PROVIDED
GREEN SPACE 1.48 ACRES
PLAYGROUND #1 0.14 ACRES
PLAYGROUND #2 0.30 ACRES
TOTAL 1.92 ACRES OR 6.5%

NEW IMPERVIOUS AREA= 472760.0 SQ. FT OR 10.85 ACRES

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1287808 Sq. Feet
29.5640 Acres

SCALE 1"=100'

LEGEND



9/18/23

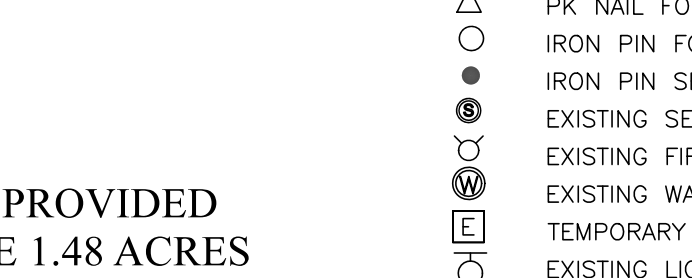
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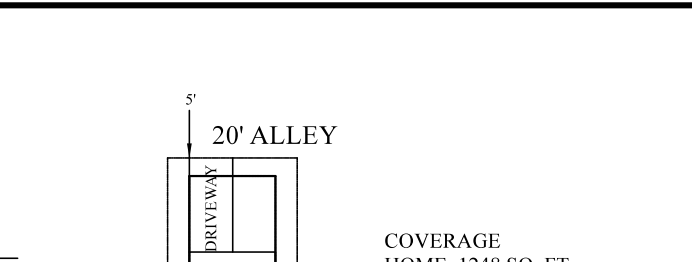
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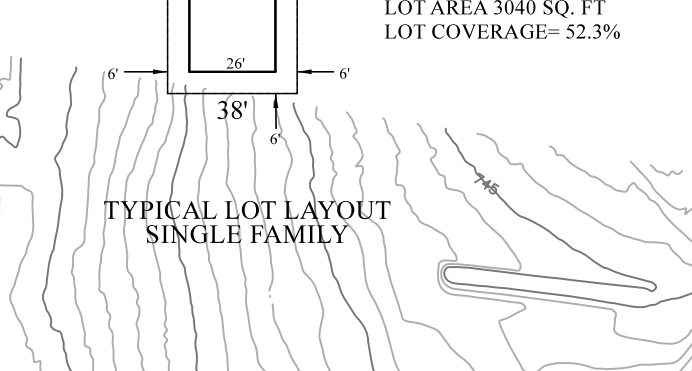
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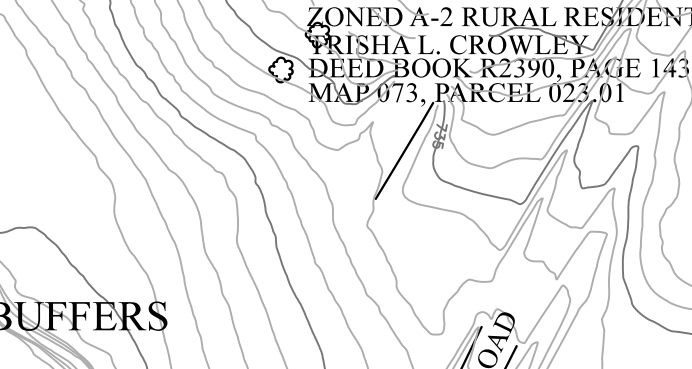
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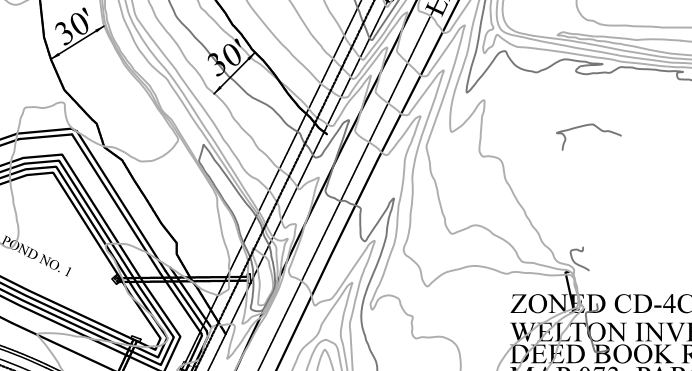
TYPICAL LOT LAYOUT SINGLE FAMILY



TYPICAL LOT LAYOUT TOWNHOME



TYPICAL LOT LAYOUT LIVE/WORK



THE STRUCTURES WILL CONFORM TO THE DESIGN AND FACADE STANDARDS OF TABLE 4.3.1-D AND TABLE 4.3.8.B OF THE ZONING ORDINANCE. EXTERIOR LIGHTING PLANS MAY BE REQUIRED AT SITE CONSTRUCTION PLAN REVIEW AND WILL MEET THE STANDARDS UNDER 4.3.17.B

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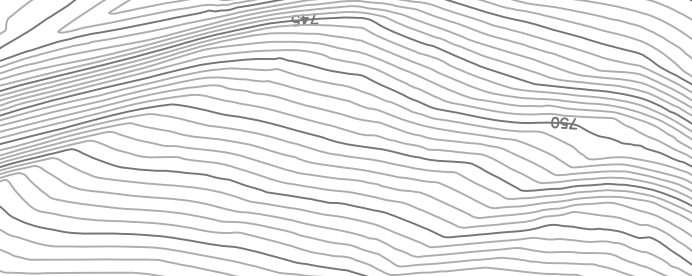
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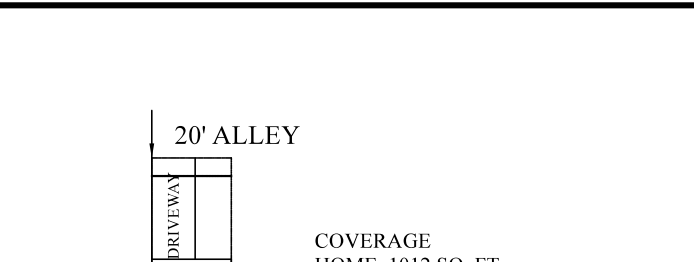
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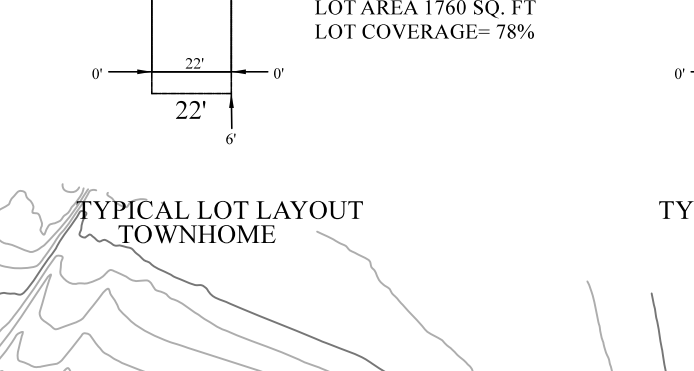
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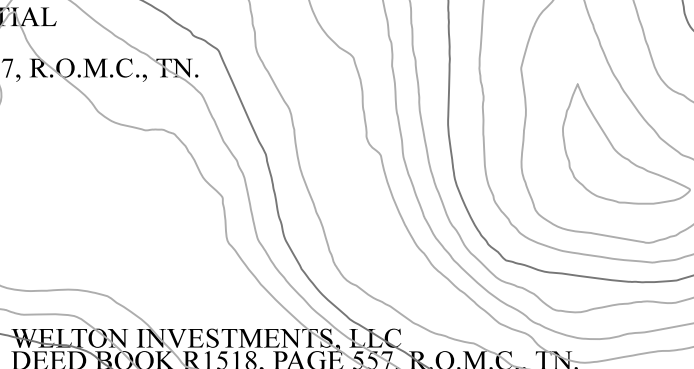
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9/18/23

PRE

Ahler & Associates, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS

September 22, 2023

Kevin McCarthy, AICP
City Planner
City of Columbia

RE: Response to Technical Review Comments from Sept. 12, 2023
Item no. 23-0347

Dear Mr. McCarthy,

The following are my responses to the Technical Review Comments. I'll address each item in order.

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
 - Noted
2. Lots 62 appears to be too narrow. Lot 107 appears to be narrow in comparison to the other proposed lots. End units for townhomes should each have the minimum building setback of 6 ft. (two 28 ft. wide lots).
 - We have eliminated the narrow lots and checked all the remaining townhome lots to have the minimum setback. We have changed the lot sizes to two 28 ft. wide lots as recommended.
3. The water availability letter is dated June 15th and is set to expire October 13th, the week of the October Planning Commission meeting. If resubmittal is not ready to proceed to agenda on September 18th, an updated letter will be required.
 - Noted
4. Please provide Preliminary Plat and Site Development Plan as separate documents (See sec. 8.5.6, p. 408-422 of the Zoning Ordinance). A preliminary Plat should respond to all items listed at 2.2 of the Subdivision Regulations. Site Development Plan should respond to planning comments and address all applicable standards of the Zoning Ordinance, including civic space and tree preservation requirements.
 - The preliminary Plat was submitted on Monday through the portal.
5. Please identify the use and ownership of the area north of lot 62. Is this part of the ROW or part of common space?
 - We labeled it on the plans as open space.
6. Please identify all open space as either Civic Space or other Open Space. Please indicate the intended use and ownership of all open spaces.
 - We identified and labelled all the open and Civic spaces on the plan. The

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homeowners association will own and maintain both.

7. Show and label all buffers around protected waters on the Site Development Plan.
 - Buffers labeled.
8. Please show locations of parking for commercial portion of live/work units (1:500 sf). Parking locations must conform with § 4.3.12.B.3 (p. 268).
 - Parking for commercial portion of live/work units shown.
9. In the typical lot layout please illustrate the series of Townhomes with the spacing between sets of units. * Please provide a full building typical layout for each type of Townhome (e.g. an 8- unit structure with lots lines and setbacks). In general, lots as depicted will not accommodate end units with minimum 6' setback. 4.3.1-D (p.78).
 - We drew the townhome buildings on the site plan to illustrate that we had the minimum setback.
10. Lots 98, 70, 61, 48, and 122 are not wide enough to accommodate the end unit in a townhome structure and conform to the side/rear setback.
 - We reduced the number of units and insured all lots had enough width.
11. Provide 800' radius for playgrounds. 5.3.3.B (p. 335).
 - We showed the 800' radius for the playgrounds.
12. Please provide the ariel image referenced in the tree preservation plan (2021 Maptech image) 4.3.16.3.b.
 - It was provided with the submittal package on Monday as requested.
13. Please revise the tree preservation plan and identify the location of Specimen Trees (4.3.16.L.3.d' 9.3, p. 524).
 - We showed the locations of the specimen trees on the preservation plan.

Engineering

1. Subject to TIS and Construction Plans
 - noted
2. Alleys shall have concrete aprons at intersections with roadways.
 - Added concrete aprons to all the roadway intersections.
3. Show/Label proposed ROW lines. It appears the street layout on the plans does not match the street section detail.
 - We had previously showed the sidewalk against the ROW line, we have move it to its proper location.
4. One street is missing a name.
 - Missing street name added.
5. Extend ROW to southern property line for possible future connectivity at the two-interior north- south roads (Pine Creek Dr and unnamed)
 - We extended the ROW to the property line for connectivity.
6. On-street parking may be eliminated along lots accessed by front driveway
 - Noted, at this point we left it in, we may decide to remove some or all during construction drawing phase.
7. Parking area for Mail Kiosk is allowed, but not required unless serving more than 75 lots
 - noted

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8. Stormwater detention ponds appear to be small for the added impervious.
 - We will adjust to the required size during the construction drawing phase.
9. Open Space/Pond should have an unobstructed runoff path (culvert or channel) for stormwater in the event of an over topping.
 - We added a catch basin at the lowest point to catch any overflow.
10. Show top of bank and buffer for ponds and water resources. The pond adjacent to lots 3-8 is showing a 15 ft. buffer on sheet C3.0. 30 ft. average buffer width is required.
 - Adjusted the buffer to average 30 feet
11. Label all open space lots. Label open space lots with numbers, i.e. Open Space 2, Open Space 3.
 - Labeled the open space.
12. Show all proposed property lines with dimensions.
 - Provided all dimensions.
13. Sidewalks on Glen Eagle Drive shall extend to the termination of the stubbed roadway.
 - We extended the sidewalks to the end of Glen Eagle Drive
14. The dumpster across from lot 108 does not appear to be accessible.
 - We relocated the dumpster to provide adequate access.
15. It appears some townhomes in the row of lots 76-92 will have very tall basement garages or crawlspaces.
 - Depending on the material balance of the grading quantities this could be true, we'll determine the actual pad during construction drawing phase.
16. Label size and type of utilities.
 - We labeled the size and type of utilities.
17. Parking islands for inset parallel parking are required every 220 ft and at intersections (includes alleys). See ESS detail SD-06
 - We provided the parking islands at the intersections and every 220.'
18. Provide alley detail. ESS RD-06.
 - Alley detail provided.
19. Provide survey sealed by registered land surveyor.
 - The survey was emailed under separate cover.
20. Note: typically, minimum inlet spacing on alleys is 150 ft to meet the spread requirements, as the travel lanes are narrower and there is no curbing.
 - We added additional catch basins in the alleys to meet this requirement.

Public Works

1. The current proposed dumpster location does not appear accessible to standard frontend load garbage trucks. Please see attached Dumpster Guidelines and Accessibility Requirements. For 72 townhomes/live-work units, we recommend two 8-yard dumpsters with 3x/week collection. Private sanitation services may be utilized, especially if wanting to go with compactor service or individual trash receptacles. The City, however, cannot service individual trash receptacles for townhomes/live work units.
 - We relocated the dumpster to be more accessible.

P.O. Box 1636
SPRING HILL, TN 37174
PHONE 615-481-3106
FAX 615-468-9357
www.ahlerengineering.com

Fire

1. The live/work units will have to have a 13R sprinkler system installed and a hydrant will have to be within 100' of the Fire Department Connections on these units. A fire alarm will be required for each 13R sprinkler system. The sprinkler and fire alarm system will have to be tied to someone, so we can hold someone responsible for having them maintained
 - After discussions with the owner, he will sell each building separately, not each unit

Maury County E911

1. Pine Creek Drive, Franklin Bridge Drive, Glen Eagle Drive have been approved and reserved. They will need to request for an additional street name. Lot 6-14 does not have a labeled street name listed, nor do we have one reserved. cgideon@maury911.org
 - Missing street name added

Columbia Water

1. "A water availability letter was issued on June 15, 2023, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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

Duck River Electric Membership Corp

1. Need to submit CAD file, subdivision requirements, blanket right of way easement, and final plat with landscaping when available. Keep in mind possible delays in materials such as transformers and meter bases.
 - We will provide the CAD file and the blanket easement as soon as the owner signs and records it. The other information will be provided as we move forward.

Should you have any further questions, please do not hesitate to contact me.

Ahler & Associates, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS

Sincerely,

A handwritten signature in black ink that reads "Joseph Ahler". The signature is written in a cursive, flowing style.

Joseph Ahler P.E., R.L.S.
Ahler & Associates, LLC

P.O. Box 1636
SPRING HILL, TN 37174
PHONE 615-481-3106
FAX 615-468-9357
www.ahlerengineering.com



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, September 12, 2023

ITEM NO.

23-0347

DESCRIPTION: CD-4 development on 29.5 acres. Mix of single family, townhomes, and live/work units

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
2. Lots 62 appears to be too narrow. Lot 107 appears to be narrow in comparison to the other proposed lots. End units for townhomes should each have the minimum building setback of 6 ft. (two 28 ft. wide lots).
3. The water availability letter is dated June 15th and is set to expire October 13th, the week of the October Planning Commission meeting. If resubmittal is not ready to proceed to agenda on September 18th, an updated letter will be required.
4. Please provide Preliminary Plat and Site Development Plan as separate documents (See sec. 8.5.6, p. 408-422 of the Zoning Ordinance). Preliminary Plat should respond to all items listed at 2.2 of the Subdivision Regulations. Site Development Plan should respond to planning comments and address all applicable standards of the Zoning Ordinance, including civic space and tree preservation requirements.
5. Please identify the use and ownership of the area north of lot 62. Is this part of the RoW or part of common space?
6. Please identify all open space as either Civic Space or other Open Space. Please indicate the intended use and ownership of all open spaces.
7. Show and label all buffers around protected waters on the site development plan.
8. Please show locations of parking for commercial portion of live/work units (1:500 sf). Parking locations must conform with § 4.3.12.B.3 (p. 268).
9. *In the typical lot layout please illustrate the series of Townhomes with the spacing between sets of units.* Please provide a full building typical layout for each type of Townhome (e.g. an 8-unit structure with lots lines and setbacks). In general, lots as depicted will not accommodate end units with minimum 6' setback. 4.3.1-D (p.78).
10. Lots 98, 70, 61, 48, and 122 are not wide enough to accommodate the end unit in a townhome structure and conform to the side/rear setback.
11. Provide 800' radius for playgrounds. 5.3.3.B (p. 335).
12. Please provide the ariel image referenced in the tree preservation plan (2021 Maptech image) 4.3.16.3.b.

TECHNICAL
23-0347
Page 1 of 4

13. Please revise the tree preservation plan and identify the location of Specimen Trees (4.3.16.L.3.d' 9.3, p. 524).
- 14.

Engineering

15. Subject to TIS and Construction Plans
16. Alleys shall have concrete aprons at intersection with roadways
17. Show/Label proposed ROW lines. It appears the street layout on the plans does not match the street section detail.
18. One street is missing a name
19. Extend ROW to southern property line for possible future connectivity at the two interior north-south roads (Pine Creek Dr and unnamed)
20. On-street parking may be eliminated along lots accessed by front driveway
21. Parking area for Mail Kiosk is allowed, but not required unless serving more than 75 lots
22. Stormwater detention ponds appear to be small for the added impervious
23. Open Space/Pond should have an unobstructed runoff path (culvert or channel) for stormwater in the event of an over topping
24. Show top of bank and buffer for ponds and water resources. Pond adjacent to lots 3-8 is showing a 15 ft. buffer on sheet C3.0. 30 ft. average buffer width is required.
25. Label all open space lots. Label open space lots with numbers, i.e. Open Space 2, Open Space 3.
26. Show all proposed property lines with dimensions.
27. Sidewalks on Glen Eagle Drive shall extend to the termination of the stubbed roadway.
28. Dumpster across from lot 108 does not appear to be accessible.
29. It appears some townhomes in the row of lots 76-92 will have very tall basement garages or crawlspaces.
30. Label size and type of utilities.
31. Parking islands for inset parallel parking are required every 220 ft and at intersections (includes alleys). See ESS detail SD-06
32. Provide alley detail. ESS RD-06.
33. Provide survey sealed by registered land surveyor.
34. Note: typically minimum inlet spacing on alleys is 150 ft to meet the spread requirements, as the travel lanes are narrower and there is no curbing.

Police

35. No comments provided.

Building

36. No comments.

Public Works

37. The current proposed dumpster location does not appear accessible to standard frontend load garbage trucks. Please see attached Dumpster Guidelines and Accessibility Requirements. For 72 townhomes/live-work units, we recommend two 8-yard dumpsters with 3x/week collection. Private sanitation services may be utilized, especially if wanting to go with compactor service or individual trash receptacles. The City, however, cannot service individual trash receptacles for townhomes/live work units.

Fire

38. The live/work units will have to have a 13R sprinkler system installed and a hydrant will have to be within 100' of the Fire Department Connections on these units. A fire alarm will be required for each 13R sprinkler system. The sprinkler and fire alarm system will have to be tied to someone, so we can hold someone responsible for having them maintained

Maury County E911

39. Pine Creek Drive, Franklin Bridge Drive, Glen Eagle Drive have been approved and reserved. They will need to request for an additional street name. Lot 6-14 does not have a labeled street name listed, nor do we have one reserved. cgideon@maury911.org

Columbia Power

40. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Maury County Highway Dept.

41. No comment.

Wastewater

42. Columbia Wastewater has no concern.

Maury County Schools

TECHNICAL
23-0347
Page 3 of 4

43. No Comment.

ATT

44. Intends To Serve.

Columbia Water

45. "A water availability letter was issued on June 15, 2023, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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."

Atmos Energy

46. No Comment.

Duck River Electric Membership Corp

47. Need to submit CAD file, subdivision requirements, blanket right of way easement, and final plat with landscaping when available. Keep in mind possible delays in materials such as transformers and meter bases.

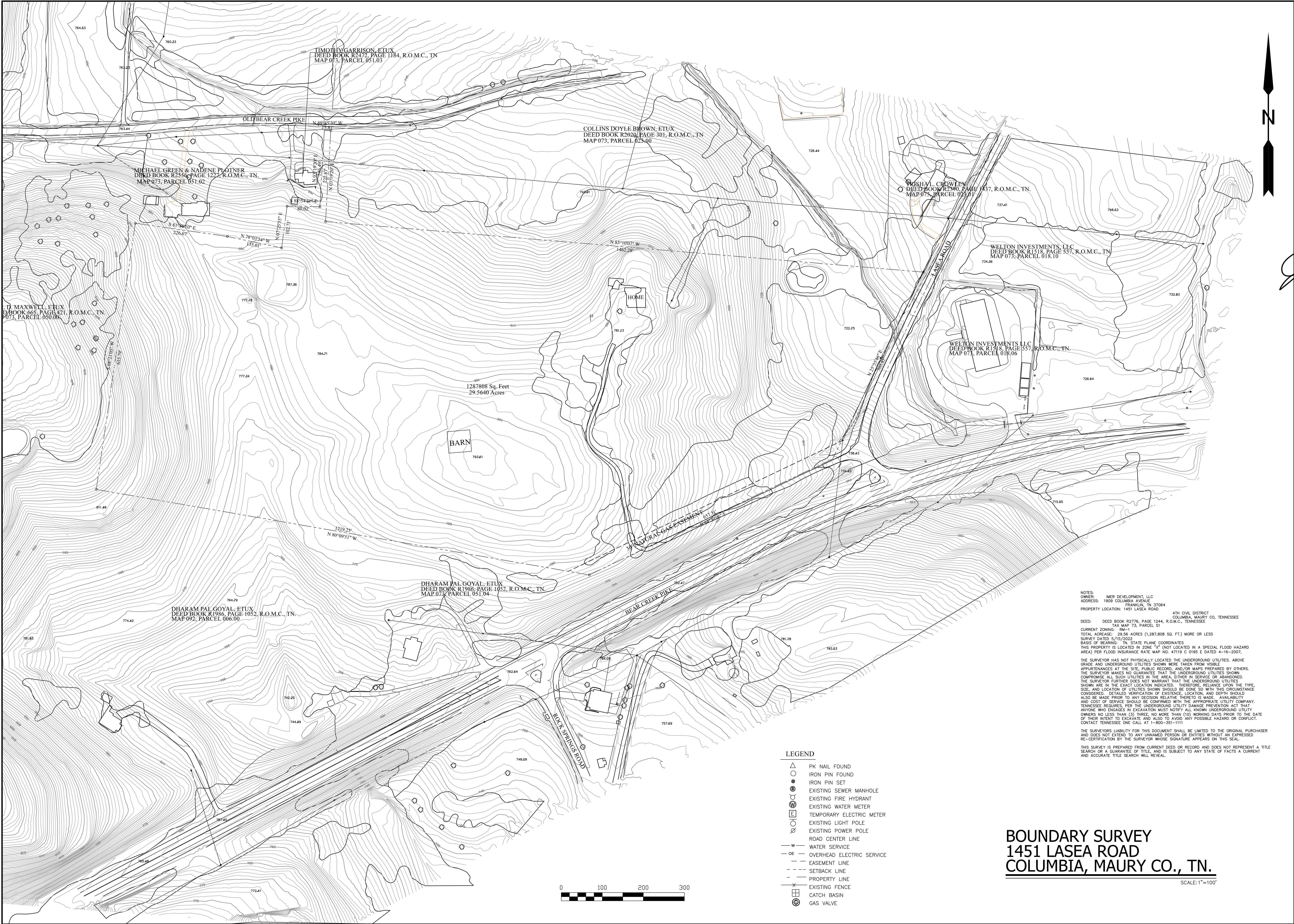
ATTACHMENTS: Preliminary Plat

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	321	94.4%
	Battle Creek	2019	90,000	30	700	629	89.9%
	Brown	1968	56,720	20	405	358	88.4%
	Highland	1986	47,800	4.5	380	284	74.7%
	Howell	1999	81,600	17.5	700	598	85.4%
	Mt. Pleasant	1978	80,021	22	630	575	91.3%
	Riverside	1984	71,150	14	500	402	80.4%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	544	90.7%
	Wright	2005	97,765	18	740	605	81.8%
Middle					5535	4755	85.9%
	Battle Creek	2019	125,000	45	900	725	80.6%
	Cox	1997	137,200	25	900	659	73.2%
	Mt. Pleasant	2001	113,938	29.2	550	417	75.8%
	Spring Hill	2010	158,106	39.49	950	537	56.5%
High	Whithorne	1979	175,600	17	1050	959	91.3%
					4350	3297	75.8%
	Central	2016	296,740	55	1700	1425	83.8%
	Mt. Pleasant	1969	110,759	31	600	395	65.8%
	Spring Hill	1993	181,800	57	1200	1245	103.8%
Unit					3500	3065	87.6%
	Culleoka	1969	205,800	34	1020	885	86.8%
	Hampshire	1978	83,410	13.12	500	418	83.6%
	Santa Fe	1964	94,225	24	650	527	81.1%
					2170	1830	84.3%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		169	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13116	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.



NOTES:
OWNER: IMER DEVELOPMENT, LLC
ADDRESS: 1909 COLUMBIA AVENUE, FRANKLIN, TN 37064
PROPERTY LOCATION: 1451 LASEA ROAD COLUMBIA, MAURY CO, TENNESSEE
DEED: DEED BOOK R2776, PAGE 1244, R.O.M.C., TENNESSEE
AX MAP 73, PARCEL 51
CURRENT ZONING: RM-1
TOTAL ACREAGE: 29.36 ACRES (1,287,808 SQ. FT.) MORE OR LESS
SURVEY DATED: 2/15/2022
BASIS OF BEARING: TN, STATE PLANE COORDINATES
THIS PROPERTY IS LOCATED IN ZONE "X" (NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA) PER FLOOD INSURANCE RATE MAP NO. 47119 C 0195 E DATED 4-16-2007,
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE REQUIRES, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE, NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, CONTACT TENNESSEE ONE CALL AT 1-800-351-1111
THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SEAL
THIS SURVEY IS PREPARED FROM CURRENT DEED OR RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

- LEGEND
- △ PK NAIL FOUND
 - IRON PIN FOUND
 - IRON PIN SET
 - ⊙ EXISTING SEWER MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER METER
 - ⊙ TEMPORARY ELECTRIC METER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING POWER POLE
 - ROAD CENTER LINE
 - WATER SERVICE
 - OVERHEAD ELECTRIC SERVICE
 - EASEMENT LINE
 - SETBACK LINE
 - - - PROPERTY LINE
 - ✕ EXISTING FENCE
 - ⊞ CATCH BASIN
 - ⊙ GAS VALVE

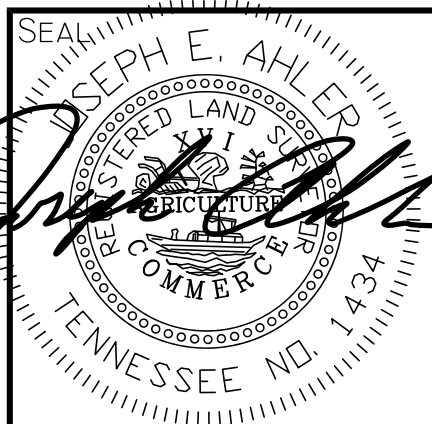
BOUNDARY SURVEY
1451 LASEA ROAD
COLUMBIA, MAURY CO., TN.

SCALE: 1"=100'

A
Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS

SURVEYING
PLANNING
DESIGN
CIVIL

P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.523.1517



BOUNDARY SURVEY

1451 LASEA ROAD
COLUMBIA, MAURY CO., TN

ISSUE:	DATE	DESCRIPTION
	5/26/22	ORIGINAL ISSUE

PROJECT No:	NUMBER
DWG. FILE:	DWGFILE
DRAWN BY:	JEA
CHK'D BY:	JEA

SHEET DESCRIPTION
BOUNDARY SURVEY

S1.0

Page 186 of 430



June 15, 2023

Mr. Joseph Ahler

Ahler & Associates, LLC

Sent via email: joe.ahler@gmail.com

RE: Water Availability Letter

Highland Pointe at Bear Creek – 143 Lots

1451 Lasea Rd

Tax Map 73, Parcel 51

Columbia, Maury County, TN

Dear Mr. Ahler:

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

- Domestic waterline connections will be made to the existing 8-inch water main located on Lasea Road and the existing 6-inch water main located on Old Highway 99.
- Minimum size 8-inch, looped water mains are 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 hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (143 SFUs)	\$54,410.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per ¾" meter (70 meters)	\$77,220.00
Impact Fee: \$4,500 per ¾" meter (70 meters)	\$643,500.00
Total Meter and Impact Fees Due =	\$720,720.00

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



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

Sincerely,

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

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-103



**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	1451 Lasea Road, Columbia, TN		
	TAX MAP: 073	GROUP:	PARCEL: 051
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Development Plan and Preliminary Plat for Liberty Pointe at Bear Creek		

DATE OF PRE-APPLICATION CONFERENCE	2/22/2023	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	-----------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ xOther: <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) Liberty Pointe at Bear Creek ☐ Total Number of Lots 122 ☐ Total acreage 29.5

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

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

APPLICANT

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

NAME	Joseph Ahler P.E., R.L.S.	PHONE	615-481-3106
ADDRESS	P.O. Box 1636, Spring Hill, TN 37174	EMAIL	joe.ahler@gmail.com

PROPERTY OWNER NAME	Imer Development, LLC	PHONE	615-788-1320
ADDRESS	1909 Columbia Ave., Franklin, TN 37064	EMAIL	stuart@nasonhomes.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>Joseph Ahler</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>8/21/23</u> DATE
<u>Imer Development, LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>8/21/23</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			

PRELIMINARY PLAT AND DEVELOPMENT PLAN
FOR
MARLONS CREEK

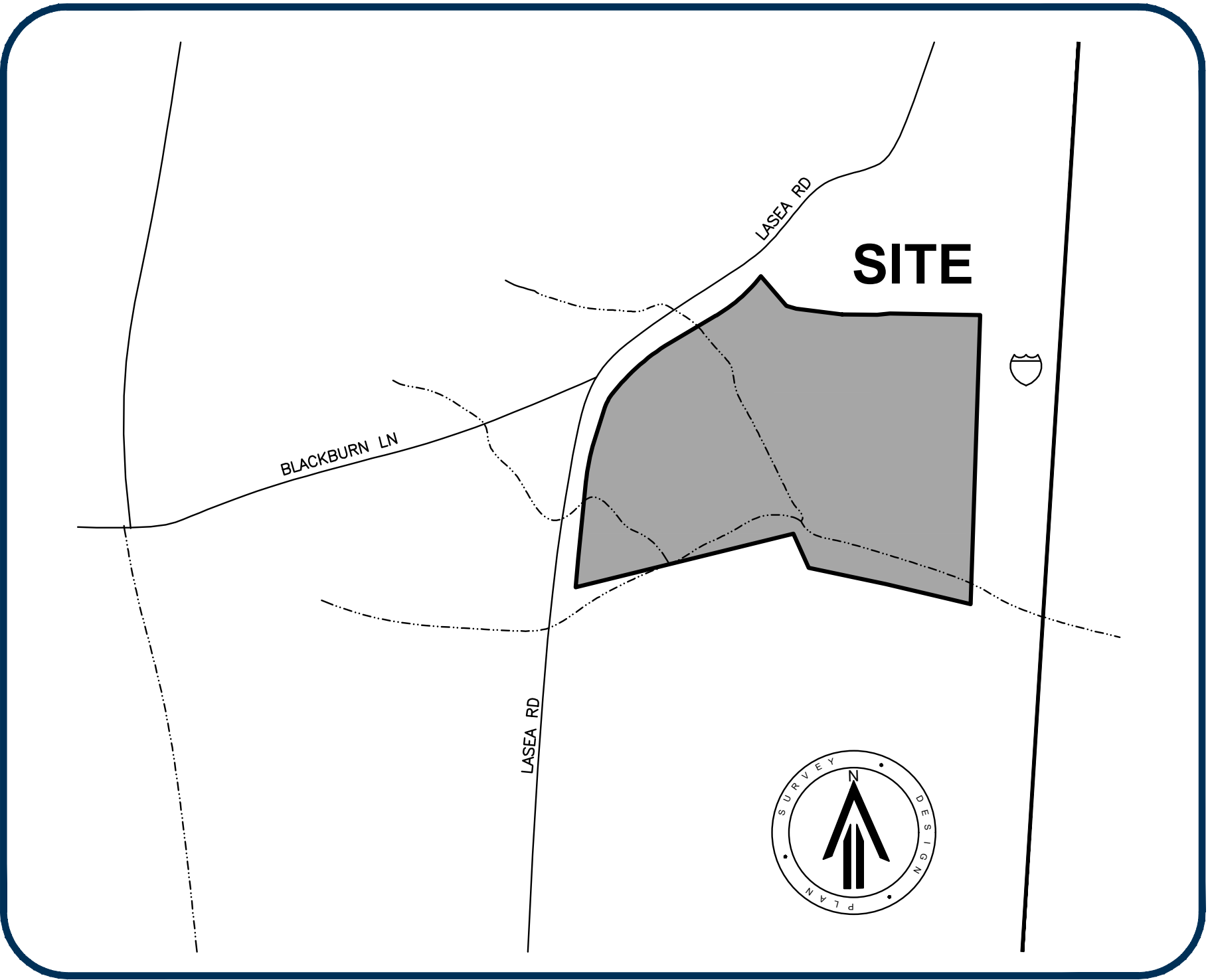


CONTACTS

OPTIONEE/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
DEVELOPER
(615) 934-2864

CIVIL
JACOB VINCENT
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
jvincent@ragansmith.com

LANDSCAPE ARCHITECTURE
ANDREW TARSİ
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
atarsi@ragansmith.com



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
<u>PRELIMINARY PLAT</u>	
P0.0	ALTA SURVEY
P1.0	OVERALL PRELIMINARY PLAT
P2.0	PRELIMINARY PLAT
P3.0	PRELIMINARY PLAT
P4.0	PRELIMINARY PLAT
P5.0	PRELIMINARY PLAT
<u>DEVELOPMENT PLAN</u>	
DP5.1	EXISTING CONDITIONS
DP5.2	TREE PRESERVATION PLAN
DP5.3	CIVIC SPACES
DP5.4	STREET PROFILES
DP5.5	CIVIC SPACE #1
DP5.6	CIVIC SPACE #2
DP5.7	CIVIC SPACE #3

MARLONS CREEK
FOR
LAND SOLUTIONS
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1" = 50'
Date:	September 18, 2023
Approved By:	TJS
Revisions:	
	- -
	- -
	- -
	- -
	- -
	- -

Drawing Title:
COVER SHEET

Drawing No.
CVR
Project No.
21-0282



OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
1	37833.14	0.87
2	42514.51	0.98
3	15439.80	0.35
4	12712.12	0.29
5	11604.12	0.27
6	12512.99	0.29
7	13120.83	0.30
8	14021.57	0.32
9	14040.35	0.32
10	14170.69	0.33
11	16272.73	0.37
12	6731.75	0.15
13	5387.50	0.12
14	5387.50	0.12
15	6442.62	0.15
16	6324.77	0.15
17	6324.77	0.15
18	6324.77	0.15
19	6324.77	0.15
20	6324.77	0.15
21	6047.84	0.14
22	5387.50	0.12
23	5387.50	0.12
24	5387.50	0.12
25	6731.68	0.15
26	9240.88	0.21
27	8125.00	0.19
28	8456.34	0.19
29	15271.77	0.35
30	10757.10	0.25

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
31	8125.00	0.19
32	9240.87	0.21
33	14521.93	0.33
34	14225.94	0.33
35	13907.06	0.32
36	9572.74	0.22
37	9147.49	0.21
38	12590.28	0.29
39	14182.09	0.33
40	15683.70	0.36
41	8118.45	0.19
42	8125.00	0.19
43	8125.00	0.19
44	8831.45	0.20
45	9096.66	0.21
46	9096.66	0.21
47	9096.66	0.21
48	8663.68	0.20
49	8125.00	0.19
50	8125.00	0.19
51	8125.00	0.19
52	11249.42	0.26
53	9087.43	0.21
54	8532.68	0.20
55	8125.00	0.19
56	8125.00	0.19
57	8125.00	0.19
58	8125.00	0.19
59	11366.03	0.26
60	12200.42	0.28

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
61	9627.38	0.22
62	9700.76	0.22
63	8275.00	0.19
64	8275.00	0.19
65	12159.09	0.28
66	8125.00	0.19
67	8125.00	0.19
68	9548.99	0.22
69	11147.52	0.26
71	8125.00	0.19
72	8125.00	0.19
73	8125.00	0.19
74	8125.00	0.19
75	8125.00	0.19
76	8125.00	0.19
77	8125.00	0.19
78	12623.40	0.29
79	7575.46	0.17
80	6162.93	0.14
81	6233.02	0.14
82	6233.21	0.14
83	6233.21	0.14
84	6233.21	0.14
85	6233.21	0.14
86	6233.21	0.14
87	6233.21	0.14
88	5949.88	0.14
89	5948.79	0.14
90	6763.62	0.16
91	7284.66	0.17

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
92	7144.68	0.16
93	5495.63	0.13
94	5500.00	0.13
95	5500.00	0.13
96	5500.00	0.13
97	5500.00	0.13
98	5500.00	0.13
99	5500.00	0.13
100	5500.00	0.13
101	5500.00	0.13
102	5500.00	0.13
103	6171.75	0.14
104	4893.70	0.11
105	4830.00	0.11
106	4830.00	0.11
107	4830.00	0.11
108	4830.00	0.11
109	4830.00	0.11
110	4830.00	0.11
111	4830.00	0.11
112	5060.00	0.12
113	5255.50	0.12
114	6119.82	0.14
115	5998.61	0.14
116	5998.61	0.14
117	5998.61	0.14
118	5998.61	0.14
119	5301.21	0.12
120	5420.31	0.12
121	5786.55	0.13

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
122	7679.90	0.18
123	7739.55	0.18
124	6553.04	0.15
125	7251.71	0.17
126	7740.02	0.18
127	8906.61	0.20
128	8460.92	0.19
129	7571.99	0.17
130	6654.95	0.15
131	6046.55	0.14
132	5720.87	0.13
133	5203.72	0.12
134	5060.00	0.12
135	5060.00	0.12
136	4830.00	0.11
137	4830.00	0.11
138	4830.00	0.11
139	4830.00	0.11
140	4830.00	0.11
141	4830.00	0.11
142	4830.00	0.11
143	4893.70	0.11
144	6171.75	0.14
145	8021.62	0.18
146	7927.61	0.18
147	7996.25	0.18
148	7990.65	0.18
149	8125.20	0.19
150	8125.20	0.19
151	8125.20	0.19

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
152	8125.20	0.19
153	8125.20	0.19
154	8125.20	0.19
155	8125.20	0.19
156	8125.20	0.19
157	8125.20	0.19
158	8125.20	0.19
159	9468.97	0.22
160	9668.14	0.22
161	9668.74	0.22
162	9668.59	0.22
163	9668.79	0.22
164	8874.24	0.20
165	12161.53	0.28
166	14819.31	0.34
167	10723.58	0.25
168	9686.25	0.22
169	10320.60	0.24
170	10320.60	0.24
171	10320.60	0.24
172	11249.42	0.26

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS 1	459122.35	10.54
OS 2	325005.72	7.46
OS 3	1496.78	0.03
OS 4	866754.39	19.90
OS 5	17346.04	0.40
OS 6	12439.42	0.29
OS 7	10731.75	0.25
OS 8	33351.07	0.77

LEGEND	
□ M(O)	MONUMENT (OLD)
■ M(N)	MONUMENT (NEW)
○ R(O)	IRON ROD (OLD)
● R(N)	IRON ROD (NEW)
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	CATCH BASIN
⊕	SANITARY SEWER MANHOLE
⊕	FIBER OPTIC BOX
⊕	TRANSFORMER PAD
-X-X-	FENCE
(XXX)	PARCEL NUMBER
(XXX)	LOT NUMBER
○	UTILITY POLE
○	UTILITY POLE W/ ANCHOR
○	UTILITY POLE W/ LIGHT
○	GAS VALVE
○	GAS METER
123	STREET ADDRESS
+	SIGN
+	CONCRETE SURFACE
+	ASPHALT SURFACE
—P—	OVERHEAD ELECTRIC POWER LINE
—SA—	SANITARY SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.D.A.E.	PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TN

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



PRELIMINARY PLAT GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 172 SINGLE FAMILY LOTS AND 8 OPEN SPACES.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL QUALITY IS 0.05".
3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
4. THIS PROPERTY IS CURRENTLY ZONED CD3.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES ON MAP, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4711902195E, WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; SAID MAP STATES PANEL NOT PRINTED-NO SPECIAL FLOOD HAZARD AREAS.
6. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
6. ALL ROADS TO BE PUBLIC RIGHT OF WAY AND MAINTAINED BY THE CITY.
7. ALL OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. ALL OPEN SPACE TO BE DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE, EASEMENT.
9. LIGHTING AT ALL BUILDING SITE LINES WILL NOT EXCEED 1.0 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF 4.3.17B OF THE ZONING ORDINANCE (TO BE CONFIRMED AT BUILDING PERMIT).
10. ALL CONNECTIONS TO EXISTING COUNTY ROADS AND RIGHT OF WAY ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS / SPECIFICATIONS SET FORTH BY THE MAURY COUNTY HIGHWAY DEPARTMENT.

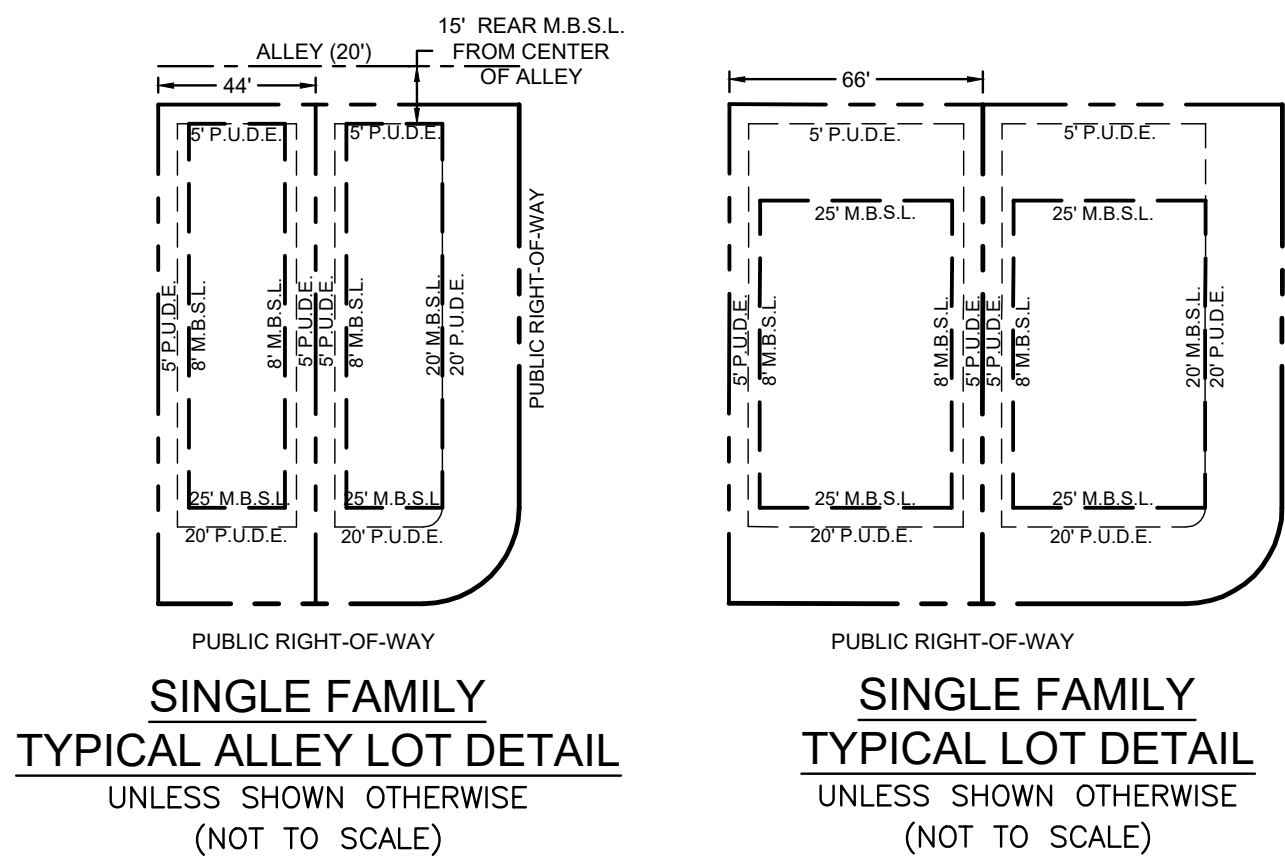
SITE DATA TABLE

TOTAL SINGLE FAMILY LOT AREA	= 32.76 ACRES±
TOTAL OPEN SPACE AREA	= 39.64 ACRES±
TOTAL RIGHT-OF-WAY AREA	= 14.29 ACRES±
RIGHT OF WAY DEDICATION	= 0.49 ACRES±
TOTAL SITE AREA	= 87.18 ACRES±

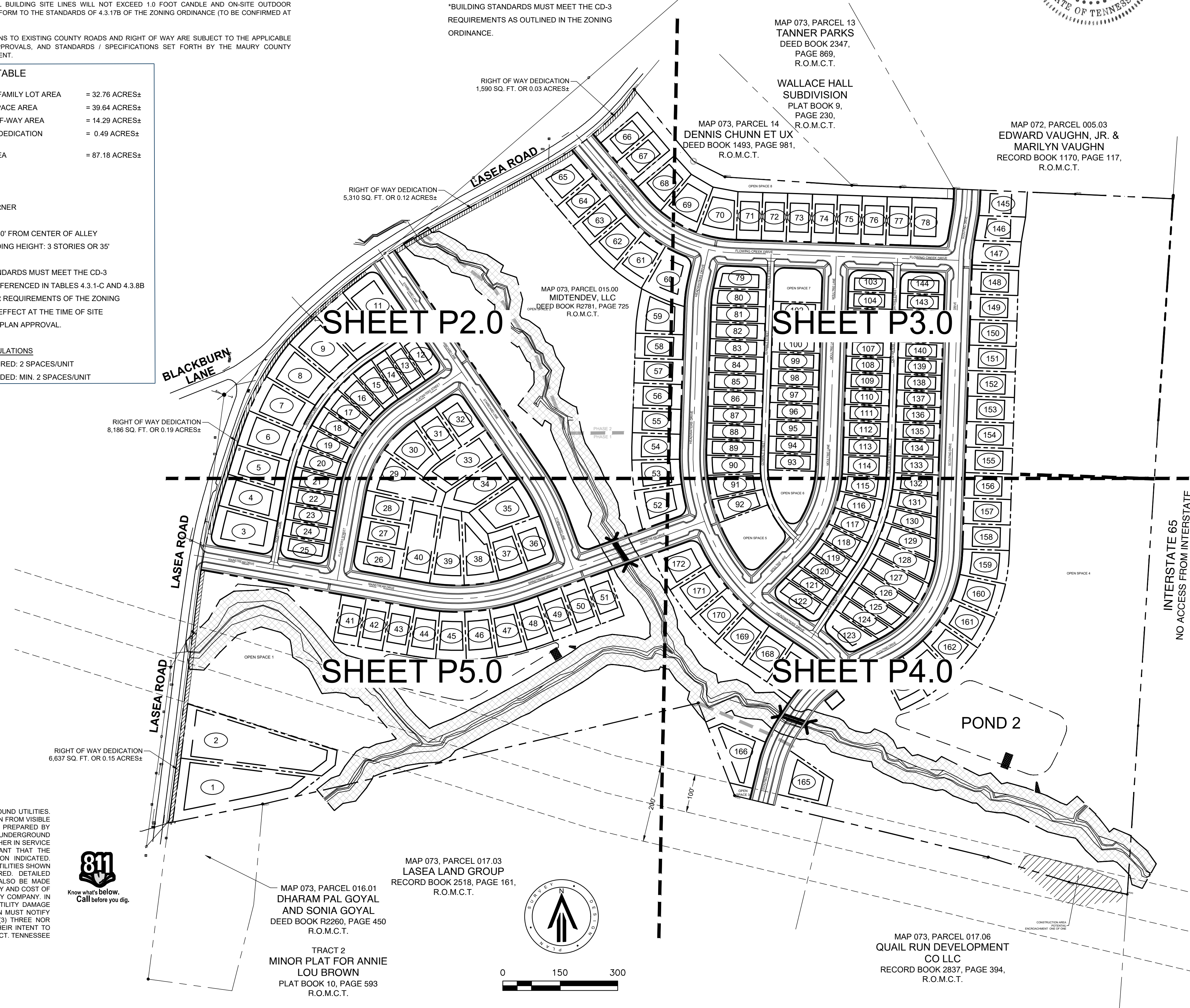
SETBACKS:
FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25'
REAR (ALLEY): 30' FROM CENTER OF ALLEY
MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

*BUILDING STANDARDS MUST MEET THE CD-3 STANDARDS REFERENCED IN TABLES 4.3.1-C AND 4.3.8B AND ALL OTHER REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

PARKING CALCULATIONS
PARKING REQUIRED: 2 SPACES/UNIT
PARKING PROVIDED: MIN. 2 SPACES/UNIT



*BUILDING STANDARDS MUST MEET THE CD-3 REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE.



ANTICIPATED DEVELOPMENT PHASING AND CONSTRUCTION SCHEDULE	
PHASE 1:	JAN 2023 - JAN 2024
PHASE 2:	JAN 2024 - JAN 2025
PHASE 3:	JAN 2025 - JAN 2026



Nashville - Murfreesboro - Chattanooga
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Tennessee 37206
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Ted Stevenson

MARLONS CREEK

FOR

LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 150'

Date: September 18, 2023

Approved By: TJS

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

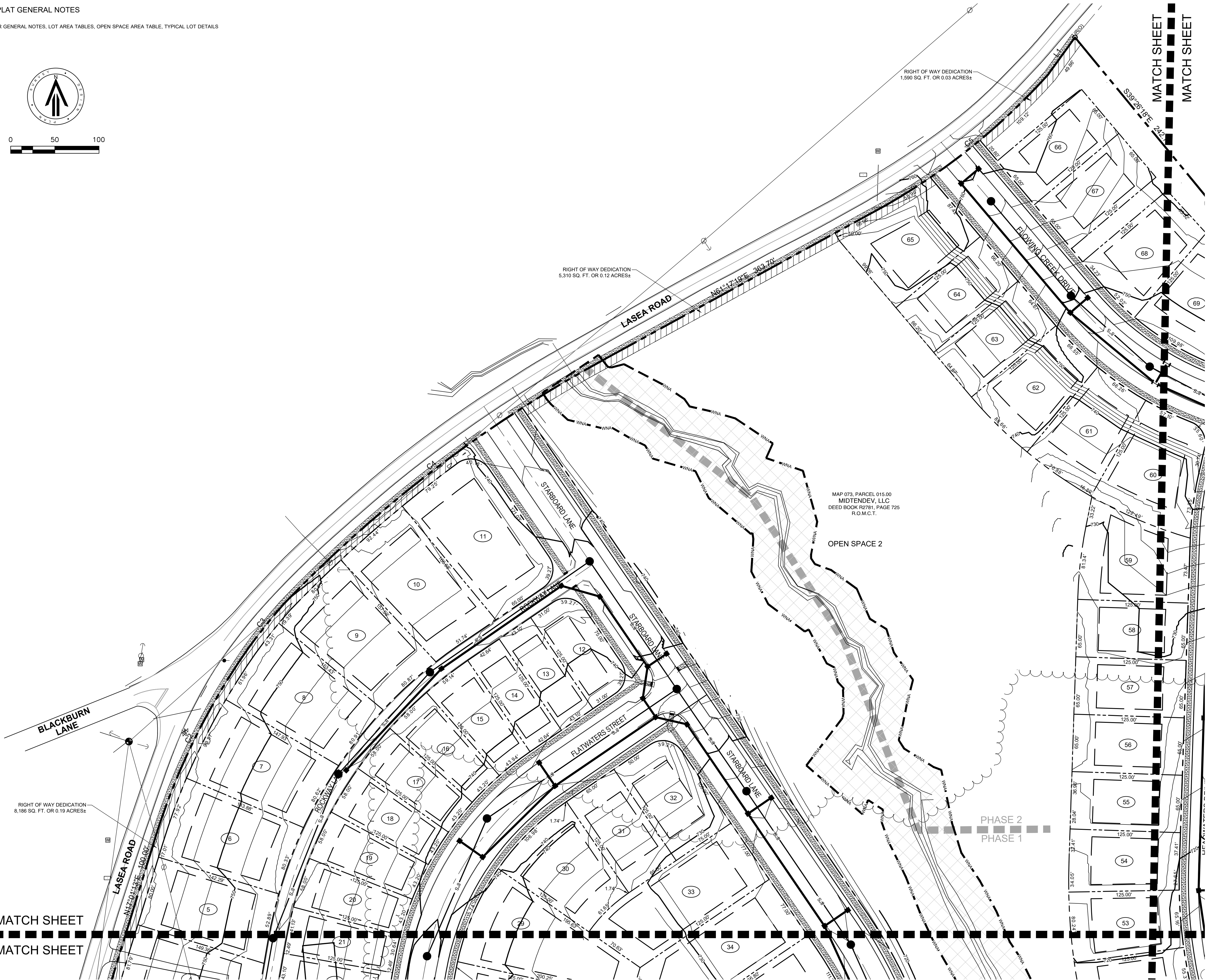
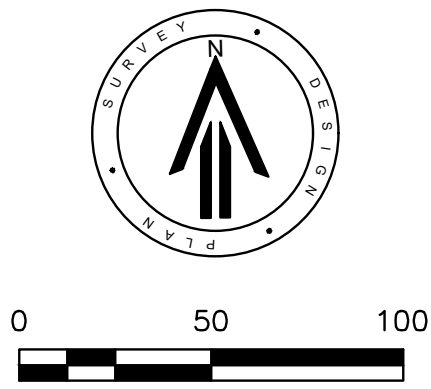
P1.0

Project No.

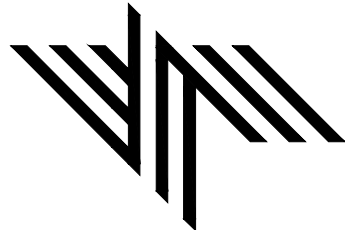
21-0282

PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.

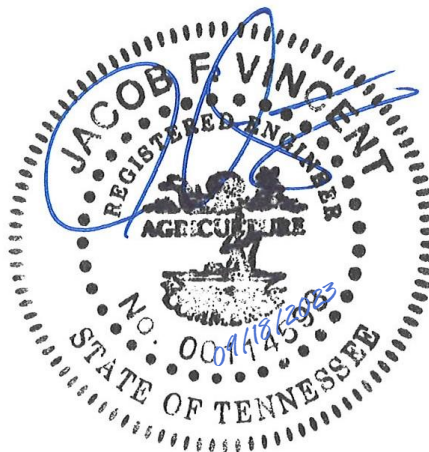


0.3/1/2021: SURVEY PLAT PRELIMINARY PLAT 21-0282 - PRELIMINARY PLAT DWG
PLOTTED BY JOSH HENLEY ON 9/18/2023 12:37 PM. LAST UPDATED BY JHENLEY ON 9/18/2023 12:19 PM



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MARLONS CREEK

FOR
LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 50'

Date: September 18, 2023

Approved By: TJS

Revisions:

#	#
#	#
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#	#

Drawing Title:

PRELIMINARY PLAT

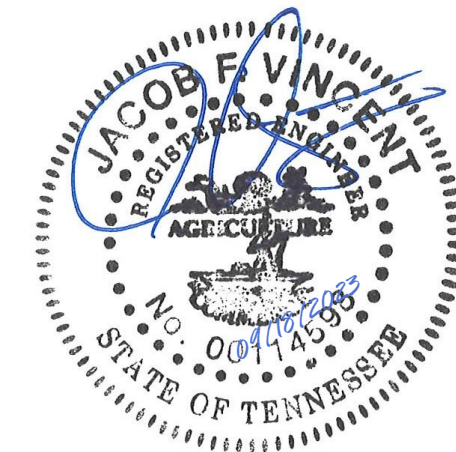
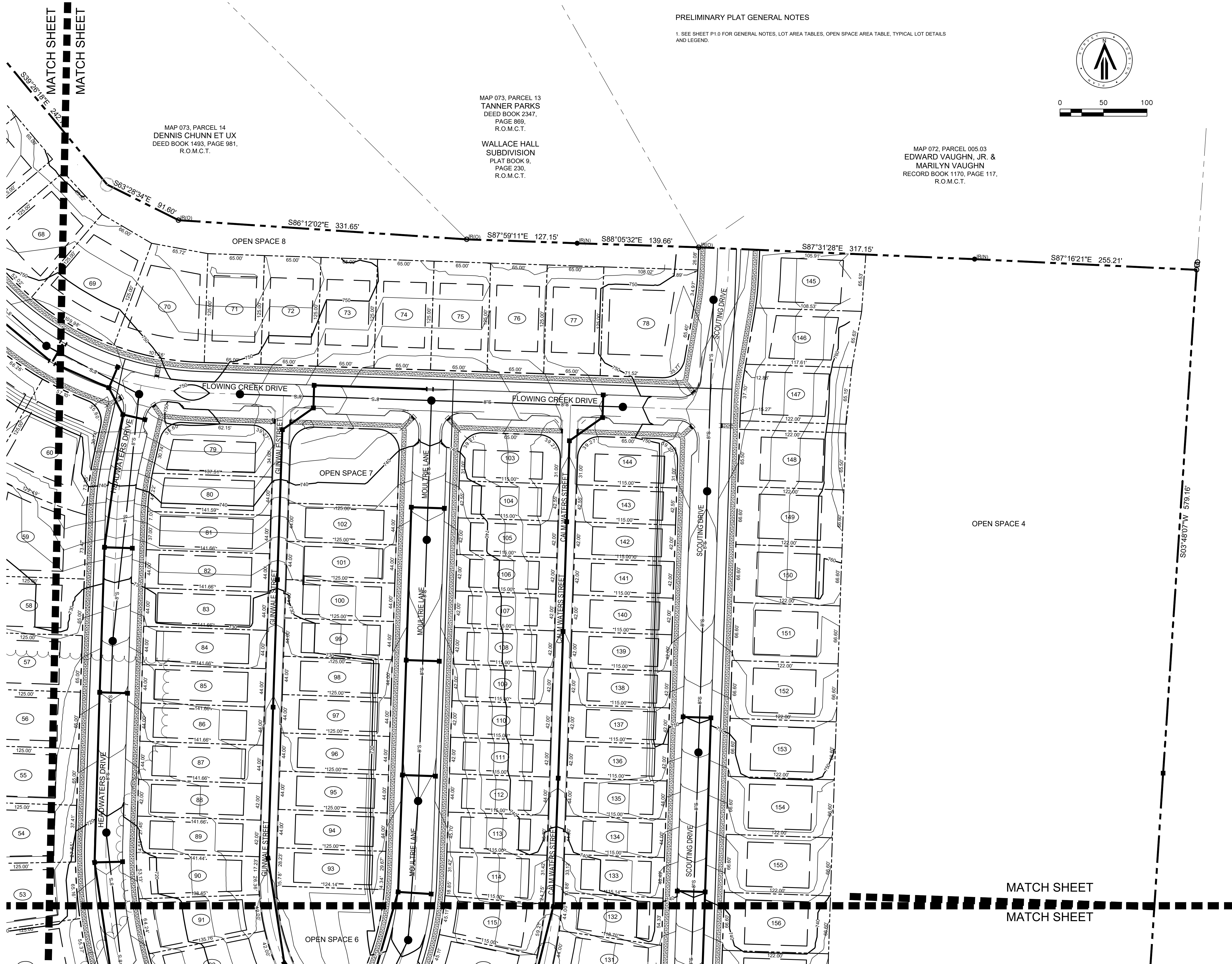
Drawing No.

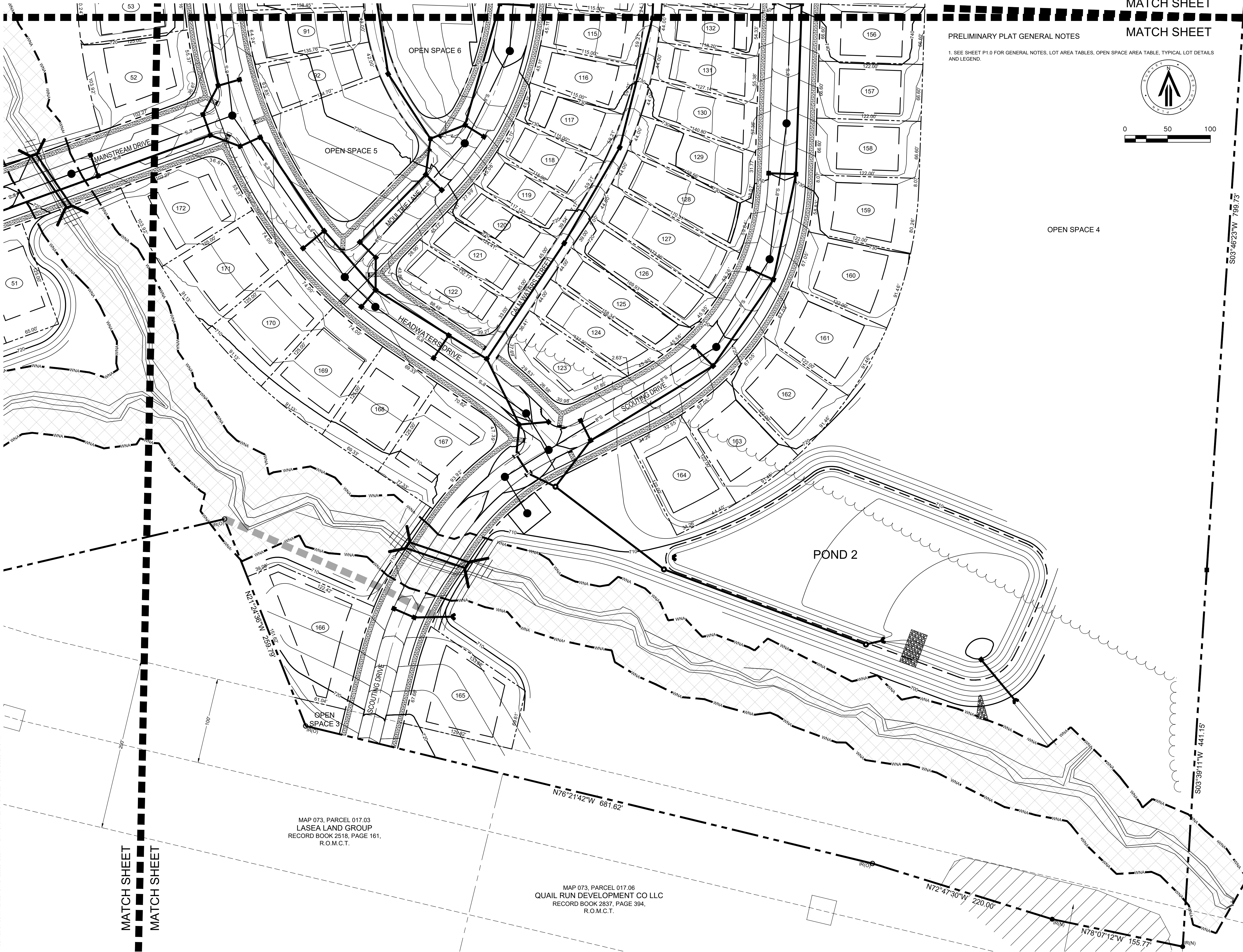
P2.0

Project No.

21-0282

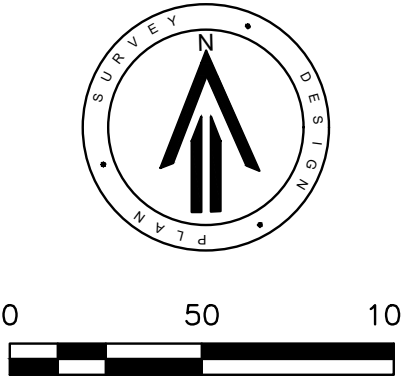
© 2025 SURVEY PLAT PRELIMINARY PLAT P3.0 - PRELIMINARY PLAT Dwg.
PLATTED BY: JACOB VINCENT, L.S. 100255, 12/24/24. LAST UPDATED BY: JACOB VINCENT, L.S. 100255, 12/19/24.



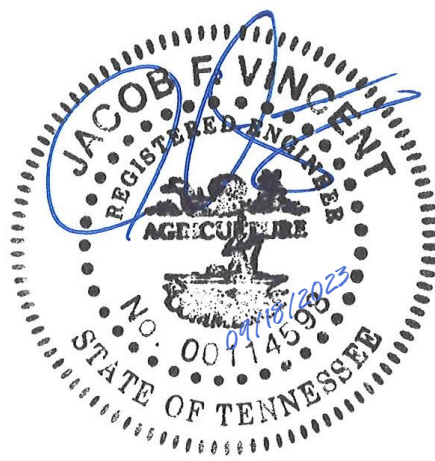


PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.



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Ted Stevenson



MARLONS CREEK
FOR
LAND SOLUTIONS
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

INTERSTATE 65
NO ACCESS FROM INTERSTATE

Scale: 1" = 50'

Date: September 18, 2023

Approved By: TJS

Revisions:

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#	#
#	#
#	#
#	#

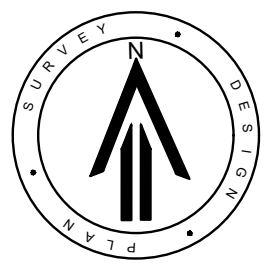
Drawing Title:
PRELIMINARY PLAT

Drawing No.
P4.0

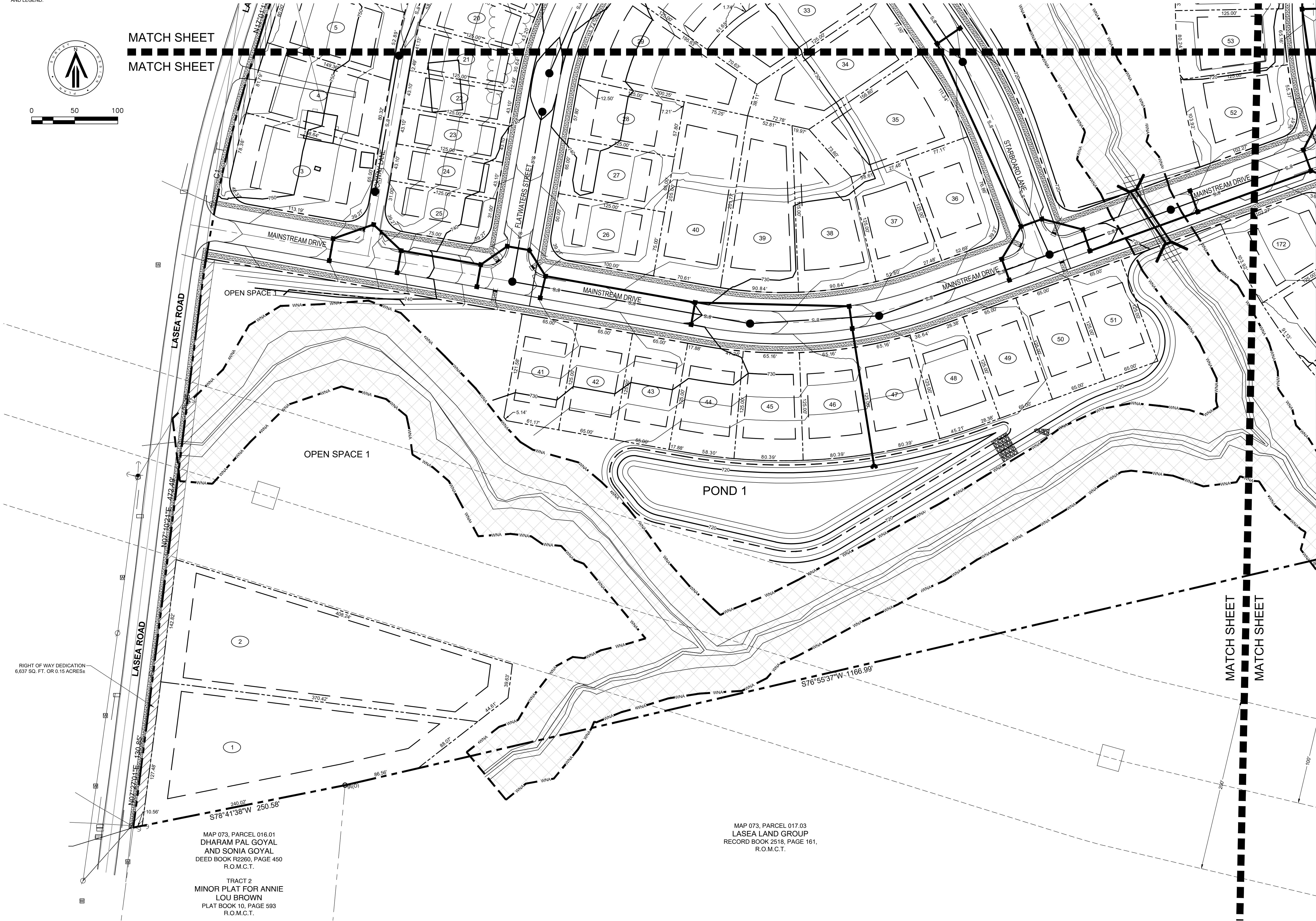
Project No.
21-0282

PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.



MATCH SHEET
MATCH SHEET

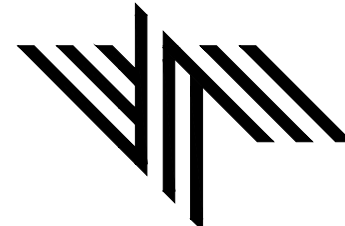


RIGHT OF WAY DEDICATION
6,637 SQ. FT. OR 0.15 ACRES±

MAP 073, PARCEL 016.01
DHARAM PAL GOYAL
AND SONIA GOYAL
DEED BOOK R2260, PAGE 450
R.O.M.C.T.

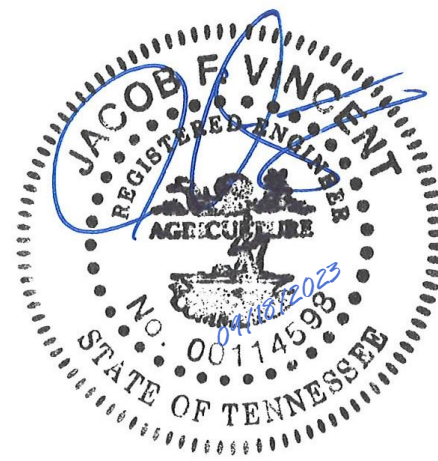
TRACT 2
MINOR PLAT FOR ANNIE
LOU BROWN
PLAT BOOK 10, PAGE 593
R.O.M.C.T.

MAP 073, PARCEL 017.03
LASEA LAND GROUP
RECORD BOOK 2518, PAGE 161,
R.O.M.C.T.



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MARLONS CREEK

FOR

LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 50'

Date: September 18, 2023

Approved By: TJS

Revisions:

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Drawing Title:

PRELIMINARY PLAT

Drawing No.

P5.0

Project No.

21-0282



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MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1"=100'

Date: 08/18/2023

Approved By: X. XXXXXX

Revisions:

1 09/18/2023 PER CITY COMMENTS

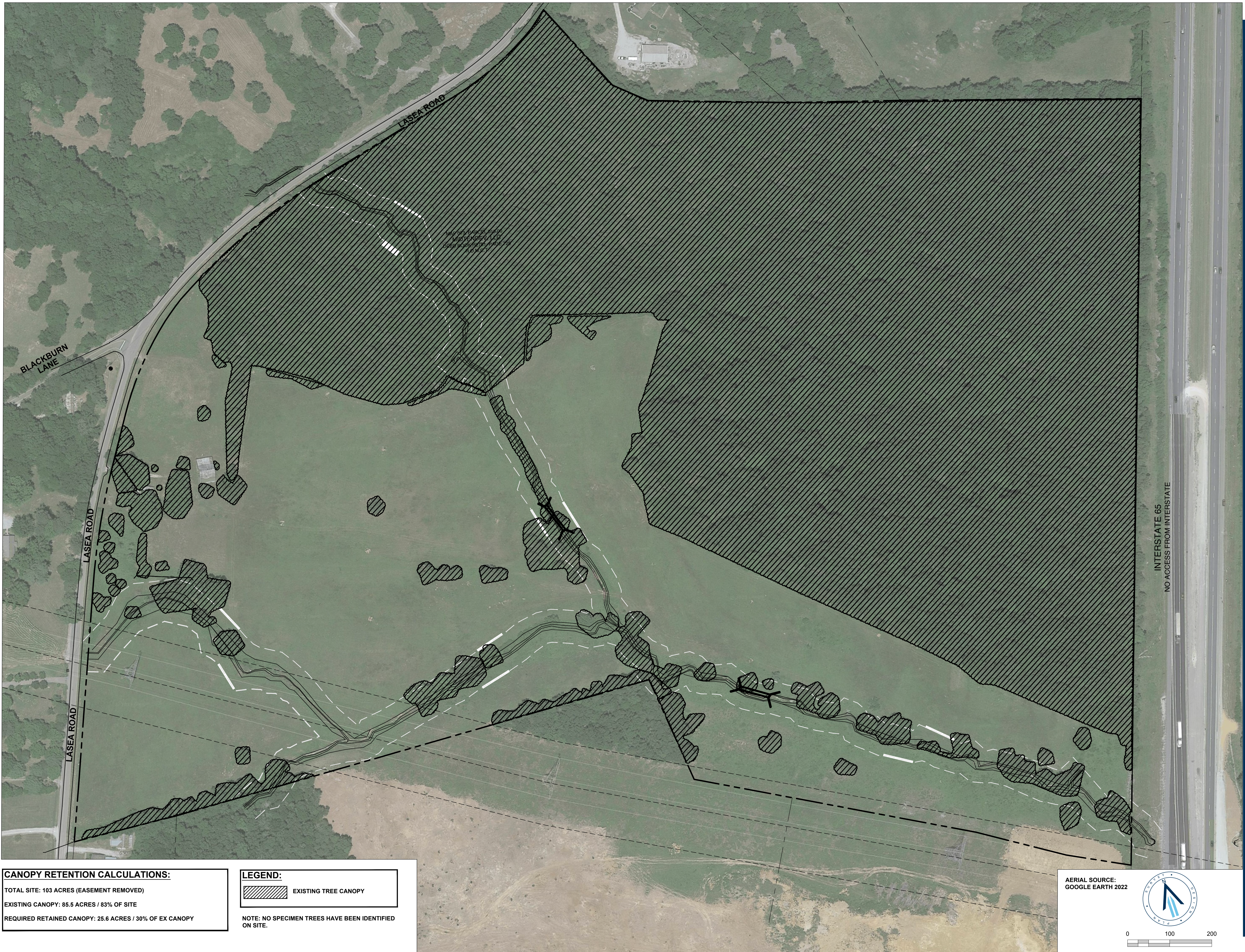
Drawing Title:

EXISTING CONDITIONS

Drawing No.

DP5.1

Project No.
21-0282



3:121-028-21-PLAN SHEET DEVELOPMENT PLAN DWG
PLOTTED BY ANDREW TARRISON: 9/18/2023 1:45 PM LAST UPDATED BY ATARRISON: 9/18/2023 1:27 PM

CANOPY RETENTION CALCULATIONS:
TOTAL SITE: 103 ACRES (EASEMENT REMOVED)
EXISTING CANOPY: 85.5 ACRES / 83% OF SITE
REQUIRED RETAINED CANOPY: 25.6 ACRES / 30% OF EX CANOPY

LEGEND:	
	EXISTING TREE CANOPY

AERIAL SOURCE:
GOOGLE EARTH 2022





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ragansmith.com



MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1" = 100'

Date: 08/18/2023

Approved By: A. TARSI

Revisions:

	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	09/18/2023	PER CITY COMMENTS

Drawing Title:

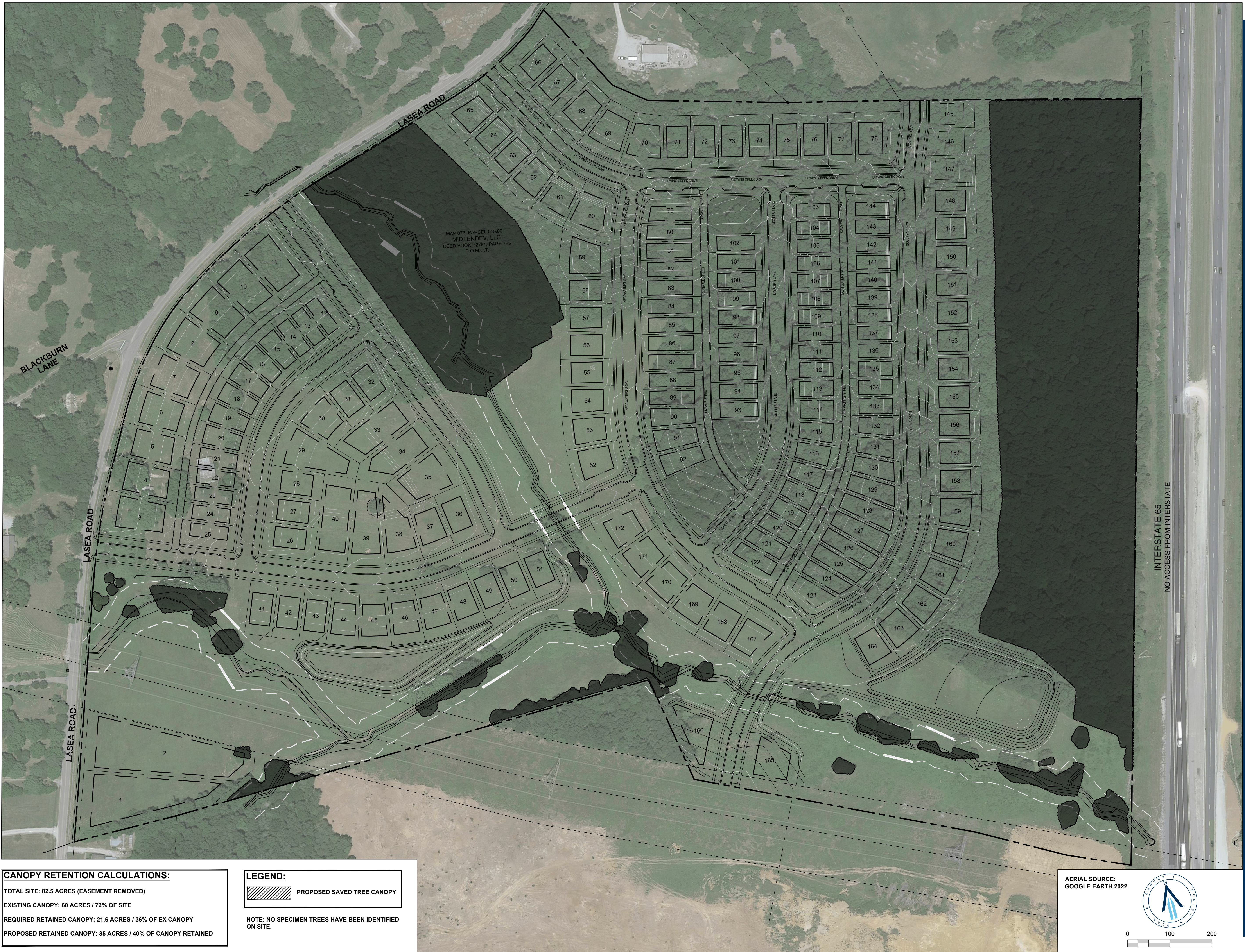
TREE
PRESERVATION
PLAN

Drawing No.

DP5.2

Project No.

21-0282



3:121-028-21-PLAN SHEET DEVELOPMENT PLAN DWG
PLOTTED BY ANDREW TARRISON: 9/18/2023 1:45 PM LAST UPDATED BY ATARRISON: 9/18/2023 1:27 PM

<u>CANOPY RETENTION CALCULATIONS:</u> TOTAL SITE: 82.5 ACRES (EASEMENT REMOVED) EXISTING CANOPY: 60 ACRES / 72% OF SITE REQUIRED RETAINED CANOPY: 21.6 ACRES / 36% OF EX CANOPY PROPOSED RETAINED CANOPY: 35 ACRES / 40% OF CANOPY RETAINED

LEGEND:



PROPOSED SAVED TREE CANOPY

NOTE: NO SPECIMEN TREES HAVE BEEN IDENTIFIED ON SITE.

**AERIAL SOURCE:
GOOGLE EARTH 2022**





MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY

COLUMBIA TN

Scale: 1"=100'

Date: 08/18/2023

Approved By: A. TARSI

Revisions:

1 09/18/2023 PER CITY COMMENTS

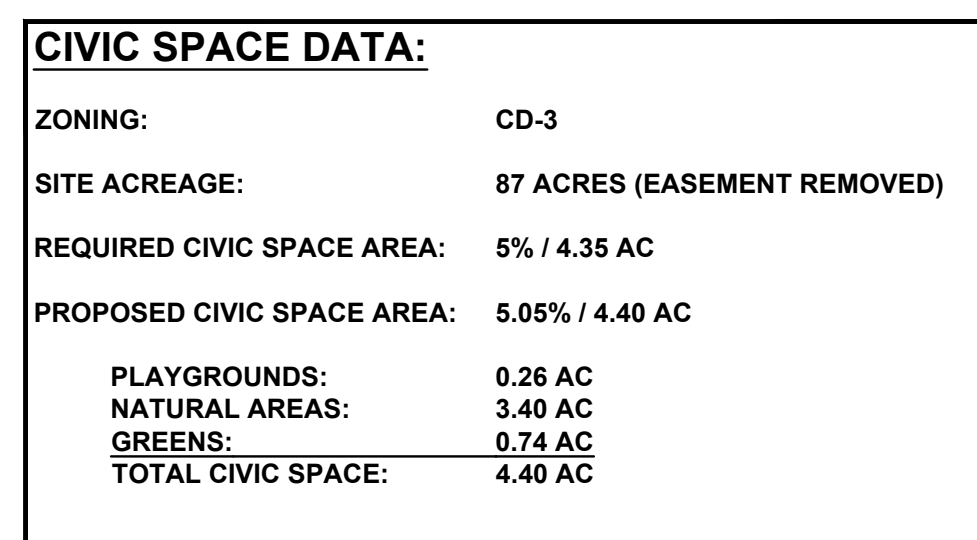
Drawing Title:

CIVIC SPACES

Drawing No.

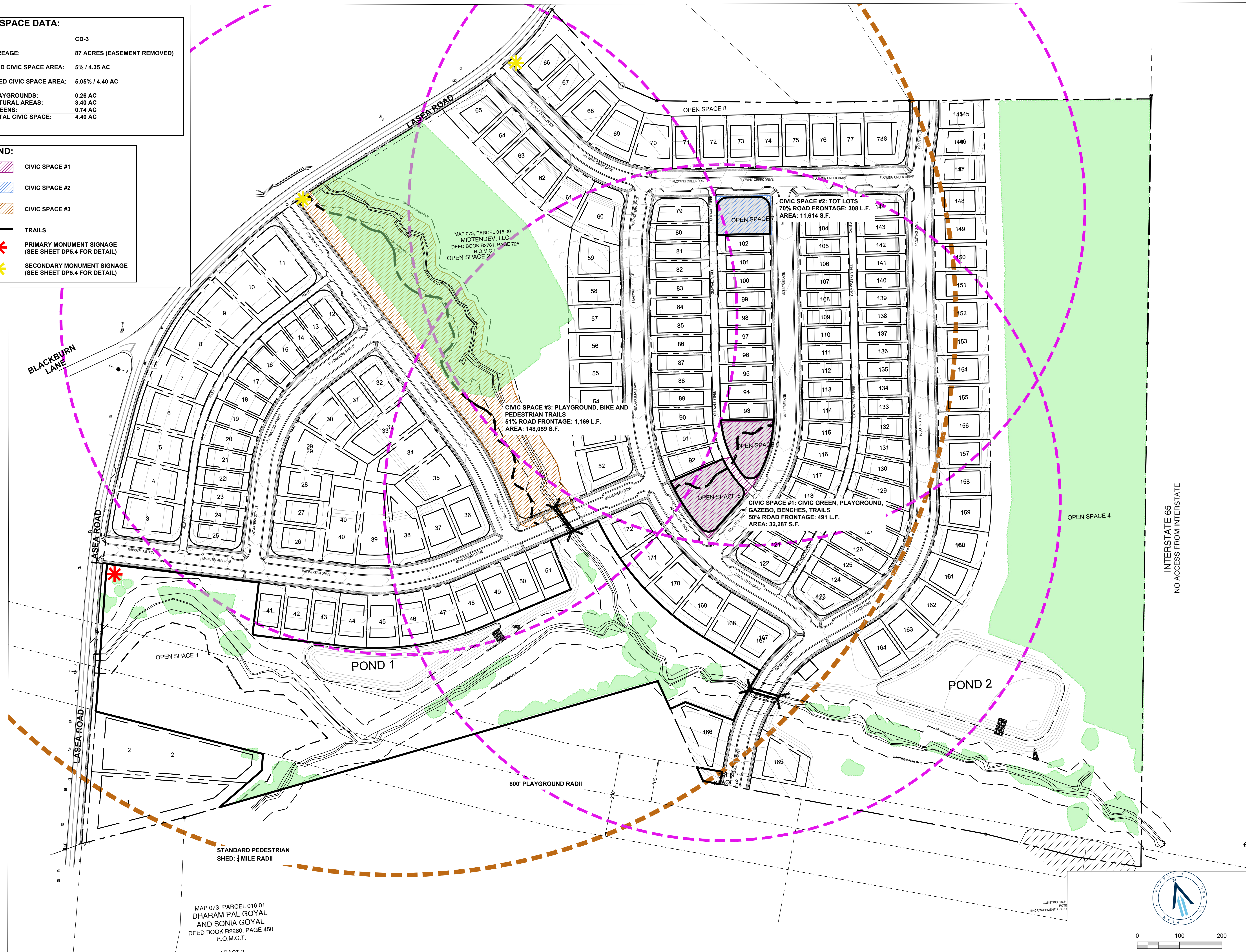
DP5.3

Project No.
21-0282

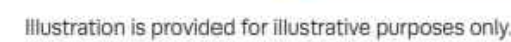


LEGEND:

-  CIVIC SPACE #1
 -  CIVIC SPACE #2
 -  CIVIC SPACE #3
 -  TRAILS
 -  PRIMARY MONUMENT SIGNAGE
(SEE SHEET DP5.4 FOR DETAIL)
 -  SECONDARY MONUMENT SIGNAGE
(SEE SHEET DP5.4 FOR DETAIL)



2021-02821-PLANNING/2-PLAN SHEETS/DEVELOPMENT PLANNING
 CATTEN BY ANGELO TABOCCO/01/19/2021 4:48 PM LAST LIBRARY BY: TABOCCO/01/19/2021 4:48 PM

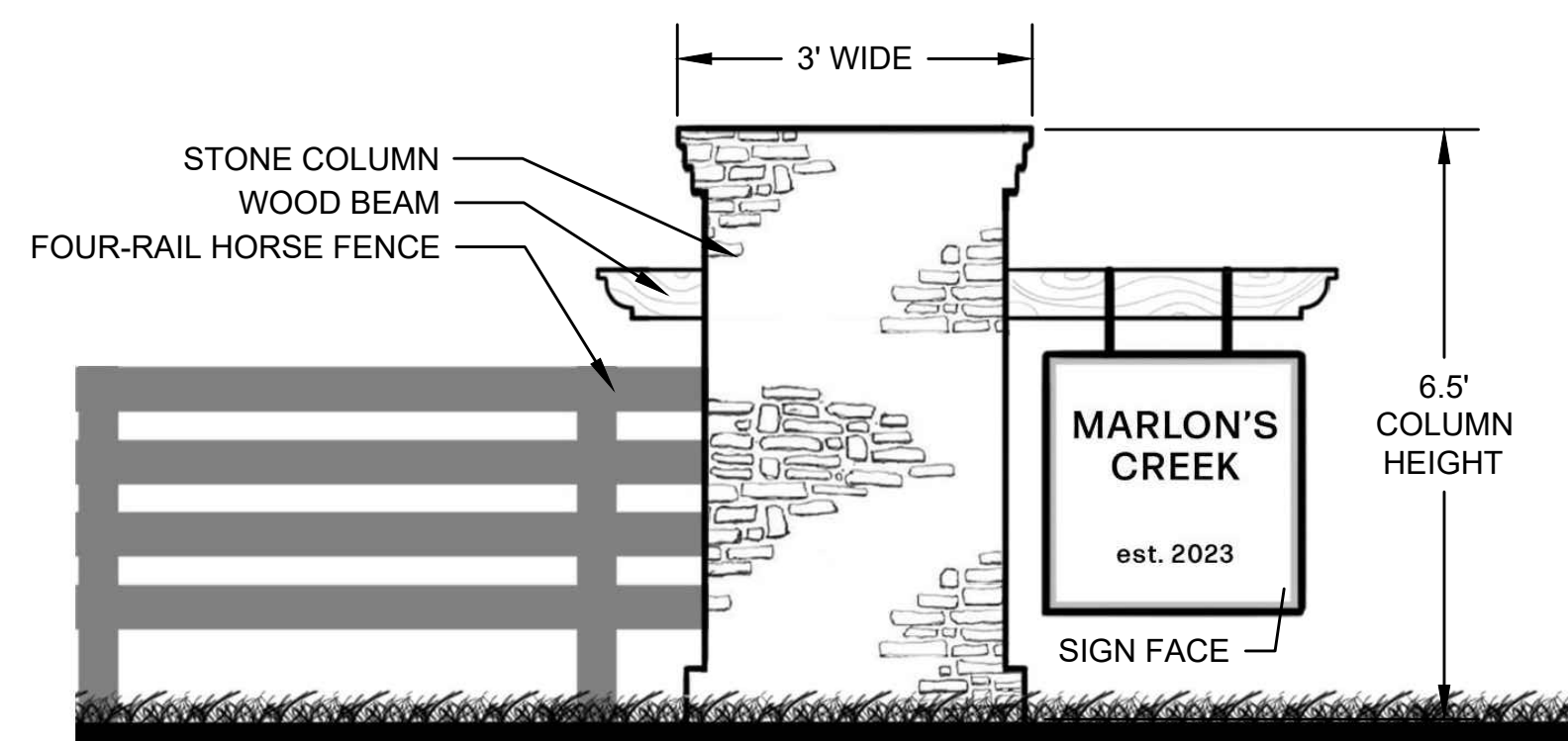


Permitted Districts

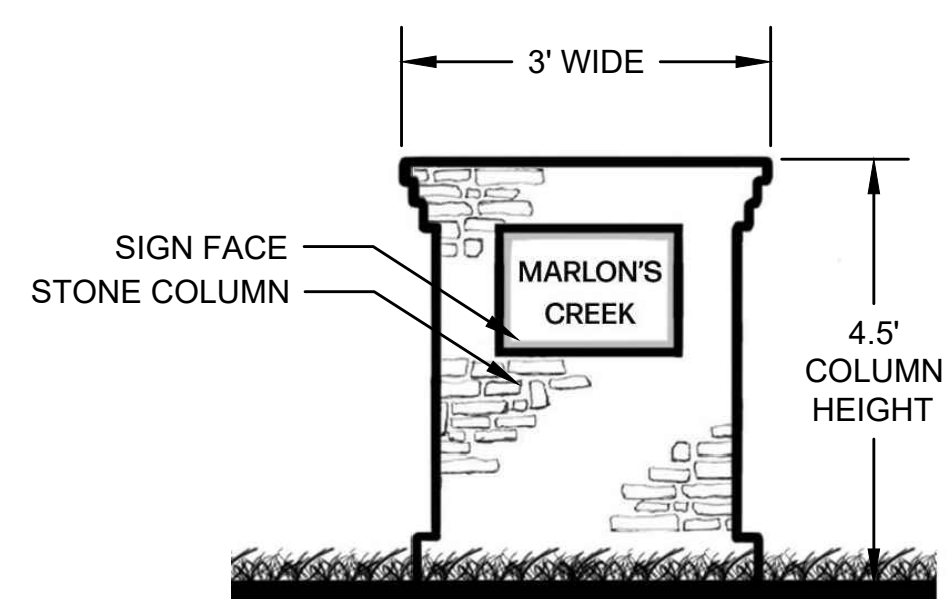
CD-2	CD-3L	CD-3	CD-4	CD-4C	CD-5
CD-5C	SD-int	SD-JL	SD-HI		
PUD-R	PUD-MU				

Riding Surface Width	Same as Vehicular Lane
Buffer	N/A
Movement	With Traffic
Intersection Detailing	Signed, signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

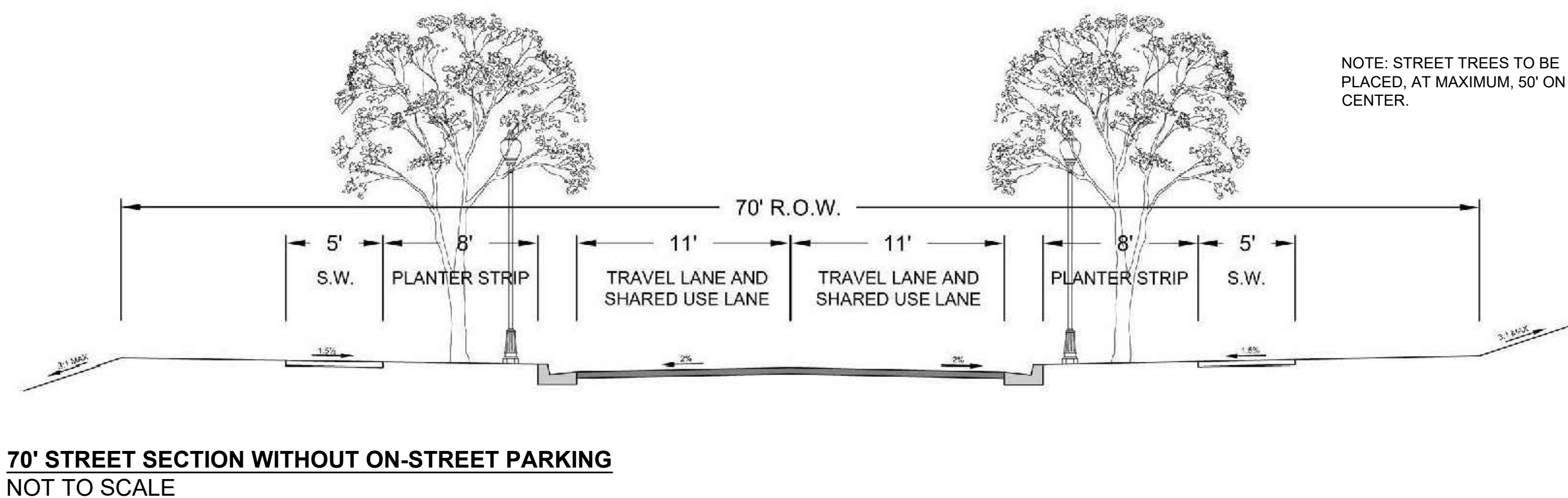
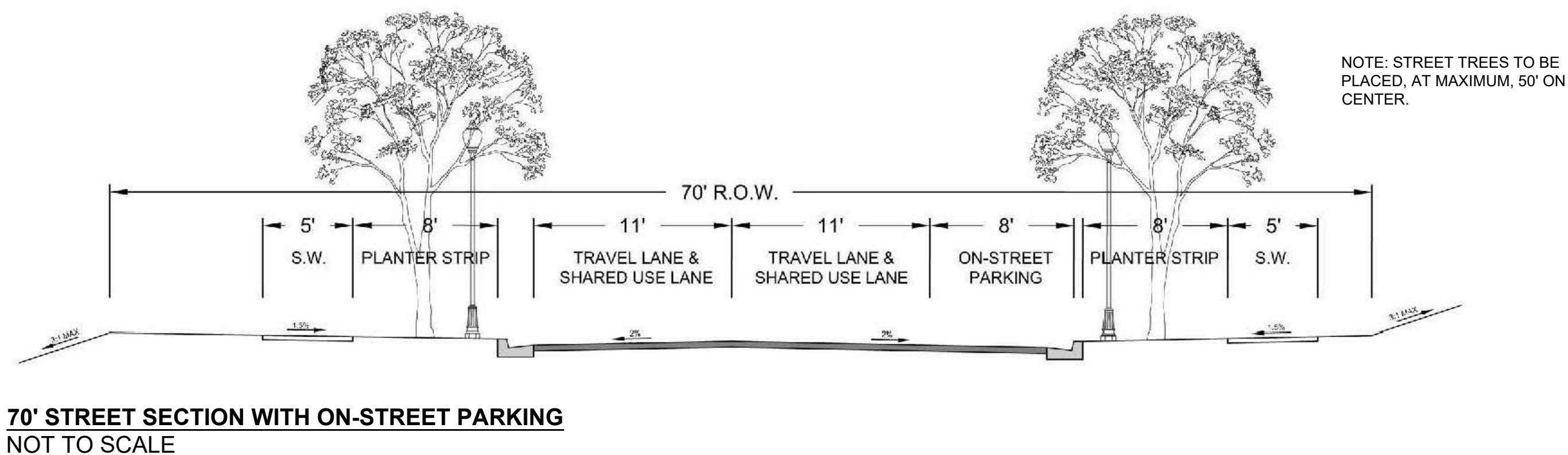
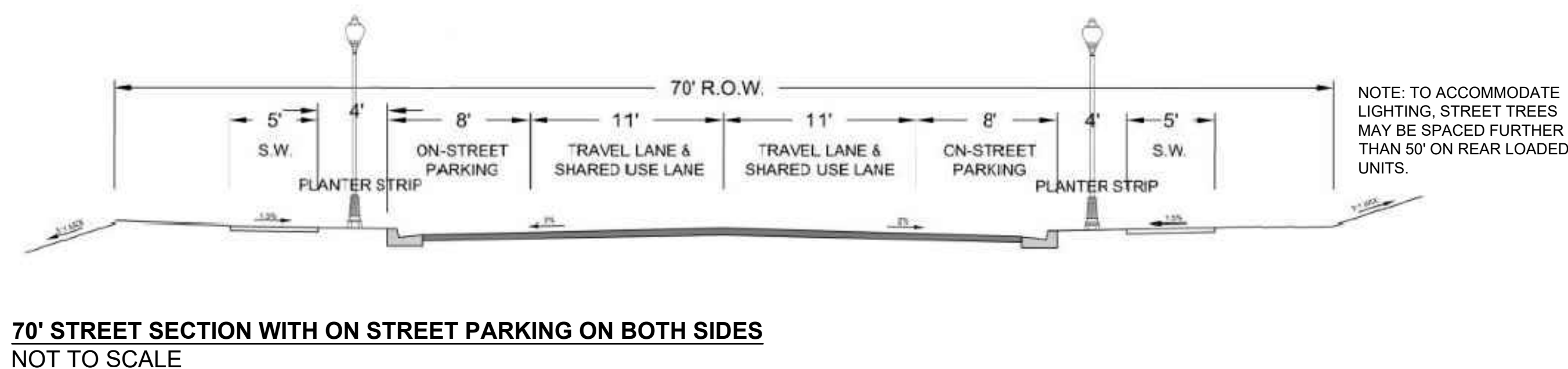
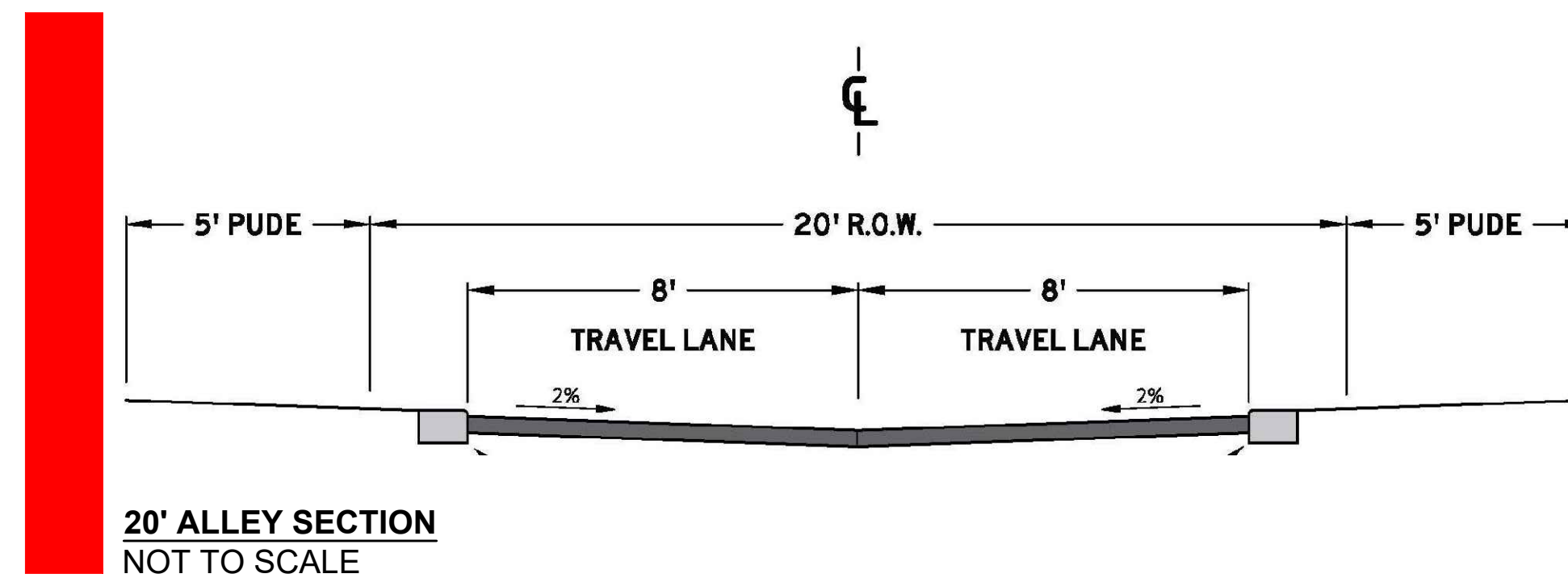
SHARED USE LANE DETAIL



PRIMARY MONUMENT SIGN CONCEPT
NOT TO SCALE



SECONDARY MONUMENT SIGN CONCEPT
NOT TO SCALE



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MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1000000

Date: 08/18/2023

Approved By: A. TARSI

Revisions:

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-	-	-
-	-	-
-	-	-
-	-	-

1 09/18/2023 PER CITY COMMENTS

Drawing Title:

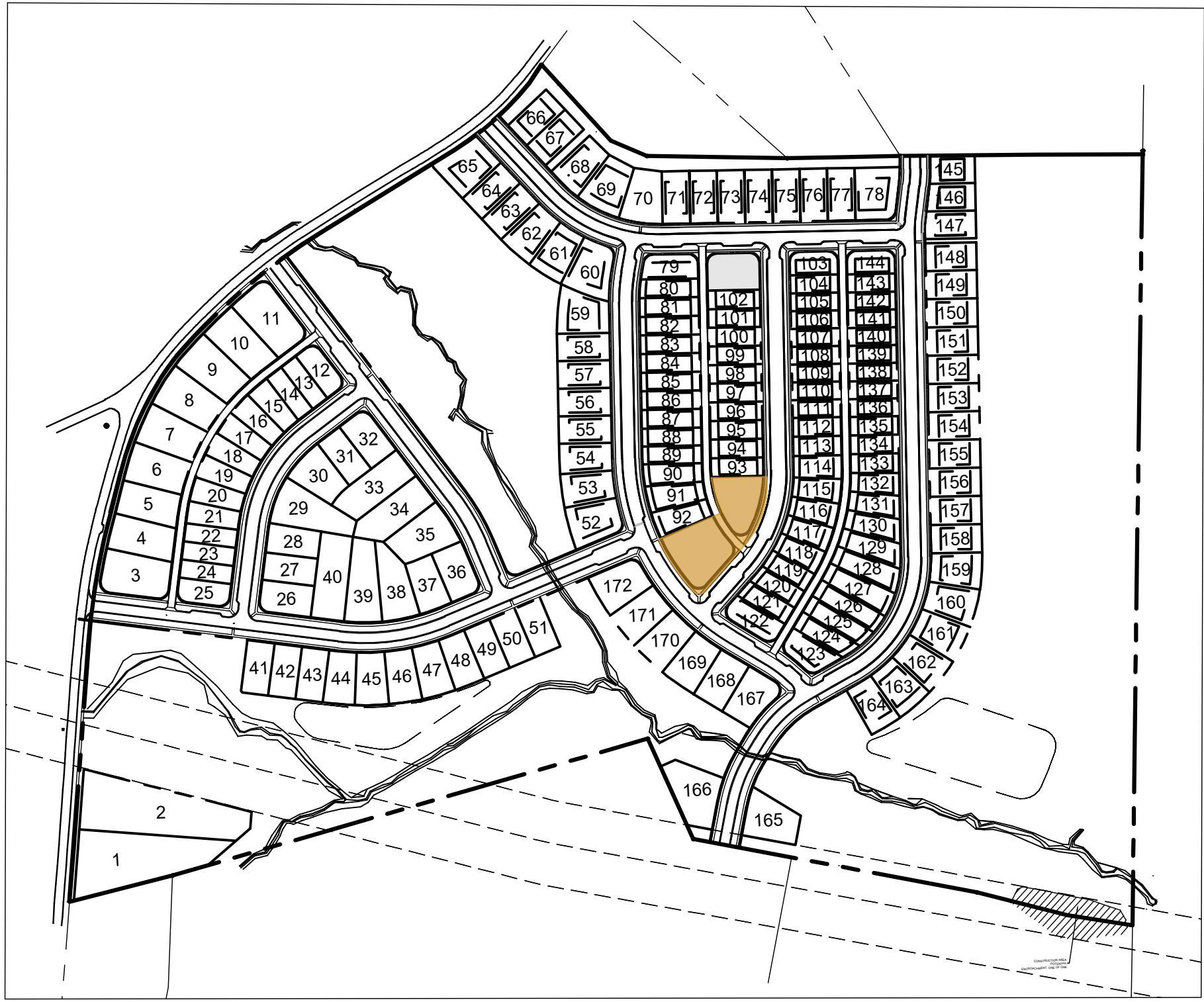
STREET PROFILES

Drawing No.

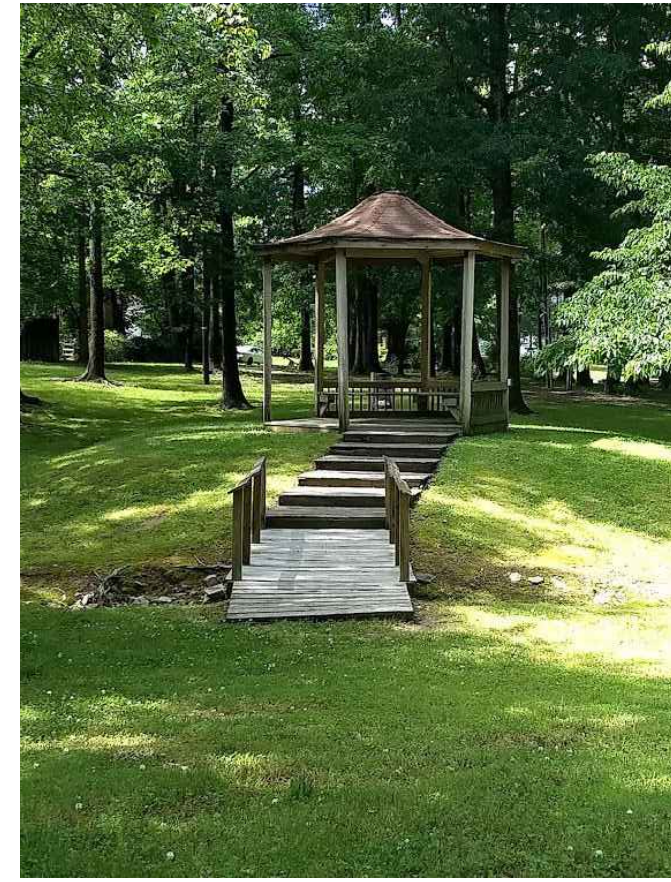
DP5.4

Project No.
21-0282

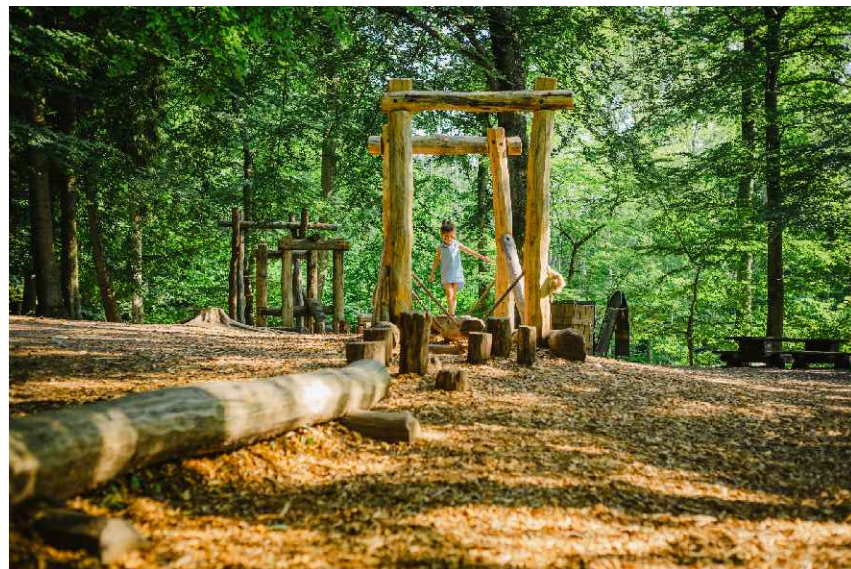




KEY MAP
SCALE: 1"=300'



GAZEBO STRUCTURE



NATURAL PLAY AREA



SEATING AREA



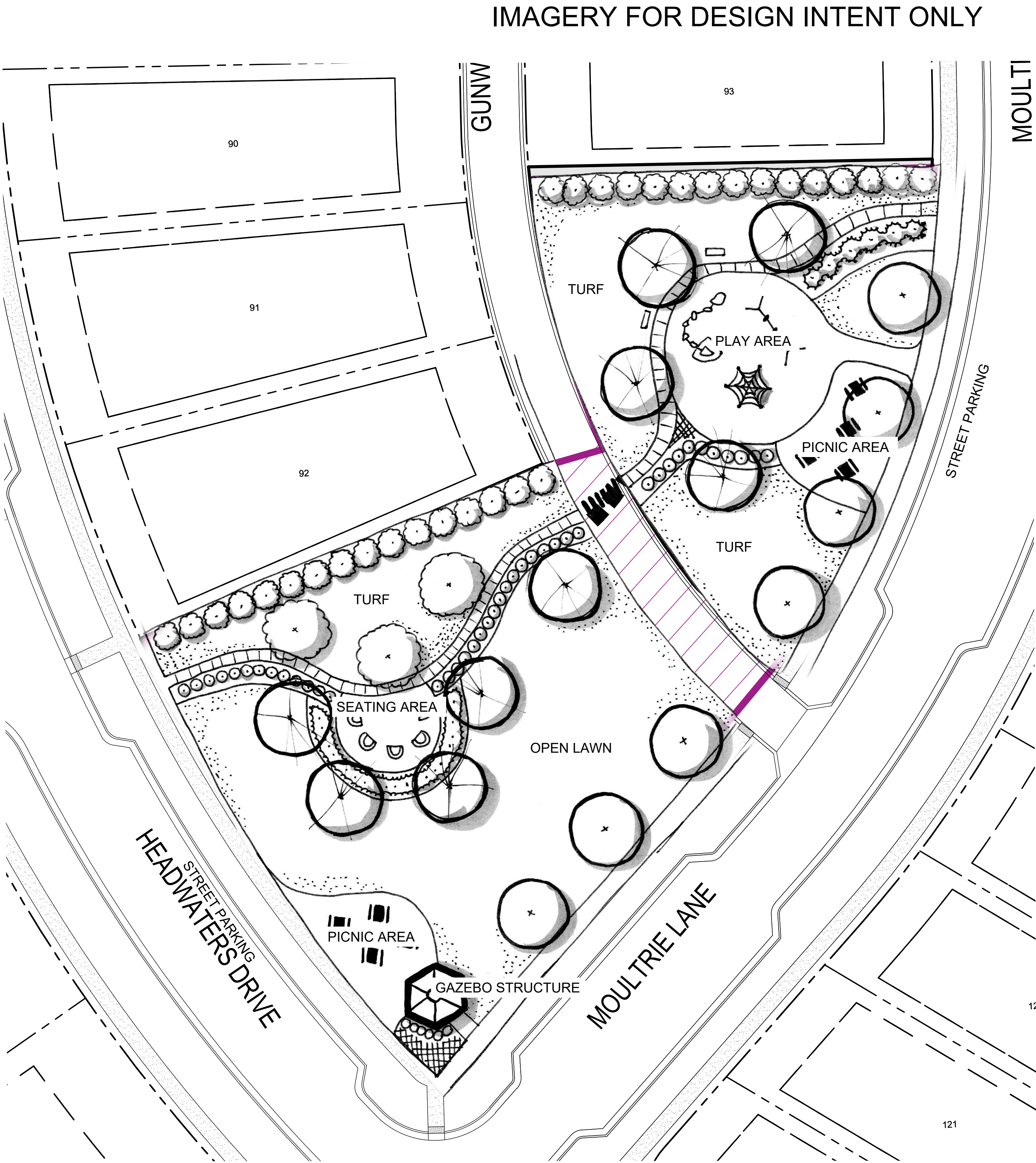
PICNIC SEATING AREAS



OPEN RECREATION LAWN



BIKE RACKS



CIVIC SPACE #1
1" = 20'

IMAGERY FOR DESIGN INTENT ONLY



MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1"=20'

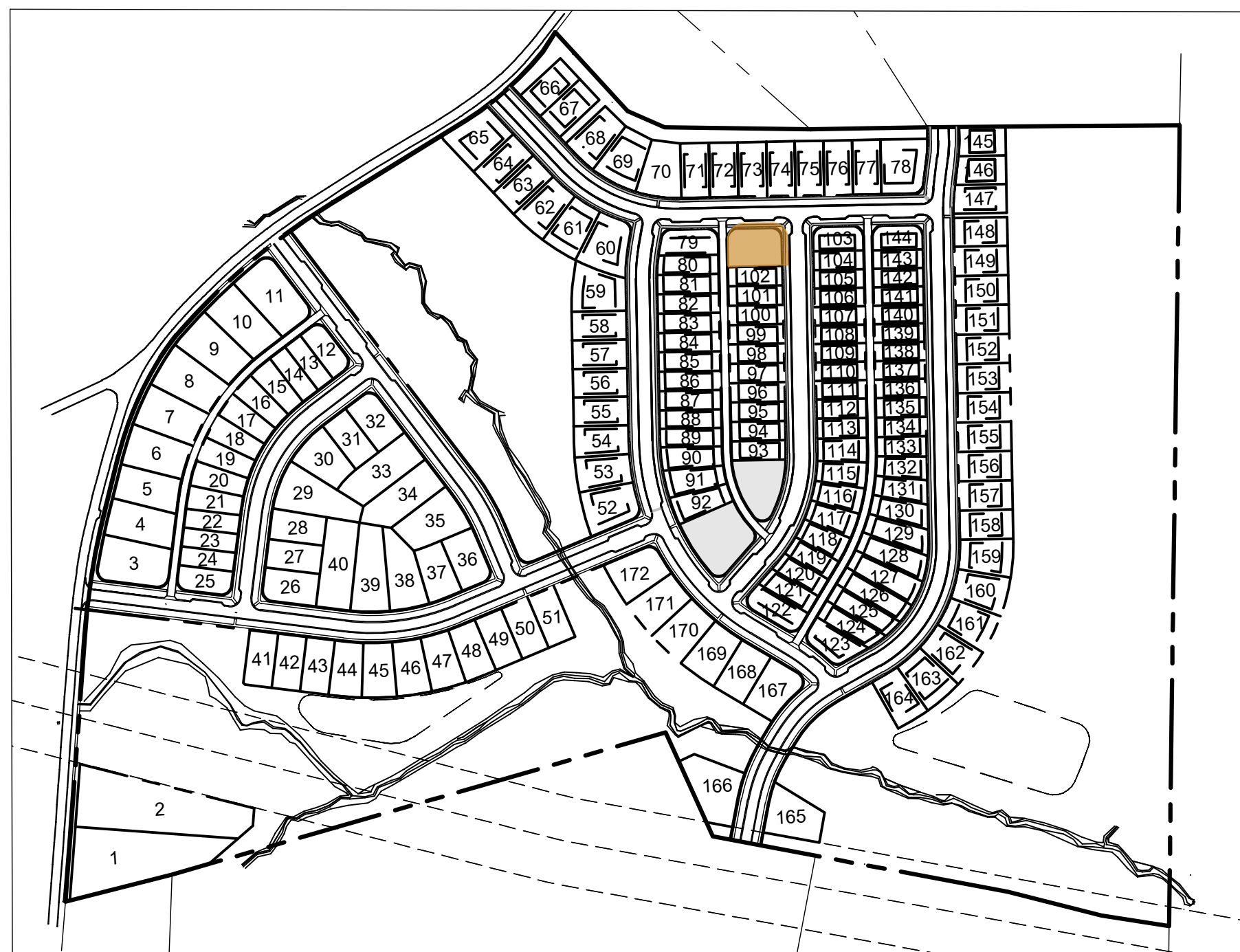
Date: 08/18/2023

Approved By: A. Tarsi

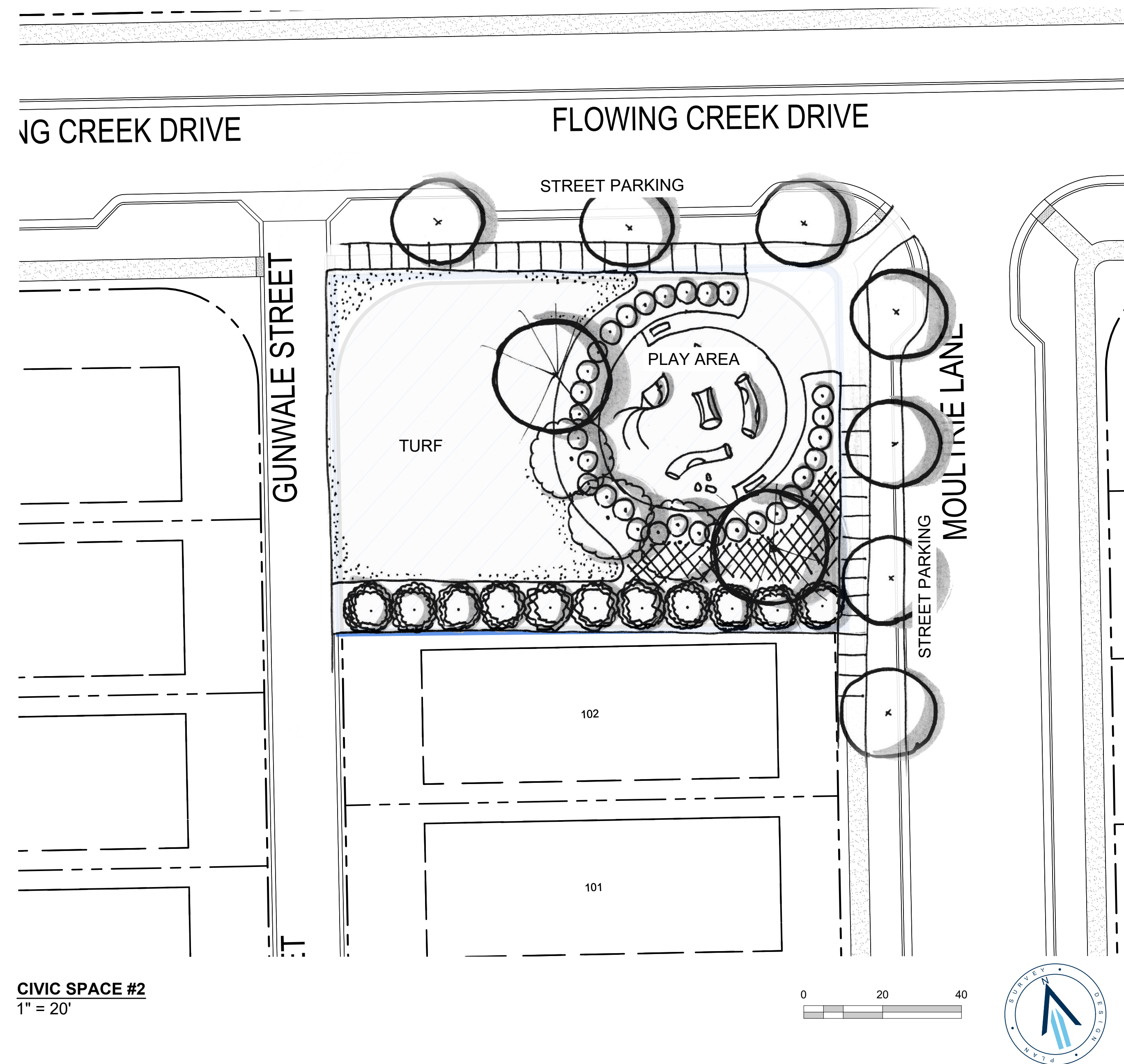
Revisions:

Drawing Title:
CIVIC SPACE #1

Drawing No.
DP5.5
Project No.
21-0282



IMAGERY FOR DESIGN INTENT ONLY



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1"=20'

Date: 08/18/2023

Approved By: A. TARSI

Revisions:

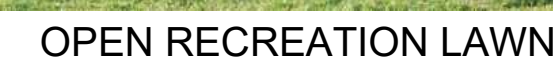
Drawing Title:

CIVIC SPACE #2

Drawing No.

DP5.6

Project No.
21-0282



IMAGERY FOR DESIGN INTENT ONLY



Nashville - Murfreesboro - Chattanooga
ragansmith.com



MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY

COLUMBIA, TN

Scale: 1"=40'

Date: 08/18/2023

Approved By: A.TARSI

Revisions:

1 09/18/2023 PER CITY COMMENTS

Drawing Title:

CIVIC SPACE #3

Drawing No.

DP5.7

Project No.
21-0282

September 18, 2023

E-TRANSMIT:

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

**RE: MARLON'S CREEK (ITEM NO. 23-0349)
COLUMBIA, TENNESSEE
RAGANSMITH #21-0282**

Dear Development Services Staff,

On behalf of our client, Land Solutions Company, we are pleased to resubmit the following for the above-referenced project. Below are responses for comments received from Columbia Staff on September 13, 2023:

RESPONSES:

PLANNING:

1. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with question about the development review process or technical comments.
Response: Acknowledged.
2. Indicate sidewalk that provides connection with lots fronting Lasea Rd.
Response: Understood. Sidewalk connection has been provided per comment.
3. Indicate height and details of retaining wall as shown with open space 1.
Response: Acknowledged. Any retaining walls necessary will be designed with Construction Documents.
4. Indicate location, type, and size of any proposed signage at development entrance.
Response: Understood. See sheets DP5.3 and DP5.4 for location, type, and size of proposed signage.
5. Indicate street parking spaces that adhere to parking requirements for civic spaces.
Response: Understood. Street parking spaces for civic spaces have been labeled.
6. Sheets labeled WO All, 1, and 2 do not match this proposed preliminary plat.
Response: Acknowledged.

NASHVILLE

315 Woodland Street
P.O. Box 60070
Nashville, TN 37206
(615) 244-8591

MURFREESBORO

1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129
(615) 546-6050

CHATTANOOGA

1410 Cowart Street
Suite 200
Chattanooga, TN 37408
(423) 490-9400



7. Indicate street tree location/spacing in accordance with Zoning Code Article 5 Urban Neighborhood Street section.
Response: Understood. Street Sections have been modified with note concerning street location and spacing.
8. Please identify location of all Specimen Trees on the site per 4.3.16.L
Response: Understood. See note on sheets DP5.1 and DP5.2.

ENGINEERING:

9. Subject to TIS and Construction Plans.
Response: Acknowledged.
10. Provide sidewalk along Lasea Road between lots 1 & 65.
Response: Understood. Sidewalk has been added per comment.
11. Provide road names to E911.
Response: Understood. Road names have been provided per comment.
12. Shift Road D east to align ROW entirely with adjacent map 072 parcel 005.03
Response: Understood. Revised per comment.
13. Cross sections should match Character District Street for urban neighborhood and centerline of roadway should be centered within ROW. Any variations from the approved details shall be specifically requested and noted.
Response: Understood. Sections have been modified to meet the urban neighborhood section.
14. Alleys shall have concrete aprons at intersection with roadways.
Response: Understood. Revised per comment.
15. Any lots requesting individual sewage disposal systems would require wastewater approval and a minimum 1-acre lot size.
Response: Acknowledged.
16. Label Contours.
Response: Understood. Revised per comment.
17. Max allowed grade on manmade slope is 3H:1V.
Response: Acknowledged.
18. Ensure that lots 26-40 grading adheres to ESS 4.4 Subdivision and Lot Drainage.
Response: Acknowledged.
19. Roadside ditch along Lasea Rd will be required to be provided and/or re-graded to accommodate existing and proposed roadway drainage. Driveway pipes and culverts required at crossings.
Response: Acknowledged.
20. Label all retaining walls and provide top of wall and bottom of wall elevations.
Response: Acknowledged.



21. Remove crosswalks and curb ramps at nonstop-controlled intersections.

Response: Understood. Revised per comment.

22. Intersection of Road Band Road D. Provide tangent of 50 ft. on Road B measured from the edge of travelled way. ESS 3.7.1B

Response: Understood. Revised per comment.

MAURY COUNTY 911

23. Contact Maury County 911 at cgideon@maury911.org for street names.

Response: Acknowledged.

COLUMBIA POWER

24. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Response: Acknowledged.

POLICE

25. No comments provided.

BUILDING

26. No comments

FIRE

27. Ensure fire hydrants are not spaced more than 500' apart.

Response: Acknowledged.

PUBLIC WORKS

28. No comments

MAURY COUNTY HIGHWAY DEPT.

29. Subdivision accesses tie into ROW currently under Maury County Highway Department (MCHD) jurisdiction and maintenance. All MCHD roadway and ROW connections, impacts, and annexations are subject to further evaluation by the MCHD. Applicant shall contact the MCHD to coordinate the next steps for these proposed roadway connections. Applicant shall also add the following note to 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: Understood. Note has been added to Plat per comment.

WASTEWATER

30. Columbia Wastewater has no concern.

Response: Acknowledged.



MAURY COUNTY SCHOOLS

31. Howell Elementary, Cox Middle School, Battle Creek High See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Response: Acknowledged.

ATT

32. Intends to serve.

Response: Acknowledged.

COLUMBIA WATER

33. "A water availability letter was issued on August 21, 2023, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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: Acknowledged.

ATMOS ENERGY

34. Natural gas not on Lasea Road

Response: Acknowledged.

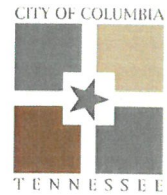
DUCK RIVER ELECTRIC MEMBERSHIP CORP

35. Please submit new layout with 172 lots so we can send a new electrical layout.

Response: Acknowledged.

Sincerely,
Ragan-Smith-Associates, Inc.

Ted Stevenson, PLS



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, September 12, 2023

ITEM NO.

23-0349

DESCRIPTION: Preliminary Plat and Development Plan for Marlons Creek

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with question about the development review process or technical comments.
2. Indicate sidewalk that provides connection with lots fronting Lasea Rd.
3. Indicate height and details of retaining wall as shown with open space 1
4. Indicate location, type, and size of any proposed signage at development entrance.
5. Indicate street parking spaces that adhere to parking requirements for civic spaces.
6. Sheets labeled WO All, 1, and 2 do not match this proposed preliminary plat.
7. Indicate street tree location/spacing in accordance with Zoning Code Article 5 Urban Neighborhood Street section.
8. Please identify location of all Specimen Trees on the site per 4.3.16.L

Engineering

9. Subject to TIS and Construction Plans
10. Provide sidewalk along Lasea Road between lots 1 & 65
11. Provide road names to E911
12. Shift Road D east to align ROW entirely with adjacent map 072 parcel 005.03
13. Cross sections should match Character District street for urban neighborhood and centerline of roadway should be centered within ROW. Any variations from the approved details shall be specifically requested and noted.
14. Alleys shall have concrete aprons at intersection with roadways.
15. Any lots requesting individual sewage disposal systems would require wastewater approval and a minimum 1 acre lot size.
16. Label Contours
17. Max allowed grade on manmade slope is 3H:1V
18. Ensure that lots 26-40 grading adheres to ESS 4.4 Subdivision and Lot Drainage
19. Roadside ditch along Lasea Rd will be required to be provided and/or regraded to accommodate existing and proposed roadway drainage. Driveway pipes and culverts required at crossings.

TECHNICAL
23-0349
Page 1 of 4

20. Label all retaining walls and provide top of wall and bottom of wall elevations.
21. Remove crosswalks and curb ramps at non stop-controlled intersections.
22. Intersection of Road B and Road D. Provide tangent of 50 ft. on Road B measured from the edge of travelled way. ESS 3.7.1B

Maury County E911

23. Contact Maury County 911 at cgideon@maury911.org for street names.

Columbia Power

24. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Police

25. No comments provided.

Building

26. No comments.

Fire

27. Ensure fire hydrants are not spaced more than 500' apart

Public Works

28. No comment.

Maury County Highway Dept.

29. Subdivision accesses tie into ROW currently under Maury County Highway Department (MCHD) jurisdiction and maintenance. All MCHD roadway and ROW connections, impacts, and annexations are subject to further evaluation by the MCHD. Applicant shall contact the MCHD to coordinate the next steps for these proposed roadway connections. Applicant shall also add the following note to the Preliminary Plat:

TECHNICAL
23-0349
Page 2 of 4

"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."

Wastewater

30. Columbia Wastewater has no concern.

Maury County Schools

31. Howell Elementary, Cox Middle School, Battle Creek High See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

ATT

32. Intends to serve.

Columbia Water

33. "A water availability letter was issued on August 21, 2023, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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."

Atmos Energy

34. Natural gas not on Lasea Road

Duck River Electric Membership Corp

35. Please submit new layout with 172 lots so we can send a new electrical layout.

ATTACHMENTS: Site Development Plan and Preliminary Plat

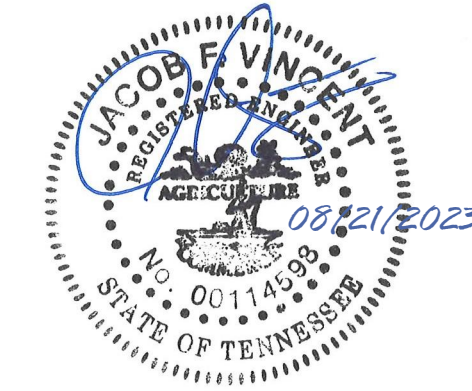
NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

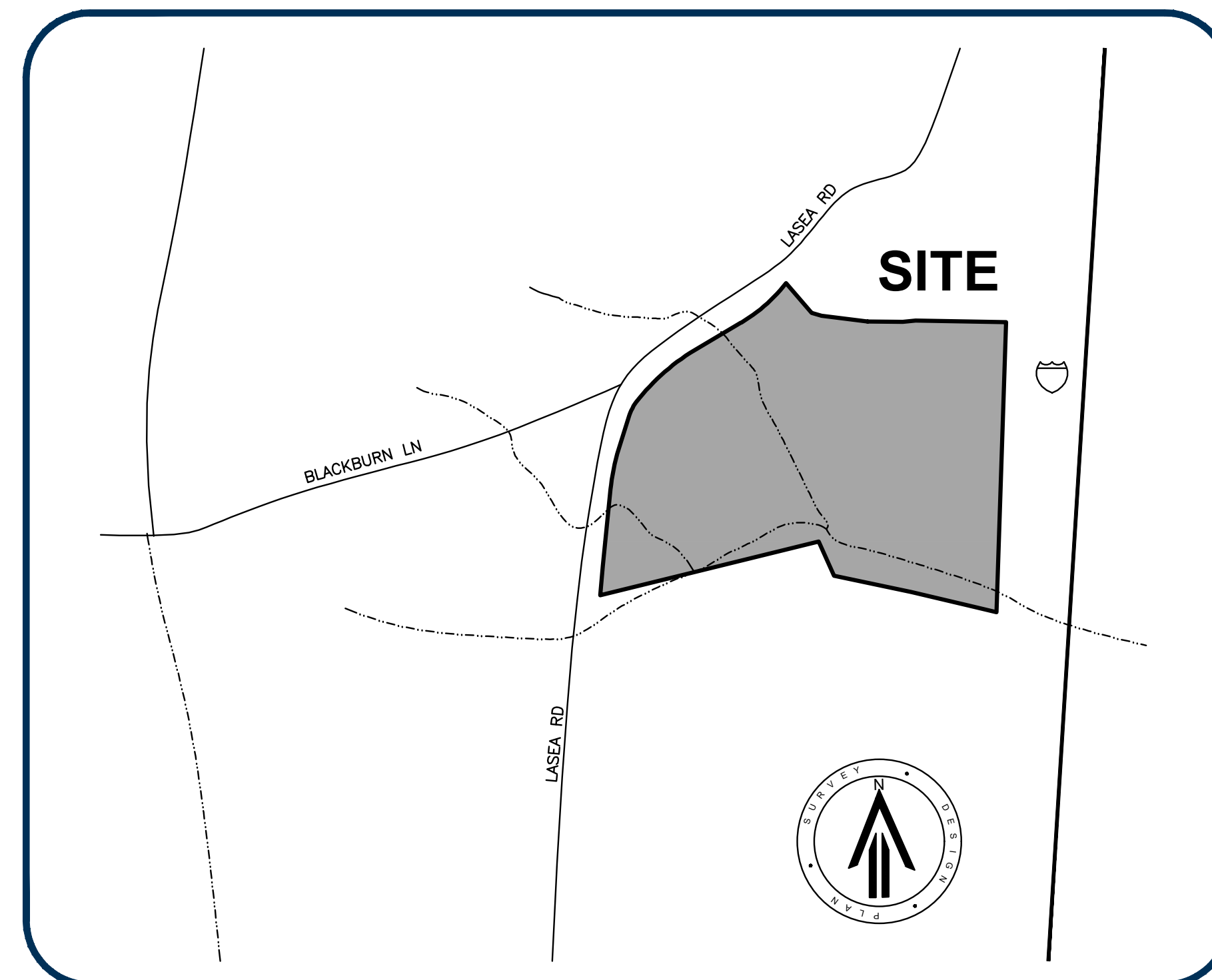
Elementary	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
	Baker	1960	43,920	12	340	321	94.4%
	Battle Creek	2019	90,000	30	700	629	89.9%
	Brown	1968	56,720	20	405	358	88.4%
	Highland	1986	47,800	4.5	380	284	74.7%
	Howell	1999	81,600	17.5	700	598	85.4%
	Mt. Pleasant	1978	80,021	22	630	575	91.3%
	Riverside	1984	71,150	14	500	402	80.4%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	544	90.7%
	Wright	2005	97,765	18	740	605	81.8%
					5535	4755	85.9%
Middle							
	Battle Creek	2019	125,000	45	900	725	80.6%
	Cox	1997	137,200	25	900	659	73.2%
	Mt. Pleasant	2001	113,938	29.2	550	417	75.8%
	Spring Hill	2010	158,106	39.49	950	537	56.5%
	Whitthorne	1979	175,600	17	1050	959	91.3%
					4350	3297	75.8%
High							
	Central	2016	296,740	55	1700	1425	83.8%
	Mt. Pleasant	1969	110,759	31	600	395	65.8%
	Spring Hill	1993	181,800	57	1200	1245	103.8%
					3500	3065	87.6%
Unit							
	Culleoka	1969	205,800	34	1020	885	86.8%
	Hampshire	1978	83,410	13.12	500	418	83.6%
	Santa Fe	1964	94,225	24	650	527	81.1%
					2170	1830	84.3%
Other							
	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		169	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13116	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.

Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street, Nashville,
Tennessee 37206
5.244.8591; tstevenson@ragansmith.com
Ted Stevenson



ANDREW TARSI
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
atarsi@ragansmith.com



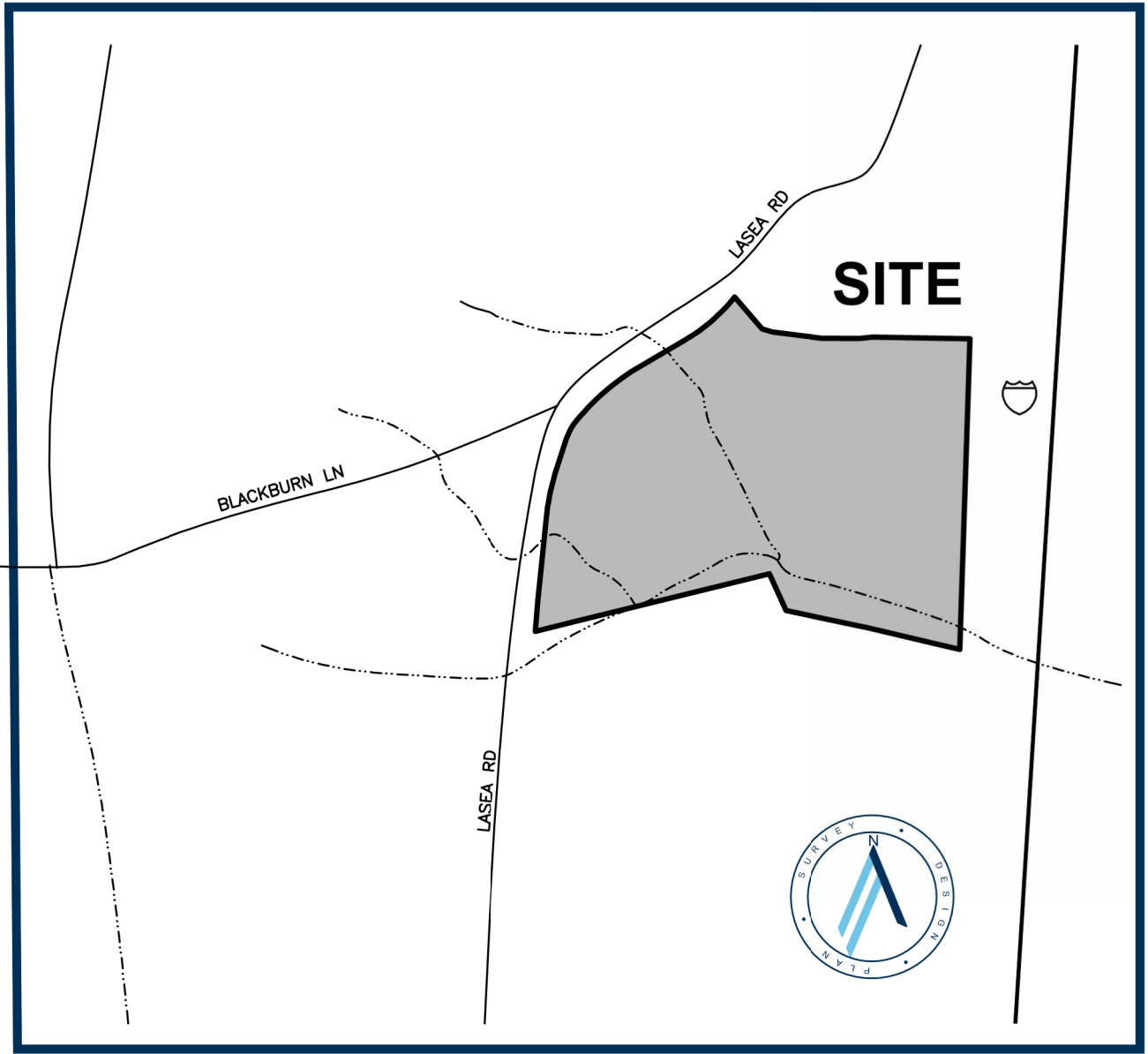
DP5.1	EXISTING CONDITIONS
DP5.2	TREE PRESERVATION PLAN
DP5.3	CIVIC SPACES
DP5.4	STREET PROFILES
DP5.5	CIVIC SPACE #1
DP5.6	CIVIC SPACE #2
DP5.7	CIVIC SPACE #3

MARLONS CREEK
FOR
LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

21-0282





LOCATION MAP
NTS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER, TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H .08' V .08'
2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE DATE OF 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
3. THE LOCATION OF THE PROPERTY BOUNDARIES DEPICTED HERON, BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENTS CORNERS OF THE PROPERTY, CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
4. THE DEPICTION OF ANY IMPROVEMENTS ON THIS PLAT DOES NOT CREATE ANY EASEMENT, SETBACK, BUILDING PAD, OR OTHER MATTER AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. ONE (1) POTENTIAL ENCROACHMENTS NOTED ON SURVEY.
6. THE PARCEL CONTAINED IN THE LAND DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO LASEA ROAD (PUBLIC STREET)
8. THE PROPERTY SHOWN HEREON IS THE SAME AS IS DESCRIBED IN TITLE COMMITMENT NUMBER 01288-47286 DATED JULY 13, 2021

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



SURVEYOR'S STATEMENT

TO: 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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9/9/2021.

VERTICAL DATA CAPTURED VIA AERIAL LIDAR ON AUGUST 24, 2021 USING A LEICA CITYMAPPER H2 SENSOR. THIS DATA WAS CHECKED AGAINST FOUR (4) GROUND CONTROL POINTS WITH AN RMS ERROR OF 0.07 FT. DATA WAS PROCESSED TO PROVIDE A SURFACE MODEL IN TN STATE PLANE, NAVD83, GEOID 128

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:16,178.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH ASSOCIATES, INC.

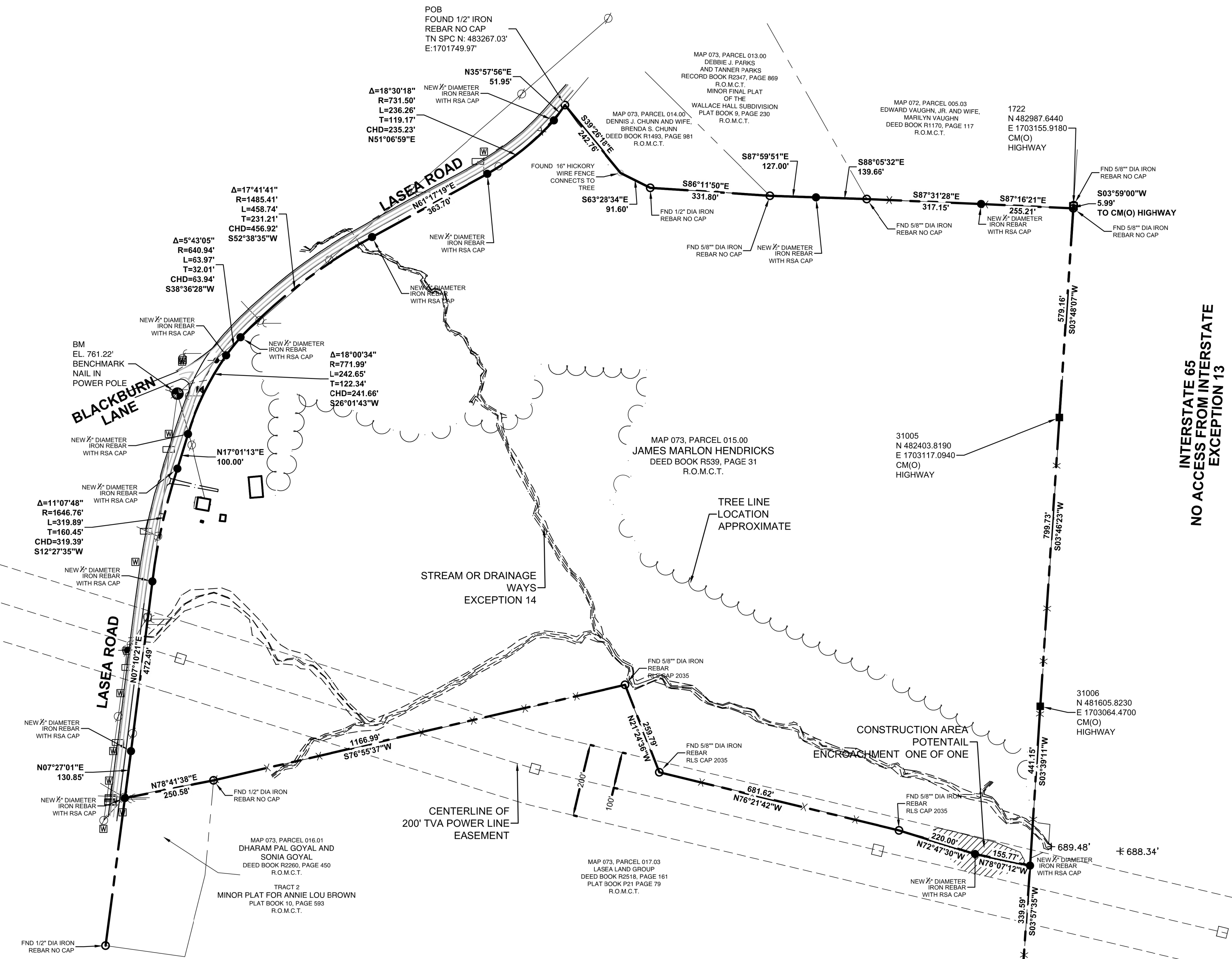
BY: Kenneth D. Church TN, R.L.S. NO. 1004

SURVEYOR'S PRINTED NAME: KENNETH D. CHURCH

DATE: 9/27/2021

LAND SURVEYOR

KENNETH D. CHURCH, TN RLS 1004
RAGAN-SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
OFFICE: 615-244-8591
CELL PHONE: 615-332-2651
EMAIL: kchurch@ragansmith.com



1686 LASEA ROAD PROPERTY DESCRIPTION

Land Description Per Survey

Tax Map 073, Parcel 015.00

Beginning at a found 1/2" diameter iron rebar with no cap (TN SPC N: 483,267.03, E: 1,701,749.97) in the southeast right of way of Lasea Road corner with Dennis J. Chun, recorded in Record Book R1493 Page 981 in the Registers Office of Maury County Tennessee.

Thence with said line the following three (3) calls and distances:

1. South 39 Degrees 26 Minutes 18 Seconds East, 242.76 feet to a 16" Hickory Tree.
2. South 63 Degrees 28 Minutes 34 Seconds East, 91.60 feet to a found 1/2" diameter iron rebar with no cap.
3. South 86 Degrees 11 Minutes 50 Seconds East, 331.80 feet to a found 1/2" diameter iron rebar no cap corner with Debbie J. Parks and Tanner Parks recorded in Deed Record Book 2347, Page 869 R.O.M.C.T.

Thence with said line the following two (2) calls and distances:

1. South 87 Degrees 59 Minutes 51 Seconds East, 127.00 feet to a new 1/2" diameter iron rebar with RSA cap;
2. South 88 Degrees 05 Minutes 28 Seconds East, 139.66 feet to a found 1/2" diameter iron rebar with no cap corner with Edward Vaughn Jr and Wife Marilyn Vaughn Deed Record Book R1170 Page 117 R.O.M.C.T.

Thence with said line the following two (2) calls and distances:

1. South 87 Degrees 31 Minutes 28 Seconds East, 317.15 feet to a new 1/2" diameter iron rebar with RSA cap;
2. South 87 Degrees 16 Minutes 21 Seconds East, 255.21 feet to a found 5/8" iron rebar no cap feet (located South 03 Degrees 59 Minutes 00 Seconds 5.99 feet from a found concrete highway monument) in south bound right of way of Interstate 65.

Thence with leaving said line the following three (3) calls and distances:

1. South 03 Degrees 48 Minutes 07 Seconds West, 579.16 feet to a found concrete highway monument.
2. South 03 Degrees 46 Minutes 23 Seconds West, 799.73 feet to a found concrete highway monument.
3. South 03 Degrees 39 Minutes 11 Seconds West, 441.15 feet to a new 1/2" diameter iron rebar corner (located North 03 Degrees 57 Minutes 35 Seconds East from a found concrete highway monument) corner with Lasea Land Group, recorded in Deed Record Book R2518 Page 79. R.O.M.C.T.

Thence with leaving said line the following five (5) calls and distances;

1. North 78 Degrees 07 Minutes 12 Seconds West, 155.77 to a new 1/2" diameter iron rebar.
2. North 72 Degrees 47 Minutes 30 Seconds West, 220.00 feet to a found iron rebar with a RLS 2035 cap.
3. North 76 Degrees 21 Minutes 42 Seconds West, 681.62 feet to a found iron rebar with a RLS 2035.
4. North 21 Degrees 24 Minutes 36 Seconds West, 259.79 feet to a found iron rebar with RLS 2035 cap.
5. South 76 Degrees 55 Minutes 37 Seconds West, 1166.99 feet to a found 1/2" diameter iron rebar with no cap corner with Dharam Pal Goyal and Sonia Goyal recorded in Record Deed Book R2260, Page 450 R.O.M.C.T

Thence with said line South 78 Degrees 41 Minutes 38 Seconds West, 250.58 feet to a new 1/2" diameter iron rebar in the east Right of Way for Lasea Road.

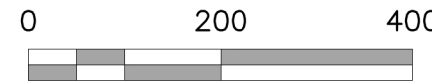
Thence with leaving said line the following ten (10) calls and distances:

1. North 07 Degrees 27 Minutes 01 Seconds East, 130.85 feet to a new 1/2" diameter iron rebar.
2. North 07 Degrees 10 Minutes 21 Seconds East, 472.49 feet to a new 1/2" diameter iron rebar.
3. Thence with a curve a chord bearing North 12 Degrees 27 Minutes 35 Seconds East and distance of 319.39 feet and Radius of 1646.76 feet to a new 1/2" diameter iron rebar.
4. North 17 Degrees 01 Minute 13 Seconds East, 100.00 feet to a new 1/2" diameter iron rebar.
5. Thence with a curve a chord bearing North 26 Degrees 01 Minutes 43 Seconds East, and 241.66 feet with a radius of 771.99 feet to a 1/2" diameter iron rebar new.
6. Thence with a curve chord bearing of North 38 Degrees 36 Minutes 28 Seconds East and distance of 63.94 feet and a radius of 640.94 feet to a new 1/2" diameter iron rebar.
7. Thence a curve with a chord bearing North 52 Degrees 38 Minutes 15 Seconds East and distance of 453.94 feet and a radius of 1488.72 feet to a new 1/2" diameter iron rebar.
8. North 61 Degrees 17 Minutes 19 Seconds East, 363.70 feet to a new 1/2" diameter iron rebar.
9. Thence a curve with a chord bearing North 51 Degrees 06 Minutes 59 Seconds East and distance of 235.23 feet and a radius of 731.50 feet to a new 1/2" diameter iron rebar.
10. North 35 Degrees 40 Minutes 07 Seconds East, 51.95 feet to a found 1/2" iron rebar to the point of beginning.

Said parcel containing 3,797,934.60 square feet, more or less or 87.18 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004, SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated September 24, 2021.



INTERSTATE 65
NO ACCESS FROM INTERSTATE
EXCEPTION 13



Nashville - Murfreesboro - Chattanooga
ragansmith.com

1686 LASEA ROAD

MAP 073, PARCEL 015.00
JAMES MARLON HENDRICKS PROPERTY
DEED BOOK R539, PAGE 31

Scale: 1:200

Date: 09-23-2021

Approved By: KDC

Drawn By: DC

Revisions:

Drawing Title:

ALTA/NSPS
LAND TITLE SURVEY
AND TOPOGRAPHIC
SURVEY

Drawing No.

P0.0

Project No.

21-0282

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
1	37833.14	0.87
2	42514.51	0.98
3	15439.80	0.35
4	12712.12	0.29
5	11604.12	0.27
6	12512.99	0.29
7	13120.83	0.30
8	14021.57	0.32
9	14040.35	0.32
10	14170.69	0.33
11	16272.73	0.37
12	6731.75	0.15
13	5387.50	0.12
14	5387.50	0.12
15	6442.62	0.15
16	6324.77	0.15
17	6324.77	0.15
18	6324.77	0.15
19	6324.77	0.15
20	6324.77	0.15
21	6047.84	0.14
22	5387.50	0.12
23	5387.50	0.12
24	5387.50	0.12
25	6731.68	0.15
26	9240.88	0.21
27	8125.00	0.19
28	8456.34	0.19
29	15271.77	0.35
30	10757.10	0.25

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
31	8125.00	0.19
32	9240.87	0.21
33	14521.93	0.33
34	14225.94	0.33
35	13907.06	0.32
36	9572.74	0.22
37	9147.49	0.21
38	12590.28	0.29
39	14182.09	0.33
40	15683.70	0.36
41	8118.45	0.19
42	8125.00	0.19
43	8125.00	0.19
44	8831.45	0.20
45	9096.66	0.21
46	9096.66	0.21
47	9096.66	0.21
48	8663.68	0.20
49	8125.00	0.19
50	8125.00	0.19
51	8125.00	0.19
52	11249.42	0.26
53	9087.43	0.21
54	8532.68	0.20
55	8125.00	0.19
56	8125.00	0.19
57	8125.00	0.19
58	8125.00	0.19
59	11366.03	0.26
60	12200.42	0.28

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
61	9627.38	0.22
62	9700.76	0.22
63	8275.00	0.19
64	8275.00	0.19
65	12159.09	0.28
66	8125.00	0.19
67	8125.00	0.19
68	9548.99	0.22
69	11147.52	0.26
71	8125.00	0.19
72	8125.00	0.19
73	8125.00	0.19
74	8125.00	0.19
75	8125.00	0.19
76	8125.00	0.19
77	8125.00	0.19
78	11388.59	0.26
79	7575.46	0.17
80	6162.93	0.14
81	6233.02	0.14
82	6233.21	0.14
83	6233.21	0.14
84	6233.21	0.14
85	6233.21	0.14
86	6233.21	0.14
87	6233.21	0.14
88	5949.88	0.14
89	5948.79	0.14
90	6763.62	0.16
91	7284.66	0.17

PRELIMINARY PLAT GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 172 SINGLE FAMILY LOTS AND 8 OPEN SPACES.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL QUALITY IS 0.05".
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- THIS PROPERTY IS CURRENTLY ZONED CD3.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES ON MAP, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; SAID MAP STATES PANEL NOT PRINTED-NO SPECIAL FLOOD HAZARD AREAS.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- ALL ROADS TO BE PUBLIC RIGHT OF WAY AND MAINTAINED BY THE CITY.
- ALL OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL OPEN SPACE TO BE DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE, EASEMENT.
- LIGHTING AT ALL BUILDING SITE LINES WILL NOT EXCEED 1.0 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF 4.3.17B OF THE ZONING ORDINANCE (TO BE CONFIRMED AT BUILDING PERMIT).

SITE DATA TABLE

TOTAL SINGLE FAMILY LOT AREA = 33.33 ACRES±
TOTAL OPEN SPACE AREA = 39.67 ACRES±
TOTAL RIGHT-OF-WAY AREA = 13.69 ACRES±
RIGHT OF WAY DEDICATION = 0.49 ACRES±

TOTAL SITE AREA

= 87.18 ACRES±

SETBACKS:

FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25'
REAR (ALLEY): 30' FROM CENTER OF ALLEY
MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

*BUILDING STANDARDS MUST MEET THE CD-3 STANDARDS REFERENCED IN TABLES 4.3.1-C AND 4.3.8B AND ALL OTHER REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

PARKING CALCULATIONS

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

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
92	7144.68	0.16
93	5495.63	0.13
94	5500.00	0.13
95	5500.00	0.13
96	5500.00	0.13
97	5500.00	0.13
98	5500.00	0.13
99	5500.00	0.13
100	5500.00	0.13
101	5500.00	0.13
102	5500.00	0.13
103	6171.75	0.14
104	4893.70	0.11
105	4830.00	0.11
106	4830.00	0.11
107	4830.00	0.11
108	4830.00	0.11
109	4830.00	0.11
110	4830.00	0.11
111	4830.00	0.11
112	5060.00	0.12
113	5255.50	0.12
114	6119.82	0.14
115	5998.61	0.14
116	5998.61	0.14
117	5998.61	0.14
118	5998.61	0.14
119	5301.21	0.12
120	5420.31	0.12
121	5786.55	0.13

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
122	7679.90	0.18
123	7234.48	0.17
124	6553.04	0.15
125	7251.71	0.17
126	7740.02	0.18
127	8906.61	0.20
128	8460.92	0.19
129	7571.99	0.17
130	6654.95	0.15
131	6046.55	0.14
132	5720.87	0.13
133	5203.72	0.12
134	5060.00	0.12
135	5060.00	0.12
136	4830.00	0.11
137	4830.00	0.11
138	4830.00	0.11
139	4830.00	0.11
140	4830.00	0.11
141	4830.00	0.11
142	4830.00	0.11
143	4893.70	0.11
144	6171.75	0.14
145	8081.57	0.19
146	7930.00	0.18
147	7930.00	0.18
148	7990.65	0.18
149	8125.20	0.19
150	8125.20	0.19
151	8125.20	0.19

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
152	8125.20	0.19
153	8125.20	0.19
154	8125.20	0.19
155	8125.20	0.19
156	8125.20	0.19
157	8125.20	0.19
158	8125.20	0.19
159	9468.97	0.22
160	9668.14	0.22
161	9668.74	0.22
162	9668.59	0.22
163	9668.79	0.22
164	8874.24	0.20
165	12161.53	0.28
166	14819.31	0.34
167	10723.58	0.25
168	9686.25	0.22
169	10320.60	0.24
170	10320.60	0.24
171	10320.60	0.24
172	11249.42	0.26

OPEN SPACE AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS 1	459122.35	10.54
OS 2	325005.72	7.46
OS 3	1496.78	0.03
OS 4	868446.30	19.94
OS 5	17346.04	0.40
OS 6	12439.42	0.29
OS 7	10731.75	0.25
OS 8	32934.97	0.76

LEGEND

- MONUMENT (OLD)
- MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIBER OPTIC BOX
- TRANSFORMER PAD
- FENCE
- PARCEL NUMBER
- LOT NUMBER

- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- GAS VALVE
- GAS METER
- STREET ADDRESS
- SIGN
- CONCRETE SURFACE
- ASPHALT SURFACE
- OVERHEAD ELECTRIC POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.A.E. PUBLIC UTILITY & DRAINAGE ACCESS EASEMENT
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TN

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



RIGHT OF WAY DEDICATION
6,637 SQ. FT. OR 0.15 ACRES±

RIGHT OF WAY DEDICATION
1,590 SQ. FT. OR 0.03 ACRES±

RIGHT OF WAY DEDICATION
8,186 SQ. FT. OR 0.19 ACRES±

SHEET P2.0

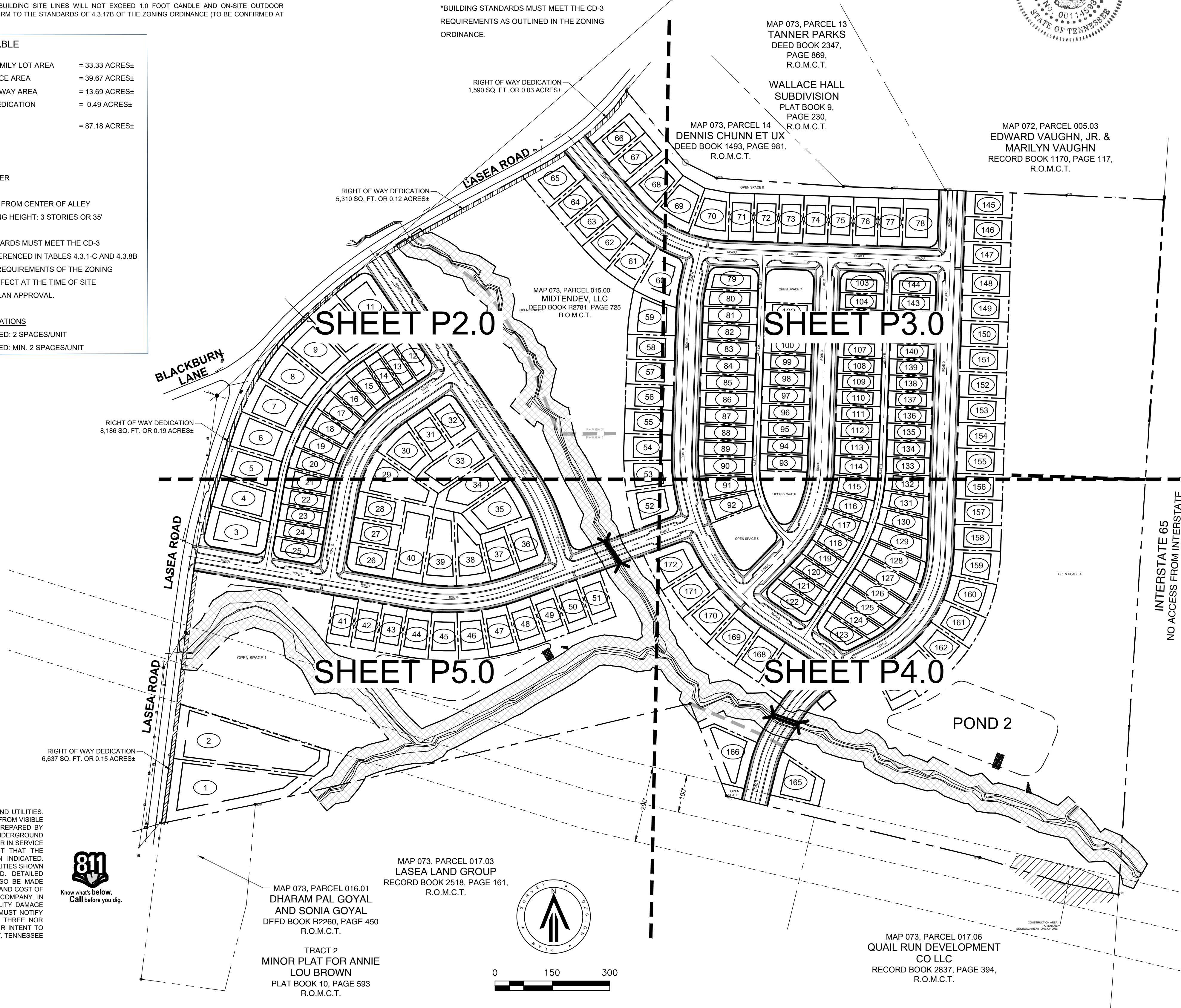
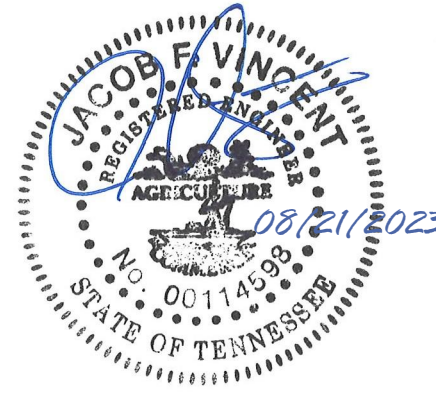
SHEET P5.0

SHEET P3.0

SHEET P4.0

ANTICIPATED DEVELOPMENT PHASING AND CONSTRUCTION SCHEDULE

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



Scale: 1" = 150'
Date: August 21, 2023
Approved By: TJS

Revisions:

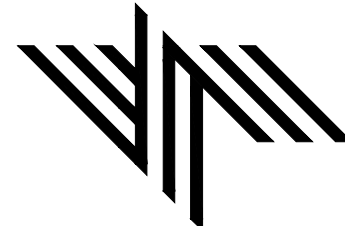
Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.
21-0282



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ragansmith.com
315 Woodland Street, Nashville,
Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

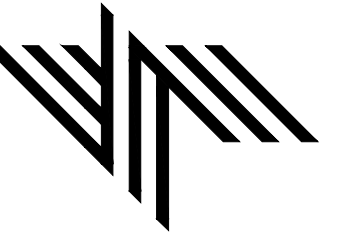
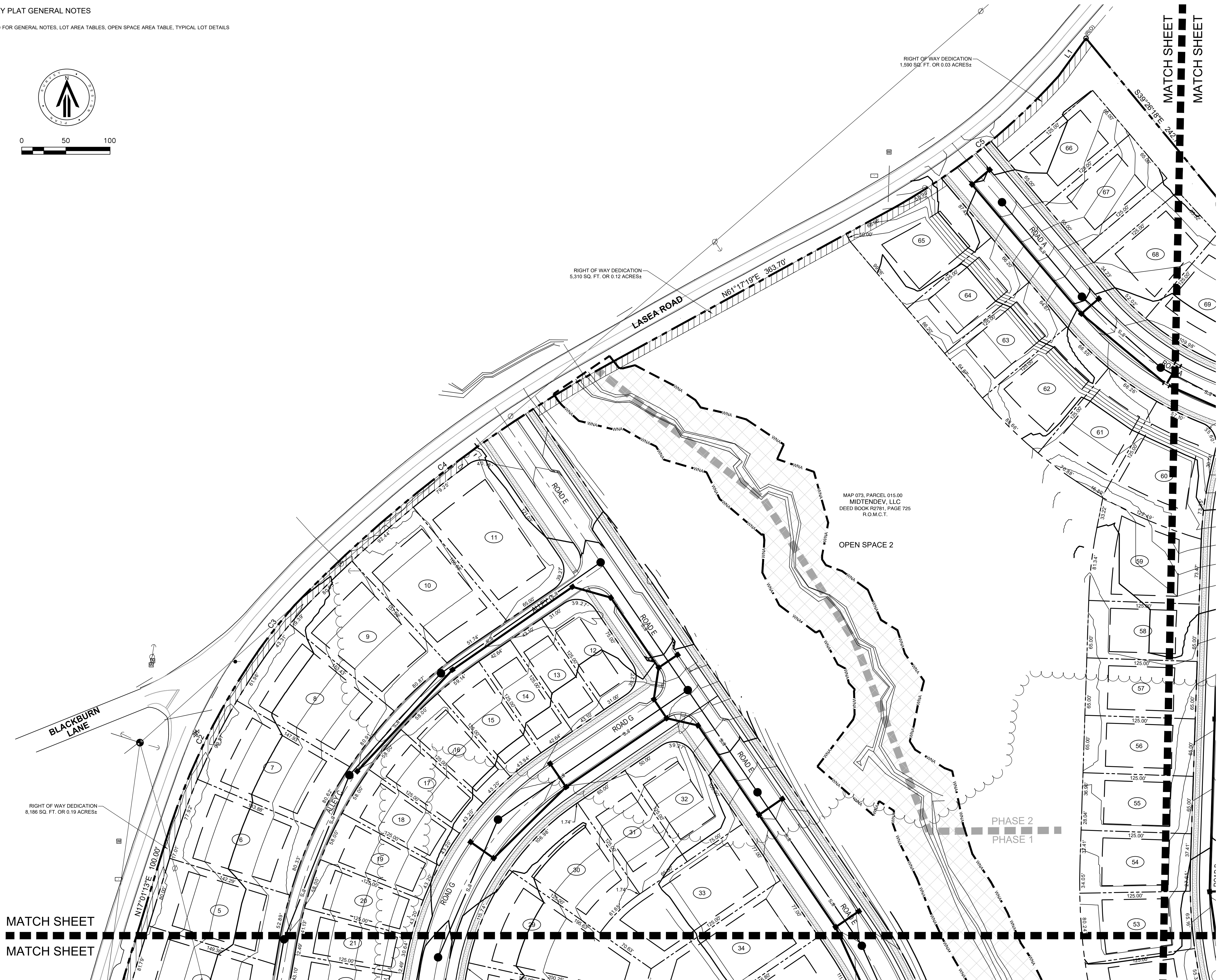
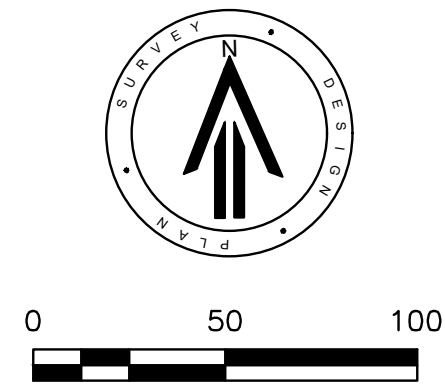
MARLONS CREEK

FOR

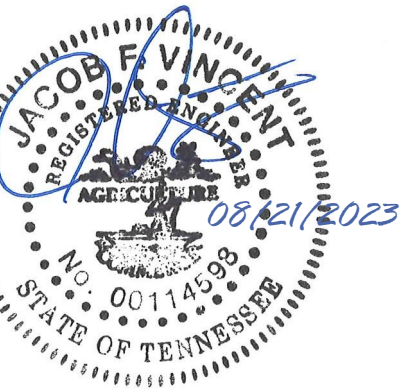
LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

1. SEE SHEET P2.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.



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Ted Stevenson



MARLONS CREEK
FOR
LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 50'

Date: August 21, 2023

Approved By: TJS

Revisions:

Drawing Title:

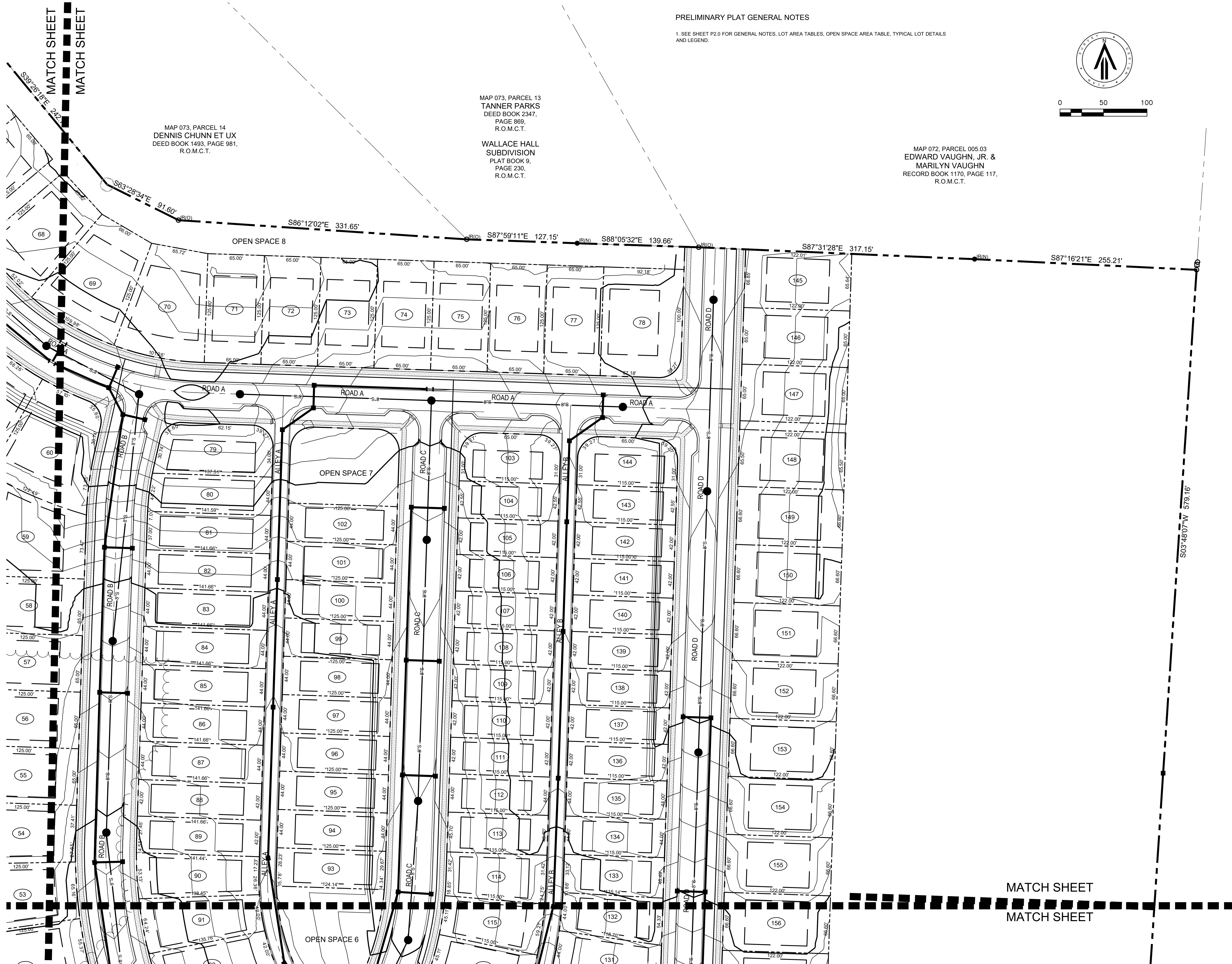
PRELIMINARY PLAT

Drawing No.

P2.0

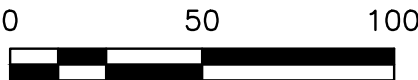
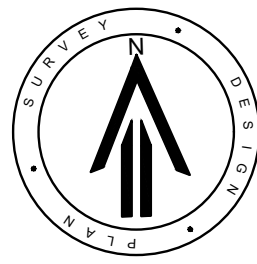
Project No.
21-0282

© 2025 T. STEVENSON. PRELIMINARY PLAT P3.0. PRELIMINARY PLAT Dwg.
PLATTED BY: T. STEVENSON. ON: 08/21/2025. 10:31 AM. LAST UPDATED BY: J. STEVENSON. ON: 08/21/2025. 9:16 AM



PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P2.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.

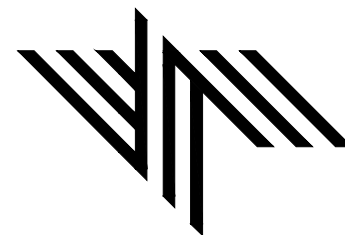


MAP 073, PARCEL 13
TANNER PARKS
DEED BOOK 2347,
PAGE 869,
R.O.M.C.T.

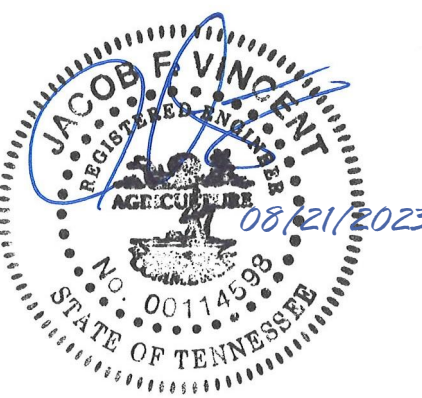
WALLACE HALL
SUBDIVISION
PLAT BOOK 9,
PAGE 230,
R.O.M.C.T.

MAP 072, PARCEL 005.03
EDWARD VAUGHN, JR. &
MARILYN VAUGHN
RECORD BOOK 1170, PAGE 117,
R.O.M.C.T.

MAP 073, PARCEL 14
DENNIS CHUNN ET UX
DEED BOOK 1493, PAGE 981,
R.O.M.C.T.



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MARLONS CREEK

FOR

LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 50'

Date: August 21, 2023

Approved By: TJS

Revisions:

Drawing Title:

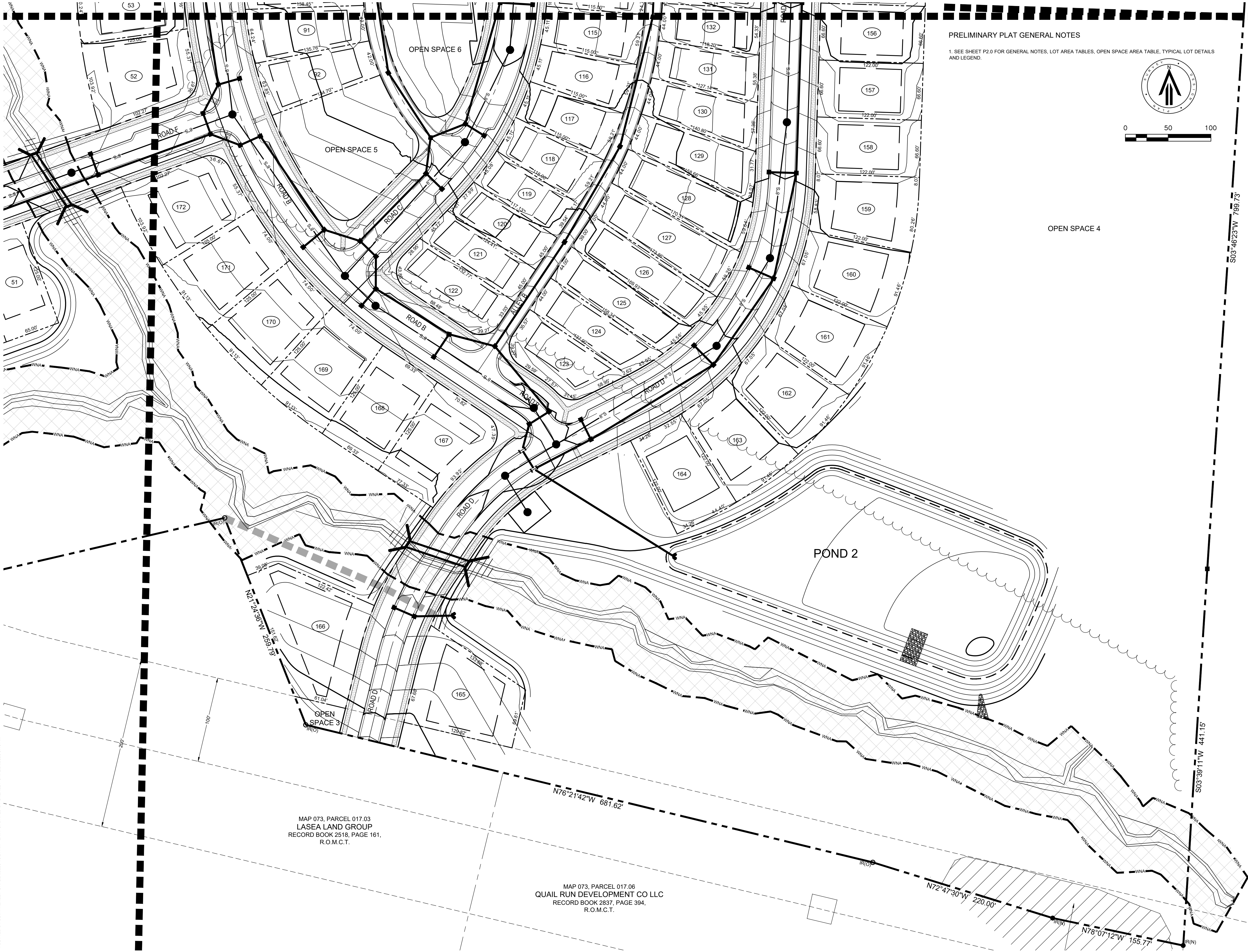
PRELIMINARY PLAT

Drawing No.

P3.0

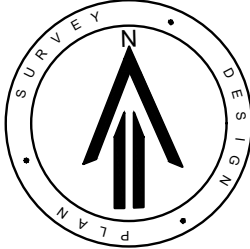
Project No.

21-0282

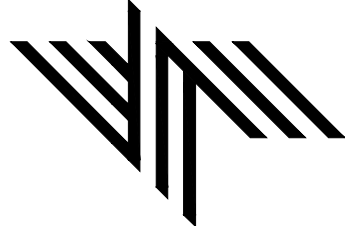


PRELIMINARY PLAT GENERAL NOTES

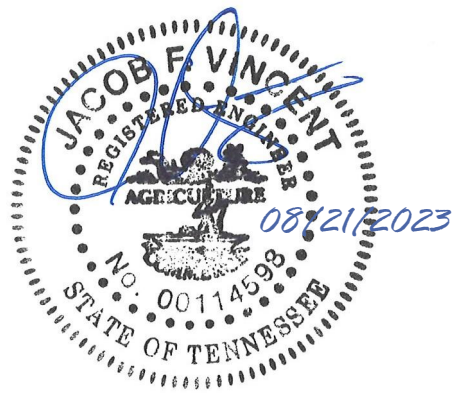
1. SEE SHEET P2.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.



INTERSTATE 65
NO ACCESS FROM INTERSTATE



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Ted Stevenson



MARLONS CREEK

FOR
LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 50'

Date: August 21, 2023

Approved By: TJS

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P4.0

Project No.

21-0282

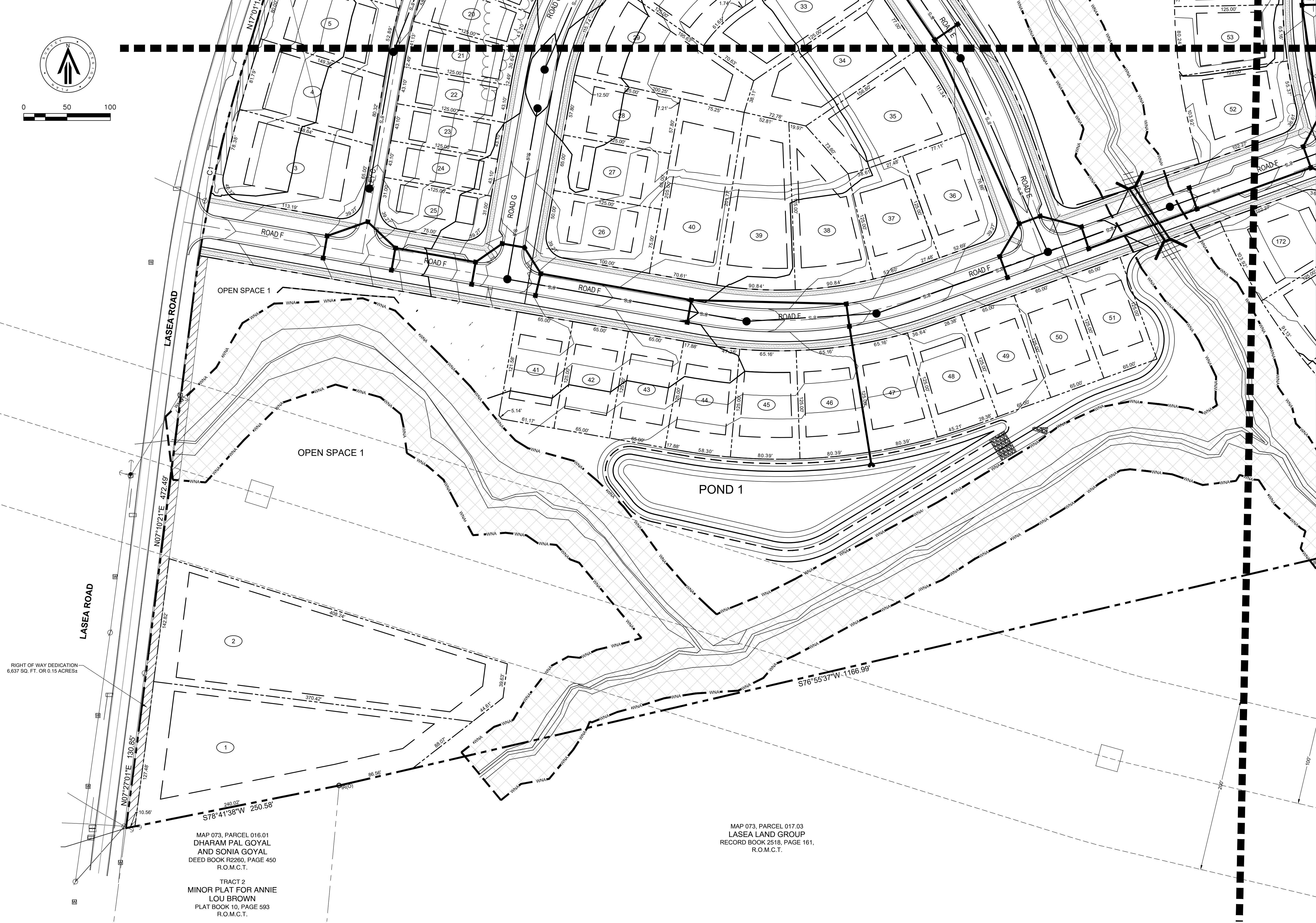
03/21/2023 SURVEY PRELIMINARY PLAT P4.002 - PRELIMINARY PLAT DWS
PLOT BY JOSH HENLEY ON 08/21/2023 10:54 AM LAST UPDATED BY JHENLEY ON 08/21/2023 9:15 AM

MAP 073, PARCEL 017.03
LASEA LAND GROUP
RECORD BOOK 2518, PAGE 161,
R.O.M.C.T.

MAP 073, PARCEL 017.06
QUAIL RUN DEVELOPMENT CO LLC
RECORD BOOK 2837, PAGE 394,
R.O.M.C.T.

PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P2.0 FOR GENERAL NOTES, LOT AREA TABLES, OPEN SPACE AREA TABLE, TYPICAL LOT DETAILS AND LEGEND.

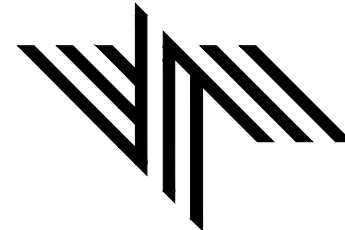


5/11/2023 9:15 AM
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PLOTTED BY JOSH HENLEY ON 8/21/2023 10:54 AM. LAST UPDATED BY JHENLEY ON 8/21/2023 9:15 AM

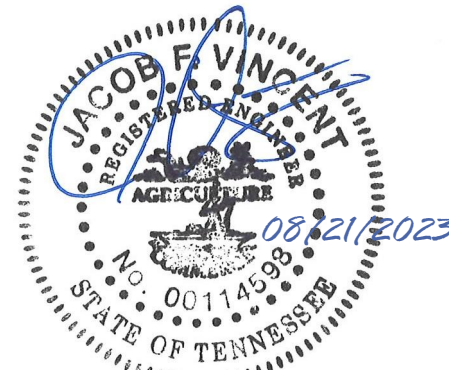
MAP 073, PARCEL 016.01
DHARAM PAL GOYAL
AND SONIA GOYAL
DEED BOOK R2260, PAGE 450
R.O.M.C.T.

TRACT 2
MINOR PLAT FOR ANNIE
LOU BROWN
PLAT BOOK 10, PAGE 593
R.O.M.C.T.

MAP 073, PARCEL 017.03
LASEA LAND GROUP
RECORD BOOK 2518, PAGE 161,
R.O.M.C.T.



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Ted Stevenson



MARLONS CREEK

FOR

LAND SOLUTIONS

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1" = 50'

Date: August 18, 2023

Approved By: XXX

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P5.0

Project No.

21-0282



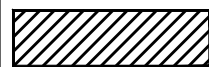
CANOPY RETENTION CALCULATIONS:

TOTAL SITE: 103 ACRES (EASEMENT REMOVED)

EXISTING CANOPY: 85.5 ACRES / 83% OF SITE

REQUIRED RETAINED CANOPY: 25.6 ACRES / 30% OF EX CANOPY

LEGEND:

 EXISTING TREE CANOPY



MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1"=100'

Date: 08/18/2023

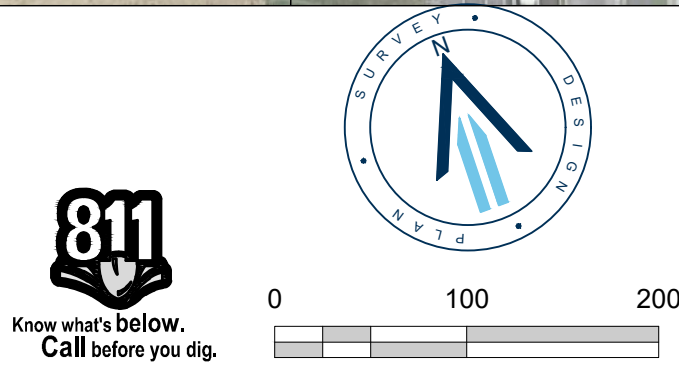
Approved By: X. XXXXX

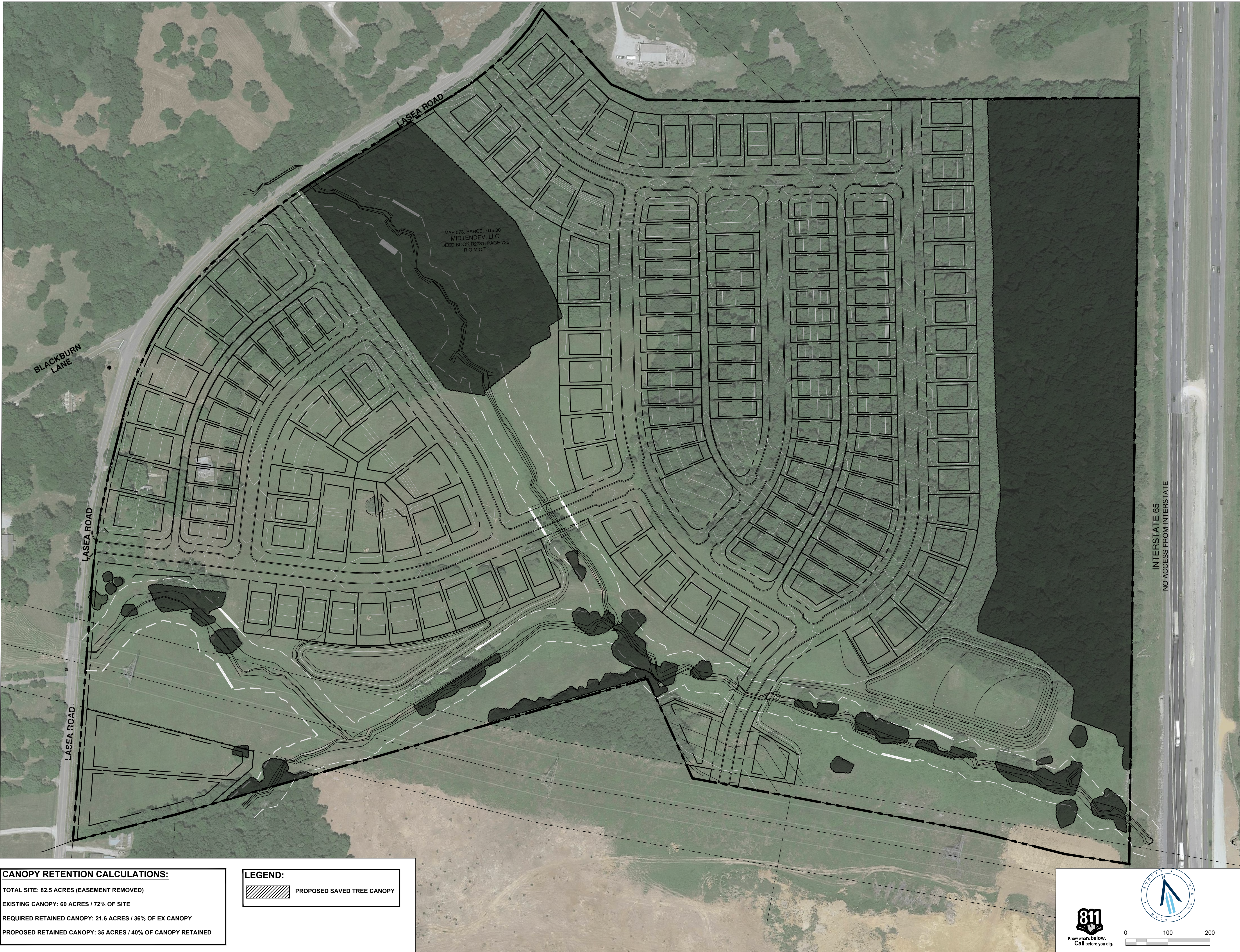
Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:
**EXISTING
CONDITIONS**

Drawing No.
DP5.1
Project No.
21-0282





CANOPY RETENTION CALCULATIONS:	
TOTAL SITE:	82.5 ACRES (EASEMENT REMOVED)
EXISTING CANOPY:	60 ACRES / 72% OF SITE
REQUIRED RETAINED CANOPY:	21.6 ACRES / 36% OF EX CANOPY
PROPOSED RETAINED CANOPY:	35 ACRES / 40% OF CANOPY RETAINED

LEGEND:	
	PROPOSED SAVED TREE CANOPY

0100200

0100200



MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY

COLUMBIA TN

Scale: 1"=100'

Date: 08/18/2023

Approved By: A. TARS

Revisions:

Drawing Title:

CIVIC SPACES

Drawing No.

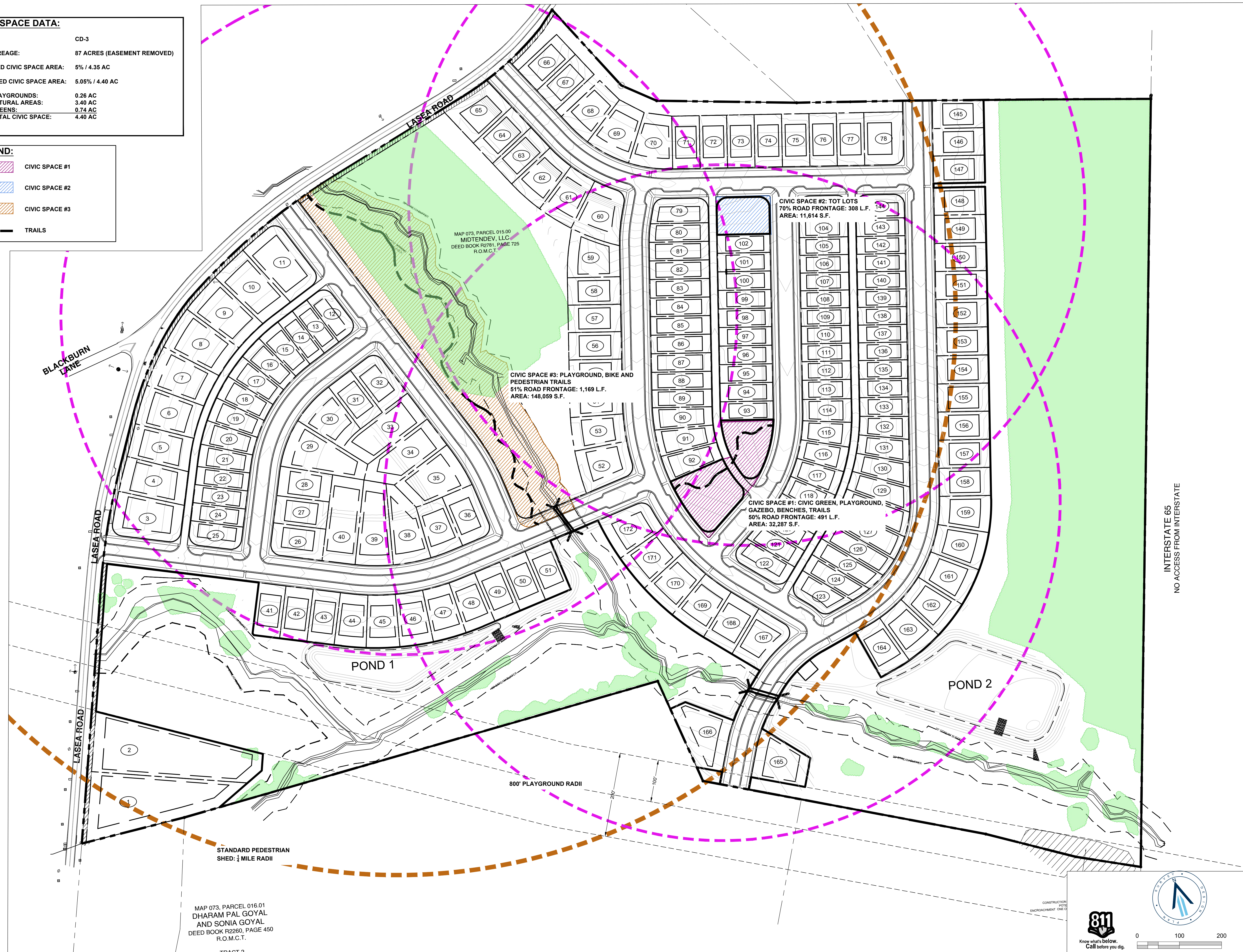
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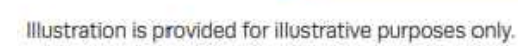
Project No.
21-0282

<u>CIVIC SPACE DATA:</u>	
ZONING:	CD-3
SITE ACREAGE:	87 ACRES (EASEMENT REMOVED)
REQUIRED CIVIC SPACE AREA:	5% / 4.35 AC
PROPOSED CIVIC SPACE AREA:	5.05% / 4.40 AC
PLAYGROUNDS:	0.26 AC
NATURAL AREAS:	3.40 AC
GREENS:	0.74 AC
TOTAL CIVIC SPACE:	4.40 AC

LEGEND:

-
- CIVIC SPACE #1**
- CIVIC SPACE #2**
- CIVIC SPACE #3**
- TRAILS**





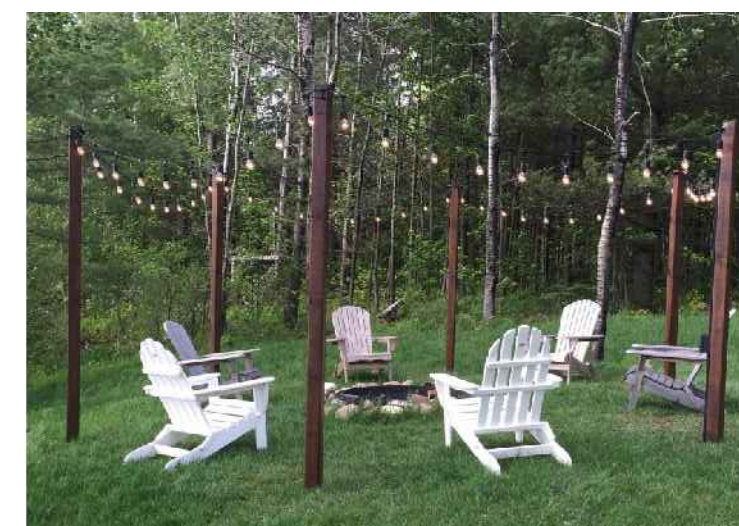
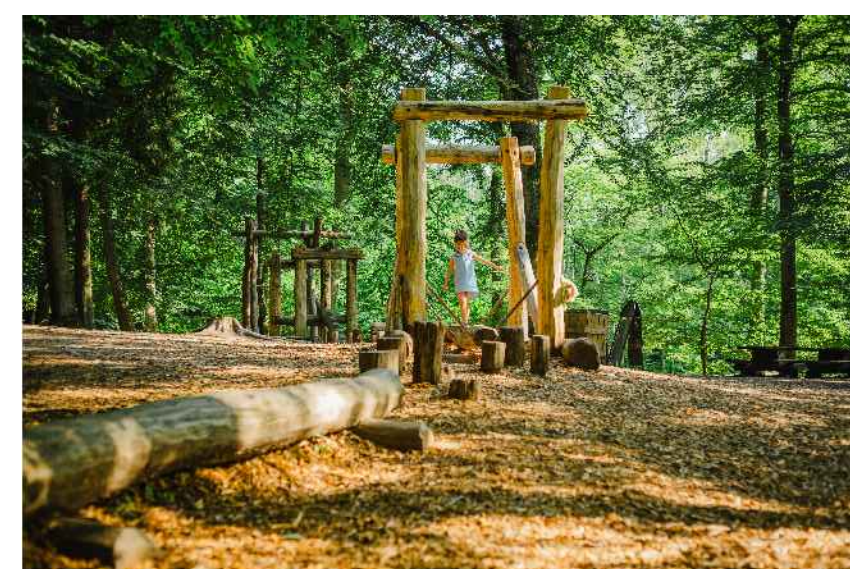
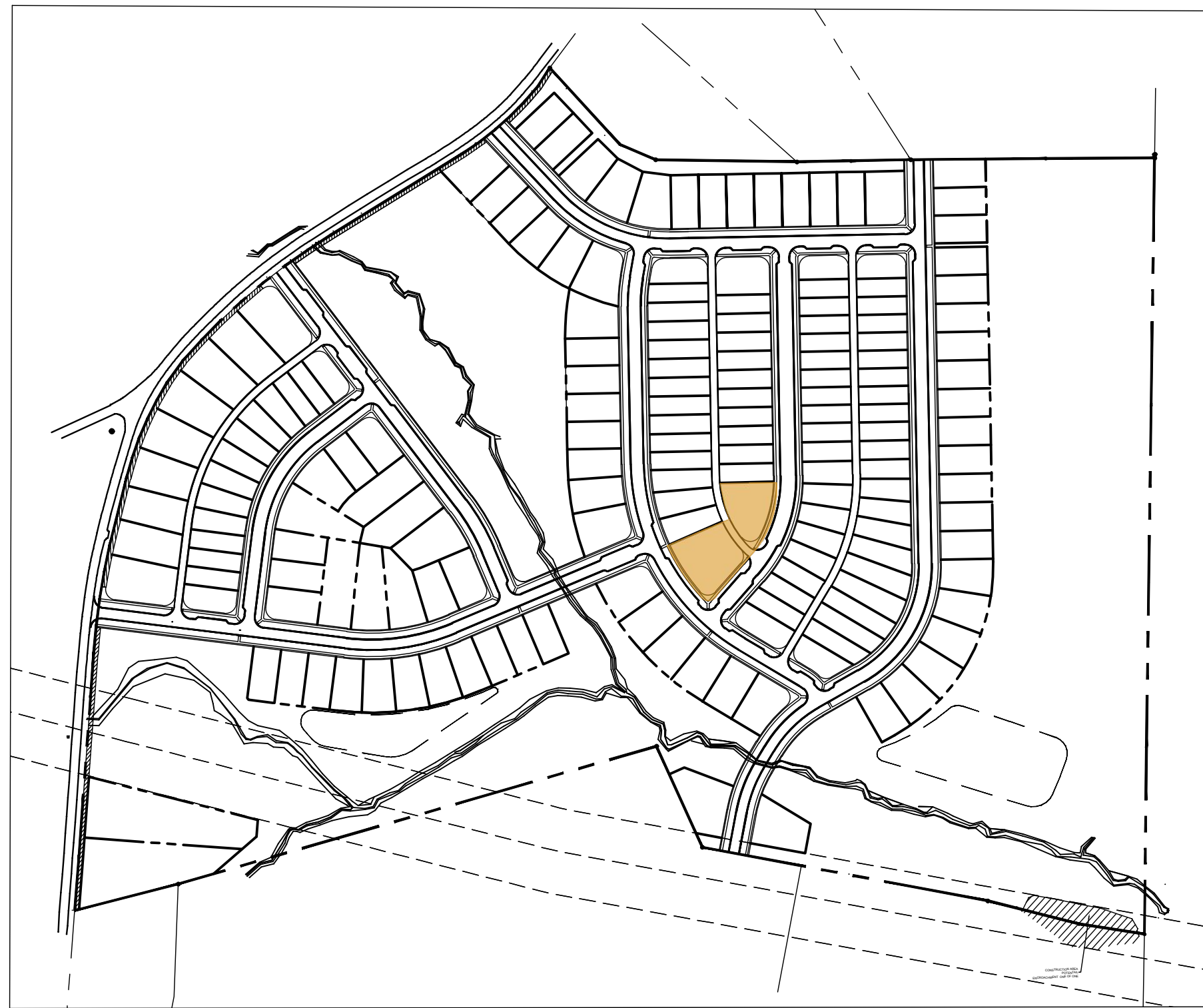
Permitted Districts

Riding Surface Width	Same as Vehicular Lane
Buffer	N/A
Movement	With Traffic
Intersection Detailing	Signed, signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter



21-0282





Nashville - Murfreesboro - Chattanooga
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MARLONS CREEK
FOR
LAND SOLUTIONS COMPANY
COLUMBIA, TN

Scale: 1"=20'

Date: 08/18/2023

Approved By: A. TARSI

Revisions:

Drawing Title:

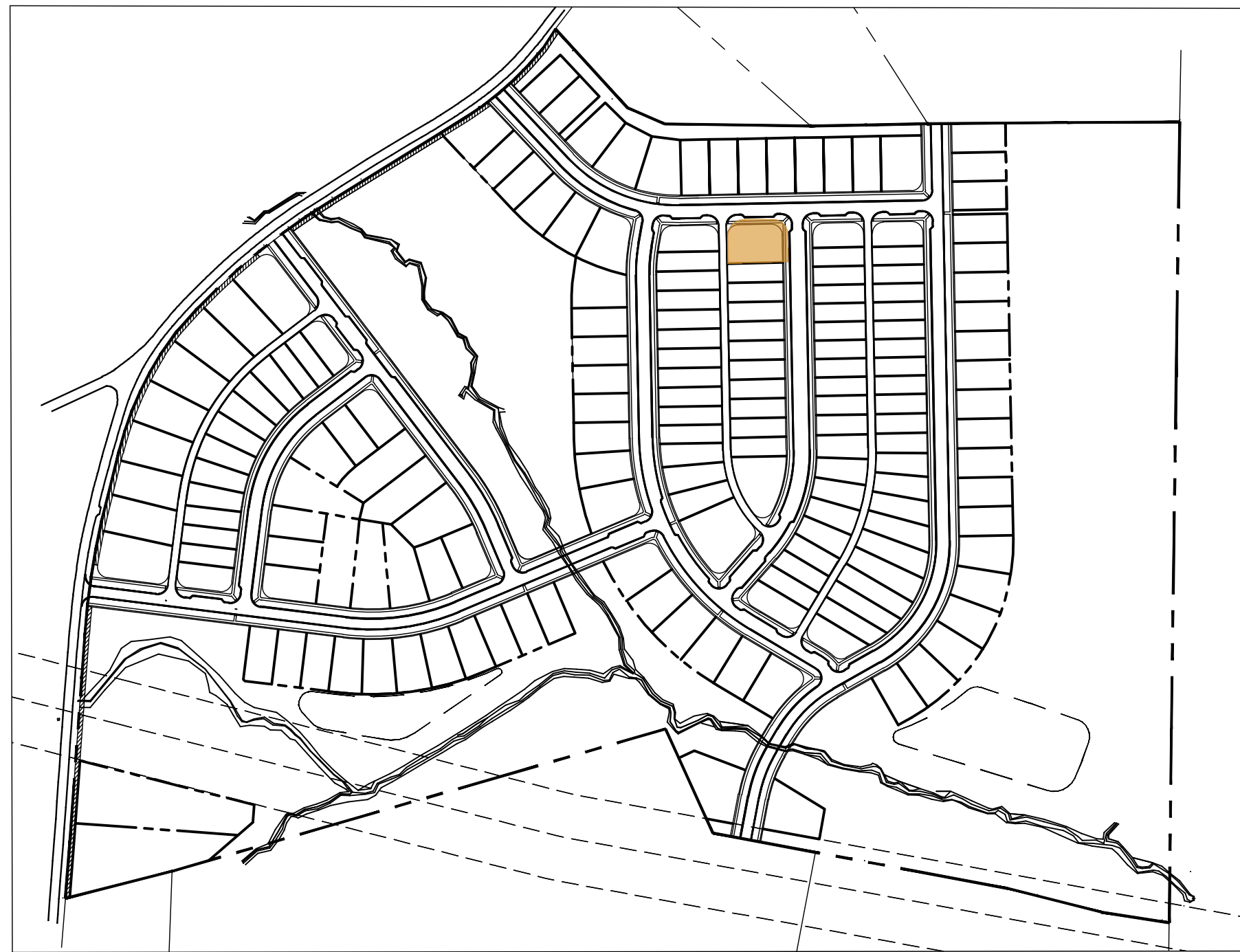
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Drawing No.

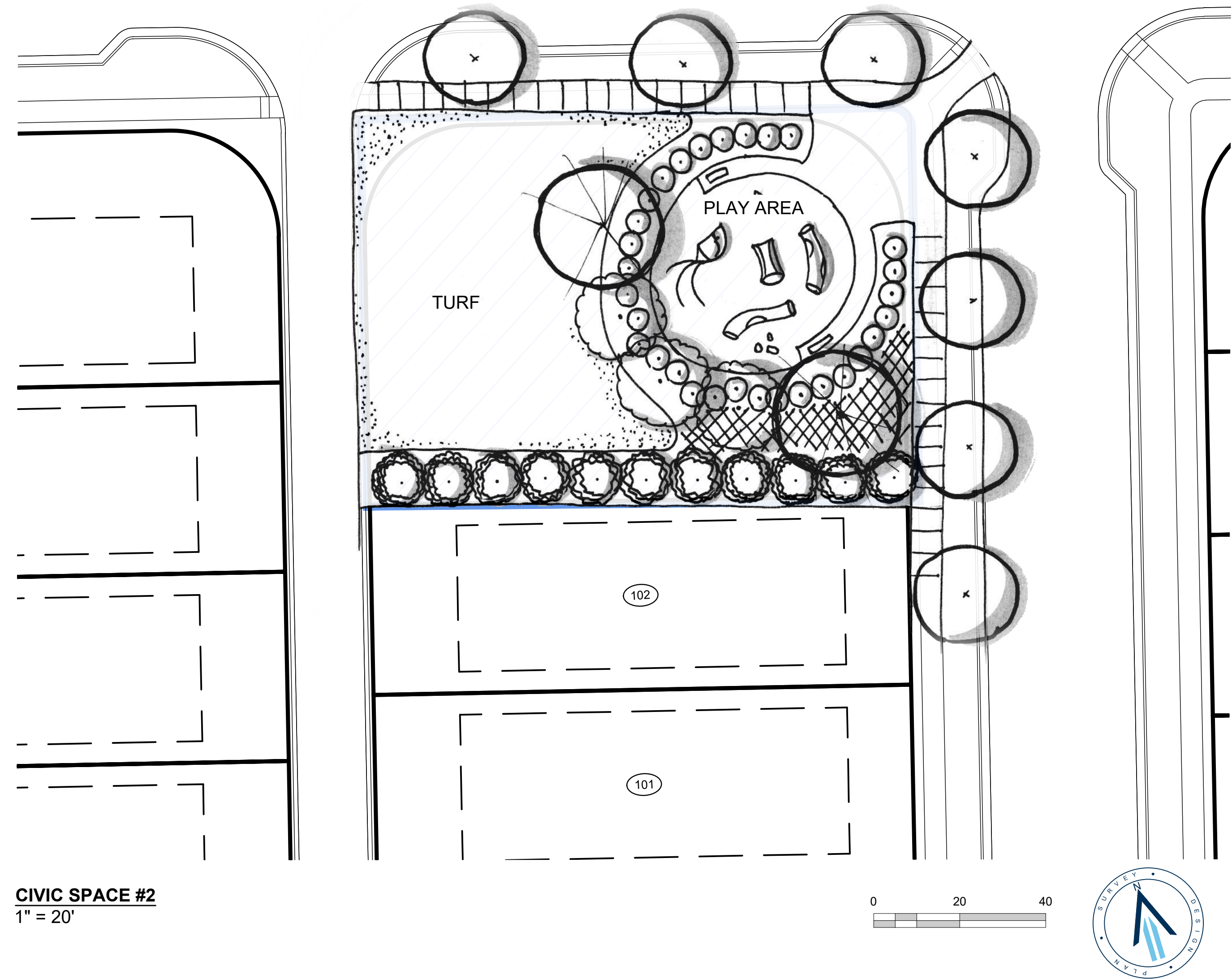
DP5.5

Project No.

21-0282



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Scale: 1"=20'

Date: 08/18/2023

Approved By: A. TARSI

Revisions:

Drawing Title:

CIVIC SPACE #2

Drawing No.

DP5.6

Project No.
21-0282

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Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

Proposed Residential Project
Green Property
Lasea Road
Columbia, TN

Prepared September 2021
For Green Trails, LLC

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study
Proposed Residential Development
Green Property
Lasea Road
Columbia, Tennessee

Prepared September 2021

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FTG Project Number: 11173



Table of Contents

1. INTRODUCTION	4
2. PROJECT DESCRIPTION.....	5
FIGURE 1. LOCATION OF THE PROJECT SITE.....	6
FIGURE 2. CURRENT PROJECT SITE PLAN	7
3. YEAR 2021 EXISTING CONDITIONS.....	8
3.1 REGIONAL AND LOCAL ACCESS.....	8
FIGURE 3. EXISTING LANEAGE WITHIN THE STUDY AREA.....	9
3.2 YEAR 2021 EXISTING TRAFFIC VOLUMES	10
FIGURE 4. EXISTING YEAR 2021 PEAK HOUR TRAFFIC VOLUMES.....	11
TABLE 1. DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS	12
TABLE 2. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS	13
TABLE 3. EXISTING PEAK HOUR LEVELS OF SERVICE.....	14
4. YEAR 2026 BACKGROUND TRAFFIC VOLUMES.....	15
TABLE 4. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA.....	15
FIGURE 5A. INITIAL YEAR 2026 BACKGROUND TRAFFIC VOLUMES	17
FIGURE 5B. PEAK HOUR TRAFFIC GENERATED BY ROCK SPRINGS PUD	20
FIGURE 5C. PEAK HOUR TRAFFIC GENERATED BY QUAIL RUN MEADOWS	21
FIGURE 5D. FINAL YEAR 2026 BACKGROUND TRAFFIC VOLUMES.....	22
TABLE 5. YEAR 2026 BACKGROUND PEAK HOUR LEVELS OF SERVICE	23
5. IMPACTS OF PROPOSED DEVELOPMENT	25
5.1 TRIP GENERATION	25
TABLE 6. TRIP GENERATION	25
5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT.....	26
FIGURE 6. DIRECTIONAL DISTRIBUTION OF SITE TRAFFIC.....	27
FIGURE 7. ASSIGNMENT OF SITE-GENERATED TRAFFIC	28
5.3 CAPACITY ANALYSES.....	29
FIGURE 8. TOTAL PROJECTED PEAK HOUR TRAFFIC VOLUMES.....	31
TABLE 7. YEAR 2026 TOTAL PEAK HOUR LEVELS OF SERVICE	32
6. CONCLUSIONS AND RECOMMENDATIONS	34
APPENDIX A.....	36
APPENDIX B	43

APPENDIX C79

APPENDIX D81

1. INTRODUCTION

This traffic study has been prepared in order to identify the traffic impacts of a residential development that is proposed to be constructed on the southeast side of Lasea Road, opposite Blackburn Road, in Columbia, Tennessee.

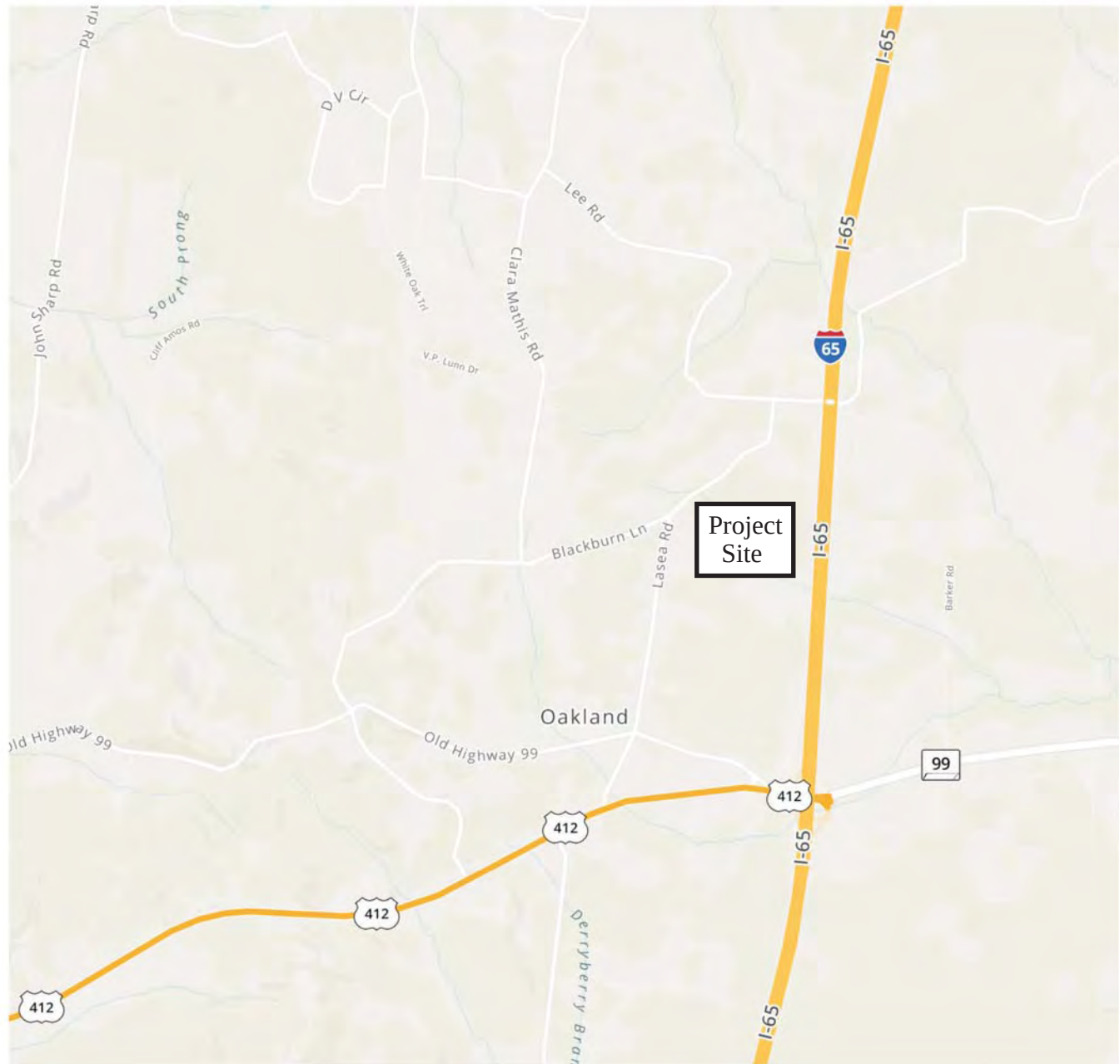
For the purposes of this study, existing and background traffic volumes were established, and capacity analyses were conducted for these conditions. Also, trip generation calculations were performed, and the trips which are expected to be generated by the proposed project were distributed to the roadway system and added to the background traffic volumes. The roadways and intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

2. PROJECT DESCRIPTION

The location of the proposed project is shown in [Figure 1](#). As shown, the project site is located on the southeast side of Lasea Road, opposite Blackburn Road, in Columbia, Tennessee. The developer of the proposed project plans to construct 219 single-family homes, and access will be provided at two locations on Lasea Road.

The current site plan for the proposed project is shown in [Figure 2](#). In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed by Year 2026.

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No Scale

Figure 1.
Location of the Proposed Project Site

SITE DATA

- 34 - Villas
- 89 - Alley-Loaded Single Family
- 96 - Front-Loaded Single Family
- 219 Total Units



LASEA ROAD
CONCEPTUAL MASTER PLAN
July 27, 2021



3. YEAR 2021 EXISTING CONDITIONS

3.1 REGIONAL AND LOCAL ACCESS

In the vicinity of the project site, Lasea Road is a two-lane local roadway that provides a north-south connection between Bear Creek Pike and Lee Road. This roadway segment includes one 10-foot travel lane and no shoulders in each direction. However, no speed limit is posted on Lasea Road. The existing laneage and traffic control at the intersections within the study area are shown in [Figure 3](#).

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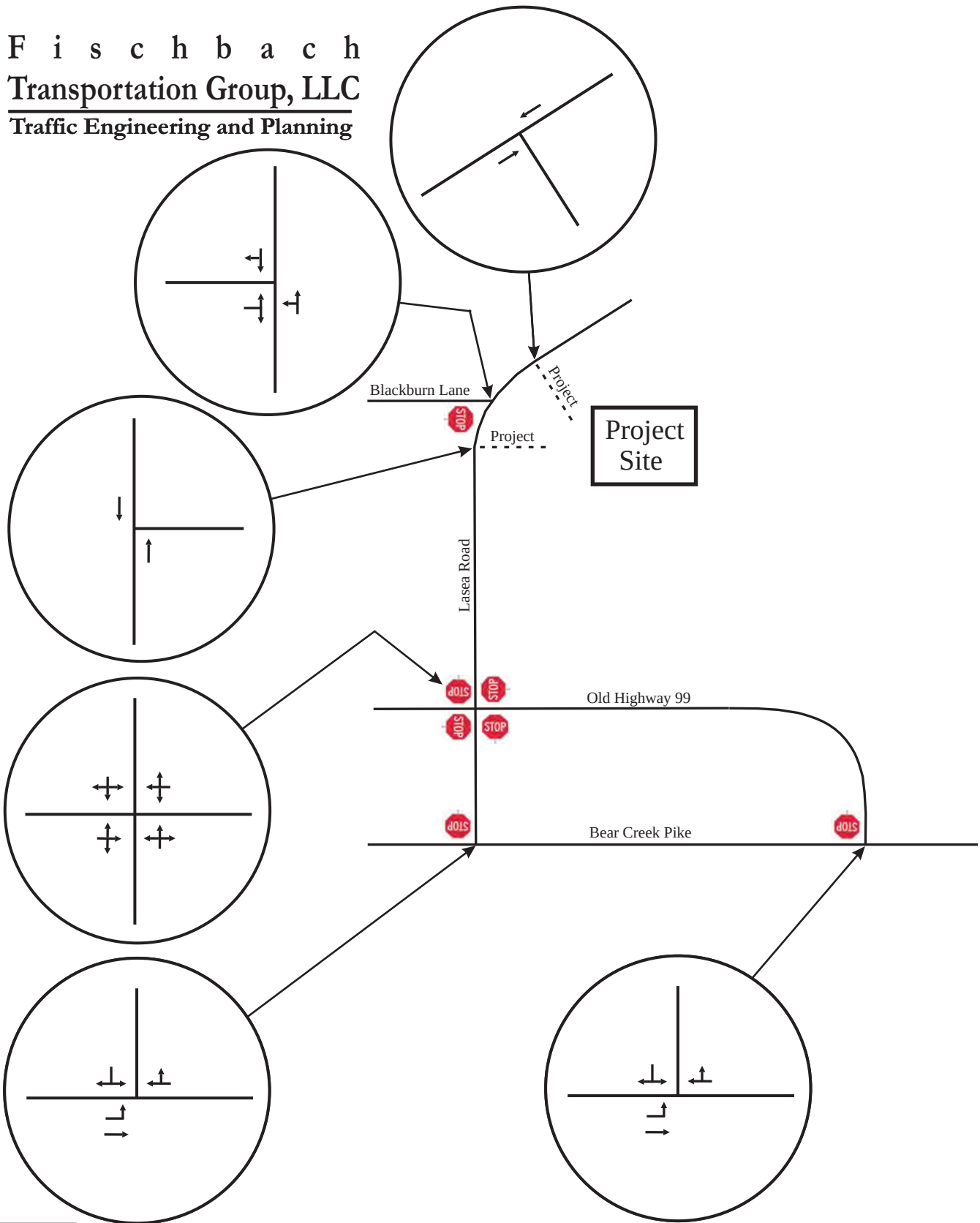


Figure 3.
Existing Laneage and Traffic Control

3.2 YEAR 2021 EXISTING TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, peak hour traffic volumes were identified for the following intersections:

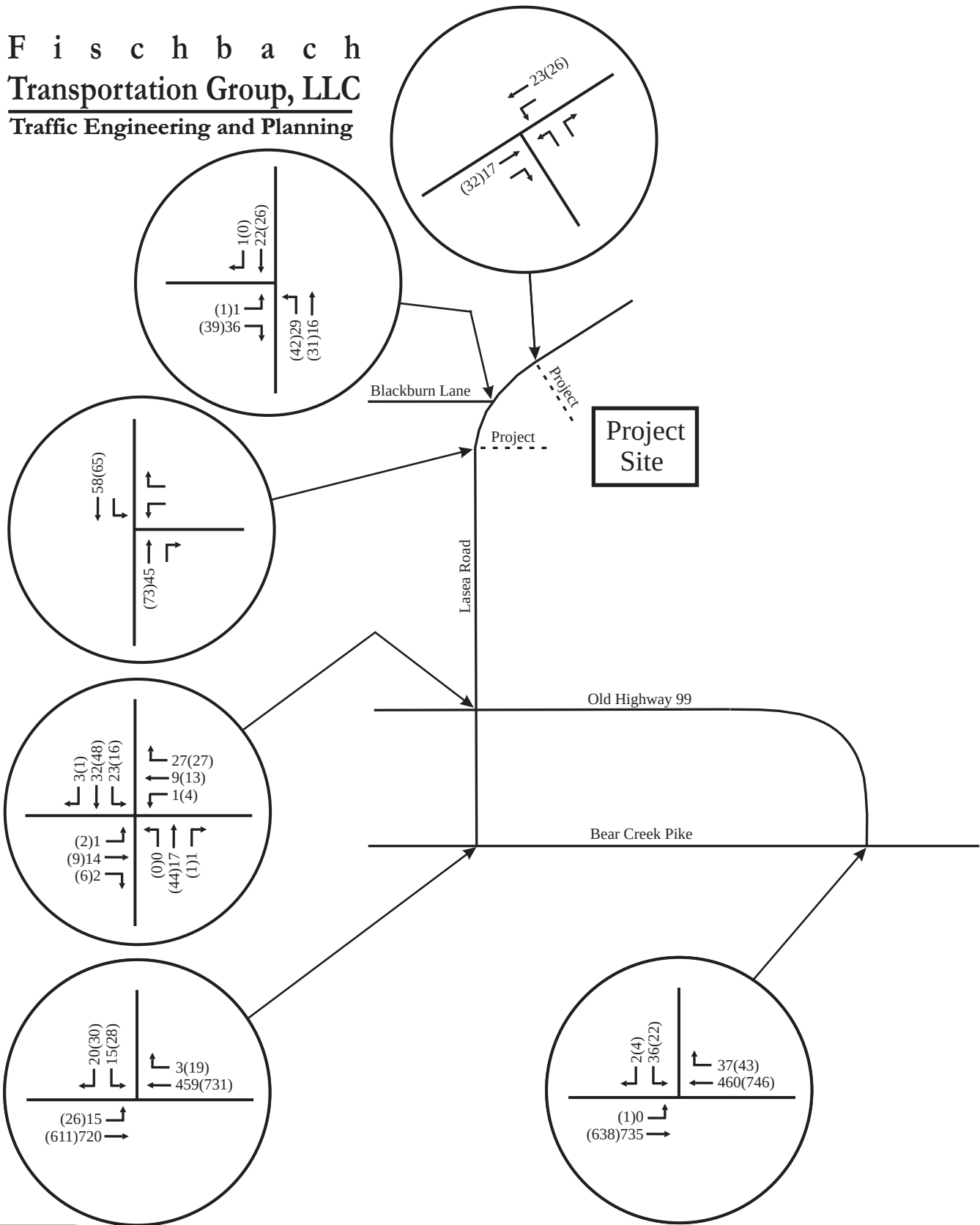
- Bear Creek Pike and Old Highway 99
- Bear Creek Pike and Lasea Road
- Lasea Road and Old Highway 99
- Lasea Road and Blackburn Road

This data was collected from 6:00-9:00 AM and 4:00-7:00 PM on typical weekdays in September 2021 when schools were in session. The raw traffic volumes are included in [Appendix A](#) and are shown in [Figure 4](#). It is important to note that certain volumes were increased marginally as needed in order to show balanced traffic flows between adjacent intersections.

Using the existing peak hour traffic volumes shown in [Figure 4](#), capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the [Highway Capacity Manual 6](#) (HCM 6). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. [Table 1](#) presents the descriptions of LOS for signalized intersections, and [Table 2](#) presents the descriptions of LOS for unsignalized intersections.

The results of the capacity analyses for the existing peak hour traffic volumes are shown in [Table 3](#), and [Appendix B](#) includes the capacity analyses worksheets. These analyses indicate that all of the critical turning movements at the unsignalized intersections within the study area operate at LOS D or better during both peak hours.

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No Scale

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

Figure 4.
Existing Year 2021 Peak Hour Traffic Volumes

TABLE 1. DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay per Vehicle (sec)
A	Operations with very low control delay. Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	≤ 10
B	Operations with stable flows. This generally occurs with good progression, short cycle lengths, or both. More vehicles stop than for LOS A, causing higher levels of average delay.	> 10 and ≤ 20
C	Operations with stable flow. Occurs with fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	> 20 and ≤ 35
D	Approaching unstable flow. The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop.	> 35 and ≤ 55
E	Unstable flow. In many cases, this is considered to be the limit for acceptable delay. These high delays generally indicate poor progression, long cycle lengths, and high v/c ratios.	> 55 and ≤ 80
F	Unacceptable delay. This condition often occurs with oversaturation or with high v/c ratios. Poor progression and long cycle lengths may also cause such delay levels.	> 80

Source: Highway Capacity Manual 6 (HCM 6)

TABLE 2. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 6 (HCM 6)

TABLE 3. EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Bear Creek Pike and Old Highway 99	Eastbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (9 sec/veh)
	Southbound Left / Right Turns	LOS D	1 veh (30 sec/veh)	LOS D	1 veh (33 sec/veh)
Bear Creek Pike and Lasea Road	Eastbound Left Turns	LOS A	0 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Southbound Left / Right Turns	LOS C	1 veh (18 sec/veh)	LOS D	1 veh (30 sec/veh)
Lasea Road and Old Highway 99	Eastbound Turning Movements	LOS A	1 veh (7 sec/veh)	LOS A	1 veh (7 sec/veh)
	Westbound Turning Movements	LOS A	1 veh (7 sec/veh)	LOS A	1 veh (7 sec/veh)
	Northbound Turning Movements	LOS A	1 veh (7 sec/veh)	LOS A	1 veh (7 sec/veh)
	Southbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
Lasea Road and Blackburn Road	Eastbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (7 sec/veh)	LOS A	1 veh (7 sec/veh)

4. YEAR 2026 BACKGROUND TRAFFIC VOLUMES

In order to account for the traffic growth which will occur within the study area because of typical growth, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations.

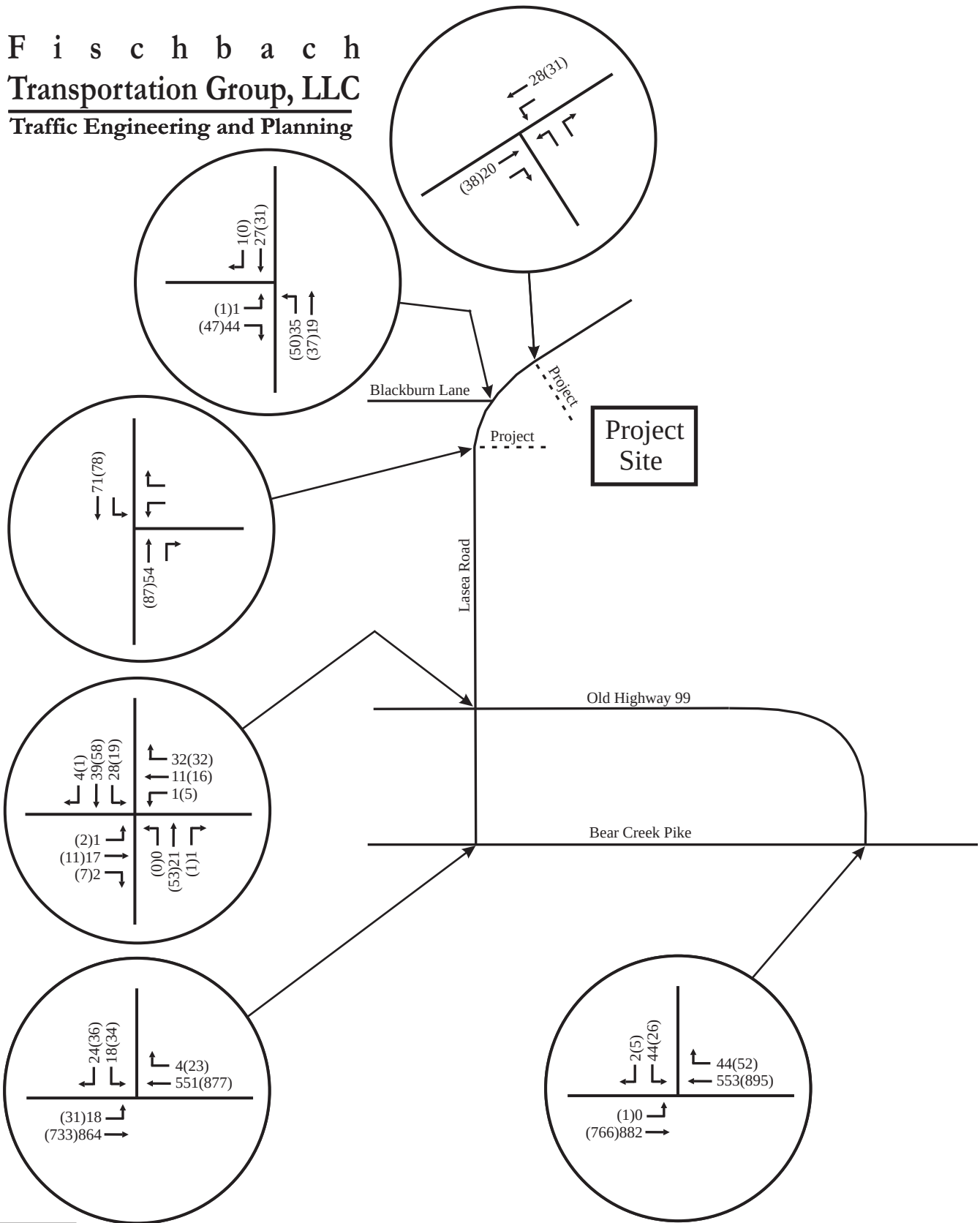
As shown in [Table 4](#), the daily traffic volumes within the study area have increased steadily since 2004. Therefore, the existing traffic volumes were increased 20% in order to establish initial Year 2026 background traffic volumes, as shown in [Figure 5A](#).

TABLE 4. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 173 Bear Creek Pike ADT	Annual Growth	Overall Growth
2009	10,374		
2010	10,931	5.37%	
2011	10,543	-3.55%	
2012	9,718	-7.83%	
2013	10,012	3.03%	
2014	12,097	20.83%	
2015	10,430	-13.78%	
2016	10,356	-0.71%	
2017	14,228	37.39%	
2018	14,859	4.43%	
2019	16,144	8.65%	5.56%
Year	Station 45 Bear Creek Pike ADT	Annual Growth	Overall Growth
2009	14,428		
2010	13,453	-6.76%	
2011	13,419	-0.25%	
2012	13,102	-2.36%	
2013	12,078	-7.82%	
2014	13,345	10.49%	
2015	13,127	-1.63%	
2016	13,258	1.00%	
2017	17,774	34.06%	

2018	16,449	-7.45%	
2019	16,834	2.34%	1.67%
Year	Station 44 Nashville Highway ADT	Annual Growth	Overall Growth
2009	31,565		
2010	31,752	0.59%	
2011	34,003	7.09%	
2012	32,860	-3.36%	
2013	34,432	4.78%	
2014	35,584	3.35%	
2015	37,557	5.54%	
2016	42,666	13.60%	
2017	44,228	3.66%	
2018	40,922	-7.47%	
2019	43,329	5.88%	3.73%

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No Scale

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

Figure 5A.
Initial Year 2026 Background Peak Hour Traffic
(Existing Traffic Volumes Increased 20%)

Also, it is important to note that two other projects are planned for construction in the vicinity of the project site. Specifically:

- 1449 Rock Springs Road PUD is planned for construction on the south side of Bear Creek Pike, opposite Lasea Road.
- Quail Run Meadows Subdivision is planned for construction on the east side of Lasea Road, south of the project site.

The peak hour traffic volumes generated by the Rock Springs Road PUD are identified in the Traffic Impact Study prepared by Ragan-Smith Associates, Inc. in April 2021, and these volumes are shown in [Figure 5B](#). The peak hour traffic volumes generated by Quail Run Meadows are identified in the Traffic Impact Study prepared by T-Square Engineering in February 2018, and these volumes are shown in [Figure 5C](#).

The traffic volumes shown in [Figures 5A-C](#) were added together, and the resulting Year 2026 background peak hour traffic volumes are shown in [Figure 5D](#). Using the background peak hour traffic volumes, capacity analyses were conducted for the intersections within the study area. For these analyses, the following assumptions were made:

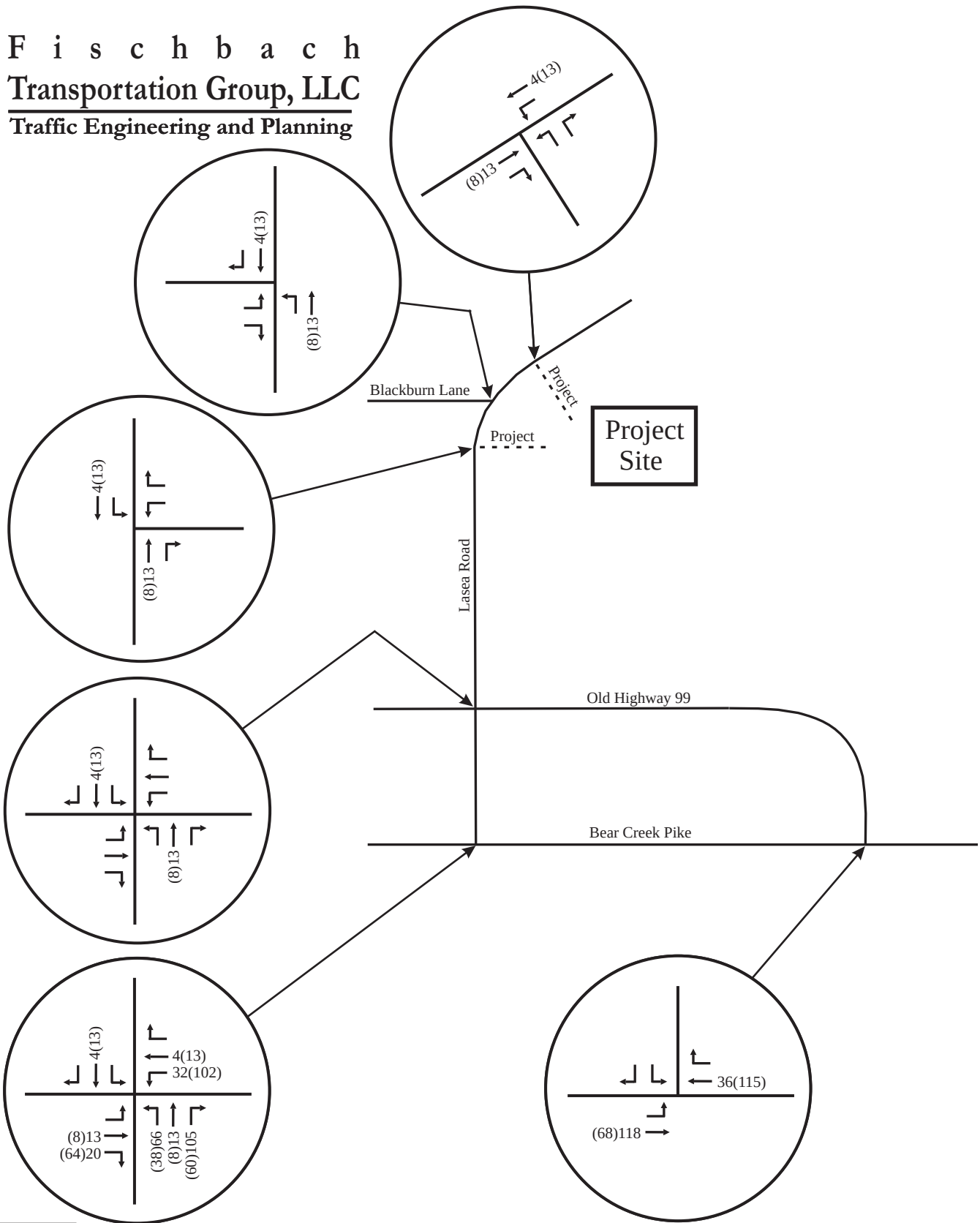
- In conjunction with the Quail Run Meadows Subdivision, the southbound approach of Lasea Road will be reconstructed at the intersection with Bear Creek Pike in order to remove the existing triangular alignment and provide one northbound lane and two southbound lanes, striped as a left turn lane and a shared through/right turn lane.
- In conjunction with the Quail Run Meadows Subdivision, a fourth leg will be provided to the intersection of Bear Creek Pike and Lasea Road. This approach will include one southbound lane and two northbound lanes, striped as a left turn lane and a shared through/right turn lane.
- A traffic signal will be installed at the intersection of Bear Creek Pike and Lasea Road.

The results of the capacity analyses for the background peak hour traffic volumes are shown in [Table 5](#), and [Appendix B](#) includes the capacity analyses worksheets. These analyses indicate the following:

- At the intersection of Bear Creek Pike and Old Highway 99, the southbound turning movements will operate at LOS F during both peak hours. However, the vehicle queues will be moderate.
- With the planned improvements at the intersection of Bear Creek Pike and Lasea Road, this intersection will operate at LOS C during the AM peak hour and LOS B during the PM peak hour.

- At the intersection of Lasea Road and Old Highway 99, all of the critical turning movements will operate at LOS A during both peak hours.
- At the intersection of Lasea Road and Blackburn Road, all of the critical turning movements will operate at LOS A during both peak hours.

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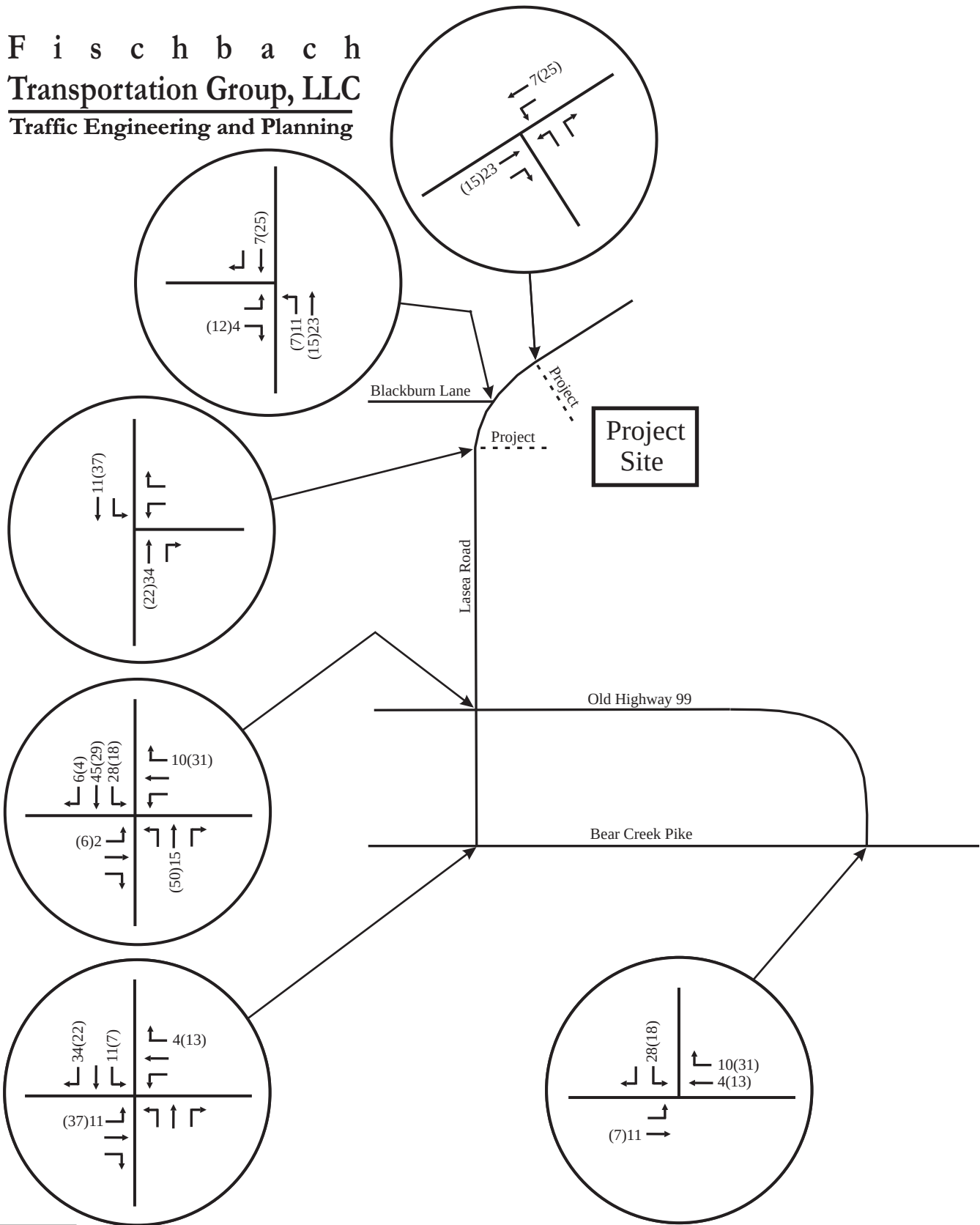


No Scale

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

Figure 5B.
Peak Hour Traffic Generated by the PUD Planned
at 1449 Rock Springs Road (from the April 2021 TIS)

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Transportation Group, LLC
Traffic Engineering and Planning

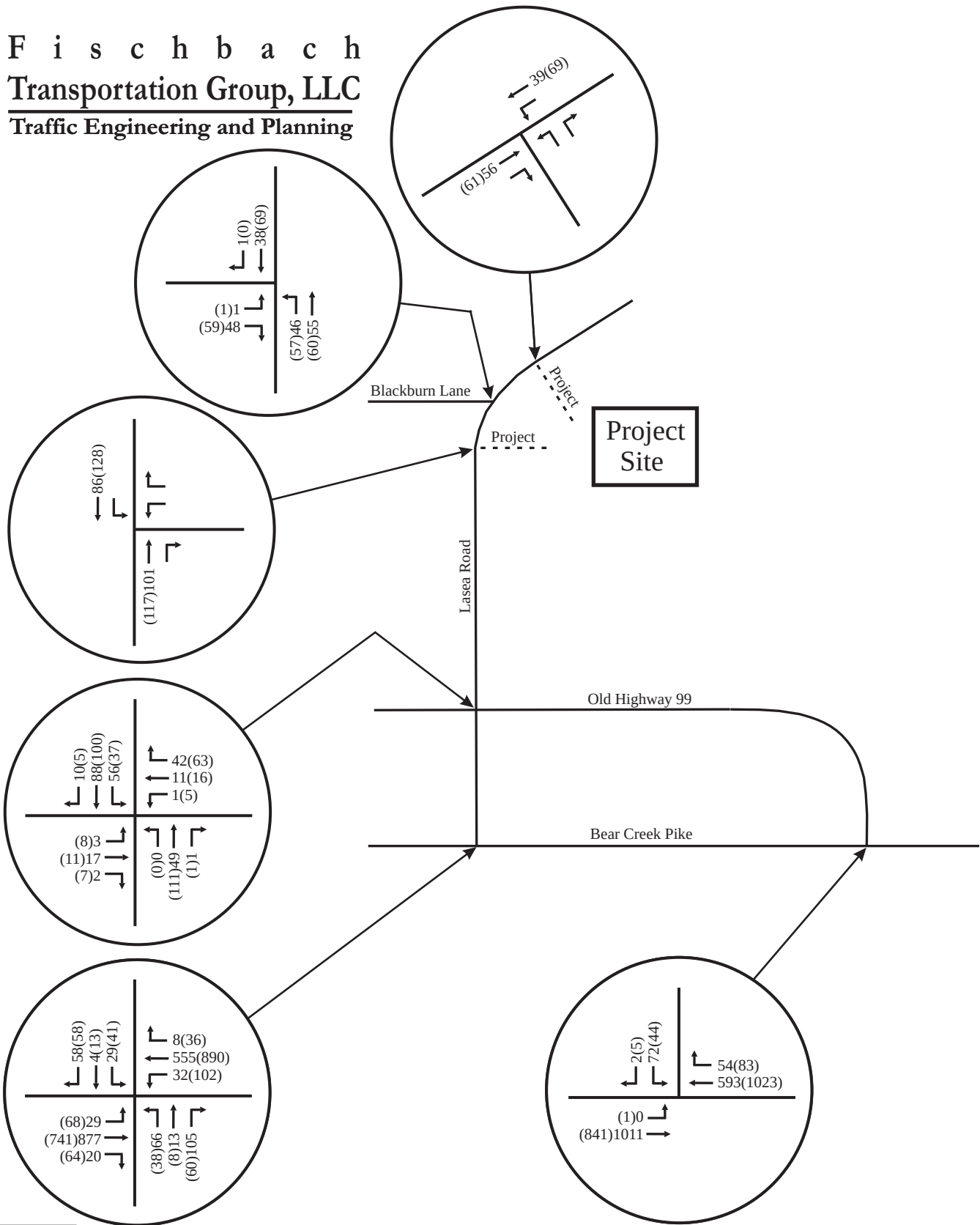


No Scale

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

Figure 5C.
Peak Hour Traffic Generated by Quail Run Meadows
at 1628 Lasea Road (from the February 2018 TIS)

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Traffic Engineering and Planning



No Scale

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

Figure 5D.
Final Year 2026 Background Peak Hour Traffic

TABLE 5. YEAR 2026 BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Bear Creek Pike and Old Highway 99	Eastbound Left Turns	LOS A	0 veh (9 sec/veh)	LOS B	0 veh (11 sec/veh)
	Southbound Left / Right Turns	LOS F	5 veh (126 sec/veh)	LOS F	3 veh (136 sec/veh)
Bear Creek Pike and Lasea Road (with a fourth leg and dedicated turn lanes)	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS B	1 veh (11 sec/veh)
	Westbound Left Turns	LOS A	1 veh (10 sec/veh)	LOS B	1 veh (10 sec/veh)
	Northbound Left Turns	LOS F	5 veh (195 sec/veh)	LOS F	6 veh (999+ sec/v)
	Northbound Thrus / Right Turns	LOS D	2 veh (28 sec/veh)	LOS D	2 veh (34 sec/veh)
	Southbound Left Turns	LOS F	2 veh (162 sec/veh)	LOS F	6 veh (914 sec/veh)
	Southbound Thrus / Right Turns	LOS C	1 veh (15 sec/veh)	LOS F	3 veh (62 sec/veh)
Bear Creek Pike and Lasea Road (with a fourth leg, dedicated turn lanes, and a traffic signal)	Eastbound Left Turns	LOS A	1 veh (8 sec/veh)	LOS B	1 veh (13 sec/veh)
	Eastbound Thrus	LOS B	21 veh (18 sec/veh)	LOS B	16 veh (13 sec/veh)
	Eastbound Right Turns	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (7 sec/veh)
	Westbound Left Turns	LOS B	1 veh (13 sec/veh)	LOS A	1 veh (8 sec/veh)
	Westbound Thrus / Right Turns	LOS B	12 veh (12 sec/veh)	LOS B	23 veh (16 sec/veh)
	Northbound Left Turns	LOS D	3 veh (49 sec/veh)	LOS E	2 veh (60 sec/veh)
	Northbound Thrus / Right Turns	LOS E	7 veh (57 sec/veh)	LOS E	5 veh (69 sec/veh)
	Southbound Left Turns	LOS D	1 veh (49 sec/veh)	LOS E	3 veh (60 sec/veh)
	Southbound Thrus / Right Turns	LOS D	3 veh (54 sec/veh)	LOS E	5 veh (69 sec/veh)
	OVERALL INTERSECTION	LOS C (21 sec/veh)		LOS B (19 sec/veh)	

Lasea Road and Old Highway 99	Eastbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
	Westbound Turning Movements	LOS A	1 veh (7 sec/veh)	LOS A	1 veh (8 sec/veh)
	Northbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
	Southbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
Lasea Road and Blackburn Road	Eastbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (7 sec/veh)	LOS A	1 veh (8 sec/veh)

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

Trip generation calculations were conducted in order to identify how much traffic will be generated by the proposed project. Trip generation data for daily and peak hour trips were identified from Trip Generation, Tenth Edition, which was published by the Institute of Transportation Engineers (ITE) in 2017. [Table 6](#) presents the daily and peak hour trip generations for proposed project, and these calculations are included in [Appendix C](#).

TABLE 6. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Single-Family Residential (LUC 210)	219 homes	2,068	41	122	137	80

5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed development will access the project site according to the directional distribution shown in [Figure 6](#). The development of this distribution was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distribution were used to add the site-generated trips to the roadway system. [Figure 7](#) include the peak hour traffic volumes that are expected to be generated by the proposed project.

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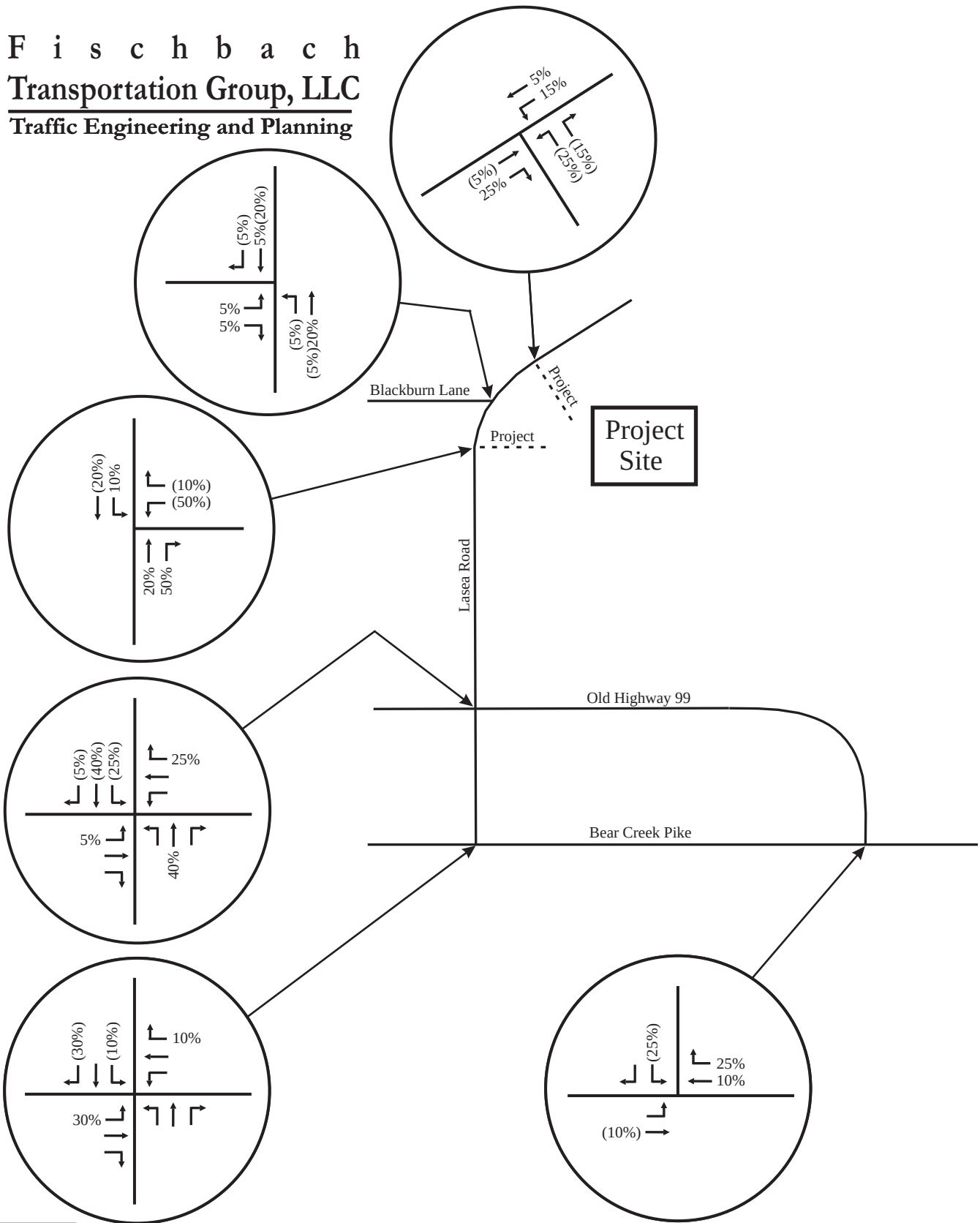
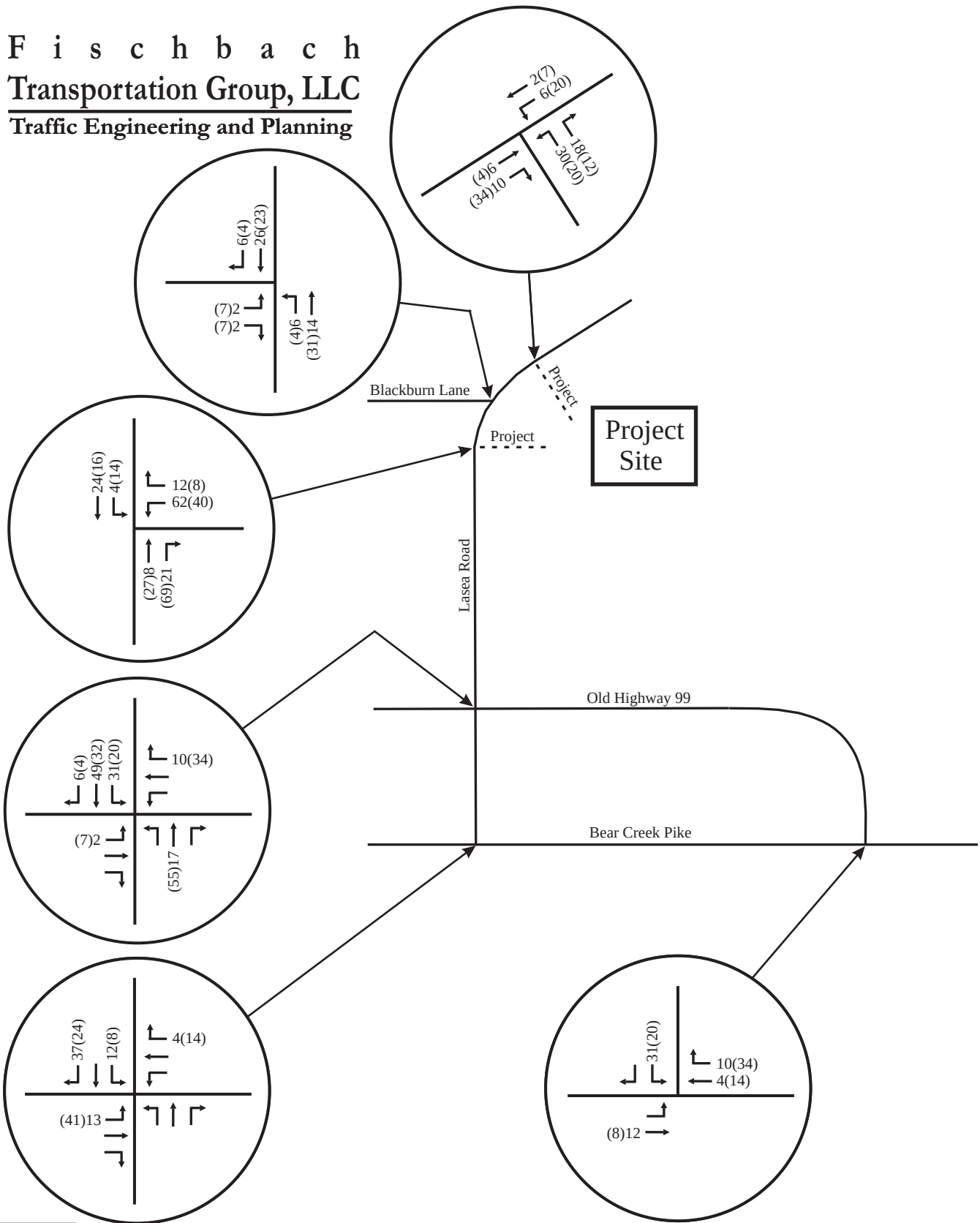


Figure 6.
Directional Distribution of Peak Hour Traffic
Volumes Generated by the Proposed Project

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No Scale

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

Figure 7.
Peak Hour Traffic Volumes Generated
by the Proposed Project

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the proposed development were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in [Figure 8](#).

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to determine the impact of the proposed project on the roadway system. Specifically, these capacity analyses were used to evaluate the need for roadway and traffic control improvements within the study area. For these analyses, the following assumptions were made:

- In conjunction with the Quail Run Meadows Subdivision, the southbound approach of Lasea Road will be reconstructed at the intersection with Bear Creek Pike in order to remove the existing triangular alignment and provide one northbound lane and two southbound lanes, striped as a left turn lane and a shared through/right turn lane.
- In conjunction with the Quail Run Meadows Subdivision, a fourth leg will be provided to the intersection of Bear Creek Pike and Lasea Road. This approach will include one southbound lane and two northbound lanes, striped as a left turn lane and a shared through/right turn lane.
- A traffic signal will be installed at the intersection of Bear Creek Pike and Lasea Road.
- Each of the project accesses will be constructed to include one entering lane and one exiting lane.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in [Table 7](#), and [Appendix B](#) includes the capacity analyses worksheets. These analyses indicate the following:

- At the intersection of Bear Creek Pike and Old Highway 99, the southbound turning movements will operate at LOS F during both peak hours. However, the vehicle queues will be moderate.
- With the planned improvements at the intersection of Bear Creek Pike and Lasea Road, this intersection will operate at LOS C during both peak hours.
- At the intersection of Lasea Road and Old Highway 99, all of the critical turning movements will operate at LOS A during both peak hours.
- At the intersection of Lasea Road and Blackburn Road, all of the critical turning movements will operate at LOS A during both peak hours.
- At the intersection of Lasea Road and the southern project access, all of the critical turning movements will operate at LOS B or better during both peak hours.

- At the intersection of Lasea Road and the northern project access, all of the critical turning movements will operate at LOS A during both peak hours.

Using the total projected peak hour traffic volumes, analyses were conducted to determine whether or not a dedicated southbound left turn lane and/or northbound right turn lane is warranted for construction on Lasea Road at one or both of the project accesses. These analyses were based on the method outlined in *NCHRP Report 457: Engineering Study Guide for Evaluating Intersection Improvements*, and the relevant charts are included in [Appendix D](#). The analyses indicate that the total projected traffic volumes shown in [Figure 8](#) do not warrant dedicated turn lanes at these locations.

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

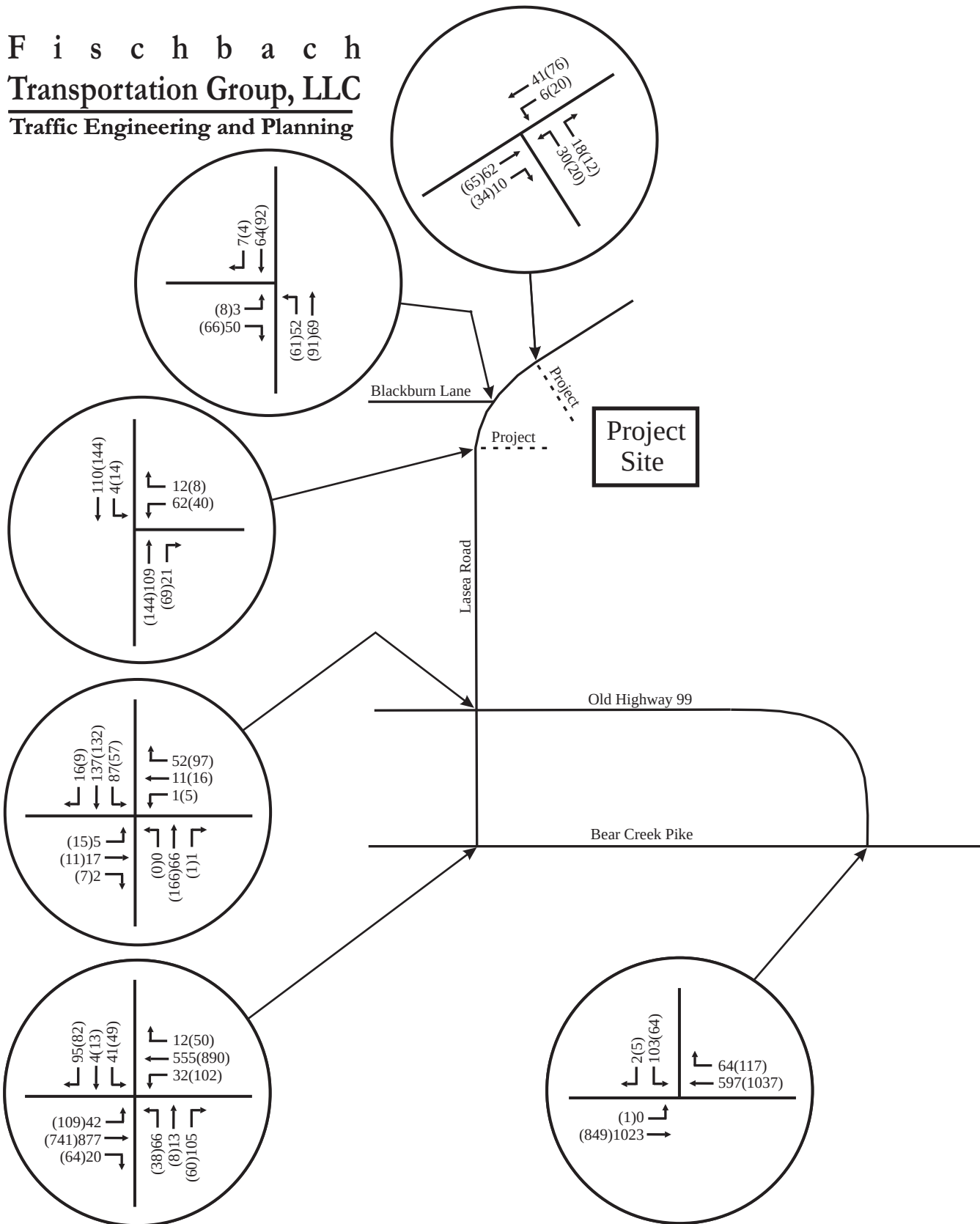


Figure 8.
Total Projected Peak Hour Traffic Volumes
at the Completion of the Proposed Project

TABLE 7. YEAR 2026 TOTAL PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95 TH %-ILE QUEUE	LEVEL OF SERVICE	95 TH %-ILE QUEUE
Bear Creek Pike and Old Highway 99	Eastbound Left Turns	LOS A	0 veh (9 sec/veh)	LOS B	0 veh (11 sec/veh)
	Southbound Left / Right Turns	LOS F	8 veh (244 sec/veh)	LOS F	6 veh (252 sec/veh)
Bear Creek Pike and Lasea Road (with a fourth leg and dedicated turn lanes)	Eastbound Left Turns	LOS A	1 veh (9 sec/veh)	LOS B	1 veh (11 sec/veh)
	Westbound Left Turns	LOS A	1 veh (10 sec/veh)	LOS B	1 veh (10 sec/veh)
	Northbound Left Turns	LOS F	6 veh (274 sec/veh)	LOS F	6 veh (999+ sec/v)
	Northbound Thrus / Right Turns	LOS D	2 veh (28 sec/veh)	LOS E	2 veh (41 sec/veh)
	Southbound Left Turns	LOS F	4 veh (251 sec/veh)	LOS F	7 veh (999+ sec/v)
	Southbound Thrus / Right Turns	LOS C	1 veh (15 sec/veh)	LOS F	4 veh (81 sec/veh)
Bear Creek Pike and Lasea Road (with a fourth leg, dedicated turn lanes, and a traffic signal)	Eastbound Left Turns	LOS A	1 veh (8 sec/veh)	LOS B	2 veh (15 sec/veh)
	Eastbound Thrus	LOS B	22 veh (19 sec/veh)	LOS B	17 veh (14 sec/veh)
	Eastbound Right Turns	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
	Westbound Left Turns	LOS B	1 veh (14 sec/veh)	LOS A	1 veh (10 sec/veh)
	Westbound Thrus / Right Turns	LOS B	12 veh (13 sec/veh)	LOS B	25 veh (18 sec/veh)
	Northbound Left Turns	LOS D	3 veh (48 sec/veh)	LOS E	2 veh (59 sec/veh)
	Northbound Thrus / Right Turns	LOS E	7 veh (57 sec/veh)	LOS E	4 veh (65 sec/veh)
	Southbound Left Turns	LOS D	2 veh (48 sec/veh)	LOS E	3 veh (58 sec/veh)
	Southbound Thrus / Right Turns	LOS E	5 veh (57 sec/veh)	LOS E	7 veh (75 sec/veh)
	OVERALL INTERSECTION	LOS C (23 sec/veh)		LOS C (21 sec/veh)	

Lasea Road and Old Highway 99	Eastbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
	Westbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Turning Movements	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (9 sec/veh)
	Southbound Turning Movements	LOS A	2 veh (10 sec/veh)	LOS A	1 veh (10 sec/veh)
Lasea Road and Blackburn Road	Eastbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (10 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
Lasea Road and the South Project Access	Westbound Left / Right Turns	LOS B	1 veh (11 sec/veh)	LOS B	1 veh (12 sec/veh)
	Southbound Left Turns / Thrus	LOS A	0 veh (8 sec/veh)	LOS A	0 veh (8 sec/veh)
Lasea Road and the North Project Access	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	1 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (10 sec/veh)

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:

Intersection of Bear Creek Pike and Old Highway 99

The analyses conducted for the purposes of this study indicate that the southbound turning movements will operate at poor LOS during both peak hours with both background and total projected conditions. However, the vehicle queues are expected to be moderate. Also, because nearly 100% of the southbound turns will be left turns, separate turn lanes are not warranted for the southbound approach.

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.

Intersection of Bear Creek Pike and Lasea Road

The planned laneage and traffic control improvements at this intersection will provide adequate traffic operations during both peak hours. Therefore, no additional improvements are recommended for this intersection in conjunction with the proposed project.

Intersection of Lasea Road and Old Highway 99

The analyses conducted for the purposes of this study indicate that the existing laneage and traffic control at this intersection will provide adequate traffic operations during both peak hours. Therefore, no improvements are recommended for this intersection in conjunction with the proposed project.

Intersection of Lasea Road and Blackburn Road

The analyses conducted for the purposes of this study indicate that the existing laneage and traffic control at this intersection will provide adequate traffic operations during both peak hours. Therefore, no improvements are recommended for this intersection in conjunction with the proposed project.

Intersection of Lasea Road and Southern Project Access

The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this intersection will operate acceptably even if the project access is constructed to include only one exiting lane. Therefore, it would be appropriate to construct this access to include one entering lane and one exiting lane.

The new project access has not been constructed, so accurate sight distance measurements cannot be collected to adequately represent the future conditions. Therefore, sight triangles should be

provided for the intersection of Lasea Road and the project access 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 Lasea 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 Lasea Road.

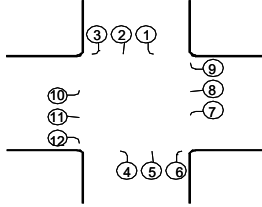
Intersection of Lasea Road and Northern Project Access

The analyses conducted for the purposes of this study indicate that all of the critical turning movements at this intersection will operate acceptably even if the project access is constructed to include only one exiting lane. Therefore, it would be appropriate to construct this access to include one entering lane and one exiting lane.

The new project access has not been constructed, so accurate sight distance measurements cannot be collected to adequately represent the future conditions. Therefore, sight triangles should be provided for the intersection of Lasea Road and the project access 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 Lasea 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 Lasea Road.

**APPENDIX A
EXISTING TRAFFIC COUNTS**

INTERSECTION TRAFFIC VOLUME COUNTS

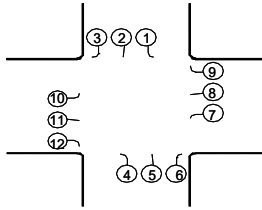


LOCATION: Bear Creek Pike and Old Highway 99
DATE: 2-Sep-21 Thu
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Old Highway 99			N/B			W/B Bear Creek Pike			E/B Bear Creek Pike		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15	3							56			137	
6:15-6:30	5		2					74	2		177	
6:30-6:45	1							109	1		202	
6:45-7:00	4							99	6		182	
7:00-7:15	3							101	7		186	
7:15-7:30	6		2					151	7		165	
7:30-7:45	5							142	10		150	
7:45-8:00	3		1					108	6	2	163	
8:00-8:15	6							111	3		127	
8:15-8:30	4							125	3	1	142	
8:30-8:45	7		2					104	7		158	
8:45-9:00	8							114	7	1	117	
4:00-4:15	6		1					202	8		135	
4:15-4:30	3		1					214	7		136	
4:30-4:45	8		2					176	13	1	148	
4:45-5:00	4							154	13		145	
5:00-5:15	3							170	11	1	136	
5:15-5:30			1					180	10	1	148	
5:30-5:45	2							209	7	1	143	
5:45-6:00	3							188	9		119	
6:00-6:15	3		1					171	8		133	
6:15-6:30	1							175	7		109	
6:30-6:45	6		1					148	6		99	
6:45-7:00	8		1					123	7	1	93	
TOTAL	102		15					3,404	165	9	3,450	
AM PK HR	14		2					460	21		735	
PM PK HR	21		4					746	41	1	564	

1,060 196
1,161 260
1,232 313
1,226 291
1,218 297
1,168 331
1,112 307
1,083 283
1,047 247
275
278
247
1,377 352
1,346 361
1,325 348
1,339 316
1,342 321
1,337 340
1,289 362
1,187 319
1,101 316
292
260
233
6:30-7:30 0.93
4:00-5:00 0.95

INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Bear Creek Pike and Lasea Road
DATE: 2-Sep-21 Thu
RECORDER: Burns
NOTES: unsignalized

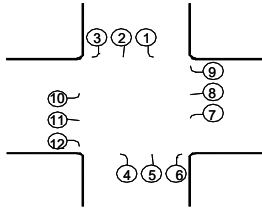
LOCATION	S/B Lasea Road			N/B			W/B Bear Creek Pike			E/B Bear Creek Pike		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15	4		4					39	1	1	102	
6:15-6:30	5		3					58		2	168	
6:30-6:45	7		1					83		2	149	
6:45-7:00	3		3					104	1	2	145	
7:00-7:15	4		5					103		3	154	
7:15-7:30	4		4					114	1	6	140	
7:30-7:45	4		6					112		3	137	
7:45-8:00	3		5					123	1	2	133	
8:00-8:15	7		2					111	1		109	
8:15-8:30	3		4					102	1	2	122	
8:30-8:45	1		4					84	1	3	121	
8:45-9:00	6		6					81		3	118	
4:00-4:15	4		4					183	2	5	134	
4:15-4:30	9		9					205	5	4	139	
4:30-4:45	7		5					176	2	8	159	
4:45-5:00	6		8					164	5	10	155	
5:00-5:15	6		8					155	7	4	158	
5:15-5:30	7		5					181	3	5	137	
5:30-5:45	10		4					162	3	6	149	
5:45-6:00	5		3					133	4	3	107	
6:00-6:15	3		4					128	4	7	130	
6:15-6:30	2		7					146	5	5	113	
6:30-6:45	5		4					145	3	5	85	
6:45-7:00	14		7					153	3	7	84	
TOTAL	129		115					3,045	53	98	3,148	
AM PK HR	15		20					452	2	14	564	
PM PK HR	28		30					700	19	26	611	

887 151
1,005 236
1,038 242
1,058 258
1,067 269
1,028 269
993 262
945 267
892 230
234
214
214

1,408 332
1,414 371
1,381 357
1,358 348
1,265 338
1,203 338
1,143 334
1,056 255
1,069 276
278
247
268

7:00-8:00 0.99
4:15-5:15 0.95

INTERSECTION TRAFFIC VOLUME COUNTS



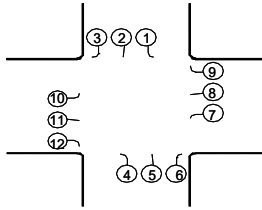
LOCATION: Lasea Road and Old Highway 99
DATE: 7-Sep-21 Tue
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Lasea Road			N/B Lasea Road			W/B Old Highway 99			E/B Old Highway 99		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15	1	6			2						3	
6:15-6:30	2	6			3			2			4	2
6:30-6:45	2	12			4			2			1	2
6:45-7:00	4	4			1			5	3		2	1
7:00-7:15	4	10			1		1	2	5		5	1
7:15-7:30	10	7			4			2	4		2	
7:30-7:45	6	11			4			2	9	1	5	1
7:45-8:00	2	6	2		3		1	2	5		1	1
8:00-8:15	9	10	1		4	1		2	4		3	
8:15-8:30	6	2			6			3	9		5	
8:30-8:45	5	7			3			2	2			
8:45-9:00	2	6		1	2			5	3			
4:00-4:15	6	10			9	1	1	4	8		2	4
4:15-4:30	1	10			11			6	9	1	1	
4:30-4:45	6	6			9		3	1	6	1	4	
4:45-5:00	3	9	1		7			2	4		2	2
5:00-5:15	5	9			7			1	4	4	1	
5:15-5:30	2	12	1		12	1	1	7	7			
5:30-5:45	5	6			7			1	8		2	1
5:45-6:00	4	3		1	5		1	4	7		6	1
6:00-6:15	3	8	2		6	1		2	8		2	1
6:15-6:30	4	7		1	4			2	6	2		1
6:30-6:45	2	3		1	5			2	7	2		
6:45-7:00	4	4			3			2	8	1	1	
TOTAL	98	174	7	4	122	4	8	63	126	12	52	18
AM PK HR	23	29	3		17	1	1	9	27	1	14	2
PM PK HR	16	35	1		36	1	4	13	27	2	9	6

74 12
91 19
101 23
117 20
120 29
125 29
127 39
107 23
103 34
31
19
19
150 45
136 39
140 36
134 30
136 31
138 43
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114 32
105 33
27
22
23

7:30-8:30 0.81
4:00-5:00 0.83

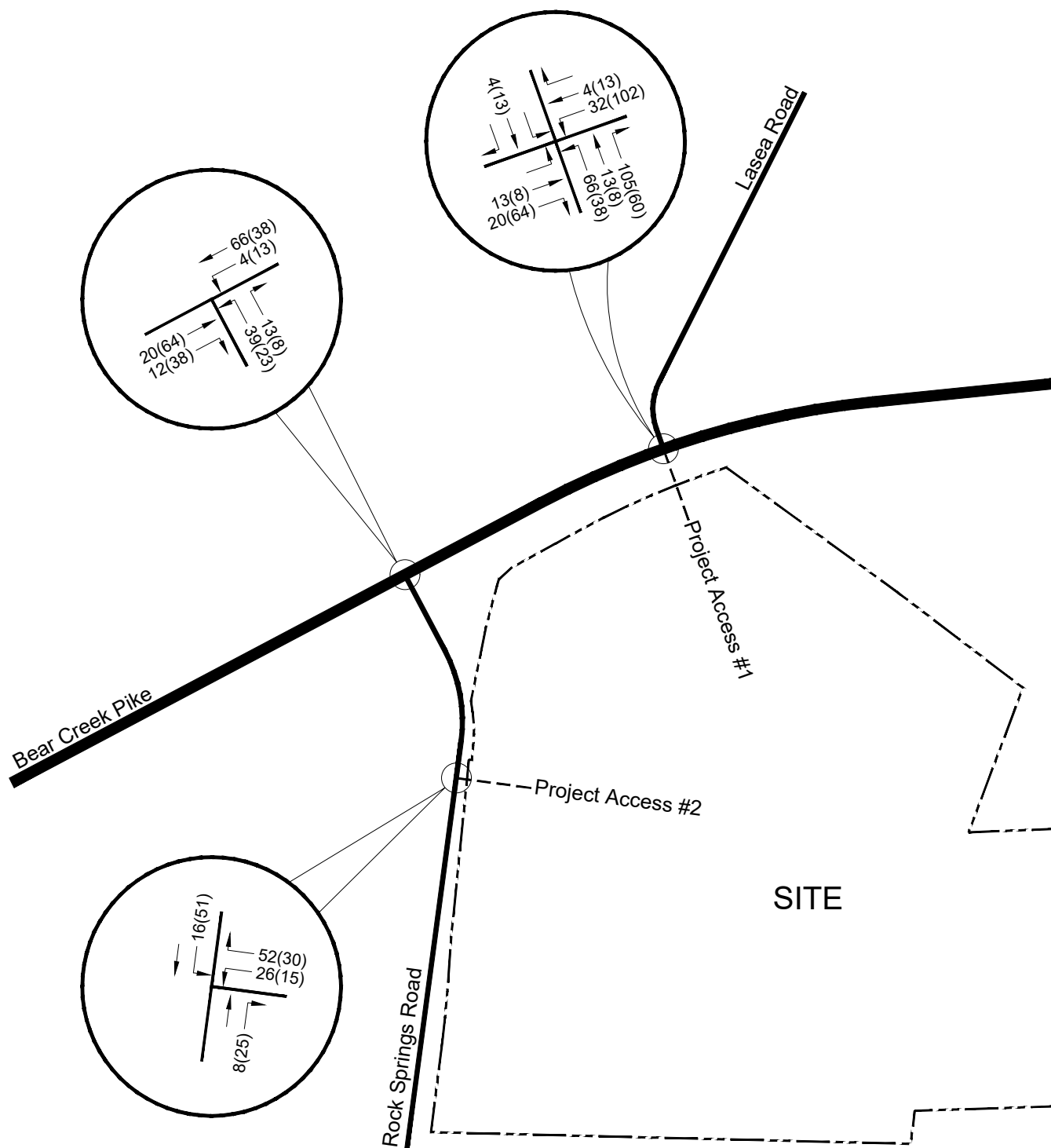
INTERSECTION TRAFFIC VOLUME COUNTS



LOCATION: Lasea Road and Blackburn Road
DATE: 8-Sep-21 Wed
RECORDER: Burns
NOTES: unsignalized

LOCATION	S/B Lasea Road			N/B Lasea Road			W/B			E/B Blackburn Road		
TIME	1	2	3	4	5	6	7	8	9	10	11	12
6:00-6:15		8		2	1							
6:15-6:30		5		4	1							6
6:30-6:45		8		4	1							8
6:45-7:00		4		5	2					1		5
7:00-7:15		8	1	2	2							4
7:15-7:30		10	1	5	2							3
7:30-7:45		7		7	2							12
7:45-8:00		5		5								8
8:00-8:15		3		2	7							3
8:15-8:30		4	1	8	3					1		7
8:30-8:45		7	2	5	4							3
8:45-9:00				1	1							5
4:00-4:15		5		8	13							6
4:15-4:30		10		11	9					1		7
4:30-4:45		6		13	5							8
4:45-5:00		5		4	4							5
5:00-5:15		1		11	10							14
5:15-5:30		4	1	8	9							9
5:30-5:45		5		7	12					2		7
5:45-6:00				4	8					1		6
6:00-6:15		4		9	3					1		1
6:15-6:30		1		6	7					1		7
6:30-6:45		4		11	3							2
6:45-7:00		2		9	4							8
TOTAL		116	6	151	113					8		144
AM PK HR		19	1	22	12					1		30
PM PK HR		22		39	28					1		34

65 11
71 16
76 21
83 17
84 17
82 21
85 28
78 18
67 15
24
21
7
120 32
124 38
117 32
118 18
119 36
101 31
92 33
79 19
83 18
22
20
23
7:30-8:30 0.76
4:15-5:15 0.82

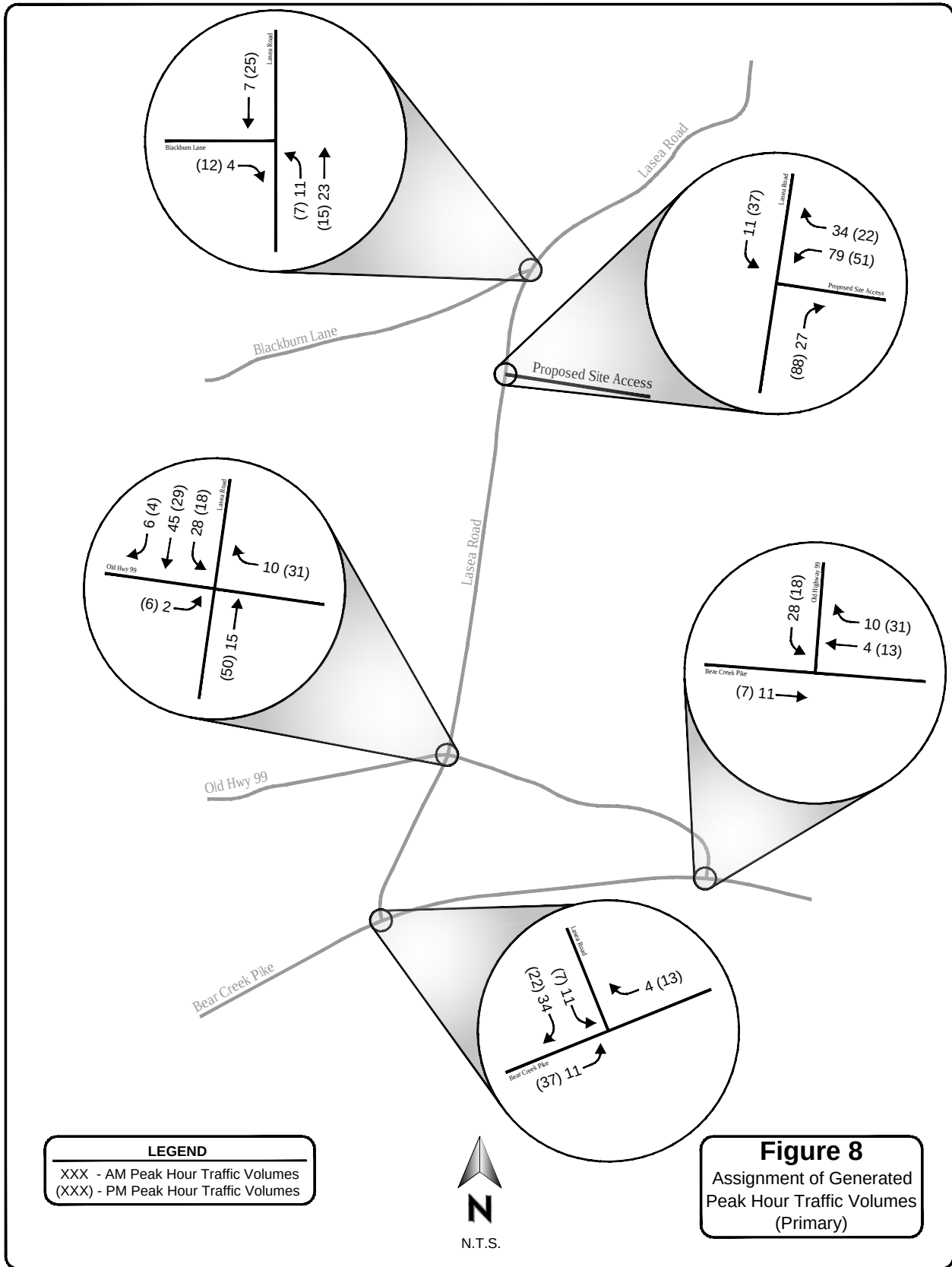


Peak Hours
AM (PM)

RAGAN•SMITH

1449 Rock Springs Road PUD
Site Traffic Volumes

Figure
6



**APPENDIX B
CAPACITY ANALYSES**

EXISTING CONDITIONS

HCS7 Two-Way Stop-Control Report

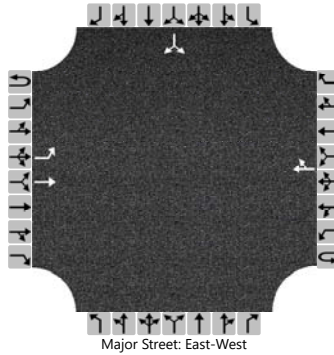
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2021
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Existing)

Site Information

Intersection	Bear Creek Pk/Old Hwy 99
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Old Highway 99
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		0	735				460	37						36		2
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

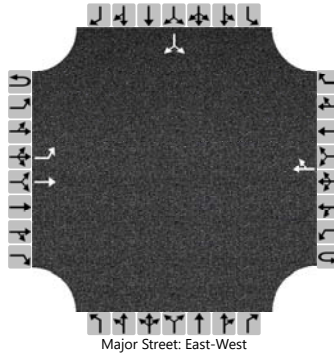
Flow Rate, v (veh/h)		0													41	
Capacity, c (veh/h)		1044													185	
v/c Ratio		0.00													0.22	
95% Queue Length, Q ₉₅ (veh)		0.0													0.8	
Control Delay (s/veh)		8.4													29.9	
Level of Service (LOS)		A													D	
Approach Delay (s/veh)	0.0												29.9			
Approach LOS													D			

HCS7 Two-Way Stop-Control Report

General Information

Analyst	FTG	Intersection	Bear Creek Pk/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Bear Creek Pike
Analysis Year	2021	North/South Street	Old Highway 99
Time Analyzed	PM Peak Hour	Peak Hour Factor	0.95
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	11174 (Existing)		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		1	638				746	43						22		4
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													27	
Capacity, c (veh/h)		810													154	
v/c Ratio		0.00													0.18	
95% Queue Length, Q ₉₅ (veh)		0.0													0.6	
Control Delay (s/veh)		9.4													33.3	
Level of Service (LOS)		A													D	
Approach Delay (s/veh)	0.0												33.3			
Approach LOS													D			

HCS7 Two-Way Stop-Control Report

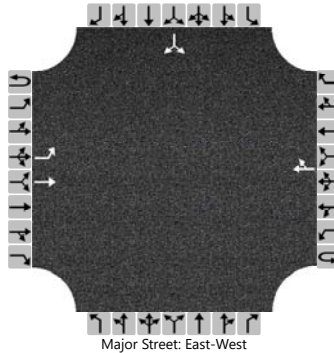
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2021
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Existing)

Site Information

Intersection	Bear Creek Pk/Lasea Rd
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Lasea Road
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		15	720				459	3						15		20
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		15													35	
Capacity, c (veh/h)		1105													320	
v/c Ratio		0.01													0.11	
95% Queue Length, Q ₉₅ (veh)		0.0													0.4	
Control Delay (s/veh)		8.3													17.6	
Level of Service (LOS)		A													C	
Approach Delay (s/veh)	0.2												17.6			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

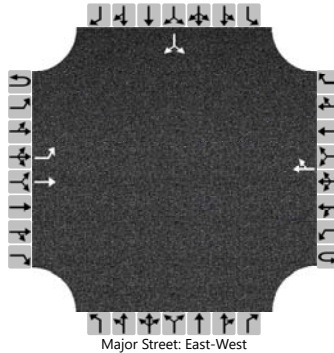
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2021
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Existing)

Site Information

Intersection	Bear Creek Pk/Lasea Rd
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Lasea Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		26	611				731	19						28		30
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

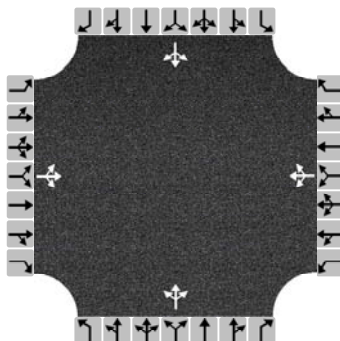
Flow Rate, v (veh/h)		27													61	
Capacity, c (veh/h)		839													206	
v/c Ratio		0.03													0.30	
95% Queue Length, Q ₉₅ (veh)		0.1													1.2	
Control Delay (s/veh)		9.4													29.7	
Level of Service (LOS)		A													D	
Approach Delay (s/veh)	0.4												29.7			
Approach LOS													D			

HCS7 All-Way Stop Control Report

General Information

Analyst	FTG	Intersection	Lasea Road/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Old Highway 99
Analysis Year	2021	North/South Street	Lasea Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.81
Time Analyzed	AM Peak Hour		
Project Description	11174 (Existing)		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1	14	2	1	9	27	0	17	1	23	32	3
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	21			46			22			72		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.019			0.041			0.020			0.064		
Final Departure Headway, hd (s)	4.09			3.69			4.07			4.10		
Final Degree of Utilization, x	0.024			0.047			0.025			0.082		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.09			1.69			2.07			2.10		

Capacity, Delay and Level of Service

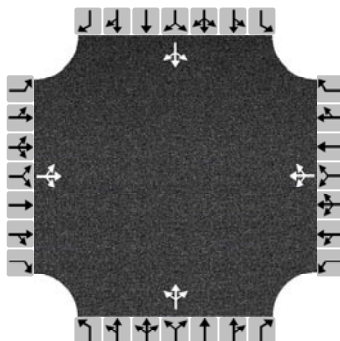
Flow Rate, v (veh/h)	21			46			22			72		
Capacity	881			975			884			877		
95% Queue Length, Q ₉₅ (veh)	0.1			0.1			0.1			0.3		
Control Delay (s/veh)	7.2			6.9			7.2			7.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.2			6.9			7.2			7.5		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	7.2						A					

HCS7 All-Way Stop Control Report

General Information

Analyst	FTG	Intersection	Lasea Road/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Old Highway 99
Analysis Year	2021	North/South Street	Lasea Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.83
Time Analyzed	PM Peak Hour		
Project Description	11174 (Existing)		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	2	9	6	4	13	27	0	44	1	16	48	1
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	20			53			54			78		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.018			0.047			0.048			0.070		
Final Departure Headway, hd (s)	4.05			3.86			4.11			4.14		
Final Degree of Utilization, x	0.023			0.057			0.062			0.090		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.05			1.86			2.11			2.14		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	20			53			54			78		
Capacity	889			933			875			869		
95% Queue Length, Q ₉₅ (veh)	0.1			0.2			0.2			0.3		
Control Delay (s/veh)	7.1			7.1			7.4			7.6		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.1			7.1			7.4			7.6		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	7.3						A					

HCS7 Two-Way Stop-Control Report

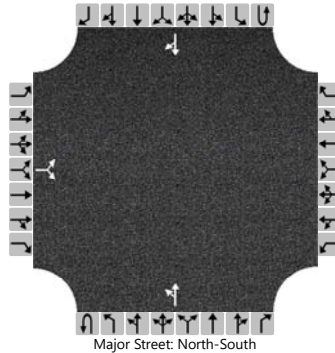
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2021
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Existing)

Site Information

Intersection	Lasea Rd/Blackburn Ln
Jurisdiction	Columbia, TN
East/West Street	Blackburn Lane
North/South Street	Lasea Road
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		1		36						29	16				22	1
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			49							38						
Capacity, c (veh/h)			1044							1596						
v/c Ratio			0.05							0.02						
95% Queue Length, Q ₉₅ (veh)			0.1							0.1						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	8.6								4.8							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

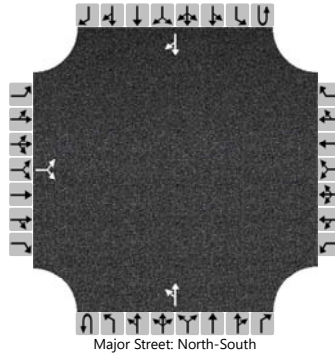
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2021
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Existing)

Site Information

Intersection	Lasea Rd/Blackburn Ln
Jurisdiction	Columbia, TN
East/West Street	Blackburn Lane
North/South Street	Lasea Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		1		39						42	31				26	0
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			49							51						
Capacity, c (veh/h)			1040							1594						
v/c Ratio			0.05							0.03						
95% Queue Length, Q ₉₅ (veh)			0.1							0.1						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	8.6								4.3							
Approach LOS	A															

BACKGROUND CONDITIONS

HCS7 Two-Way Stop-Control Report

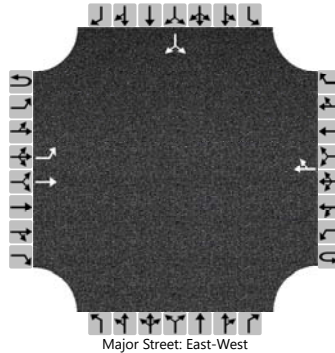
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Back)

Site Information

Intersection	Bear Creek Pk/Old Hwy 99
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Old Highway 99
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		0	1011				593	54						72		2
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													80	
Capacity, c (veh/h)		910													97	
v/c Ratio		0.00													0.82	
95% Queue Length, Q ₉₅ (veh)		0.0													4.5	
Control Delay (s/veh)		9.0													125.7	
Level of Service (LOS)		A													F	
Approach Delay (s/veh)	0.0												125.7			
Approach LOS													F			

HCS7 Two-Way Stop-Control Report

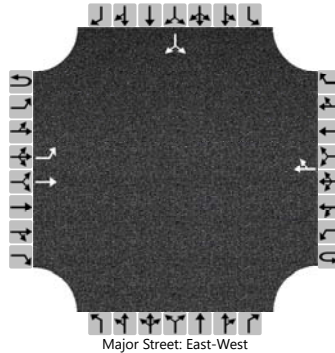
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Back)

Site Information

Intersection	Bear Creek Pk/Old Hwy 99
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Old Highway 99
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		1	841				1023	83						44		5
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													52	
Capacity, c (veh/h)		607													71	
v/c Ratio		0.00													0.72	
95% Queue Length, Q ₉₅ (veh)		0.0													3.3	
Control Delay (s/veh)		10.9													136.2	
Level of Service (LOS)		B													F	
Approach Delay (s/veh)	0.0												136.2			
Approach LOS													F			

HCS7 Two-Way Stop-Control Report

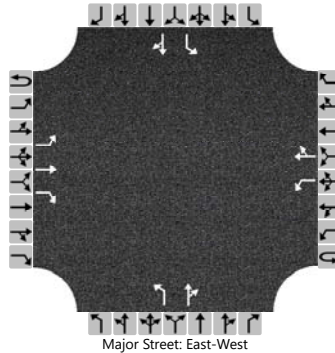
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Back)

Site Information

Intersection	Bear Creek Pk/Lasea Rd
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Lasea Road
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		1	1	0		1	1	0
Configuration		L	T	R		L		TR		L		TR		L		TR
Volume (veh/h)		29	877	20		32	555	8		66	13	105		29	4	58
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		29				32				67		119		29		63
Capacity, c (veh/h)		1014				759				70		275		48		415
v/c Ratio		0.03				0.04				0.95		0.43		0.61		0.15
95% Queue Length, Q ₉₅ (veh)		0.1				0.1				4.8		2.1		2.4		0.5
Control Delay (s/veh)		8.7				10.0				194.9		27.8		161.6		15.2
Level of Service (LOS)		A				A				F		D		F		C
Approach Delay (s/veh)	0.3				0.5				87.7				61.9			
Approach LOS									F				F			

HCS7 Two-Way Stop-Control Report

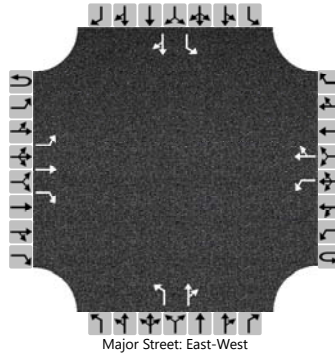
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Back)

Site Information

Intersection	Bear Creek Pk/Lasea Rd
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Lasea Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		1	1	0		1	1	0
Configuration		L	T	R		L		TR		L		TR		L		TR
Volume (veh/h)		68	741	64		102	890	36		38	8	60		41	13	58
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

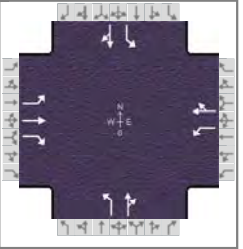
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		72				107				40		72		43		75
Capacity, c (veh/h)		716				799				18		194		20		134
v/c Ratio		0.10				0.13				2.26		0.37		2.12		0.56
95% Queue Length, Q ₉₅ (veh)		0.3				0.5				5.5		1.6		5.7		2.8
Control Delay (s/veh)		10.6				10.2				1028.9		33.9		913.9		61.7
Level of Service (LOS)		B				B				F		D		F		F
Approach Delay (s/veh)	0.8				1.0				390.6				373.7			
Approach LOS									F				F			

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Sep 17, 2021	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.99
Urban Street	Bear Creek Pike	Analysis Year	2026 (Back)	Analysis Period	1> 7:00
Intersection	Lasea Road/Rock Sprin...	File Name	2_bgam_sig.xus		
Project Description	11174				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	29	877	20	32	555	8	66	13	105	29	4	58

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On								
Force Mode	Fixed	Simult. Gap N/S	On								
											

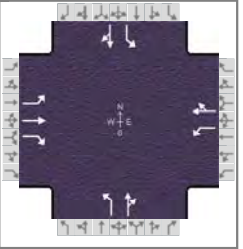
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	9.7	83.4	10.0	83.6	11.4	16.9	9.7	15.2
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	2.6		2.7		6.0	10.6	3.8	6.4
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.3
Phase Call Probability	0.62		0.66		0.89	1.00	0.62	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	29	886	20	32	569		67	119		29	63	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1610	1810	1895		1810	1638		1810	1626	
Queue Service Time (g_s), s	0.6	37.2	0.5	0.7	18.2		4.0	8.6		1.8	4.4	
Cycle Queue Clearance Time (g_c), s	0.6	37.2	0.5	0.7	18.2		4.0	8.6		1.8	4.4	
Green Ratio (g/C)	0.68	0.65	0.65	0.68	0.65		0.12	0.09		0.11	0.08	
Capacity (c), veh/h	526	1226	1039	333	1226		196	148		120	125	
Volume-to-Capacity Ratio (X)	0.056	0.723	0.019	0.097	0.464		0.341	0.803		0.245	0.502	
Back of Queue (Q), ft/ln (95 th percentile)	9.7	533.7	8	10.7	286.6		80.8	161.9		35.6	81.6	
Back of Queue (Q), veh/ln (95 th percentile)	0.4	21.3	0.3	0.4	11.5		3.2	6.5		1.4	3.3	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	8.1	14.2	7.6	12.4	10.7		48.1	53.5		48.9	53.2	
Incremental Delay (d_2), s/veh	0.0	3.7	0.0	0.0	1.3		0.4	3.8		0.4	1.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	8.1	17.9	7.7	12.5	11.9		48.5	57.3		49.3	54.4	
Level of Service (LOS)	A	B	A	B	B		D	E		D	D	
Approach Delay, s/veh / LOS	17.3		B	12.0		B	54.2		D	52.7		D
Intersection Delay, s/veh / LOS	21.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	1.88	B	1.95	B	2.15	B
Bicycle LOS Score / LOS	2.03	B	1.48	A	0.79	A	0.64	A

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Sep 17, 2021	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.99
Urban Street	Bear Creek Pike	Analysis Year	2026 (Back)	Analysis Period	1> 7:00
Intersection	Lasea Road/Rock Sprin...	File Name	2_bgpm_sig.xus		
Project Description	11174				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	68	741	64	102	890	36	38	8	60	41	13	58

Signal Information											
Cycle, s	140.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	5.6	0.3	97.4	4.7	0.1	7.9	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
				Red	2.0	0.0	2.0	2.0	0.0	2.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.6	103.4	11.9	103.7	10.7	13.9	10.8	14.1
Change Period, (Y+R _c), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g _s), s	3.5		4.2		4.8	7.8	5.0	8.0
Green Extension Time (g _e), s	0.1	0.0	0.2	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.93		0.98		0.78	1.00	0.80	1.00
Max Out Probability	0.00		0.00		0.02	0.03	0.03	0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	69	748	65	103	935		38	69		41	72	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1610	1810	1887		1810	1640		1810	1656	
Queue Service Time (g_s), s	1.5	27.7	1.8	2.2	41.6		2.8	5.8		3.0	6.0	
Cycle Queue Clearance Time (g_c), s	1.5	27.7	1.8	2.2	41.6		2.8	5.8		3.0	6.0	
Green Ratio (g/C)	0.74	0.70	0.70	0.74	0.70		0.09	0.06		0.09	0.06	
Capacity (c), veh/h	358	1321	1120	488	1316		113	93		134	96	
Volume-to-Capacity Ratio (X)	0.192	0.566	0.058	0.211	0.711		0.341	0.739		0.308	0.750	
Back of Queue (Q), ft/ln (95 th percentile)	30	407.1	26.4	33.1	576.7		57	111.8		61.3	116.8	
Back of Queue (Q), veh/ln (95 th percentile)	1.2	16.3	1.1	1.3	23.1		2.3	4.5		2.5	4.7	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.7	10.7	6.8	8.3	12.7		59.5	65.0		59.3	65.0	
Incremental Delay (d_2), s/veh	0.1	1.8	0.1	0.1	3.3		0.7	4.3		0.5	4.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	12.7	12.5	6.9	8.4	16.0		60.1	69.3		59.8	69.3	
Level of Service (LOS)	B	B	A	A	B		E	E		E	E	
Approach Delay, s/veh / LOS	12.1	B		15.2	B		66.0	E		65.8	E	
Intersection Delay, s/veh / LOS	19.1						B					

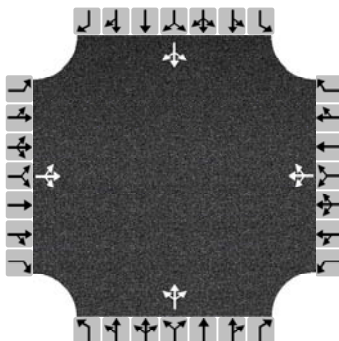
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.87	B	1.87	B	1.96	B	2.15	B
Bicycle LOS Score / LOS	1.94	B	2.20	B	0.66	A	0.67	A

HCS7 All-Way Stop Control Report

General Information

Analyst	FTG	Intersection	Lasea Road/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Old Highway 99
Analysis Year	2026	North/South Street	Lasea Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.81
Time Analyzed	AM Peak Hour		
Project Description	11174 (Back)		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	3	17	2	1	11	42	0	49	1	56	88	10
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	27			67			62			190		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.024			0.059			0.055			0.169		
Final Departure Headway, hd (s)	4.50			4.02			4.29			4.20		
Final Degree of Utilization, x	0.034			0.074			0.074			0.222		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.50			2.02			2.29			2.20		

Capacity, Delay and Level of Service

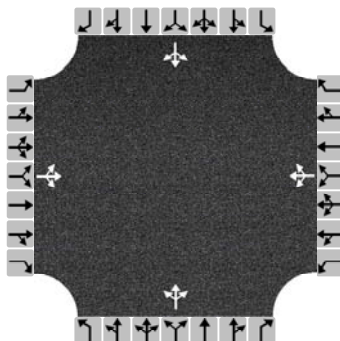
Flow Rate, v (veh/h)	27			67			62			190		
Capacity	800			895			840			856		
95% Queue Length, Q ₉₅ (veh)	0.1			0.2			0.2			0.8		
Control Delay (s/veh)	7.7			7.3			7.6			8.4		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.7			7.3			7.6			8.4		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	8.0						A					

HCS7 All-Way Stop Control Report

General Information

Analyst	FTG	Intersection	Lasea Road/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Old Highway 99
Analysis Year	2026	North/South Street	Lasea Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.83
Time Analyzed	PM Peak Hour		
Project Description	11174 (Back)		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	8	11	7	5	16	63	0	111	1	37	100	5
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	31			101			135			171		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.028			0.090			0.120			0.152		
Final Departure Headway, hd (s)	4.62			4.20			4.38			4.38		
Final Degree of Utilization, x	0.040			0.118			0.164			0.208		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.62			2.20			2.38			2.38		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	31			101			135			171		
Capacity	780			858			821			822		
95% Queue Length, Q ₉₅ (veh)	0.1			0.4			0.6			0.8		
Control Delay (s/veh)	7.8			7.8			8.2			8.5		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	7.8			7.8			8.2			8.5		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	8.2						A					

HCS7 Two-Way Stop-Control Report

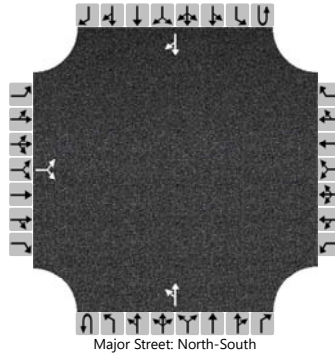
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Back)

Site Information

Intersection	Lasea Rd/Blackburn Ln
Jurisdiction	Columbia, TN
East/West Street	Blackburn Lane
North/South Street	Lasea Road
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		1		48						46	55				38	1
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			64							61						
Capacity, c (veh/h)			1014							1568						
v/c Ratio			0.06							0.04						
95% Queue Length, Q ₉₅ (veh)			0.2							0.1						
Control Delay (s/veh)			8.8							7.4						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	8.8								3.5							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

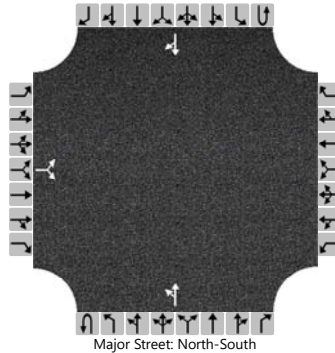
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Back)

Site Information

Intersection	Lasea Rd/Blackburn Ln
Jurisdiction	Columbia, TN
East/West Street	Blackburn Lane
North/South Street	Lasea Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		1		59						57	60				69	0
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			73							70						
Capacity, c (veh/h)			973							1525						
v/c Ratio			0.08							0.05						
95% Queue Length, Q ₉₅ (veh)			0.2							0.1						
Control Delay (s/veh)			9.0							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	9.0								3.8							
Approach LOS	A															

TOTAL PROJECTED CONDITIONS

HCS7 Two-Way Stop-Control Report

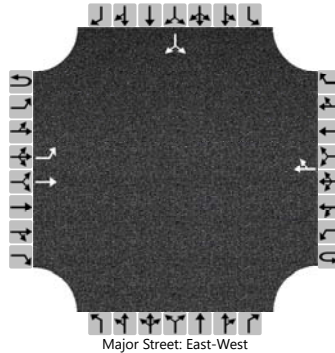
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Total)

Site Information

Intersection	Bear Creek Pk/Old Hwy 99
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Old Highway 99
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		0	1023				597	64						103		2
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													113	
Capacity, c (veh/h)		898													93	
v/c Ratio		0.00													1.21	
95% Queue Length, Q ₉₅ (veh)		0.0													7.8	
Control Delay (s/veh)		9.0													243.5	
Level of Service (LOS)		A													F	
Approach Delay (s/veh)	0.0												243.5			
Approach LOS													F			

HCS7 Two-Way Stop-Control Report

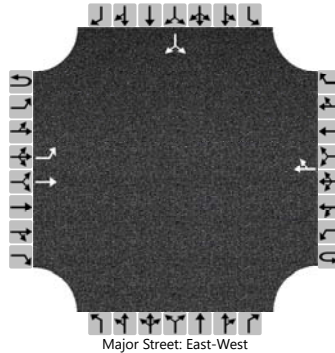
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Total)

Site Information

Intersection	Bear Creek Pk/Old Hwy 99
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Old Highway 99
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		L	T					TR							LR	
Volume (veh/h)		1	849				1037	117						64		5
Percent Heavy Vehicles (%)		0												0		0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.10												6.40		6.20
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.20												3.50		3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													73	
Capacity, c (veh/h)		581													66	
v/c Ratio		0.00													1.11	
95% Queue Length, Q ₉₅ (veh)		0.0													5.7	
Control Delay (s/veh)		11.2													251.5	
Level of Service (LOS)		B													F	
Approach Delay (s/veh)	0.0												251.5			
Approach LOS													F			

HCS7 Two-Way Stop-Control Report

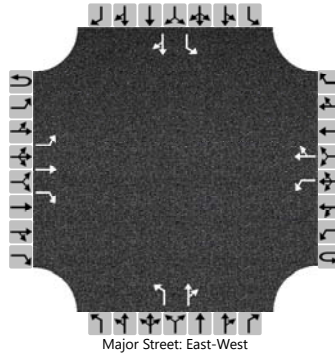
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Total)

Site Information

Intersection	Bear Creek Pk/Lasea Rd
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Lasea Road
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		1	1	0		1	1	0
Configuration		L	T	R		L		TR		L		TR		L		TR
Volume (veh/h)		42	877	20		32	555	12		66	13	105		41	4	95
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		42				32				67		119		41		100
Capacity, c (veh/h)		1010				759				59		270		45		445
v/c Ratio		0.04				0.04				1.13		0.44		0.92		0.22
95% Queue Length, Q ₉₅ (veh)		0.1				0.1				5.5		2.1		3.7		0.9
Control Delay (s/veh)		8.7				10.0				274.2		28.4		250.7		15.4
Level of Service (LOS)		A				A				F		D		F		C
Approach Delay (s/veh)	0.4				0.5				116.6				84.3			
Approach LOS									F				F			

HCS7 Two-Way Stop-Control Report

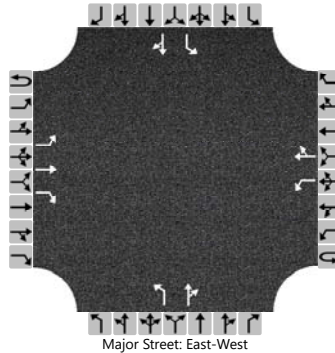
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Total)

Site Information

Intersection	Bear Creek Pk/Lasea Rd
Jurisdiction	Columbia, TN
East/West Street	Bear Creek Pike
North/South Street	Lasea Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	1	0	1	1	0		1	1	0		1	1	0
Configuration		L	T	R		L		TR		L		TR		L		TR
Volume (veh/h)		109	741	64		102	890	50		38	8	60		49	13	82
Percent Heavy Vehicles (%)		0				0				0	0	0		0	0	0
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.10				4.10				7.10	6.50	6.20		7.10	6.50	6.20
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.20				2.20				3.50	4.00	3.30		3.50	4.00	3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		115				107				40		72		52		100
Capacity, c (veh/h)		707				799				12		171		16		138
v/c Ratio		0.16				0.13				3.47		0.42		3.25		0.73
95% Queue Length, Q ₉₅ (veh)		0.6				0.5				6.0		1.9		7.2		4.2
Control Delay (s/veh)		11.1				10.2				1765.4		40.6		1506.8		80.7
Level of Service (LOS)		B				B				F		E		F		F
Approach Delay (s/veh)	1.3				1.0				658.9				566.0			
Approach LOS									F				F			

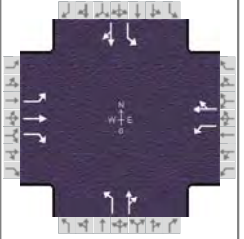
HCS7 Signalized Intersection Results Summary

General Information

Agency	FTG	Analysis Date	Sep 17, 2021
Analyst	FTG	Time Period	AM Peak Hour
Jurisdiction	Columbia, TN	Analysis Year	2026 (Total)
Urban Street	Bear Creek Pike	File Name	2_fuam_sig.xus
Intersection	Lasea Road/Rock Sprin...		
Project Description	11174		

Intersection Information

Duration, h	0.250
Area Type	Other
PHF	0.99
Analysis Period	1> 7:00

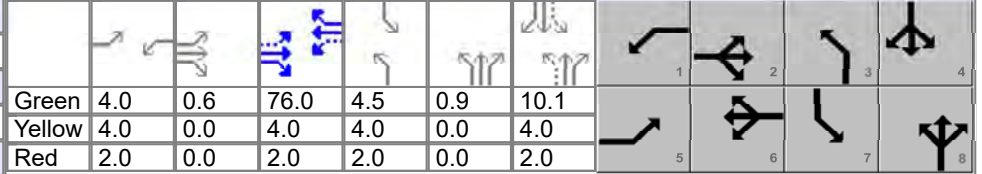


Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	42	877	20	32	555	12	66	13	105	41	4	95

Signal Information

Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.5	82.6	10.0	82.0	11.4	16.9	10.5	16.1
Change Period, (Y+R _c), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g _s), s	2.9		2.7		6.0	10.6	4.5	9.2
Green Extension Time (g _e), s	0.1	0.0	0.0	0.0	0.0	0.4	0.0	0.4
Phase Call Probability	0.76		0.66		0.89	1.00	0.75	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	42	886	20	32	573		67	119		41	100	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1610	1810	1893		1810	1638		1810	1620	
Queue Service Time (g _s), s	0.9	37.9	0.6	0.7	19.1		4.0	8.6		2.5	7.2	
Cycle Queue Clearance Time (g _c), s	0.9	37.9	0.6	0.7	19.1		4.0	8.6		2.5	7.2	
Green Ratio (g/C)	0.67	0.64	0.64	0.67	0.63		0.13	0.09		0.12	0.08	
Capacity (c), veh/h	533	1213	1028	314	1199		172	149		132	136	
Volume-to-Capacity Ratio (X)	0.080	0.730	0.020	0.103	0.478		0.387	0.798		0.314	0.737	
Back of Queue (Q), ft/ln (95 th percentile)	14.5	546.3	8.2	11.5	301.9		80.5	161.5		49.8	134.3	
Back of Queue (Q), veh/ln (95 th percentile)	0.6	21.9	0.3	0.5	12.1		3.2	6.5		2.0	5.4	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d ₁), s/veh	8.2	14.7	7.9	13.6	11.6		47.5	53.4		47.8	53.7	
Incremental Delay (d ₂), s/veh	0.0	3.9	0.0	0.1	1.4		0.5	3.7		0.5	2.9	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	8.3	18.6	8.0	13.7	12.9		48.1	57.1		48.3	56.6	
Level of Service (LOS)	A	B	A	B	B		D	E		D	E	
Approach Delay, s/veh / LOS	17.9		B	13.0		B	53.9		D	54.2		D
Intersection Delay, s/veh / LOS	22.6						C					

Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.88		B	1.88		B	1.95		B	2.15		B
Bicycle LOS Score / LOS	2.05		B	1.49		A	0.79		A	0.72		A

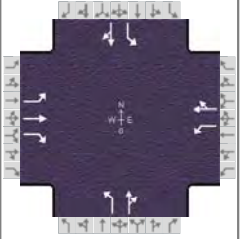
HCS7 Signalized Intersection Results Summary

General Information

Agency	FTG	Analysis Date	Sep 17, 2021
Analyst	FTG	Time Period	PM Peak Hour
Jurisdiction	Columbia, TN	Analysis Year	2026 (Total)
Urban Street	Bear Creek Pike	File Name	2_fupm_sig.xus
Intersection	Lasea Road/Rock Sprin...		
Project Description	11174		

Intersection Information

Duration, h	0.250
Area Type	Other
PHF	0.99
Analysis Period	1> 7:00



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	109	741	64	102	890	50	38	8	60	49	13	82

Signal Information

Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.9	101.3	11.9	101.3	10.7	15.7	11.1	16.2
Change Period, (Y+R _c), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g _s), s	4.5		4.3		4.7	7.7	5.5	10.0
Green Extension Time (g _e), s	0.2	0.0	0.2	0.0	0.0	0.1	0.0	0.1
Phase Call Probability	0.99		0.98		0.78	1.00	0.85	1.00
Max Out Probability	0.00		0.00		0.02	0.04	0.08	0.32

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	110	748	65	103	949		38	69		49	96	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1900	1610	1810	1882		1810	1640		1810	1644	
Queue Service Time (g _s), s	2.5	29.1	1.9	2.3	45.5		2.7	5.7		3.5	8.0	
Cycle Queue Clearance Time (g _c), s	2.5	29.1	1.9	2.3	45.5		2.7	5.7		3.5	8.0	
Green Ratio (g/C)	0.72	0.68	0.68	0.72	0.68		0.10	0.07		0.11	0.07	
Capacity (c), veh/h	340	1293	1096	460	1281		113	113		156	119	
Volume-to-Capacity Ratio (X)	0.323	0.579	0.059	0.224	0.741		0.341	0.606		0.317	0.804	
Back of Queue (Q), ft/ln (95 th percentile)	56.3	430.8	28.2	35.9	635.8		56.2	108.1		72.2	166.1	
Back of Queue (Q), veh/ln (95 th percentile)	2.3	17.2	1.1	1.4	25.4		2.2	4.3		2.9	6.6	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	
Uniform Delay (d ₁), s/veh	14.9	11.8	7.4	9.7	14.4		58.0	63.3		57.7	63.9	
Incremental Delay (d ₂), s/veh	0.2	1.9	0.1	0.1	3.9		0.7	1.9		0.4	11.4	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	15.1	13.7	7.5	9.8	18.3		58.6	65.2		58.1	75.4	
Level of Service (LOS)	B	B	A	A	B		E	E		E	E	
Approach Delay, s/veh / LOS	13.4		B	17.5		B	62.9		E	69.5		E
Intersection Delay, s/veh / LOS	21.4						C					

Multimodal Results

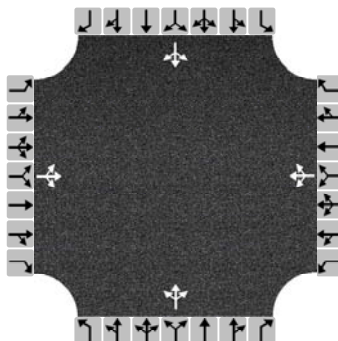
	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.88		B	1.88		B	1.96		B	2.15		B
Bicycle LOS Score / LOS	2.01		B	2.22		B	0.66		A	0.73		A

HCS7 All-Way Stop Control Report

General Information

Analyst	FTG	Intersection	Lasea Road/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Old Highway 99
Analysis Year	2026	North/South Street	Lasea Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.81
Time Analyzed	AM Peak Hour		
Project Description	11174 (Total)		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	5	17	2	1	11	52	0	66	1	87	137	16
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	30			79			83			296		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.026			0.070			0.074			0.263		
Final Departure Headway, hd (s)	4.83			4.30			4.45			4.28		
Final Degree of Utilization, x	0.040			0.094			0.102			0.352		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	2.83			2.30			2.45			2.28		

Capacity, Delay and Level of Service

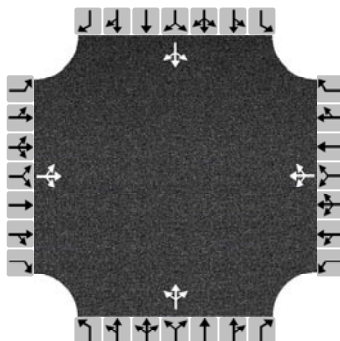
Flow Rate, v (veh/h)	30			79			83			296		
Capacity	745			838			808			841		
95% Queue Length, Q ₉₅ (veh)	0.1			0.3			0.3			1.6		
Control Delay (s/veh)	8.0			7.7			8.0			9.6		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	8.0			7.7			8.0			9.6		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	8.9						A					

HCS7 All-Way Stop Control Report

General Information

Analyst	FTG	Intersection	Lasea Road/Old Hwy 99
Agency/Co.	FTG	Jurisdiction	Columbia, TN
Date Performed	Sep 2021	East/West Street	Old Highway 99
Analysis Year	2026	North/South Street	Lasea Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.83
Time Analyzed	PM Peak Hour		
Project Description	11174 (Total)		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	15	11	7	5	16	97	0	166	1	57	132	9
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	40			142			201			239		
Percent Heavy Vehicles	0			0			0			0		

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.035			0.126			0.179			0.212		
Final Departure Headway, hd (s)	5.10			4.51			4.62			4.61		
Final Degree of Utilization, x	0.056			0.178			0.258			0.306		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, ts (s)	3.10			2.51			2.62			2.61		

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	40			142			201			239		
Capacity	706			799			779			780		
95% Queue Length, Q ₉₅ (veh)	0.2			0.6			1.0			1.3		
Control Delay (s/veh)	8.4			8.5			9.2			9.6		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh)	8.4			8.5			9.2			9.6		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh LOS	9.2						A					

HCS7 Two-Way Stop-Control Report

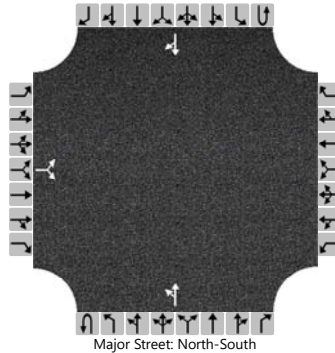
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Total)

Site Information

Intersection	Lasea Rd/Blackburn Ln
Jurisdiction	Columbia, TN
East/West Street	Blackburn Lane
North/South Street	Lasea Road
Peak Hour Factor	0.76
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		3		50						52	69				64	7
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			70							68						
Capacity, c (veh/h)			948							1514						
v/c Ratio			0.07							0.05						
95% Queue Length, Q ₉₅ (veh)			0.2							0.1						
Control Delay (s/veh)			9.1							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	9.1								3.4							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

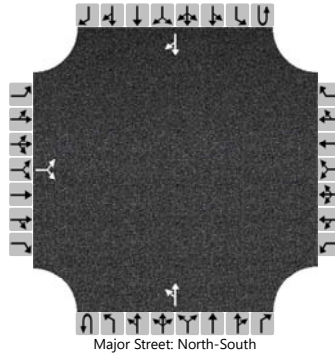
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Total)

Site Information

Intersection	Lasea Rd/Blackburn Ln
Jurisdiction	Columbia, TN
East/West Street	Blackburn Lane
North/South Street	Lasea Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		66						61	91				92	4
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			90							74						
Capacity, c (veh/h)			888							1484						
v/c Ratio			0.10							0.05						
95% Queue Length, Q ₉₅ (veh)			0.3							0.2						
Control Delay (s/veh)			9.5							7.6						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	9.5								3.3							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

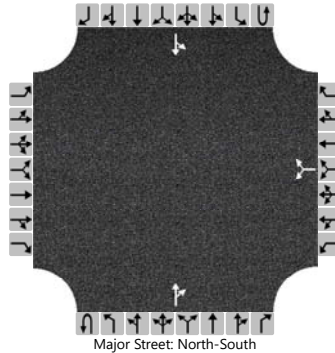
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Total)

Site Information

Intersection	Lasea Rd/South Access
Jurisdiction	Columbia, TN
East/West Street	South Project Access
North/South Street	Lasea Road
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						62		12			109	21		4	110	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						93								5		
Capacity, c (veh/h)						723								1429		
v/c Ratio						0.13								0.00		
95% Queue Length, Q ₉₅ (veh)						0.4								0.0		
Control Delay (s/veh)						10.7								7.5		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					10.7								0.3			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

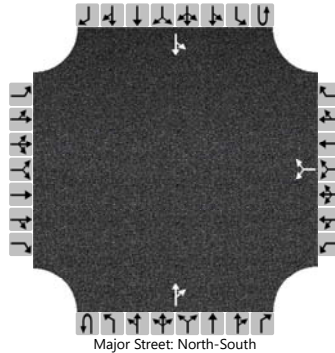
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11174 (Total)

Site Information

Intersection	Lasea Rd/South Access
Jurisdiction	Columbia, TN
East/West Street	South Project Access
North/South Street	Lasea Road
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						40		8			144	69		14	144	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.40		6.20						4.10		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.50		3.30						2.20		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						60								18		
Capacity, c (veh/h)						602								1309		
v/c Ratio						0.10								0.01		
95% Queue Length, Q ₉₅ (veh)						0.3								0.0		
Control Delay (s/veh)						11.6								7.8		
Level of Service (LOS)						B								A		
Approach Delay (s/veh)					11.6								0.8			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

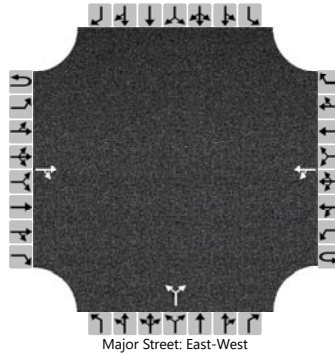
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Total)

Site Information

Intersection	Lasea Rd/North Access
Jurisdiction	Columbia, TN
East/West Street	Lasea Road
North/South Street	North Project Access
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			62	10		6	41			30		18				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					8					60						
Capacity, c (veh/h)					1518					890						
v/c Ratio					0.00					0.07						
95% Queue Length, Q ₉₅ (veh)					0.0					0.2						
Control Delay (s/veh)					7.4					9.3						
Level of Service (LOS)					A					A						
Approach Delay (s/veh)					1.0				9.3							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

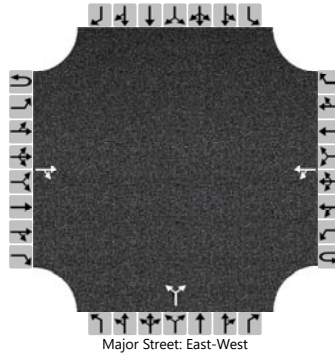
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Sep 2021
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11174 (Total)

Site Information

Intersection	Lasea Rd/North Access
Jurisdiction	Columbia, TN
East/West Street	Lasea Road
North/South Street	North Project Access
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			65	34		20	76			20		12				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					25					40						
Capacity, c (veh/h)					1476					803						
v/c Ratio					0.02					0.05						
95% Queue Length, Q ₉₅ (veh)					0.1					0.2						
Control Delay (s/veh)					7.5					9.7						
Level of Service (LOS)					A					A						
Approach Delay (s/veh)					1.7				9.7							
Approach LOS									A							

**APPENDIX C
TRIP GENERATION**

TRIP GENERATION CALCULATIONS - Single-family Homes

The following calculations are based on the data compiled for ITE Land Use Code 210.

Average Daily Traffic

$$T = 9.44 (X)$$

$$T = 9.44 (219)$$

$$T = 2,068 \text{ vehicles}$$

$$\text{Enter} = 0.50 (2,068) = 1,034 \text{ vehicles}$$

$$\text{Exit} = 0.50 (2,068) = 1,034 \text{ vehicles}$$

AM traffic during peak hour of adjacent street

$$T = 0.74 (X)$$

$$T = 0.74 (219)$$

$$T = 163 \text{ vehicles}$$

$$\text{Enter} = 0.25 (163) = 41 \text{ vehicles}$$

$$\text{Exit} = 0.75 (163) = 122 \text{ vehicles}$$

PM traffic during peak hour of adjacent street

$$T = 0.99 (X)$$

$$T = 0.99 (219)$$

$$T = 217 \text{ vehicles}$$

$$\text{Enter} = 0.63 (217) = 137 \text{ vehicles}$$

$$\text{Exit} = 0.37 (217) = 80 \text{ vehicles}$$

APPENDIX D

**RELEVANT PAGES FROM NCHRP REPORT 457:
ENGINEERING STUDY GUIDE FOR EVALUATING INTERSECTION IMPROVEMENTS**

NCHRP

REPORT 457

**NATIONAL
COOPERATIVE
HIGHWAY
RESEARCH
PROGRAM**

Evaluating Intersection Improvements: An Engineering Study Guide

TRANSPORTATION RESEARCH BOARD

NATIONAL RESEARCH COUNCIL

can also indirectly reduce the delay to the left-turn or through movements by lessening their need to compete for service with the right-turn movement.

One disadvantage of adding a lane to the minor-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. In this instance, the only impact is a reallocation of the paved surface through modification of the pavement markings. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the additional lane. If the needed lane width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. The literature does not offer guidance regarding conditions where a second approach lane would benefit from the operation of a minor-road approach. However, the procedures in Chapter 17 of the *Highway Capacity Manual 2000* (15) can be used to identify major- and minor- road volume combinations that would benefit operationally from the provision of a second approach lane or bay. Bonneson and Fontaine (20) developed Figure 2-4 using these procedures and an assumed upper limit of 0.7 for the shared-lane, minor-road volume-to-capacity ratio.

Application. Figure 2-4 indicates the conditions that may justify the use of two approach lanes. Use of the information in this figure requires two types of data:

1. Major-road approach volume for the peak hour of the average day and
2. Minor-road turn movement volume for the peak hour of the average day (used to compute right-turn percentage).

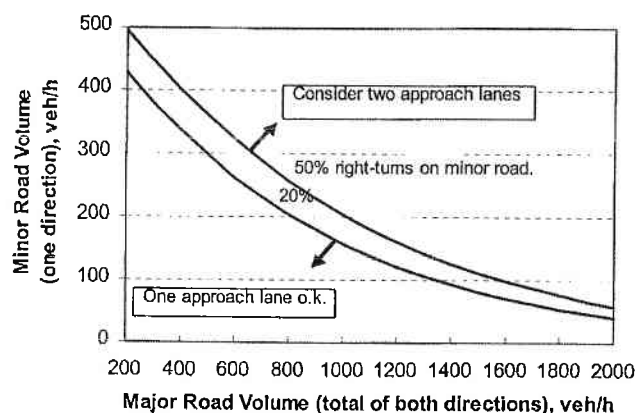


Figure 2-4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

Figure 2-4 would be used once for each minor-road approach to the intersection. The appropriate trend line would be identified on the basis of the percentage of right-turns on the subject minor-road approach. If the volume combination for the major and minor roads intersects above or to the right of this trend line, a second traffic lane should be considered for the subject minor-road approach. If a bay is selected for addition to the intersection, it should be long enough to store vehicles 95 percent of the time (i.e., the bay should not overflow more than 5 percent of the time). Techniques for estimating the 95th percentile storage length are provided in the section, [Increase the Length of the Turn Bay](#).

Add a Left-Turn Bay on the Major Road

Introduction. Provision of a left-turn bay on the major road to a two-way stop-controlled intersection can significantly improve operations and safety at the intersection. A left-turn bay effectively separates those vehicles that are slowing or stopped to turn from those vehicles in through traffic lanes. This separation minimizes turn-related crashes and eliminates unnecessary delay to through vehicles. Data reported by Neuman (21) indicate that the crash rate for unsignalized intersections can be reduced by 35 to 75 percent through the provision of a left-turn bay.

One disadvantage of adding a bay to the major-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the turn bay. If the needed width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. Neuman (21) suggests that the following guidelines should be used to determine when to provide a left-turn bay on the major road of a two-way stop-controlled intersection:

1. A left-turn lane should be considered at any median crossover on a divided, high-speed road.
2. A left-turn lane should be provided on the unstopped approach of a high-speed rural highway when it intersects with other arterials or collectors.
3. A left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5.

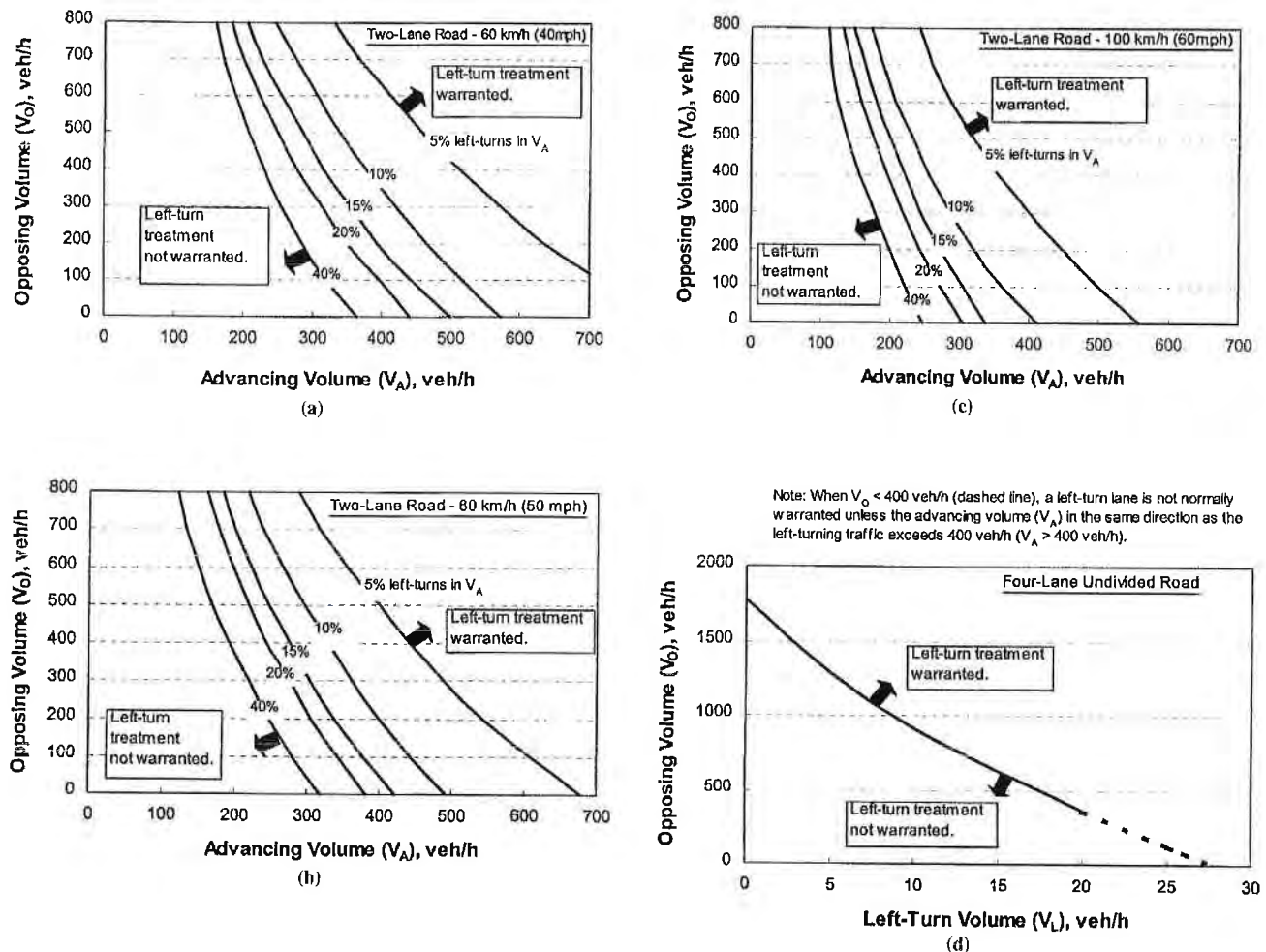


Figure 2-5 Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can

be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, [Increase the Length of the Turn Bay](#).

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

cantly improve operations and safety at the intersection. A right-turn bay effectively separates those vehicles that are slowing or stopped to turn from those vehicles in the through traffic lanes. This separation minimizes turn-related collisions (e.g., angle, rear-end, and same-direction-sideswipe) and eliminates unnecessary delay to through vehicles.

One disadvantage of adding a bay to the major-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the turn bay. If the needed width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. Hasan and Stokes (22) developed guidelines for determining when to provide a right-turn bay on the major road of a two-way stop-controlled intersection. These guidelines were based on an evaluation of the operating and collision costs associated with the right-turn maneuver relative to the cost of constructing a right-turn bay. The operating costs included those of road-user fuel and delay. Separate guidelines were developed for two-lane and four-lane roadways. These guidelines are shown in Figure 2-6.

Application. The guidance described in the preceding section defines conditions that may justify the provision of a right-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Figure 2-6 should be consulted once for each major-road approach. If the combination of major-road approach volume and right-turn volume intersects above or to the right of the trend line corresponding to the major-road operating speed, then a right-turn bay is a viable alternative.

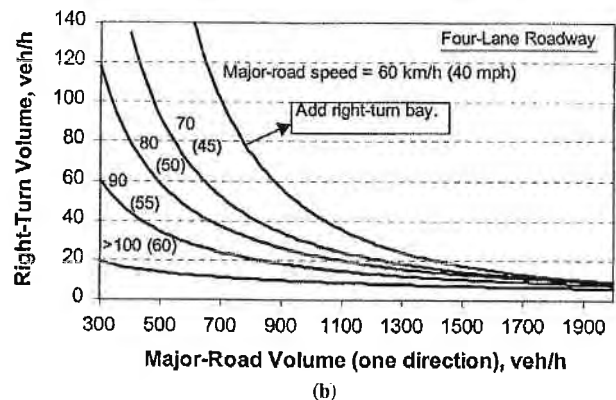
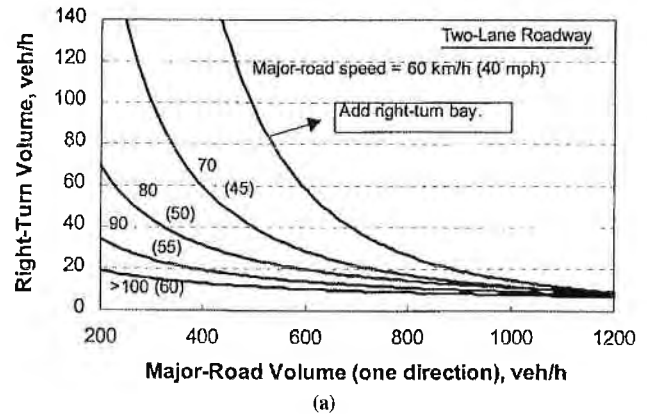


Figure 2-6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

Increase Length of Turn Bay

Introduction. Turn bay length can affect the safety and operation of the intersection approach significantly. This effect becomes more negative as the frequency with which vehicles exceed the available storage increases. Also, for unstopped approaches, this effect becomes more negative as more of the turning vehicle's deceleration occurs in the through lane, prior to the bay. The need to provide adequate storage length, deceleration length, or both is dependent on the type of approach control used and whether the vehicle is turning left or right. Table 2-13 identifies the appropriate bay

TABLE 2-13 Turn-bay length components at unsignalized intersections

Approach Control	Length Components	
	Left-Turn Bay	Right-Turn Bay
Unstopped	Storage Length + Deceleration Length	Deceleration Length
Stopped	Storage Length	Storage Length



August 21, 2023

Mr. Lynn Ealey
Land Solutions Company
2925 Berry Hill Drive
Nashville, TN 37204
Sent via email: lynn@landsolutionsco.net

**RE: Water Availability Letter
Marlon Creek - 173 Units
1686 Lasea Road
Tax Map 73, Parcel 15
Columbia, Maury County, TN**

Dear Mr. Steffen:

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

The proposed development consists of 173 single-family sublots. 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:

- Waterline connections will be made at three locations along the existing waterline along Lasea Road. All connections shall be made per CPWS standard waterline details.
- Waterline shall be extended south to the property line for future loop connection to Quail Run Meadows.
- Waterline extension will be made along Blackburn Lane at Clara Mathis Road as shown on attached figure.

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:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (173 SFUs)	\$65,510.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (173 meters)	\$93,420.00
Impact Fee: \$4,500 per 3/4" meter (173 meters)	\$778,500.00
Total Meter and Impact Fees Due =	\$871,920.00

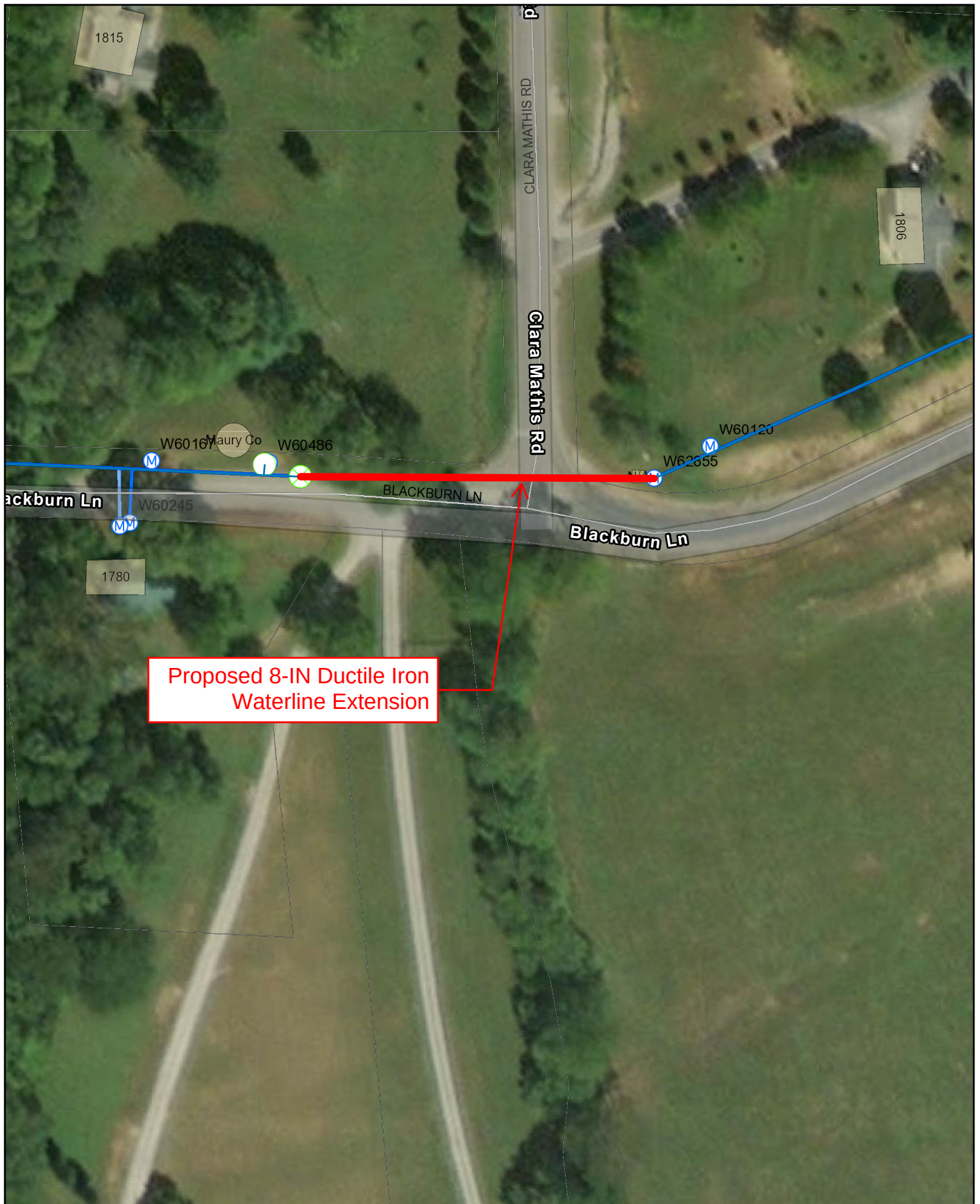
- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS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

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

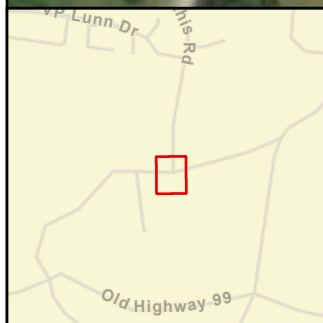
Sincerely,

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

cc: Jonathan Hardin, CPWS
File 22-004



Proposed 8-IN Ductile Iron
Waterline Extension



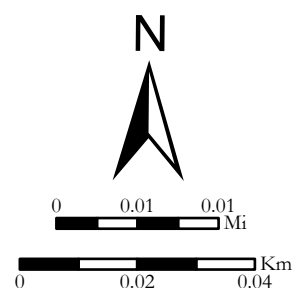
Water Availability Review

1686 Lasea Road
Tax Map 073, Parcel 015.00

Esri Community Maps Contributors, Tennessee STS GIS, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, Maxar, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 7/19/2023
Name: Lynn Ealey
Phone: 615-969-9202
Email: lynn@landsolutionsco.net
Address/Parcel ID: Map 73, Parcel 15 (Lasea Rd@Blackburn)
Property Type: ☒ Residential
☐ Commercial
☐ Industrial
Construction Type: 5B
Enclosed Area (ft²): under 3600 per home

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: 13D

Water System Demand without Sprinkler Credit *Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit *Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: S. Glover AFM Date: 7/20/23



31.22' MARK IN POLE
BLACKBURN LANE

MAP 073, PARCEL 014.00
DENNIS J. CHUNN AND WIFE,
BRENDA S. CHUNN
DEED BOOK R1493, PAGE 981
R.O.M.C.T.

MAP 073, PARCEL 013.00
DEBBIE J. PARKS AND TANNER PARKS
RECORD BOOK
R2347, PAGE 969
R.O.M.C.T.
MINOR FINAL PLAT OF THE WALLACE HALL SUBDIVISION
PLAT BOOK S, PAGE 230
R.O.M.C.T.

MAP 072, PARCEL 005.03
EDWARD VAUGHN, JR. AND
WIFE, MARILYN VAUGHN
DEED BOOK R1170, PAGE 117
R.O.M.C.T.

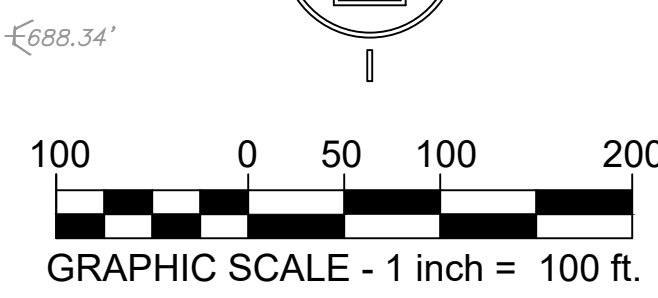
1503° 59'00"W
15.99'
TO CM(O) HIGHWAY

MAP 073, PARCEL 016.01
DHARAM PAL GOYAL AND SONIA GOYAL
DEED BOOK R2260, PAGE 450
R.O.M.C.T.

TRACT 2
MINOR PLAT FOR ANNIE LOU BROWN
PLAT BOOK 10, PAGE 593
R.O.M.C.T.

MAP 073, PARCEL 017.03
LASEA LAND GROUP
DEED BOOK R2918, PAGE 16 V
PLAT BOOK P21 PAGE 79
R.O.M.C.T.

200' TWA
EASEMENT
100'



NOT FOR
CONSTRUCTION

7/14/2023



MARLONS CREEK CONCEPT PLAN
172 UNIT CONCEPT PLAN

MAP 73, PARCEL 15
1686 LASEA ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

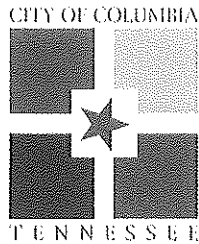
ISSUANCE/REVISION NOTES:
- PLAN DATE: JULY 14, 2023

- A NONE
- B NONE
- C NONE
- D NONE

CONCEPT PLAN
EXHIBIT

EXH1.0

LSC 21008



WASTEWATER DEPARTMENT

18 August 2023

Lynn Ealey
2925 Berry Hill Dr
Nashville, TN 37204

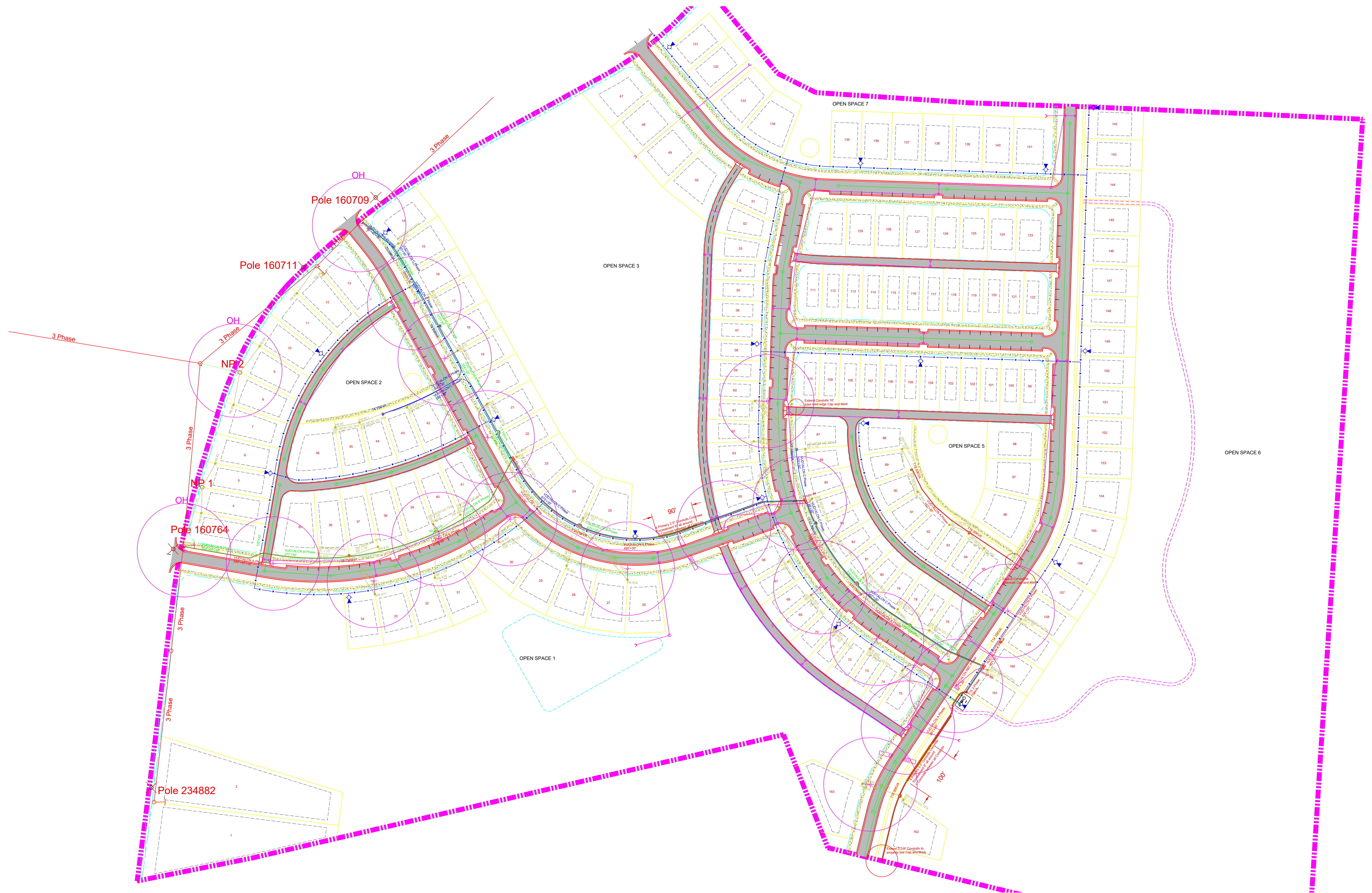
RE: Marlon's Creek, 1686 Lasea Rd, Columbia, TN 38401

Lynn,

This letter serves as confirmation that 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.

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



BK/PG:R2896/1491-1496
23000526

6 PGS : WARRANTY DEED
NANCY MCMEEN 296350 - 23000526
01/13/2023 - 10:35 AM
VALUE 2800000.00
MORTGAGE TAX 0.00
TRANSFER TAX 10360.00
RECORDING FEE 30.00
DE FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 10393.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Marlon's Creek Prop Co, LLC 2925 Berry Hill Road Nashville, Tennessee 37204	073.015.00	Same as New Owner
Prepared By: Bradley Arant Boult Cummings LLP (MBM), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

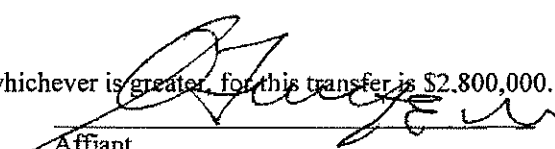
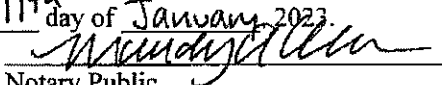
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MIDTNDDEV, LLC, a Florida limited liability company. ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to Marlon's Creek Prop Co, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Maury County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

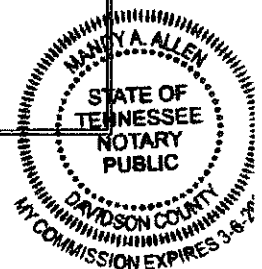
This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"). This is unimproved property located at 1686, Lasea Road, Spring Hill, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but not otherwise.

[signature page to follow]

STATE OF <u>Tennessee</u> COUNTY OF <u>Davidson</u>
The actual consideration or value, whichever is greater, for this transfer is \$2,800,000.
 Affiant
Subscribed and sworn to before me this <u>11th</u> day of <u>January</u> , 2023.
 Notary Public
My Commission Expires: <u>03/06/2024</u>



IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 11 day of January, 2023.

MIDTNDDEV, LLC

By: [Signature]
Name: O. F. Wolfe Jr
Title: MANAGING PARTNER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Mandy A. Allen, of the state and county aforesaid, personally appeared Franklin Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Part of MIDTNDDEV, LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Managing Partner

WITNESS my hand and seal, at office in Nashville, TN, this 11th day of January, 2023.

Mandy Allen
Notary Public
My Commission Expires: 03/06/2024

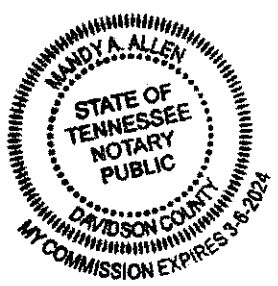


EXHIBIT A

Description of the Property

**REAL ESTATE LOCATED IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE,
TO-WIT:**

**BEGINNING AT A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP (TN SPC N:
483,267.03, E: 1,701,749.97) IN THE SOUTHEAST RIGHT OF WAY OF LASEA ROAD
CORNER WITH DENNIS J. CHUN, RECORDED IN RECORD BOOK R1493 PAGE 981 IN THE
REGISTERS OFFICE OF MAURY COUNTY TENNESSEE.**

THENCE WITH SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES:

- 1. SOUTH 39 DEGREES 26 MINUTES 18 SECONDS EAST, 242.76 FEET TO A 16" HICKORY TREE.**
- 2. SOUTH 63 DEGREES 28 MINUTES 34 SECONDS EAST, 91.60 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP.**
- 3. SOUTH 86 DEGREES 11 MINUTES 50 SECONDS EAST, 331.80 FEET TO A FOUND 1/2" DIAMETER IRON REBAR NO CAP CORNER WITH DEBBIE J. PARKS AND TANNER PARKS RECORDED IN DEED RECORD BOOK 2347, PAGE 869 R.O.M.C.T.**

THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES:

- 1. SOUTH 87 DEGREES 59 MINUTES 51 SECONDS EAST, 127.00 FEET TO A NEW 1/2" DIAMETER IRON REBAR WITH RSA CAP;**
- 2. SOUTH 88 DEGREES 05 MINUTES 28 SECONDS EAST, 139.66 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP CORNER WITH EDWARD VAUGHN JR AND WIFE MARILYN VAUGHN DEED RECORD BOOK R1170 PAGE 117 R.O.M.C.T.**

THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES:

- 1. SOUTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, 317.15 FEET TO A NEW 1/2" DIAMETER IRON REBAR WITH RSA CAP;**
- 2. SOUTH 87 DEGREES 16 MINUTES 21 SECONDS EAST, 255.21 FEET TO A FOUND 5/8" IRON REBAR NO CAP FEET (LOCATED SOUTH 03 DEGREES 59 MINUTES 00 SECONDS 5.99 FEET FROM A FOUND CONCRETE HIGHWAY MONUMENT) IN SOUTH BOUND RIGHT OF WAY OF INTERSTATE 65.**

THENCE WITH LEAVING SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES:

- 1. SOUTH 03 DEGREES 48 MINUTES 07 SECONDS WEST, 579.16 FEET TO A FOUND CONCRETE HIGHWAY MONUMENT.**
- 2. SOUTH 03 DEGREES 46 MINUTES 23 SECONDS WEST, 799.73 FEET TO A FOUND CONCRETE HIGHWAY MONUMENT.**
- 3. SOUTH 03 DEGREES 39 MINUTES 11 SECONDS WEST, 441.15 FEET TO A NEW 1/2" DIAMETER IRON REBAR CORNER (LOCATED NORTH 03 DEGREES 57 MINUTES 35 SECONDS EAST FROM A FOUND CONCRETE HIGHWAY MONUMENT) CORNER WITH LASEA LAND GROUP, RECORDED IN DEED RECORD BOOK R2518 PAGE 79. R.O.M.C.T.**

THENCE WITH LEAVING SAID LINE THE FOLLOWING FIVE (5) CALLS AND DISTANCES;

- 1. NORTH 78 DEGREES 07 MINUTES 12 SECONDS WEST, 155.77 TO A NEW 1/2" DIAMETER IRON REBAR.**
- 2. NORTH 72 DEGREES 47 MINUTES 30 SECONDS WEST, 220.00 FEET TO A FOUND IRON**

REBAR WITH A RLS 2035 CAP.

3. NORTH 76 DEGREES 21 MINUTES 42 SECONDS WEST, 681.62 FEET TO A FOUND IRON REBAR WITH A RLS 2035.

4. NORTH 21 DEGREES 24 MINUTES 36 SECONDS WEST, 259.79 FEET TO A FOUND IRON REBAR WITH RLS 2035 CAP.

5. SOUTH 76 DEGREES 55 MINUTES 37 SECONDS WEST, 1166.99 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP CORNER WITH DHARAM PAL GOYAL AND SONIA GOYAL RECORDED IN RECORD DEED BOOK R2260, PAGE 450 R.O.M.C.T

THENCE WITH SAID LINE SOUTH 78 DEGREES 41 MINUTES 38 SECONDS WEST, 250.58 FEET TO A NEW 1/2" DIAMETER IRON REBAR IN THE EAST RIGHT OF WAY FOR LASEA ROAD.

THENCE WITH LEAVING SAID LINE THE FOLLOWING TEN (10) CALLS AND DISTANCES:

1. NORTH 07 DEGREES 27 MINUTES 01 SECONDS EAST, 130.85 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

2. NORTH 07 DEGREES 10 MINUTES 21 SECONDS EAST, 472.49 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

3. THENCE WITH A CURVE A CHORD BEARING NORTH 12 DEGREES 27 MINUTES 35 SECONDS EAST AND DISTANCE OF 319.39 FEET AND RADIUS OF 1646.76 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

4. NORTH 17 DEGREES 01 MINUTE 13 SECONDS EAST, 100.00 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

5. THENCE WITH A CURVE A CHORD BEARING NORTH 26 DEGREES 01 MINUTES 43 SECONDS EAST, AND 241.66 FEET WITH A RADIUS OF 771.99 FEET TO A 1/2" DIAMETER IRON REBAR NEW.

6. THENCE WITH A CURVE CHORD BEARING OF NORTH 38 DEGREES 36 MINUTES 28 SECONDS EAST AND DISTANCE OF 63.94 FEET AND A RADIUS OF 640.94 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

7. THENCE A CURVE WITH A CHORD BEARING NORTH 52 DEGREES 38 MINUTES 15 SECONDS EAST AND DISTANCE OF 453.94 FEET AND A RADIUS OF 1488.72 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

8. NORTH 61 DEGREES 17 MINUTES 19 SECONDS EAST, 363.70 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

9. THENCE A CURVE WITH A CHORD BEARING NORTH 51 DEGREES 06 MINUTES 59 SECONDS EAST AND DISTANCE OF 235.23 FEET AND A RADIUS OF 731.50 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

10. NORTH 35 DEGREES 40 MINUTES 07 SECONDS EAST, 51.95 FEET TO A FOUND 1/2" IRON REBAR TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MIDTNDDEV, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY DEED FROM ESTATE OF JAMES MARLON HENDRICKS, DECEASED, BY BILLY JOE HENDRICKS, EXECUTOR; AND, BILLY JOE HENDRICKS, INDIVIDUALLY, OF RECORD IN BOOK R2781, PAGE 725, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

- 1) Real property taxes for the calendar year 2023 and subsequent years.
- 2) Application for Greenbelt Assessment of record in Book 3, Page 25, Register's Office for Maury County, Tennessee.
- 3) Easement of record in Book 489, page 293, Register's Office for Maury County, Tennessee.
- 4) Resolution of record in Book R2854, Page 548, Register's Office for Maury County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 1/13/2023 .

Bainbridge Dillion
Affiant Signature

Date: 1/13/2023

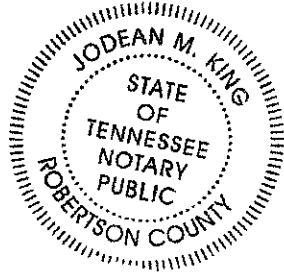
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2023.

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires:
7/22/2025 Date: 1/13/2023

23000527

15 PGS : TRUST DEED	
NANCY MCMEEN	296350 - 23000527
01/13/2023	- 10:35 AM
VALUE	2206750.00
MORTGAGE TAX	2535.46
TRANSFER TAX	0.00
RECORDING FEE	75.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2619.46
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

Maximum principal indebtedness
for Tennessee recording tax
purpose is \$2,206,750.00.

This Instrument prepared by:

ROCHELLE, McCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, TN 37087
(615)444-1433
File No. 22-1901
Loan No. 70000605040

DEED OF TRUST, ASSIGNMENT OF LEASES AND SECURITY AGREEMENT

_____ If checked, this instrument secures obligatory
advances and optional future advances and is
for commercial purposes.

_____ If checked, this instrument is a "Construction
Mortgage" as defined in the Uniform
Commercial Code.

THIS INSTRUMENT effective this 13th day of January, 2023, by **MARLON'S CREEK PROP
CO, LLC, a Tennessee limited liability company** (referred to herein as "Grantor") and **WILSON BANK &
TRUST ("Beneficiary")**, evidencing Grantor's conveyance to **John C. McDearman, III, Trustee**, a resident of Wilson
County, Tennessee, ("Trustee").

WITNESSETH:

WHEREAS Grantor is the owner of all the interest in that certain parcel of unimproved real property located
in **MAURY** County, Tennessee, commonly known as 1686 Lasea Road, Columbia, TN 37174, as more particularly
described in **Exhibit "A"** attached hereto (the "Real Estate"); and

WHEREAS, Grantor has entered into that certain Promissory Note with Beneficiary, whereby Beneficiary
will extend credit to Grantor to finance the purchase of the Real Estate for investment purposes, as more particularly
described herein below (the "Loan"); and

WHEREAS, Grantor has agreed to pledge its rights in the Real Estate, both legal and equitable, to secure
Grantor's obligations to Beneficiary;

Now, **Therefore**, in consideration of TEN DOLLARS (\$10.00), the extension of credit by Beneficiary, and
other valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor does hereby grant, sell,
bargain and convey to Trustee, his successors and assigns, as trustee with power of sale, that real estate (the "Real
Estate") described in Exhibit A attached hereto, which is incorporated herein by reference;

TOGETHER, with all Grantors' present and future right, title, interest, and claim to the Real Estate,
including Developer rights; and

TOGETHER, with all easements and other appurtenances to the Real Estate, and with all tenements,
emblems, and hereditaments, including all buildings, structures and other improvements, minerals and mineral
rights, flowers, shrubs, crops, trees and timber; and

TOGETHER, with all trade, domestic and ornamental fixtures now or hereafter attached to the Real Estate,
and all accessions and additions thereto and replacements thereof, including, but not limited to, the following items,
which are hereby recognized by the parties to this Instrument as fixtures: all heating, air-conditioning, freezing,
lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards;
plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus;
boilers, ranges, furnaces, oil burners and units thereof; appliances, air-cooling and air-circulating apparatus; central
vacuum cleaning systems; elevators; escalators; shades; awnings, doors, screens; storm doors and windows; stoves;
refrigerators; attached cabinets and shelves; partitions; ducts; compressors; rugs, carpets, tiling, linoleum, and other
floor coverings; chandeliers and other lighting fixtures; paneling, woodwork, molding, millwork, and other decorative
trimwork; ceiling tiles and panels; and draperies;

TOGETHER with all right, title and interest of Grantor, now owned or hereafter acquired, in and to all
related property and property rights, including, but not limited to, the following (collectively, the "Related Property and
Property Rights") (the Real Estate, all fixtures thereto and the Related Property and Property Rights hereinafter
collectively referred to as the "Property"):

(a) any land lying within the right-of-way of any street, opened or proposed, adjoining the Real Estate,
and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with the Real Estate;

(b) all the estate, right, title, interest and other claim or demand which Grantor now has or may hereafter
acquire in any and all awards or payments made for the taking by eminent domain, together with interest thereon, or by

any proceeding or purchase in lieu thereof, of the whole or any part of the Property, including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages, together with any rights in common elements or developer rights;

(c) all proceeds of and any unearned premiums on any insurance policies maintained by Grantors (or in which Grantor has any interest) covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof for damages to the Property;

(d) all deposits or other security or advance payments, including rental payments made by or on behalf of Grantors to others, with respect to (i) insurance policies relating to all or any part of the Property, (ii) utility service for all or any part of the Property, (iii) cleaning, maintenance, repair or similar services for all or any part of the Property, (iv) refuse removal or sewer service for all or any part of the Property (v) rental of equipment, if any, used in the operation by or on behalf of Grantor of all or any part of the Property, and (vi) parking or similar services or rights afforded to all or any part of the Property;

(e) all remainders, reversions, leasehold estate, right, title and interest of Grantors in and to all leases or subleases of any portion of the Property, now or hereafter existing or entered into, and all right, title and interest of Grantor thereunder, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature;

(f) all rents, issues, profits, income and other revenues derived from the Property or any Leases of the same;

(g) all other presently owned or hereafter acquired materials, equipment, machinery, fixtures, goods, inventory, and other personalty located upon the Real Estate and/or used in connection with Grantor's operation of any enterprise thereon;

TO HAVE AND TO HOLD the Property unto Trustee, his successors and assigns forever in trust, to secure the payment of all indebtedness and obligations presently or hereafter owed by Grantor to Beneficiary (if there is more than one Grantor, then all such obligations of Grantor jointly or of any Grantor individually are secured hereby), however arising, whether by note, contract, tort, guaranty, operation of law or otherwise; whether direct or indirect, absolute or contingent; whether or not the advances or events creating such debts or obligations are presently foreseen; and regardless of the class of the debts or other obligations, be they otherwise secured or unsecured (all such indebtedness and obligations being herein called the "Secured Indebtedness") and to secure the performance of the covenants and agreements contained herein. The Secured Indebtedness also specifically includes, but is not limited to, the indebtedness and obligations evidenced by (1) that Promissory Note dated January 13, 2023 made by Grantor, payable to the order of Beneficiary evidencing a purchase money term loan in the original principal amount of Two Million, Two Hundred Six Thousand, Seven Hundred Fifty & 00/100 Dollars (\$2,206,750.00) with interest thereon, with the balance of the indebtedness due and payable according to its terms, but in any event on January 13, 2024, together with all renewals, modifications, and extensions thereof; and (2) any personal guaranty of the Promissory Note; and (3) any Loan Agreement of even date herewith executed by Grantor and Beneficiary, and all documents referenced therein, together with all modifications; amendments, extensions, renewals, refinancings, consolidations, restatements and increases of each of the foregoing; and (4) the repayment of any Future Advances made by Lender, together with interest thereon; and (5) the payment of any and all indebtedness, whether direct or indirect, now or hereafter owing to Beneficiary by Grantor regardless of the type, class, or purpose of any such other indebtedness, and however such indebtedness is evidenced, including, without limitation, the repayment of any Future Advances made by Beneficiary, together with interest thereon, and (6) the payment or performance of any and all obligations, debts and liabilities, plus interest thereon, of Grantor to Beneficiary, or any one or more of them, as well as all claims by Beneficiary against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. All of the above shall be hereinafter referred to collectively as the "Indebtedness".

Grantor warrants that Grantor is lawfully seized of the Property and has good right to convey the same, and that Grantor will forever warrant and defend the title thereto unto Trustee, his successors and assigns, against the claims of all persons whomsoever. Grantor further warrants that the Property is unencumbered.

GRANTOR FURTHER COVENANTS AND AGREES WITH TRUSTEE AND BENEFICIARY AS FOLLOWS:

1. Security Agreement. Grantor hereby grants to Beneficiary a security interest in all fixtures and personal property presently or hereafter owned by Grantor and located on or used in the operation of the Real Estate, including, but not limited to, all construction materials, goods, equipment, inventory, farm equipment, farm products and fixtures, and all accessions, additions and replacements thereof (except that no security interest is granted under this Paragraph or any other Paragraph hereof in household goods to secure a consumer credit transaction) and all presently owned and hereafter acquired contract rights, accounts and general intangibles pertaining to the Property or Grantors' operation of an enterprise thereon (including, without limitation, Grantor's rights under any maintenance or

management contract(s) and the right to use any name associated with the Property), together with all products and proceeds of the foregoing, including insurance proceeds (collectively the "Personalty"). Within five (5) days after request by Beneficiary, Grantor shall deliver to Beneficiary a schedule of all Personalty then in existence. This Instrument shall serve as a financing statement with respect to the personalty. The original of this Instrument or a copy hereof may be recorded by Beneficiary as a financing statement in any appropriate public office, at Beneficiary's option and at Grantor's expense. (The Property and the Personalty are collectively referred to herein as the "Premises").

2. **Taxes and Assessments.** Grantor shall pay when due all taxes and assessments now existing or hereafter levied or assessed upon the Premises. Grantor shall also pay when due all taxes and assessments levied or assessed against Trustee, or the holder of any note or other obligation which is part of the Secured Indebtedness, for or on account of the Secured Indebtedness or the interest hereby created in the Premises. Grantor shall, without demand, provide Beneficiary and/or Trustee with evidence of the payment of all such taxes and assessments accrued over each year by March 31 of the following year.

3. **Insurance.**

- (a) **Casualty and Liability Insurance.** Grantor shall keep the Premises insured for the benefit of Beneficiary against "all risks of physical loss" (except earthquake, unless Beneficiary specifically so requires and also including flood insurance, if applicable) under a casualty insurance policy with the "replacement cost" endorsement. Grantor shall also maintain comprehensive public liability insurance on the Premises in an amount acceptable to Beneficiary. If Beneficiary requires, Grantor shall further obtain insurance for loss of rents and for any other specified insurable contingency. All insurance provided for herein shall be in form and substance satisfactory to, and issued by insurance companies approved by, Beneficiary. All such casualty policies shall name Beneficiary as insured mortgagee pursuant to a non-contribution mortgagee clause satisfactory to Beneficiary, and all such liability insurance policies shall name Beneficiary as an additional insured. All insurers must agree in writing (by the policy provisions, endorsement or letter) to give Beneficiary at least twenty (20) days prior written notice before termination or any reduction of amount or scope of coverage. Grantor hereby assigns to Beneficiary, as further security for the payment of the Secured Indebtedness, all policies of insurance which now or hereafter insure against any loss or damage to the Premises. Immediately upon the request of Beneficiary, Grantor shall deliver such original policies to Beneficiary. Grantor shall promptly give written notice to Beneficiary of any loss or damage to the Premises and will not adjust or settle any such loss without the written consent of Beneficiary. If Beneficiary, on account of any insurance on the Premises, receives any money for loss or damage, such amount may, at the option of Beneficiary, be retained and applied by Beneficiary toward payment of the Secured Indebtedness, or be paid to Grantor, wholly or in part, subject to such conditions as Beneficiary may require. Beneficiary is hereby irrevocably appointed attorney-in-fact for Grantor to receive any sums collected under insurance policies insuring the Premises, to endorse any drafts or instruments received under such policies, and to make proof of loss for, settle, and give binding acquittances for claims under such policies;
- (b) **Renewal Policies; Failure to Maintain Insurance.** Not less than thirty (30) days prior to the expiration date of each policy of insurance required under this Instrument, Grantor shall deliver to Beneficiary evidence of the renewal of such policy or policies. Beneficiary may require that such evidence consist of the presentment of a renewal policy or policies marked "premium paid." If Grantor fails to keep the Premises insured as herein provided, Beneficiary may, at Beneficiary's option and without notice to Grantor, obtain such insurance, or Beneficiary may obtain single interest coverage insuring only Beneficiary's interest in the Premises. The cost of any insurance so obtained shall be paid by Grantor; and
- (c) **Default and Foreclosure.** In the event of the occurrence of any default, as defined in this Instrument, all right, title and interest of Grantor in and to any insurance policies then in force, and particularly to the unearned premiums therein and existing claims thereunder, shall pass to Beneficiary. Beneficiary may assign and transfer said policies or cancel and surrender the same applying said unearned premiums to the Secured Indebtedness, in such manner as it may elect. In the event of a foreclosure under this Instrument, or if a deed is executed in lieu of foreclosure hereunder, the purchaser of the Premises shall succeed to all the remaining rights of Grantor, including any right to unearned premiums, in and to all policies of insurance assigned to Beneficiary pursuant to this Instrument.

4. **Reserve for Assessments and Insurance.** Upon demand by Beneficiary, Grantor shall furnish to Beneficiary an official statement of the amount of taxes, assessments, insurance premiums, rents, and other charges to become due on the Premises over the succeeding year. Grantor shall thereafter pay to Beneficiary, together with and in addition to any payments of principal and interest payable under the terms of the Secured Indebtedness, an amount reasonably sufficient (as estimated by Beneficiary) to provide Beneficiary with funds to pay taxes, assessments, insurance premiums, rents and other charges next due on the Premises so that Beneficiary will have sufficient funds on hand to pay said charges thirty (30) days before the date on which they become due. Beneficiary may require that such amount be paid in monthly installments during the period over which they accrue or over which they are properly reserved. Beneficiary shall pay said charges to the extent of the amount of the then unused credit therefor as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of payment and of the

validity of such charges. Beneficiary may, at its option, pay any of these charges when payable, either before or after they become past due, without notice, or make advances therefor in excess of the then amount of credit for said charges. The excess amount advanced shall be immediately due and payable to Beneficiary and shall become part of the Secured Indebtedness. Beneficiary may apply any funds held by it for payment of the above charges toward any delinquent payments maturing or due under the terms of the Secured Indebtedness. Beneficiary shall not be liable for any interest on any amount paid to it as herein required, and the money so received may be held and commingled with Beneficiary's own funds, pending payment or application thereof as herein provided. Upon payment in full of the Secured Indebtedness, the amount of any unused credit shall be paid to Grantor.

5. **Flood Insurance.** Grantor represents and certifies to the Beneficiary that no part of the Premises lies within a "special flood hazard area" as defined and specified by the United States Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973 or any act of Congress superseding the same. In the event the Beneficiary determines that the rules or regulations of the Federal Reserve Board, the Comptroller of the Currency or any other applicable governmental authority require that flood insurance coverage be obtained for the Premises or any part thereof in order to comply with such rules or regulations or with the Flood Disaster Protection Act of 1973 as then in effect, or any act of Congress superseding the same, then Grantor, upon receiving written notice from the Beneficiary of such determination: (i) shall promptly purchase and pay the premiums for such flood insurance policies as the Beneficiary deems required by such agency or agencies so that the Beneficiary shall be deemed in compliance with the rules and regulations of such agency or agencies and with the Flood Disaster Protection Act of 1973 as then in effect, or any act of Congress superseding the same; and (ii) shall deliver such policies to the Beneficiary together with evidence satisfactory to the Beneficiary that the premiums therefor have been paid. Such policies of flood insurance shall be in a form satisfactory to the Beneficiary, shall name the Beneficiary as an insured thereunder, shall provide that losses thereunder be payable to the Beneficiary pursuant to such forms of loss payable clause as the Beneficiary may approve, shall be for an amount at least equal to the indebtedness secured hereby or the maximum limit of coverage made available with respect to the Premises under the National Flood Insurance Act of 1968, as amended from time-to-time (or any comparable federal law or statute which shall subsequently supersede such Act) whichever is less, and shall be noncancellable as to the Beneficiary except upon thirty (30) days' prior written notice given by the insurer to the Beneficiary. Within fifteen (15) days prior to the expiration date of each such flood insurance policy, Grantor shall deliver to the Beneficiary a renewal policy or endorsement together with evidence satisfactory to the Beneficiary that the premium therefor has been paid. Proceeds of any flood insurance policy shall be applied in the manner set forth in paragraph (3) for the application of other insurance proceeds. The words "Personal Property" or "Personalty" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. However, if the Real Property is or will be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Personal Property is limited to only those items specifically covered (currently or hereafter) by Coverage A of the standard flood insurance policy issued in accordance with the National Flood Insurance Program or under equivalent coverage similarly issued by a private insurer to satisfy the National Flood Insurance Act (as amended).

6. **Environmental Condition of Premises.**

- (a) Grantor represents, warrants and agrees that (i) no Hazardous Material (as hereinafter defined) has been used or placed on the Premises in violation of any applicable Environmental Laws (as hereinafter defined); (ii) no underground storage tanks are located on the Premises; (iii) no notice has been received with regard to any Hazardous Material on the Premises; (iv) the Premises are presently in compliance with all Environmental Laws; (v) no action, investigation or proceeding is pending or to Grantor's knowledge threatened which seeks to enforce any right or remedy against Grantor or the Premises under any Environmental Law; (vi) Grantor shall permit no installation or placement of Hazardous Material on the Premises in violation of Environmental Laws; (vii) Grantor shall permit no release of Hazardous Material onto or from the Premises; (viii) Grantor shall cause the Premises to comply with applicable Environmental Laws and shall keep the Premises free and clear of any liens imposed pursuant to any applicable Environmental Laws; (ix) all licenses, permits, notices and other governmental or regulatory actions necessary for the Premises to comply with Environmental Laws (the "Permits") shall be obtained and maintained and Grantor shall assure compliance therewith; and (x) Grantor shall give the Beneficiary prompt written notice if Grantor receives any notice with regard to Hazardous Materials on, from or affecting the Premises and shall conduct and complete all investigations and all cleanup actions necessary to remove, in accordance with applicable Environmental Laws, such hazardous Material from the Premises. Grantor shall indemnify and hold harmless the Beneficiary from and against all losses, expenses (including, without limitation, attorneys' fees) and claims of every kind suffered by or asserted against Beneficiary as a direct or indirect result of the presence on or release from the Premises of any Hazardous Material, whether or not caused by Grantor; the violation of any Environmental Laws applicable to the Premises, whether or not caused by Grantor; the failure by Grantor to comply fully with the terms and provisions of this paragraph; or any warranty or representation made by Grantor in this paragraph being false or untrue in any material respect. For purposes of this Instrument, "Hazardous Material" means polychlorinated biphenyls, petroleum, flammable explosives, radioactive materials, asbestos and any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purposes of) the Environmental Laws or listed as such by the

Environmental Protection Agency. "Environmental Laws" means any current or future governmental law, regulation or ruling applicable to environmental conditions on, under or about the Premises including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, the Superfund Amendment and Reauthorization Act of 1986, the Toxic Substances Control Act, the Clean Air Act, the Clean Water Act, or the Tennessee Hazardous Waste Management Act.

- (b) To the best of Grantor's knowledge and belief, no portion of the Premises are a protected wetland, or Grantor has fully disclosed to Beneficiary in writing the existence, extent and nature of such wetlands.
- (c) Grantor further warrants and represents that it will promptly notify Beneficiary of any change in the nature or extent of (i) any Hazardous Materials, maintained on, in or under the Premises or used or emitted in connection therewith and (ii) any wetlands located on the Premises. Grantor also has notified and will notify Beneficiary of Grantor's receipt of any citations, orders, notices, consent agreements, lawsuits, claims, or similar communication from a government agency or third party alleging a violation of any Environmental Laws (including allegations of a violation of the common law).
- (d) Grantor shall indemnify and hold Beneficiary harmless from and against any and all damages, penalties, fines, claims, liens, suits, liabilities, costs (including clean-up costs), judgments and expenses (including attorneys', consultants' or experts' fees and expenses) of every kind and nature suffered by or asserted against Beneficiary as a direct or indirect result of any warranty, representation, or portion thereof, made by Grantor in this section, being false or untrue in any respect or as a result of any requirement under any Environmental Law, which requires the elimination, treatment, or removal of any Hazardous Materials.
- (e) Beneficiary shall have the right at any time and from time to time prior to full payment and satisfaction of the Secured Indebtedness to arrange for or conduct environmental inspections of the Premises (including, but not limited to, sampling of materials for laboratory analysis). The cost of such inspections shall be borne as agreed between Grantor and Beneficiary except that the cost of any such inspections conducted in contemplation of foreclosure or pursuant to section 16 hereof entitled "Expenses", shall be the obligation of Grantor.
- (f) Grantor's obligations hereunder to Beneficiary shall not be limited to any extent by the term of the Secured Indebtedness, and, as to any act or occurrence prior to payment in full and satisfaction of the Secured Indebtedness, shall continue, survive and remain in full force and effect notwithstanding payment in full and satisfaction of the Secured Indebtedness and this Instrument or foreclosure under this Instrument, or delivery of a deed in lieu of foreclosure.

7. **No Archeological Encumbrances.** Grantor warrants that the Premises do not include any cemetery, Indian burial ground or village, or any other matter of archeological significance that would require the notification or consent of any persons or entity (including, without limitation, the Division of Archeology of the Tennessee Department of Conservation) in connection with any excavation or construction thereon, except as noted on that certain ALTA survey dated October 24, 2022 performed by CSDG, as provided to Lender.

8. **Maintenance of Premises.** Grantor shall maintain the Premises in good condition and repair. Grantor shall promptly repair, restore, replace or rebuild any part of the Premises, now or hereafter encumbered by this Instrument, which may incur any substantial damage. Without the prior written consent of Beneficiary, there shall be no removal, demolition, or material alteration of any part of the Premises, including, but not limited to, any building, structure, parking lot, driveway, landscape scheme, timber or other ground improvement. Grantor shall complete within a reasonable time and timely pay for any building, structure or other improvement presently at any stage of the process of construction on the Premises. Grantor shall not initiate, join in, or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restrictions limiting or prescribing the uses which may be made of the Premises or any part thereof, without the prior written approval of Beneficiary. Trustee and/or Beneficiary and any persons authorized by Trustee and/or Beneficiary shall have the right to enter and inspect the Premises at all times both before and after default.

9. **Impairment of Property Value by Public Authority.** Notwithstanding any taking of any of the Premises by eminent domain, alteration of the grade of any street or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, Grantor shall continue to pay all amounts that shall be or become due on the Secured Indebtedness. Compensation for any such taking or injury shall be payable only to Beneficiary, and said award or payment may, at the option of Beneficiary, be retained and applied by Beneficiary toward payment of the Secured Indebtedness, or be paid over, wholly or in part, to Grantor, subject to such conditions as Beneficiary may require. If, prior to the receipt by Beneficiary of such award or payment, the Premises shall have been sold on foreclosure of this Instrument, Beneficiary shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, together with any expenses of collecting said award or payment.

10. **Assignment of Awards.** As used herein, the term "Award" shall include all amounts that Grantor may be entitled to receive as a result of defects in or damage to the Premises, whether such amount is determined by judgment, settlement, or otherwise. Grantor hereby assigns to Beneficiary the right to receive all Awards, to the extent that such awards do not exceed the outstanding Secured Indebtedness at the time of the award. Beneficiary is hereby irrevocably appointed as Grantor's attorney-in-fact for the receipt of Awards and the endorsement of any instruments received in connection with an Award. Beneficiary may, at its option, apply such Awards or any part thereof against the Secured Indebtedness, or pay the Awards, or that portion of them not applied to the Secured Indebtedness, over to

Grantor, subject to such conditions as Beneficiary may require. Grantor shall notify Beneficiary of all defects in and damage to the Premises affecting the value thereof, and shall be included as a party plaintiff in all suits to collect damages as a result of such defects or damage. No claims that may result in Awards may be settled without Beneficiary's written consent. Beneficiary is hereby irrevocably appointed as Grantor's attorney-in-fact to sue on or settle any claim that might result in an Award, but Beneficiary shall have no duty to sue on or settle any such claim.

11. **Assignment of Leases.** To secure the payment of the Secured Indebtedness, Grantor hereby grants, transfers and assigns to Beneficiary all of the right, title and interest of Grantor in and to any and all present and future leases and licenses of the Premises (collectively the "Leases"), together with all renewals, modifications or extensions thereof; together with all rents, income and profits arising therefrom; together with all options or other rights pertaining thereto; and together with all present or future policies of lease insurance and guarantees, if any, of the obligations of the lessee or licensee under any Lease. This assignment does not impair any restriction on leasing, licensing or sale of the Premises provided elsewhere herein. Additionally, this assignment shall not be construed as subordinating Beneficiary's rights hereunder to any Lease.

12. **Covenants Regarding Leases.** Grantor covenants with Beneficiary as follows:

- (a) **Faithful and Diligent Lessor.** Grantor will observe and perform all of its obligations under the Leases, and will not cause or allow a default on its part thereunder, and shall diligently enforce or secure the performance of all obligations of the lessees under each Lease (the "Lessees");
- (b) **No Further Assignment.** Grantor will not further assign any of the Leases, or any interest therein, without the prior written approval of Beneficiary. Any attempted assignment without such approval shall be void;
- (c) **Collection of Rent.** Grantor will not collect any of the rent or other amounts arising under any Lease more than one month in advance. Beneficiary may elect at any time to have Lessees make payments under the Leases directly to Beneficiary for application to the Secured Indebtedness;
- (d) **No Amendment or Waiver.** Grantor will not amend or waive any of the terms of any Lease without the prior written consent of Beneficiary; and Grantor will not engage in any formal or informal agreement with any Lessee and will not engage in any course of dealing with Lessee with regard to the Lease as to impair the enforceability of any of Lessee's obligations as set forth therein;
- (e) **No Termination or Consent.** Grantor will not terminate any Lease or accept a surrender of the Premises subject thereto or consent to any assignment or subletting under any Lease, without the prior written consent of Beneficiary;
- (f) **No Alterations.** Grantor will not allow any Lessee to materially alter the Premises, without the prior written consent of Beneficiary;
- (g) **Notice of Default.** Grantor will promptly notify Beneficiary if any Lessee defaults under a Lease;
- (h) **No Merger.** Grantor agrees that, if by some means a Lessee acquires fee simple title to the Premises, the Lease shall not be extinguished by merger into the fee, and the Lease shall remain in full effect to secure the Secured Indebtedness;
- (i) **No Assumption by Beneficiary.** Grantor acknowledges and agrees that neither the execution of this Instrument nor the exercise of any remedies hereunder by Beneficiary shall be deemed an undertaking by Beneficiary to assume liability for the performance of any of Grantor's obligations under the Lease;
- (j) **Information Regarding Leases.** Upon demand by Beneficiary, Grantor shall deliver to Beneficiary (i) executed counterpart originals of all Leases then in effect, (ii) estoppel letters from all Lessees in such form as Beneficiary may require, (iii) current financial statements for all Lessees, and (iv) statement certified by Grantor (or by an executive officer or general partner of Grantor, if Grantor is a corporation or partnership) disclosing the income and expenses of Grantor's conduct of any business on the Premises, the operation of the Premises, or the leasing of the Premises for the last twelve (12) month calendar period prior to the giving of such notice;
- (k) **Subordination and Attornment.** Upon request by Beneficiary, Grantor shall deliver to Beneficiary subordination and attornment agreements from all Lessees, in form and substance acceptable to Beneficiary; and
- (l) **Use of Rents.** Grantor shall have the right to use rents, issues, profits, etc. arising from the Premises for reasonable and necessary expenses of the Premises absent the occurrence of a default under this Instrument. Upon the occurrence of a default, however, Grantor's right to the use of such funds shall terminate and all such funds shall thereafter be remitted to Beneficiary. Pending such remittance, any such funds in Grantor's possession or control shall be deemed held in trust for Beneficiary and any application thereof that is inconsistent with the provisions hereof shall be deemed a conversion of Beneficiary's collateral. Grantor's obligation to conserve such amounts for Beneficiary shall arise upon the occurrence of any default, whether or not Beneficiary has accelerated any of the Secured Indebtedness or given notice to Grantor of the exercise of any remedies.

13. **No Other Encumbrances or Sale Without Consent.** Grantor shall not create or suffer to be created any lien or security interest in any or all of the Premises, whether by mortgage, deed of trust, or otherwise, without first obtaining the written consent of Beneficiary. Grantor shall not directly or indirectly lease, transfer, sell, convey or mortgage any legal or equitable interest in the Premises, or agree to do any of the foregoing, without first obtaining the written consent of Beneficiary. The transfer of an interest in Grantor shall be considered a transfer of an interest in the Premises for the purposes of this paragraph. Specifically prohibited without written consent, but not to the limitation of the foregoing, are (a) the granting of junior encumbrances on the Premises, (b) the transfer of any interest in the Premises to produce a "wraparound" financing arrangement, or (c) the transfer of any interest in the Premises whether or not accompanied by the purported assumption by the grantee of Grantor's obligations under the Secured Indebtedness.

14. **Defense of Beneficiary's Interest.** Grantor will promptly cause to be removed all claims or liens that may hereafter arise against any of the Premises, except such matters which may be shown on Schedule B-2 of Beneficiary's lender's title insurance policy. If Beneficiary, in its discretion, should deem it necessary to bring or defend any action to exercise, protect or establish any of its rights hereunder, Grantor agrees to participate in such action in good faith and to the extent requested by Beneficiary. Grantor will pay Beneficiary's expenses of bringing or defending such action, including reasonable attorneys' fees.

15. **Further Assurances of Obligation and Title; Estoppel Letters.** Upon demand, Grantor shall execute and deliver to Beneficiary any further instrument or instruments, including, but not limited to, deeds of trust, security agreements, extensions of any liens created herein, financing statements, assignments, and renewal and substitution notes, as to reaffirm, to correct and to perfect the evidence of the obligation hereby secured, the legal title of Trustee to the Premises, and the security interest arising under this Instrument. Grantor hereby irrevocably appoints Beneficiary as Grantor's attorney-in-fact to execute any documents necessary to perfect or extend Beneficiary's rights hereunder. Grantor shall pay all fees and expenses incurred by Beneficiary in the filing of such instruments. Within five (5) days after request made by Beneficiary, Grantor shall certify by a writing, duly acknowledged, to Trustee and/or Beneficiary or to any proposed assignee of this Instrument, the amount of principal and interest then owing on the Secured Indebtedness and whether or not any offsets or defenses exist against the Secured Indebtedness, with a description of the basis for any alleged offset or defense.

16. **Expenses.** Upon demand, Grantor will advance to Beneficiary or, at Beneficiary's option, reimburse Beneficiary for, the following expenses which Beneficiary may incur, without notice to Grantor:

- (a) **Taxes.** All taxes that Beneficiary may be required to pay because of the Secured Indebtedness or because of Beneficiary's interest in any property securing the payment of the Secured Indebtedness, except for taxes based upon the general income of Beneficiary;
- (b) **Administration.** All expenses that Beneficiary may incur in connection with the preparation, execution, administration or enforcement of this Instrument or of any other document pertaining to the Secured Indebtedness;
- (c) **Reappraisal.** The cost of obtaining appraisal updates or reappraisals of the Premises, as Beneficiary may require the same from time to time in Beneficiary's sole discretion;
- (d) **Costs of Collection; Protection of Collateral.** All court costs and other costs of collecting any debt, overdraft or other obligation included in the Secured Indebtedness, including compensation for time spent by employees of Beneficiary, together with all costs of preserving, insuring, preparing for sale (whether by improvement, repair or otherwise), managing, maintaining or selling the Premises or any other collateral securing the Secured Indebtedness, or of performing any of Grantor's obligations under any Lease;
- (e) **Prior Encumbrances.** All amounts that Beneficiary may hereafter advance to prevent a default or foreclosure under any deed of trust, mortgage, judicial lien, or other encumbrance that may be a lien prior to that of this Instrument including, but not limited to, any and all payments of principal, interest, escrow charges, late charges, attorneys' fees, foreclosure publication costs, and other amounts that may be so paid by Beneficiary;
- (f) **Litigation.** All costs arising from any litigation, investigation, or administrative proceeding (whether or not Beneficiary is a party thereto) that Beneficiary may incur as a result of the Secured Indebtedness or as a result of Beneficiary's association with Grantor, including, but not limited to, expenses incurred by Beneficiary in connection with a case or proceeding involving Grantor under any chapter of the Bankruptcy Code or any successor statute thereto; and
- (g) **Attorneys Fees.** Reasonable attorneys' fees incurred in connection with any of the foregoing.

If Beneficiary pays any of the foregoing expenses, they shall become a part of the Secured Indebtedness and shall bear interest at the highest lawful rate. This paragraph shall remain in full effect regardless of the full payment of the Secured Indebtedness, the purported termination of this Instrument, the delivery of the executed original of this Instrument to Grantor, or the content or accuracy of any representation made by Grantor to Beneficiary; provided, however, Beneficiary may terminate this paragraph by executing and delivering to Grantor a written instrument of termination specifically referring to this paragraph.

17. **Default Defined.** Subject to any applicable notice and cure provisions contained in the note or loan agreement. The occurrence of any one or more of the following shall constitute a default under this Instrument:

- (a) Monetary Default. The failure of Grantor to timely pay when due any amount included in the Secured Indebtedness;
- (b) Breach of Covenant. The failure of Grantor or any other party to perform or observe any obligation or covenant made with respect to the Secured Indebtedness;
- (c) Breach of Warranty. Beneficiary's discovery that any warranty or representation made with respect to the Secured Indebtedness is not true;
- (d) Waste of Premises. The occurrence of actual or threatened waste of the Premises, or should any part thereof be removed, damaged, abandoned, or materially altered so that the value of the Premises be diminished, irrespective of the resulting value of the Premises;
- (e) Other Lien. The filing of any federal or state tax lien, judgment lien, *lis pendens*, claim of lien for labor or material or any other claim or lien against the Premises or Grantor's interest therein not removed by payment or bond within ten (10) days from the date of recording;
- (f) Impairment of Premises. The depreciation of the fair market value of the Premises below the amount of the outstanding Secured Indebtedness, for any reason;
- (g) Challenge to Priority. The assertion of any claim of priority to any security provided for herein by recording or in any legal or equitable proceeding, except for the prior interests, if any, disclosed in this Instrument;
- (h) Other Default of Grantor. The occurrence of any event under any other deed of trust, mortgage or other encumbering instrument, deed or agreement, given or made regarding the Premises, which would authorize the acceleration of any debt to any such third party, regardless of whether the third party waives its right to so accelerate;
- (i) Receivership. The placing of the Premises under control or in the custody of any court;
- (j) Tax Upon Beneficiary. The occurrence, after the date of this Instrument, of the passage of any law or ordinance of the United States, the State or any political subdivision thereof, wherein the Premises are situated, or the rendering of any decision by a court of competent jurisdiction, creating or providing for any tax, assessment or charge against the Premises, this Instrument or the Secured Indebtedness, or any interest of Trustee or Beneficiary in the Premises or the obligations secured hereby, that is to be paid by Trustee or Beneficiary, unless reimbursements by Grantor are permitted thereunder;
- (k) Default Under Other Instrument. The occurrence of a default under any other deed of trust, note, security agreement, or other document evidencing or securing any or all of the Secured Indebtedness; and
- (l) Insecurity of Beneficiary. The occurrence of any event or the presence of any condition that leads Beneficiary in good faith to feel insecure regarding the likelihood of its receiving orderly, timely and complete payment of the Secured Indebtedness without proceeding against any collateral therefor or proceeding against any guaranty or surety.

18. Remedies Upon Default. Upon default, and following the expiration of any applicable notice and cure provisions, Trustee and/or Beneficiary (as indicated below) may, at their discretion and without any notice to Grantor except as specified below, do any one or more of the following:

- (a) Acceleration. Beneficiary may accelerate the maturity of any and all debts and obligations included in the Secured Indebtedness;
- (b) Rights Under Uniform Commercial Code. Beneficiary may exercise any or all rights it may have with respect to the Personalty or Fixtures to the Real Property under the Uniform Commercial Code as adopted in Tennessee (the "UCC"). Grantor agrees that the sale of any Personalty pursuant to the UCC may be performed at public or private sale; that notice of such a sale shall be deemed commercially reasonable if given five (5) days prior to such sale; that Beneficiary may adjourn any public sale to a different time or place by notice at the announced time and place but without further advertisement or notice; that Beneficiary may sell the Personalty in such lots as it may deem appropriate; and that any advertisement of such a sale shall be sufficiently descriptive of the Personalty if it describes the same by item or type. In addition to the remedies elsewhere provided herein, Beneficiary may, upon default, at its election, sell some or all of the Personalty together with the Property by complying with the provisions hereof and applicable law regarding the sale of the Property, in which case the provisions of applicable real estate law, rather than the UCC, shall control as to all aspects of the sale, and the sale shall be conclusively determined to be commercially reasonable if conducted in accordance with such provisions. Any sale of the Property pursuant to the power of sale provided for herein shall be presumed to include all fixtures then included with the Property unless Beneficiary advertises to the contrary;
- (c) Exercise of Grantor's Rights Under Leases. Beneficiary may instruct any or all Lessees to send all payments of rent and other amounts due under the Lease directly to Beneficiary or its designated agent and to regard Beneficiary as the owner of all of the rights (but not the obligations) of the Grantor under the Lease. After receipt of such notice from Beneficiary, Lessees shall make all such payments directly to Beneficiary or its agent, and, if Beneficiary so requests, shall direct to Beneficiary or its agent all requests and notices under the Lease, including, but not limited to, requests to sublet or alter the Premises. Grantor hereby directs Lessees to comply with any such instructions received from Beneficiary, without any inquiry on Lessees' part and without any further direction from Grantor. Beneficiary may exercise the rights of Grantor under any Lease including, but not limited to, the collection of rent in the manner and to the extent that it deems appropriate, including,

but not limited to, the institution of legal or administrative proceedings for the collection of rent thereunder. Without limiting the foregoing, Beneficiary is specifically authorized to consent to any subletting or alteration of the Premises or to take any other action requested by any Lessee, in Beneficiary's discretion. Additionally, Beneficiary may agree to such amendments of the Lease as Beneficiary may deem appropriate;

- (d) Performance of Grantor's Obligations Under Leases. Beneficiary may, but shall not be obligated to, perform or have performed any or all obligations of Grantor under the Leases; provided, however, Beneficiary's performance of such obligations shall not be deemed an assumption by it of Grantor's obligations under any Lease, unless Beneficiary specifically so agrees with any given Lessee in writing;
- (e) Further Assignment of Leases. Beneficiary may assign Grantor's right to rents or any other interest in the Leases to such person or entity and on such terms as Beneficiary may deem appropriate;
- (f) Possession. Beneficiary may, at its option, enter upon and take possession of the Premises without the appointment of a receiver, or an application therefor; obtain the appointment of a receiver to exercise any remedies of Beneficiary or Trustee hereunder; employ a managing agent of the Premises and lease the same, either in its own name, or in the name of Grantor; and collect the rents, incomes, issues and profits of the Premises;
- (g) Foreclosure by Power of Sale. Trustee, at the request of Beneficiary, and after publishing notice of the time and place of sale at least three (3) different times in some newspaper published in a county in which the Real Estate is located, the first of which publications shall be at least twenty (20) days prior to said sale, shall proceed to sell the Premises, at public auction for cash. The Trustee shall apply the proceeds from such sale(s) as provided in Subparagraph (j) below;
- (h) Judicial Foreclosure. Trustee and/or Beneficiary may, at its option, institute appropriate proceedings of foreclosure in equity or at law;
- (i) Attorney-in-Fact. Any legal proceeding, contractual obligation, further assignment or other action taken by Beneficiary in the course of exercising its remedies hereunder may be entered into or initiated by Beneficiary either in its own name as Grantor's assignee or in the name of Grantor. Grantor hereby irrevocably appoints Beneficiary as Grantor's attorney-in-fact for the purpose of taking any such action upon default hereunder;
- (j) Application of Proceeds of Foreclosure and Other Remedies. All amounts received by Beneficiary pursuant to the exercise of remedies hereunder shall be applied first to expenses due Beneficiary or Trustee including, but not limited to, expenses of foreclosure and all expenses incurred in leasing the Premises, retaining a managing agent therefor, or fulfilling Grantor's obligations under any Lease, including attorneys fees; second, to interest included in the Secured Indebtedness; third, to principal included in the Secured Indebtedness, in such order as Beneficiary may elect; and the surplus, if any, shall be paid to the party or parties entitled thereto;
- (k) Discontinuance of Proceedings and Restoration of the Parties. In the event that Beneficiary shall have proceeded to enforce any right, power or remedy under this instrument, by foreclosure, entry, or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to Beneficiary, then and in every such case, Grantor and Beneficiary shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of Beneficiary shall continue as if no such proceeding had been instituted; and
- (l) Designation of Agent. Trustee or his successor hereunder is hereby authorized and empowered to designate an agent or attorney to perform any and all duties and obligations and to exercise all rights granted to Trustee hereunder, including, without limitation, the right and power to conduct any sale with or without such Trustee's or successor's presence at the same.

19. Agreements Relating to Sale and Default. In the event of any sale under this Instrument or pursuant to any order in any judicial proceedings or otherwise, the Premises or any part thereof may be sold, in one parcel or in such parcels, manner or order as Beneficiary, in its sole discretion, may direct. At Beneficiary's option, a sale may be conducted alternately as a single parcel and in tracts, to be closed under whichever method yields a greater total price. If the Property is located in two or more counties, it may all be sold in one of the counties if Trustee so elects. Otherwise, the sale shall occur in the county in which the Property is located unless Trustee, in his reasonable discretion, elects to conduct the sale elsewhere. The sale shall be held at such location in the county as the foreclosure notice may specify. One or more exercises of the power of sale provided for herein shall not extinguish or exhaust said power until the entire premises has been sold or the Secured Indebtedness has been paid in full. Trustee is hereby released from all obligations imposed by statute which can be waived, including any requirement of qualification or bond. It is agreed that Beneficiary, in the event of any sale of the Premises, may bid and buy as any third person might, but Beneficiary shall not be required to present cash at the sale except to the extent, if any, by which Beneficiary's bid exceeds the amount of the Secured Indebtedness, including all expenses of collection and sale provided for herein. Trustee may delegate, in his sole discretion, any authority possessed under this Instrument, including the authority to conduct a foreclosure sale. Without limiting the foregoing, Trustee may retain a professional auctioneer to preside over the bidding, and the customary charge for the auctioneer's services shall be paid from sale proceeds as an expense of sale. If prior to or at any foreclosure sale a third party represents to the trustee in writing that such party holds the next junior lien to this Instrument (whether by judgment lien, junior deed of trust, or otherwise), the Trustee may disburse surplus proceeds to such third party in an amount not to exceed the amount of lien alleged by the third party in its

written statement to the Trustee. A foreclosure sale may be adjourned by Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The foreclosure sale of the Premises shall be conducted for cash to be tendered upon the conclusion of the bidding; provided, however:

- (i) Trustee may accept a check issued or certified by a local bank as consideration for the sale; and
- (ii) If, in his sole discretion, Trustee announces before or after bidding that, upon the failure of the high bidder to complete the sale for cash within the time specifically allowed by the Trustee, the Premises may be sold to the second highest bidder, and if the high bidder should subsequently fail to complete the purchase within that time, then Trustee may, at his option, close the sale of the Premises to the second highest bidder. Grantor further agrees that, in the event of any sale hereunder, it will at once surrender possession of the Premises, will from the moment of sale be the tenant at will of the purchaser, will be removable by process and will be liable to pay said purchaser the reasonable rental value of said Premises after such sale. Beneficiary or Trustee may, after default, advise third parties of the amount (or estimated amount) of principal, interest and expenses that will be outstanding as of the date of any foreclosure sale and may share any other available information regarding the Premises. Following the occurrence of a default hereunder, any "release" provision included herein or in any other document whereby Beneficiary agreed to release all or part of the Premises upon the payment of less than all of the Secured Indebtedness shall become void and Beneficiary shall no longer be obligated to release any of the Premises until the Secured Indebtedness has been paid in full. Grantor agrees that Grantor will not bid at any sale hereunder and will not allow others to bid on Grantor's behalf unless, at the time of sale, Grantor has cash sufficient to pay at the sale the amount of his bid.

20. **Trustee Compensation.** Trustee shall be entitled to reasonable compensation for all services rendered, whether or not a foreclosure is held hereunder, and shall be reimbursed for all reasonable expenses, charges and attorneys' fees, including fees for legal advice concerning his duties and rights in the Premises and title examinations.

21. **Removal of Trustee.** Beneficiary shall at all times have the irrevocable right to remove Trustee without notice or cause and to appoint Trustee's successor by a recorded instrument. If Trustee dies or resigns, Beneficiary shall have the right to appoint its successor by recorded instrument. Any Successor Trustee appointed pursuant to this paragraph shall be vested with title to the Premises and shall possess all the powers, duties and obligations herein conferred on Trustee in the same manner and to the same extent as though he were named herein as Trustee.

22. **Priority of Security for Future Advances.** It is the intention of the parties hereto that the Premises shall secure all indebtedness presently or hereafter owed Beneficiary by Grantor, and that the priority of Beneficiary's security for all such indebtedness shall be controlled by the time of proper recording of this Instrument. This Paragraph shall serve as notice to all persons who may seek or obtain a lien on the Premises subsequent to the date of recording of this Instrument that until this Deed of Trust is released, any debt owed Beneficiary by Grantor, including advances made subsequent to the recording of this Instrument, shall be secured with the priority afforded this Instrument as recorded.

23. **Secured Indebtedness Not Limited by Statements for Tax and Registration Authorities.** Any legend appearing on the face hereof and any affidavit that may be submitted to recording authorities herewith pursuant to any requirement of taxation or registration authorities is included for the benefit of such authorities only and does not affect the terms of Beneficiary's agreement with Grantor as provided by this Instrument and by other documents pertaining to the Secured Indebtedness or the priority of the lien of this Instrument or any advances made hereunder.

24. **Information From Other Lienholders.** Grantor hereby irrevocably authorizes Beneficiary to obtain a statement from the owner of any other presently existing or future obligation secured by any or all of the Premises, at any time and without notice to Grantor, as to the amount of principal, interest, and expenses secured thereby and as to the existence of a default thereunder. The owner of each such obligation, including but not limited to, the owner of any obligation secured by a deed of trust or any of all of the Premises, is hereby directed to provide Beneficiary with such information upon request by Beneficiary, without making any inquiry of Grantor whatsoever, and Grantor agrees that all such owners of other obligations (and their servicing agents) shall incur no liability for providing such information to Beneficiary.

25. **Application of Amounts to Indebtedness; Prepayment.** Should Beneficiary elect to apply insurance or condemnation proceeds or any other sum to which it is entitled (other than regular payments on the Secured Indebtedness) toward the reduction of the amount of the Secured Indebtedness, the resulting reduction of the Secured Indebtedness shall occur in the inverse order of its maturity and shall not postpone the obligation of Grantor to make its regular payments as long as any amount of the Secured Indebtedness remains outstanding. No voluntary prepayment on the Secured Indebtedness shall be allowed except as specifically provided for in a note or other obligation which is part of the Secured Indebtedness.

26. **No Subordination to Contractors.** Beneficiary has not consented to any priority of a contractor's lien for construction of any improvements to the Premises, and any such lien hereafter arising shall be subordinate to the lien of this Instrument.

27. **Choice of Security; No Third Party Beneficiaries.** If the Secured Indebtedness, or any part thereof, is now or hereafter further secured by other deeds of trust, security interests, contracts of guaranty, assignments of leases or of other collateral, Beneficiary may at its option pursue recovery from any one or more thereof, in such order as it may determine, and Beneficiary shall not be required to marshal assets. This Instrument has been executed for the exclusive benefit of Beneficiary and there are no third party beneficiaries hereof.

28. **Waiver of Redemption Rights, Exemptions, etc.** Any sale of any or all of the Premises pursuant to the power of sale or judicial sale provided for herein or in realization of the security interest granted herein shall be made free from the equity of redemption, statutory right of redemption, homestead, dower, curtesy, exemption rights, and all other rights and interests of Grantor, all of which are hereby expressly waived.

29. **Indulgence not Waiver.** Any indulgence in Grantor's departure from the terms of this Instrument shall not prejudice Beneficiary's or Trustee's rights to require strict compliance herewith and to exercise any rights they possess under this Instrument, including the right to declare a default and proceed with any remedy available under this Instrument.

30. **Gender and Number.** The pronouns used herein shall include, when appropriate, either gender and both singular and plural. Without limiting the foregoing, if more than one Grantor executes this Instrument, each reference to Grantor shall be construed as a reference to all Grantors jointly and each Grantor severally. The word "Premises," whenever used herein, is not used in a strictly collective sense, but includes parts and fractions of the property herein conveyed as well as the aggregate of such property.

31. **Severability; Conformity to Law.** Should any provision or clause of this Instrument be held invalid for any reason, the remaining provisions of this Instrument shall be given effect to the extent possible absent the invalid provision. To this end, the provisions of this Instrument are declared to be severable. Additionally, the provisions hereof are subject to all applicable federal, state and local laws and regulations, and shall be read to so comply if specific facts surrounding the execution hereof cause any provision to be contrary to any applicable law or regulation under the circumstances. Without limiting the foregoing, the Secured Indebtedness shall not include (i) any obligations for which this Instrument may not serve as collateral due to prohibitions included in Regulation U issued by the Federal Reserve Board, and (ii) any obligations for which a notice or disclosure is or was required to be given regarding the security provided by this Instrument, if such notice or disclosure is not or was not given in accordance with applicable law.

32. **Amendment.** Any amendment to or modification of this Instrument may be made by and between Grantor and Beneficiary without necessity of joinder therein by Trustee. Any such amendment or modification, to be valid, must be made in writing, signed by Grantor and approved by Beneficiary, and duly recorded.

33. **Nonexclusive Powers and Remedies.** The rights of Trustee and Beneficiary arising under this Instrument are in addition to all rights that Trustee or Beneficiary may have at law or equity. Without limiting the foregoing, all provisions of this Instrument that pertain to the rights and duties of Trustee upon foreclosure of the Premises shall be regarded as cumulative with the rights of Trustee otherwise available at law. No act of Trustee or Beneficiary, including the institution of suit to recover any part of the Secured Indebtedness, shall be construed as an election to proceed under any one provision herein to the exclusion of any others or as an election of remedies to the bar of any other remedy allowed at law or in equity.

34. **Irrevocability of Power of Attorney.** Whenever in this Instrument Beneficiary is appointed as attorney-in-fact of Grantor, such power of attorney is coupled with an interest and is irrevocable and shall not be affected by the death, disability, or incapacity of Grantor. Additionally, all such powers are granted with power of substitution.

35. **Scope of Definitions.** The words "Grantor," "Beneficiary," and "Trustee," whenever used herein, shall include the respective parties originally entering into this Instrument and their respective heirs, executors, administrators, legal representatives, successors and assigns, and all those holding under any of them. This paragraph should not be construed as limiting any other provisions hereof restricting the transfer of the Premises or Grantor's assignment hereof.

36. **Time of Essence.** Time is of the essence of this Instrument.

37. **Governing Law.** The validity, construction, and enforcement of this Instrument shall be governed by the laws of the State of Tennessee applicable to contracts executed and performed entirely within that state. Any action to enforce or construe this Agreement or any related document or instrument shall be brought in the courts of Wilson County, Tennessee, and all parties hereto consent to such jurisdiction.

38. **Captions Not Controlling.** Captions to the paragraphs of this Instrument have been included for convenience only and do not limit or control the contents of the respective paragraphs.

39. **Notices.** Any communications concerning this Instrument shall be addressed as follows:

As to Grantor:

MARLON'S CREEK PROP CO, LLC
2925 Berry Hill Dr.
Nashville, TN 37204
Attention: Kevin Estes

As to Beneficiary:

WILSON BANK & TRUST
623 West Main Street
P.O. Box 768
Lebanon, TN 37088
Attention: Taylor Walker

With a copy to:

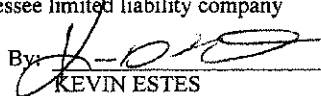
ROCHELLE, MCCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, Tennessee 37087
Attention: Gregory S. Gill

Communications shall be effective when set forth in writing and actually received or when set forth in writing and mailed (postage prepaid) or delivered to the receiving party's address stated above. Any party may change its address for receipt of notices by submitting the change in writing to the other party or parties. Third parties making inquiries with respect to this Instrument may do so by contacting Grantor and Beneficiary at the above addresses.

EXECUTED the date first above written.

GRANTOR:

MARLON'S CREEK PROP CO, LLC
a Tennessee limited liability company

By: 

KEVIN ESTES
Authorized Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, KEVIN ESTES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Authorized Member of MARLON'S CREEK PROP CO, LLC, a Tennessee limited liability company, the within-named bargainer, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 12th day of January, 2023

My commission expires: 10/30/2023

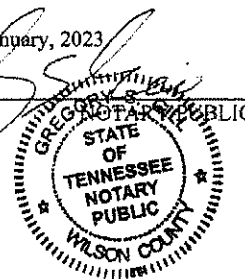


EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and described as follows:

REAL ESTATE LOCATED IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, TO-WIT:

BEGINNING AT A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP (TN SPC N: 483,267.03, E: 1,701,749.97) IN THE SOUTHEAST RIGHT OF WAY OF LASEA ROAD CORNER WITH DENNIS J. CHUN, RECORDED IN RECORD BOOK R1493 PAGE 981 IN THE REGISTERS OFFICE OF MAURY COUNTY TENNESSEE.

THENCE WITH SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES:

1. SOUTH 39 DEGREES 26 MINUTES 18 SECONDS EAST, 242.76 FEET TO A 16" HICKORY TREE.
2. SOUTH 63 DEGREES 28 MINUTES 34 SECONDS EAST, 91.60 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP.
3. SOUTH 86 DEGREES 11 MINUTES 50 SECONDS EAST, 331.80 FEET TO A FOUND 1/2" DIAMETER IRON REBAR NO CAP CORNER WITH DEBBIE J. PARKS AND TANNER PARKS RECORDED IN DEED RECORD BOOK 2347, PAGE 869 R.O.M.C.T.

THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. SOUTH 87 DEGREES 59 MINUTES 51 SECONDS EAST, 127.00 FEET TO A NEW 1/2" DIAMETER IRON REBAR WITH RSA CAP;
2. SOUTH 88 DEGREES 05 MINUTES 28 SECONDS EAST, 139.66 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP CORNER WITH EDWARD VAUGHN JR AND WIFE MARILYN VAUGHN DEED RECORD BOOK R1170 PAGE 117 R.O.M.C.T.

THENCE WITH SAID LINE THE FOLLOWING TWO (2) CALLS AND DISTANCES:

1. SOUTH 87 DEGREES 31 MINUTES 28 SECONDS EAST, 317.15 FEET TO A NEW 1/2" DIAMETER IRON REBAR WITH RSA CAP;
2. SOUTH 87 DEGREES 16 MINUTES 21 SECONDS EAST, 255.21 FEET TO A FOUND 5/8" IRON REBAR NO CAP FEET (LOCATED SOUTH 03 DEGREES 59 MINUTES 00 SECONDS 5.99 FEET FROM A FOUND CONCRETE HIGHWAY MONUMENT) IN SOUTH BOUND RIGHT OF WAY OF INTERSTATE 65.

THENCE WITH LEAVING SAID LINE THE FOLLOWING THREE (3) CALLS AND DISTANCES:

1. SOUTH 03 DEGREES 48 MINUTES 07 SECONDS WEST, 579.16 FEET TO A FOUND CONCRETE HIGHWAY MONUMENT.
2. SOUTH 03 DEGREES 46 MINUTES 23 SECONDS WEST, 799.73 FEET TO A FOUND CONCRETE HIGHWAY MONUMENT.
3. SOUTH 03 DEGREES 39 MINUTES 11 SECONDS WEST, 441.15 FEET TO A NEW 1/2" DIAMETER IRON REBAR CORNER (LOCATED NORTH 03 DEGREES 57 MINUTES 35 SECONDS EAST FROM A FOUND CONCRETE HIGHWAY MONUMENT) CORNER WITH LASEA LAND GROUP, RECORDED IN DEED RECORD BOOK R2518 PAGE 79. R.O.M.C.T.

THENCE WITH LEAVING SAID LINE THE FOLLOWING FIVE (5) CALLS AND DISTANCES;

1. NORTH 78 DEGREES 07 MINUTES 12 SECONDS WEST, 155.77 TO A NEW 1/2" DIAMETER IRON REBAR.
2. NORTH 72 DEGREES 47 MINUTES 30 SECONDS WEST, 220.00 FEET TO A FOUND IRON REBAR WITH A RLS 2035 CAP.

3. NORTH 76 DEGREES 21 MINUTES 42 SECONDS WEST, 681.62 FEET TO A FOUND IRON REBAR WITH A RLS 2035.

4. NORTH 21 DEGREES 24 MINUTES 36 SECONDS WEST, 259.79 FEET TO A FOUND IRON REBAR WITH RLS 2035 CAP.

5. SOUTH 76 DEGREES 55 MINUTES 37 SECONDS WEST, 1166.99 FEET TO A FOUND 1/2" DIAMETER IRON REBAR WITH NO CAP CORNER WITH DHARAM PAL GOYAL AND SONIA GOYAL RECORDED IN RECORD DEED BOOK R2260, PAGE 450 R.O.M.C.T

THENCE WITH SAID LINE SOUTH 78 DEGREES 41 MINUTES 38 SECONDS WEST, 250.58 FEET TO A NEW 1/2" DIAMETER IRON REBAR IN THE EAST RIGHT OF WAY FOR LASEA ROAD.

THENCE WITH LEAVING SAID LINE THE FOLLOWING TEN (10) CALLS AND DISTANCES:

1. NORTH 07 DEGREES 27 MINUTES 01 SECONDS EAST, 130.85 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

2. NORTH 07 DEGREES 10 MINUTES 21 SECONDS EAST, 472. 49 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

3. THENCE WITH A CURVE A CHORD BEARING NORTH 12 DEGREES 27 MINUTES 35 SECONDS EAST AND DISTANCE OF 319.39 FEET AND RADIUS OF 1646.76 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

4. NORTH 17 DEGREES 01 MINUTE 13 SECONDS EAST, 100.00 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

5. THENCE WITH A CURVE A CHORD BEARING NORTH 26 DEGREES 01 MINUTES 43 SECONDS EAST, AND 241.66 FEET WITH A RADIUS OF 771.99 FEET TO A 1/2" DIAMETER IRON REBAR NEW.

6. THENCE WITH A CURVE CHORD BEARING OF NORTH 38 DEGREES 36 MINUTES 28 SECONDS EAST AND DISTANCE OF 63.94 FEET AND A RADIUS OF 640.94 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

7. THENCE A CURVE WITH A CHORD BEARING NORTH 52 DEGREES 38 MINUTES 15 SECONDS EAST AND DISTANCE OF 453.94 FEET AND A RADIUS OF 1488.72 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

8. NORTH 61 DEGREES 17 MINUTES 19 SECONDS EAST, 363.70 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

9. THENCE A CURVE WITH A CHORD BEARING NORTH 51 DEGREES 06 MINUTES 59 SECONDS EAST AND DISTANCE OF 235.23 FEET AND A RADIUS OF 731.50 FEET TO A NEW 1/2" DIAMETER IRON REBAR.

10. NORTH 35 DEGREES 40 MINUTES 07 SECONDS EAST, 51.95 FEET TO A FOUND 1/2" IRON REBAR TO THE POINT OF BEGINNING.

Being the same property conveyed to **MARLON'S CREEK PROP CO, LLC, a Tennessee limited liability company**, by special warranty deed from MIDTNDDEV, LLC, a Florida limited liability company, dated January **13**, 2023, of record in Book **R2896** Page **1491**, in the Register's Office for MAURY County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 1/13/2023 .

Bainbridge Dillion
Affiant Signature

Date: 1/13/2023

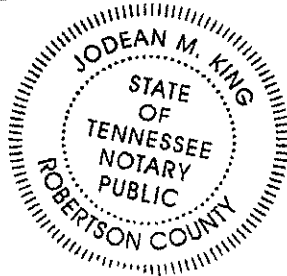
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of January, 2023.

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires:

7/22/2025 Date: 1/13/2023



August 21, 2023

City of Columbia Planning Department
700 North Garden Street
Columbia, TN 38401

RE: Marlon's Creek Subdivision

Please let this letter serve as Freehill Ventures' written permission to authorize Ragan Smith Associates, on our behalf, to file a development plan, preliminary plat, site plan(s), and any other documentation regarding our Marlon's Creek project. Freehill Ventures is the General Partner of the Marlon's Creek Prop Co, LLC.

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

Sincerely,

Owen Hosay

Freehill Ventures



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Marlons Creek

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:

Ted Stevenson

Print Name



Signature

8/21/2023

Date



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	1686 Lasea Road Columbia, TN 37174		
	TAX MAP: 73	GROUP:	PARCEL: 15
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat to create 172 single family lots on 87.2 acres		

REQUEST DATE FOR 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 ☐ Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> ☒ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan + Checklist ☐ PUD Final Site Plan + Checklist ☐ Multi-Family Site Plan ☐ Other: _____ <i>*File naming nomenclature examples:</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) Marlon's Creek _____ • Total Number of Lots 172 _____ • Total acreage 87.2 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

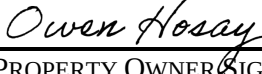
All communications go to the Applicant's email that is provided.

NAME	Ted Stevenson	PHONE	(615) 244-8591
ADDRESS	315 Woodland Street	EMAIL	tstevenson@ragansmith.com

PROPERTY OWNER NAME	Marlon's Creek Prop Co.	PHONE	615-934-8264
ADDRESS	2925 Berry Hill Dr. Nashville, TN 37204	EMAIL	owen@freehillventures.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.

<u>Ted Stevenson</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>August 21, 2023</u> DATE
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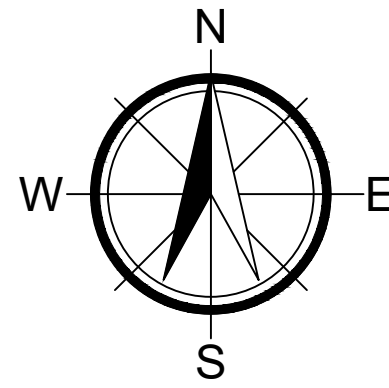
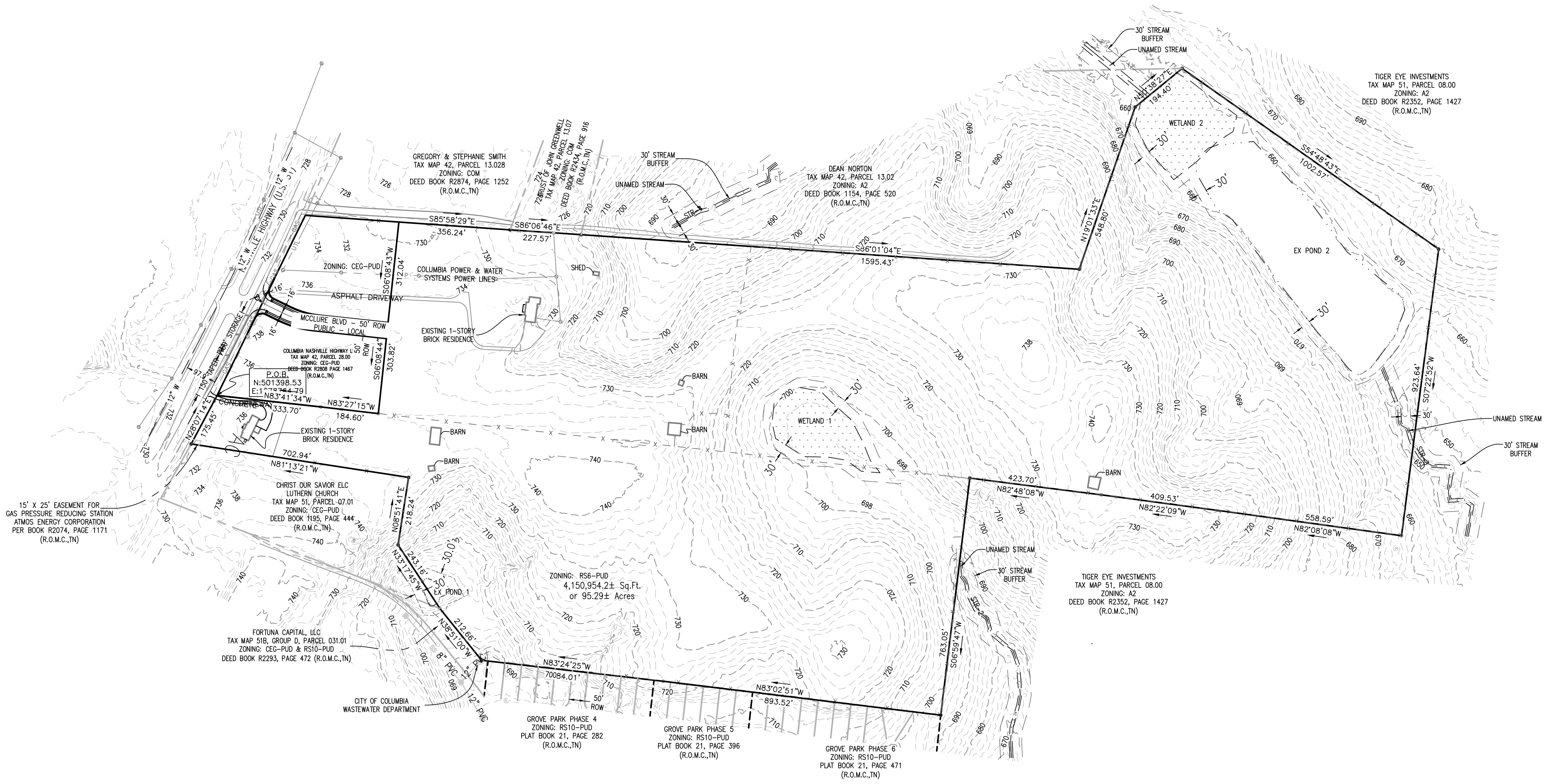
<u>Owen Hosay</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>8/17/2023</u> DATE
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STAFF USE ONLY

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

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W&A Engineering

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS	
DATE	COMMENT

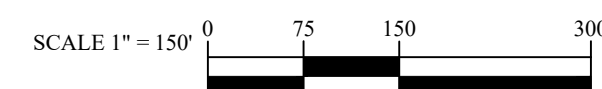
DATE: 9/18/2023



W&A PROJECT #: 220047

EXISTING CONDITIONS

SHEET 2 OF 19



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN 38401

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DATE: 9/18/2023

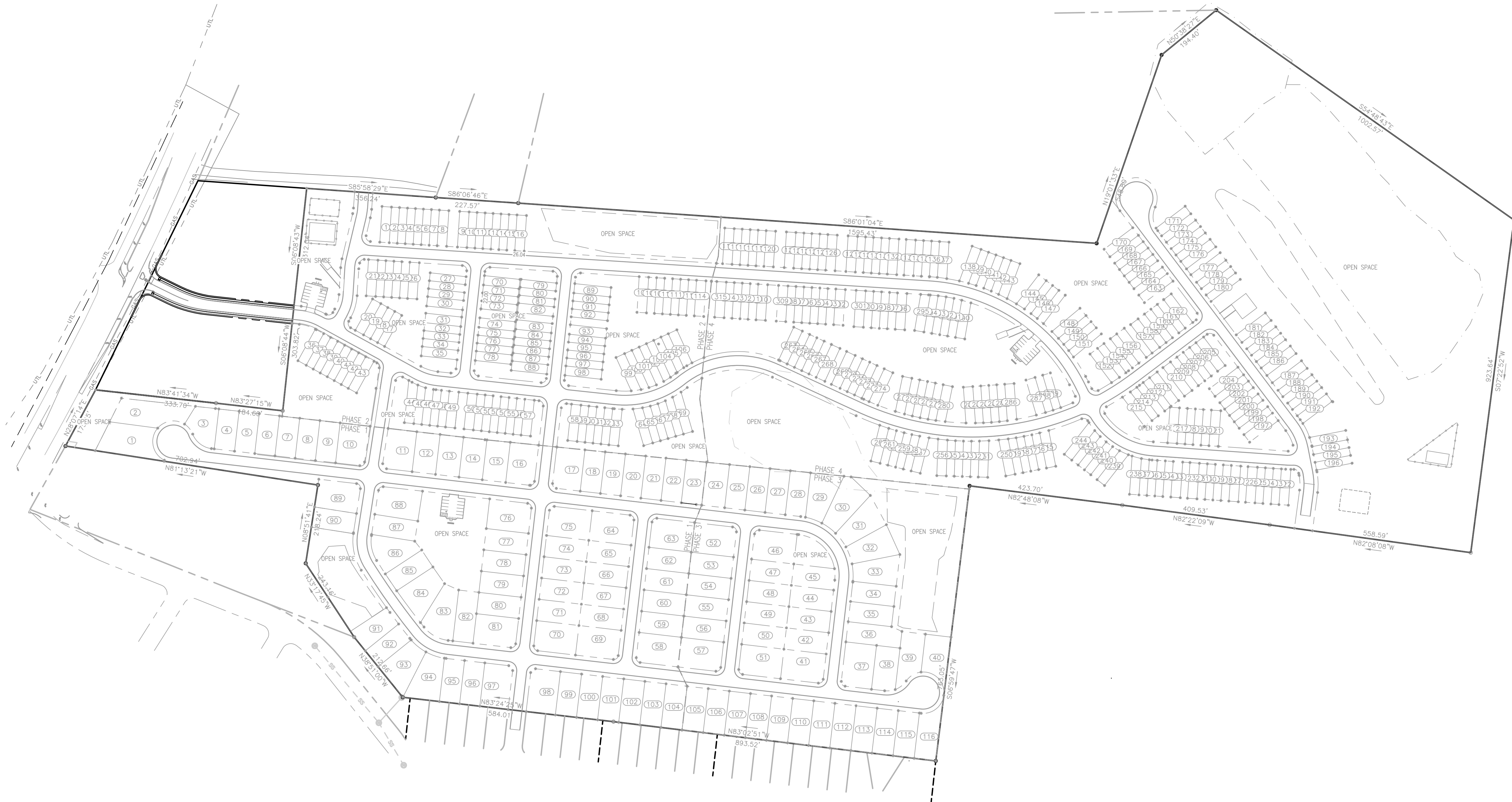


W&A PROJECT #: 220047

PHASE 1 - 4

OVERALL LAYOUT

SHEET 3 OF 19



Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
1	0.06	2560.77
2	0.05	2163.33
3	0.05	2163.33
4	0.05	2163.33
5	0.05	2163.33
6	0.05	2163.33
7	0.05	2163.33
8	0.06	2560.77
9	0.06	2560.77
10	0.05	2163.33
11	0.05	2163.33
12	0.05	2163.33
13	0.05	2163.33
14	0.05	2163.33
15	0.05	2163.33
16	0.06	2560.77
17	0.05	2167.20
18	0.05	2167.34
19	0.05	2167.32
20	0.06	2565.47
21	0.06	2603.35
22	0.05	2199.31
23	0.05	2199.31
24	0.05	2199.31
25	0.05	2199.31
26	0.06	2603.35
27	0.05	2185.33
28	0.05	2185.33
29	0.05	2185.33

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
30	0.06	2586.81'
31	0.06	2586.81'
32	0.05	2185.33'
33	0.05	2185.33'
34	0.05	2185.33'
35	0.06	2586.81'
36	0.06	2586.77'
37	0.05	2185.33'
38	0.05	2185.33'
39	0.05	2185.33'
40	0.05	2185.33'
41	0.05	2185.33'
42	0.05	2185.33'
43	0.06	2586.81'
44	0.07	2905.18'
45	0.05	2289.11'
46	0.05	2207.95'
47	0.05	2185.65'
48	0.05	2185.35'
49	0.06	2586.82'
50	0.06	2586.82'
51	0.05	2185.34'
52	0.05	2185.34'
53	0.05	2185.34'
54	0.05	2185.34'
55	0.05	2185.34'
56	0.05	2185.33'
57	0.06	2586.81'
58	0.06	2612.85'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
59	0.05	2207.33'
60	0.05	2207.33'
61	0.05	2207.33'
62	0.05	2207.33'
63	0.06	2619.05'
64	0.06	2678.24'
65	0.05	2203.40'
66	0.05	2190.71'
67	0.05	2216.65'
68	0.05	2282.32'
69	0.07	2842.14'
70	0.06	2560.77'
71	0.05	2163.33'
72	0.05	2163.33'
73	0.05	2163.33'
75	0.05	2163.33'
76	0.05	2163.33'
77	0.05	2163.33'
78	0.06	2560.77'
79	0.05	2163.33'
80	0.05	2163.33'
81	0.05	2163.33'
82	0.06	2560.77'
83	0.06	2560.77'
84	0.05	2163.33'
85	0.05	2163.33'
86	0.05	2163.33'
87	0.05	2163.33'
88	0.06	2560.77'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
89	0.06	2612.85'
90	0.05	2207.33'
91	0.05	2207.33'
92	0.05	2207.33'
93	0.06	2612.85'
94	0.05	2207.33'
95	0.05	2207.33'
96	0.05	2207.33'
97	0.05	2207.33'
98	0.06	2612.85'
99	0.06	2738.73'
100	0.06	2440.57'
101	0.06	2503.69'
102	0.06	2518.85'
103	0.06	2486.48'
104	0.06	2405.74'
105	0.05	2300.01'
106	0.06	2631.06'
107	0.06	2560.77'
108	0.05	2163.33'
109	0.05	2163.33'
110	0.05	2163.33'
111	0.05	2163.33'
112	0.05	2163.33'
113	0.05	2163.33'
114	0.06	2560.77'

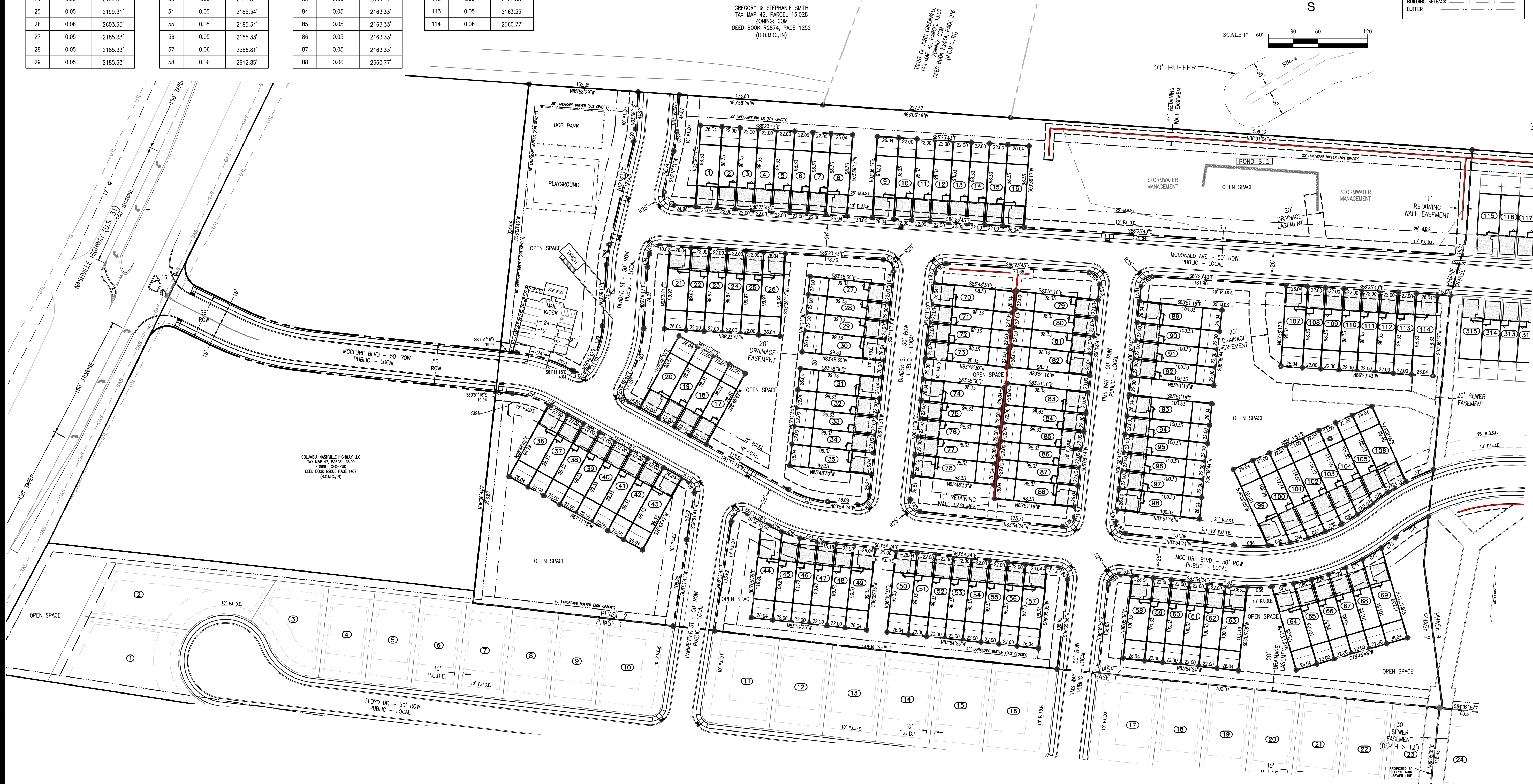
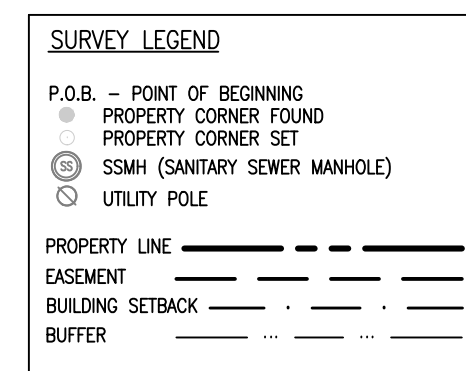
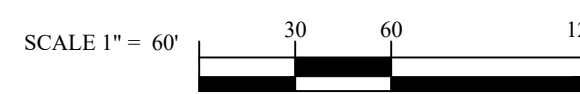
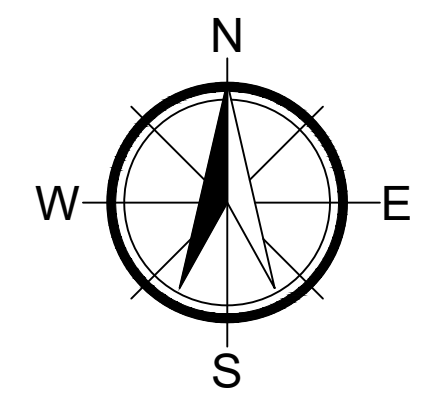
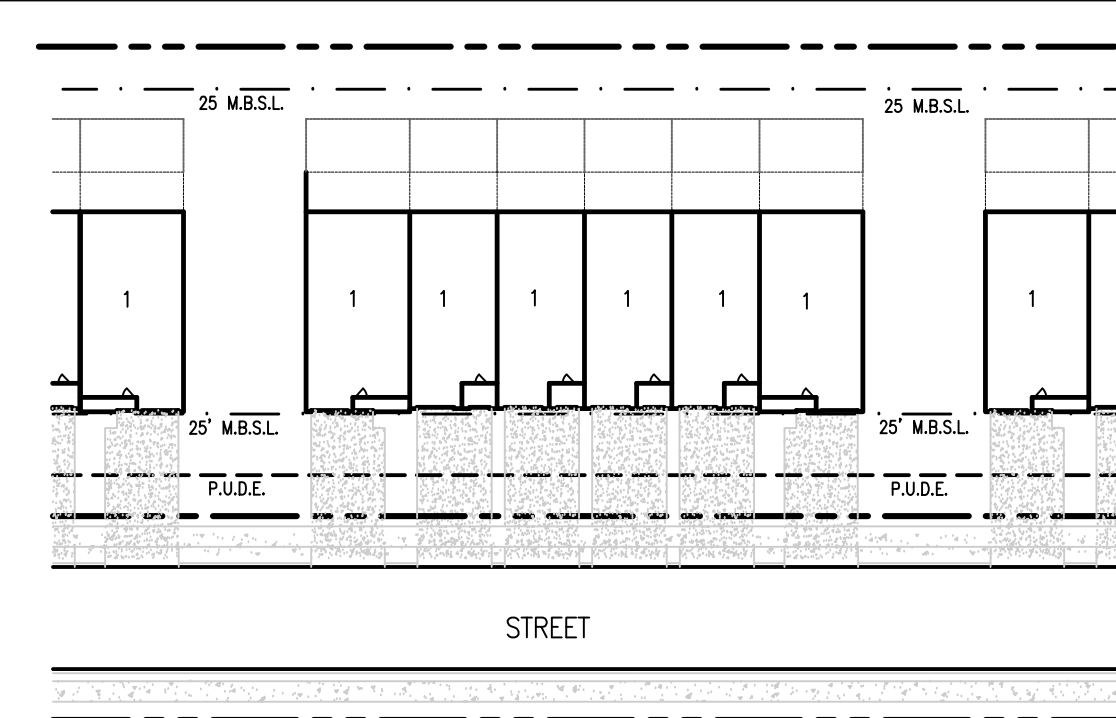
CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C???	S36°32'36"E	22.62'	13.00
C???	S08°38'22"W	23.63'	145.00
C55	N73°14'28"W	46.31'	125.00
C56	N61°54'29"W	41.34'	125.00
C57	N26°09'49"W	15.89'	13.00
C58	N63°50'11"E	24.95'	13.00
C59	S64°06'21"E	17.82'	175.00
C60	S70°43'29"E	22.61'	175.00
C61	S78°02'56"E	22.13'	175.00
C62	S82°47'21"E	6.83'	175.00
C63	S38°39'14"E	20.54'	13.00
C64	S51°20'46"W	20.31'	13.00
C65	N86°10'14"W	21.73'	275.00
C66	S88°28'00"W	29.75'	275.00
C67	S82°37'16"W	26.36'	275.00
C68	S77°34'37"W	22.05'	275.00
C69	S72°59'13"W	22.01'	275.00
C70	S68°23'30"W	22.10'	275.00
C71	S63°45'40"W	22.35'	275.00
C72	S53°36'22"W	21.15'	275.00

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD	CHORD LENGTH	RADIUS
C74	S57°29'17"W	47.79'	225.00'	
C75	N66°08'49"E	35.99'	275.00'	
C76	N60°41'30"E	16.38'	275.00'	
C77	S57°59'49"E	9.81'	275.00'	
C78	N54°36'24"E	22.41'	275.00'	
C79	N51°50'14"E	4.17'	275.00'	
C80	N53°44'15"E	18.34'	225.00'	
C81	N58°53'37"E	22.16'	225.00'	
C82	N64°31'03"E	22.01'	225.00'	
C83	N70°07'53"E	22.08'	225.00'	
C84	N75°42'26"E	22.37'	225.00'	
C85	N82°06'00"E	27.19'	225.00'	
C86	S89°10'22"E	41.36'	225.00'	
C87	S38°52'50"E	20.43'	13.00'	
C88	N51°07'10"E	20.41'	13.00'	
C89	S38°51'27"E	20.44'	13.00'	
C90	S51°08'33"W	20.40'	13.00'	
C91	N72°32'51"W	49.58'	125.00'	
C92	N16°11'18"W	20.42'	13.00'	
C93	N16°12'29"E	63.79'	145.00'	

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C95	N53°27'24"E	18.22'	13.00'
C97	N08°38'22"E	15.48'	95.00'
C98	N08°27'24"E	24.56'	145.00'
C99	N16°12'29"E	41.79'	95.00'
C100	N73°48'42"E	20.42'	13.00'
C101	S72°31'17"E	68.23'	175.00'
C102	S44°06'07"E	21.01'	13.00'
C103	S49°53'53"W	19.83'	13.00'
C104	N40°07'29"W	21.00'	13.00'
C105	S49°52'31"W	19.84'	13.00'

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.74	32167.15
1	0.94	40885.98
1	0.40	17221.99
1	0.43	18940.27
1	0.66	28788.39
1	2.06	89622.59
1	0.85	36929.32
1	1.11	48220.86

SITE DATA	
PHASE 2	
LOTS	114
OPEN SPACE	312776.55 SF
	7.19 AC



PRELIMINARY PLAT

PHASE 1 - 4

MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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W&A PROJECT #: 220047

PHASE 2

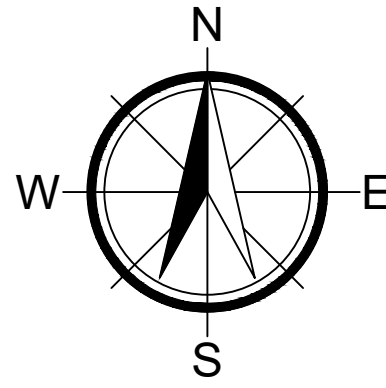
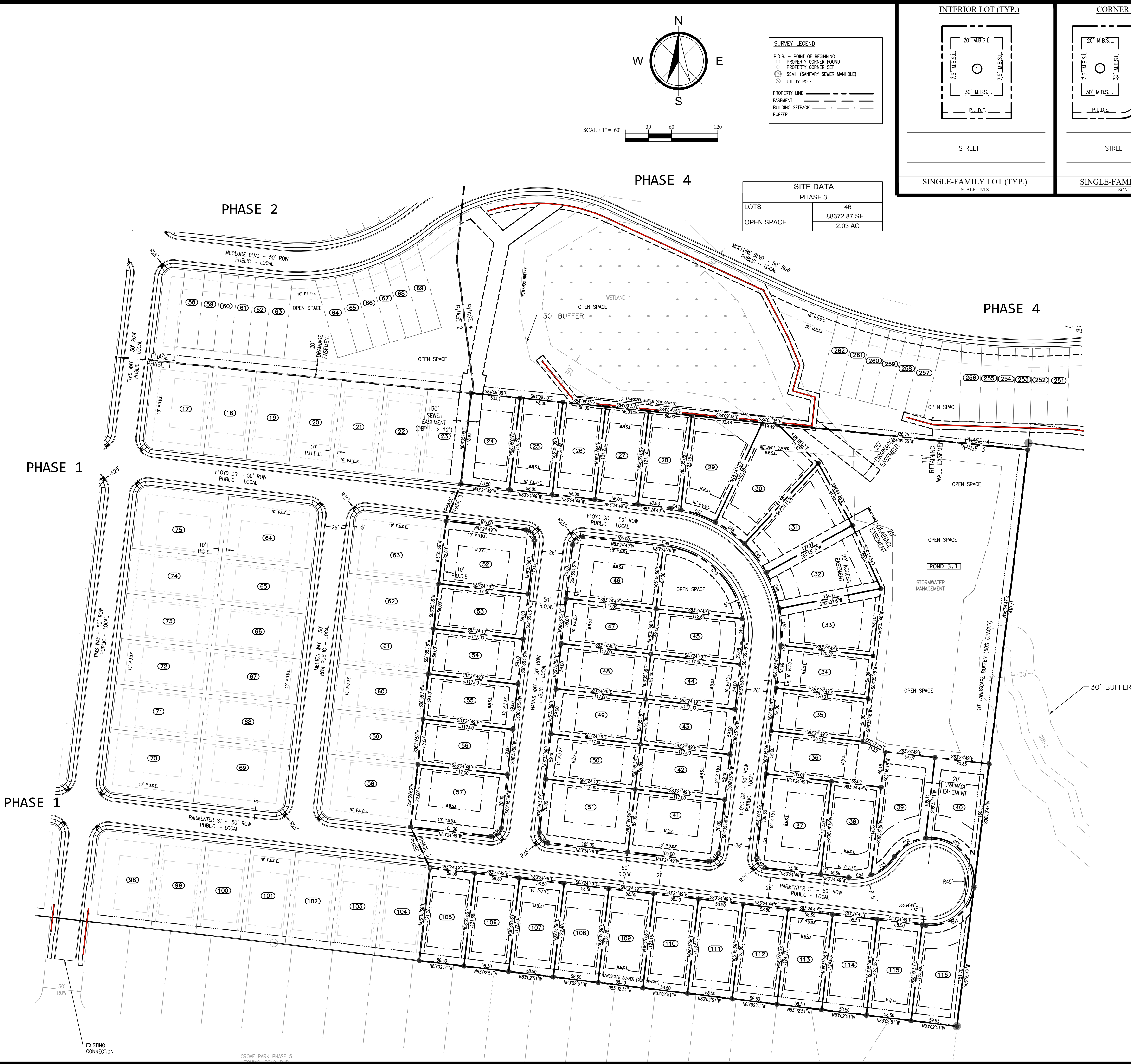
PRELIMINARY PLAT

SHEET 5 OF 19

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
24	0.17	7578.25'
25	0.15	6726.74'
26	0.16	6787.57'
27	0.16	6808.40'
28	0.16	6852.11'
29	0.21	9050.77'
30	0.23	9976.69'
31	0.21	9051.69'
32	0.21	8945.98'
33	0.19	8404.72'
34	0.15	6720.33'
35	0.15	6720.46'
36	0.19	8253.51'
37	0.24	10297.25'
38	0.18	7834.82'
39	0.19	8443.45'
40	0.18	8021.81'
41	0.22	9563.13'
42	0.16	6903.00'
43	0.16	6903.00'
44	0.16	6903.00'
45	0.16	6858.44'
46	0.22	9563.13'
47	0.16	6903.00'
48	0.16	6903.00'
49	0.16	6903.00'
50	0.16	6903.00'
51	0.22	9563.07'
52	0.22	9563.14'
53	0.16	6903.00'
54	0.16	6903.00'
55	0.16	6903.00'
56	0.16	6903.00'
57	0.22	9563.11'
105	0.16	7106.00'
106	0.16	7127.87'
107	0.16	7149.75'
108	0.16	7171.62'
109	0.17	7193.50'
110	0.17	7215.38'
111	0.17	7237.25'
112	0.17	7259.13'
113	0.17	7281.00'
114	0.17	7302.88'
115	0.17	7324.76'
116	0.19	8288.83'

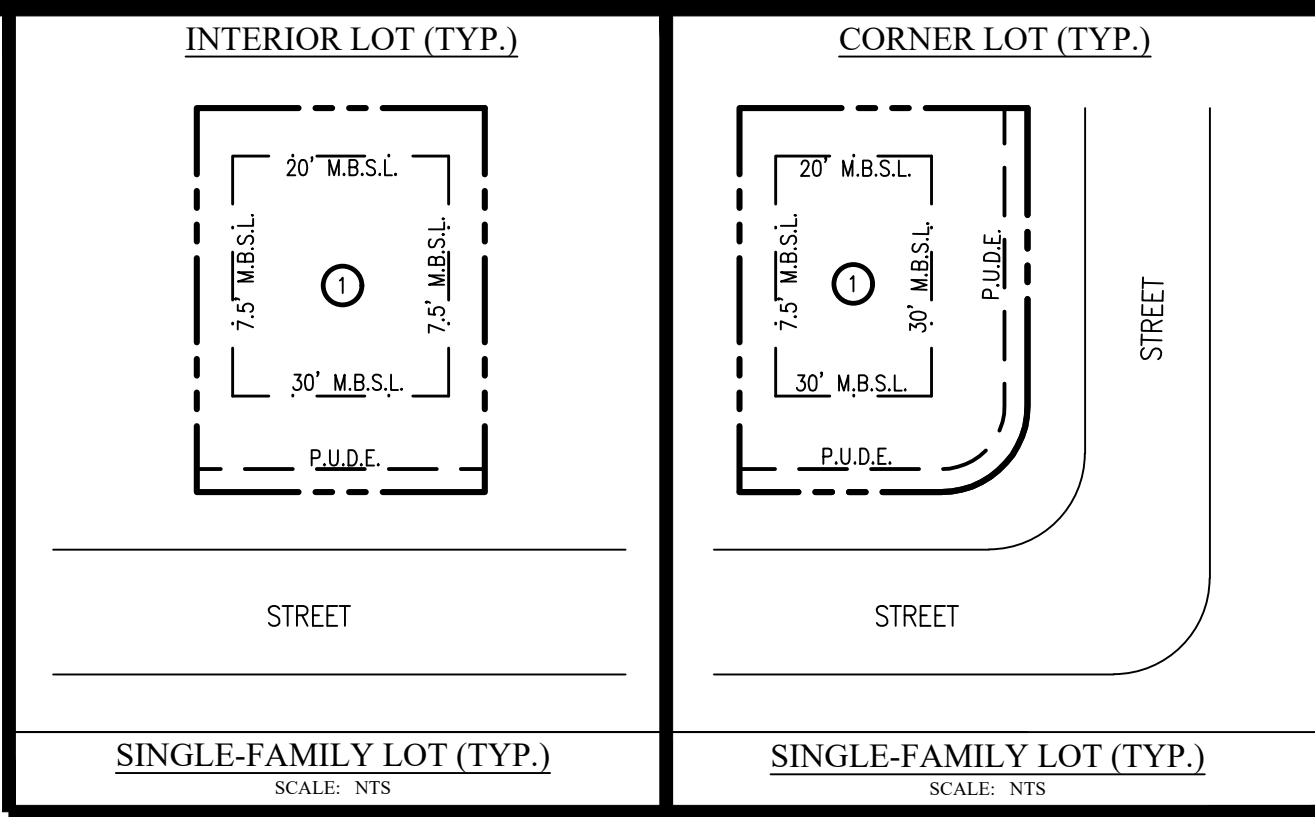
Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.16	6896.90
1	1.87	81475.97

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C35	N38°24'27"W	18.86'	11.99
C36	N51°35'33"E	18.85'	12.00
C37	S51°35'33"W	18.85'	12.00
C38	S38°24'27"E	18.85'	12.00
C39	N46°22'30"W	146.10'	113.00
C40	N01°22'07"W	31.43'	113.00
C41	N51°35'33"E	18.85'	12.00
C42	S81°09'11"E	13.08'	384.81
C43	S70°21'20"E	48.25'	157.30
C44	S53°32'31"E	47.20'	153.88
C45	S37°00'32"E	47.07'	153.44
C46	S19°57'10"E	50.00'	163.00
C47	S02°43'44"E	48.00'	163.00
C48	S06°09'12"W	2.54'	163.00
C49	S38°24'27"E	18.85'	12.00
C50	N83°10'54"E	29.48'	63.00
C51	N52°05'27"E	38.89'	63.00
C52	N59°03'32"E	49.05'	57.00
C53	S44°56'20"E	102.17'	57.00
C54	S51°48'31"W	87.81'	57.00



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	PROPERTY CORNER FOUND
SSM - GASTRIARY SEWER MANHOLE	UTILITY POLE
PROPERTY LINE	EASEMENT
BUILDING SETBACK	BUFFER

SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	88372.87 SF
	2.03 AC



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023

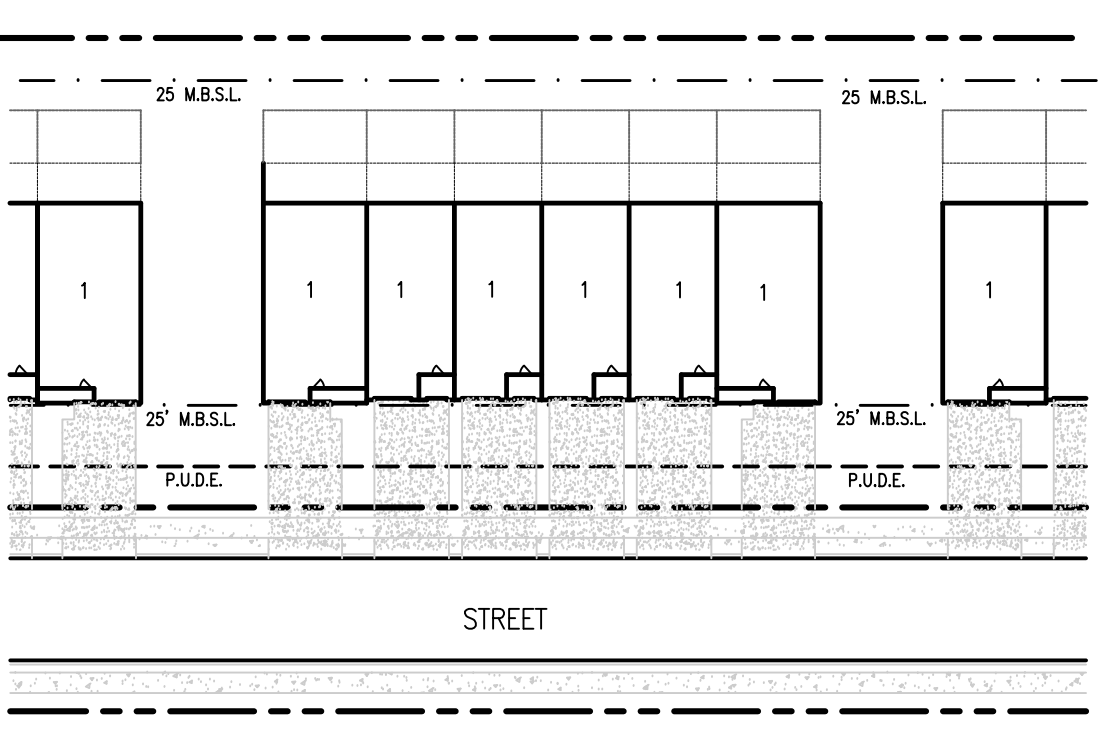
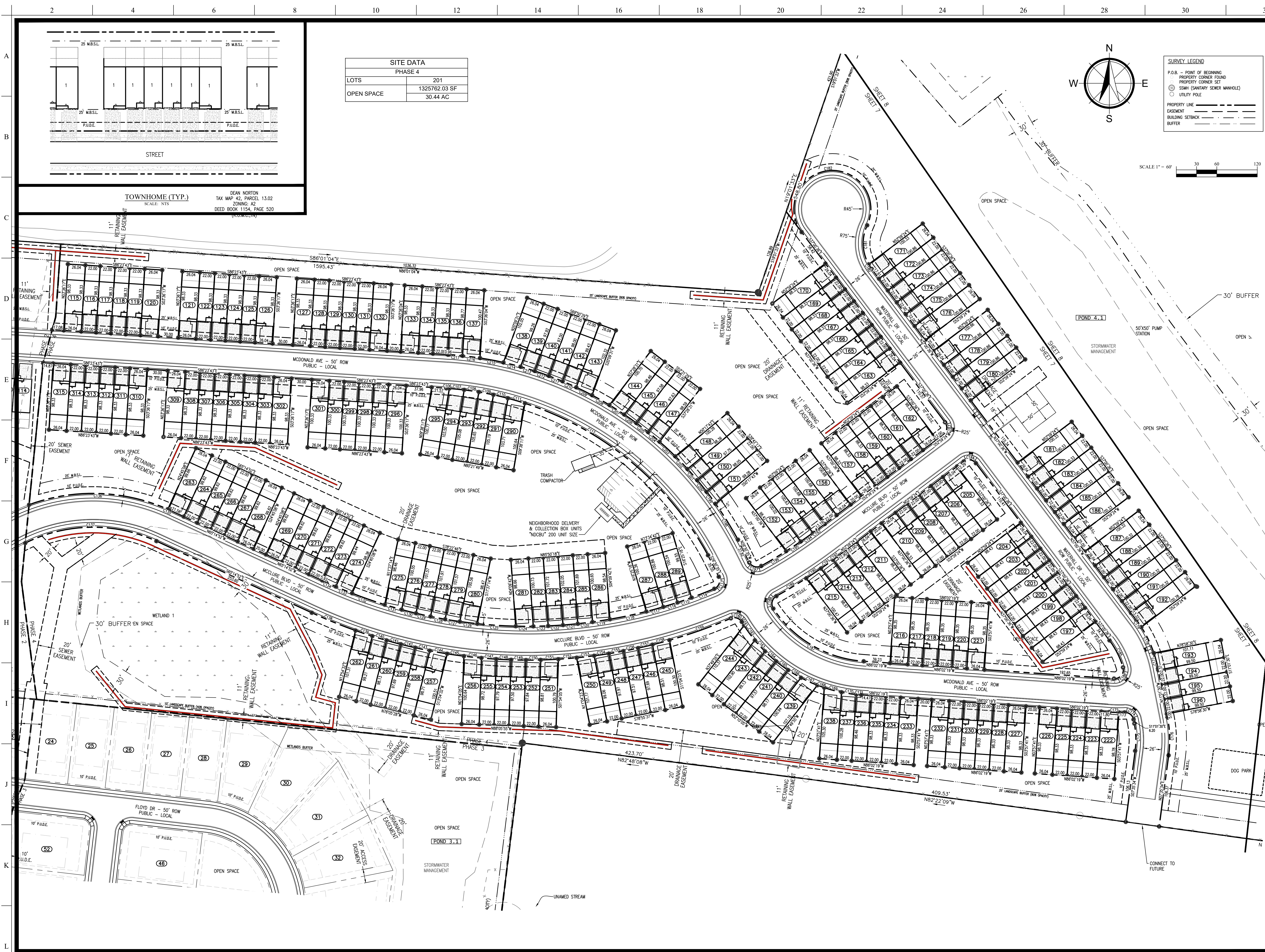


W&A PROJECT #: 220047

PHASE 3

PRELIMINARY PLAT

SHEET 6 OF 19



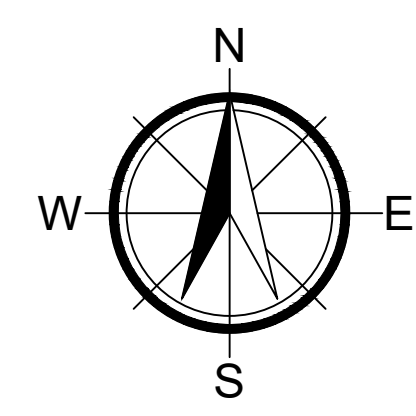
TOWNHOME (TYP.)
SCALE: NTS

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF 30.44 AC

SURVEY LEGEND

- P.O.B. - POINT OF BEGINNING
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- SSMH (SANITARY SEWER MANHOLE)
- UTILITY POLE

PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER



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MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN: 38401

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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023

W&A PROJECT #: 220047

PHASE 4

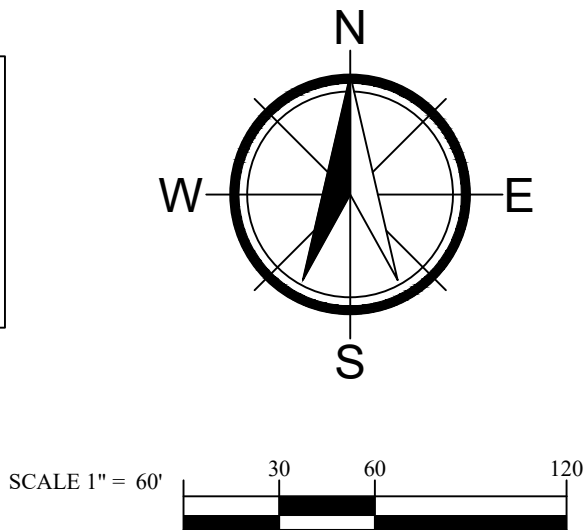
PRELIMINARY PLAT

SHEET 7 OF 19

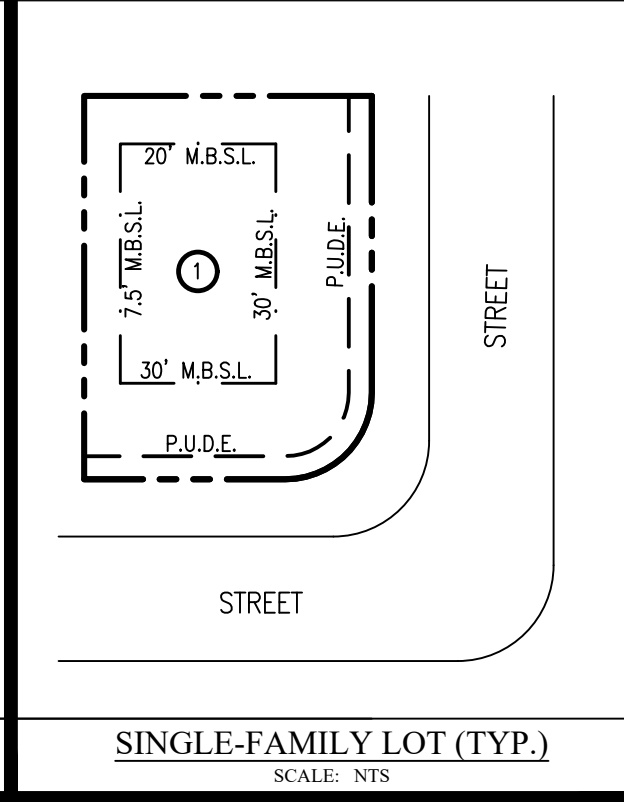
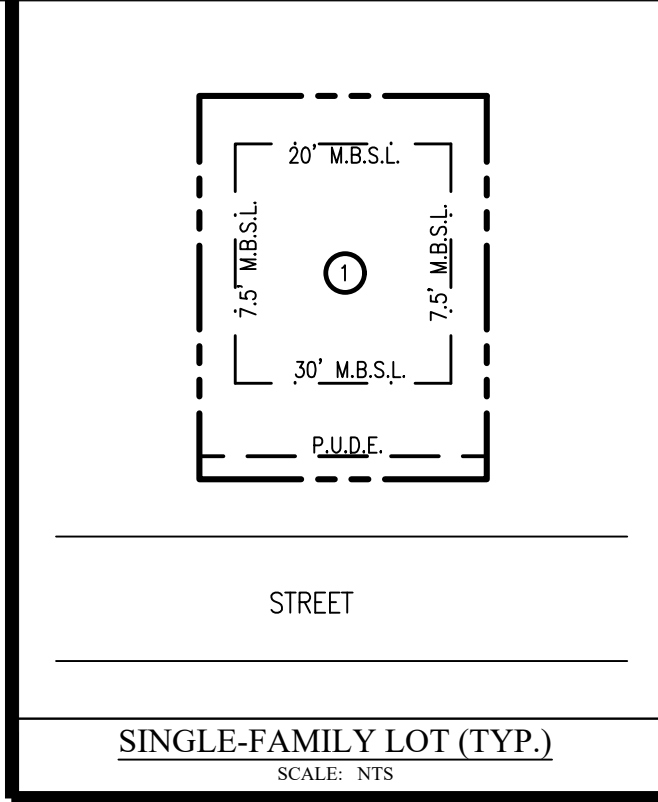
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ALL CONNECTIONS TO EXISTING COUNTY ROADS
AND ROW ARE SUBJECT TO THE APPLICABLE
PERMITS, FEES, APPROVALS, AND
STANDARDS/SPECIFICATIONS SET FORTH BY THE
MAURY COUNTY HIGHWAY DEPARTMENT.

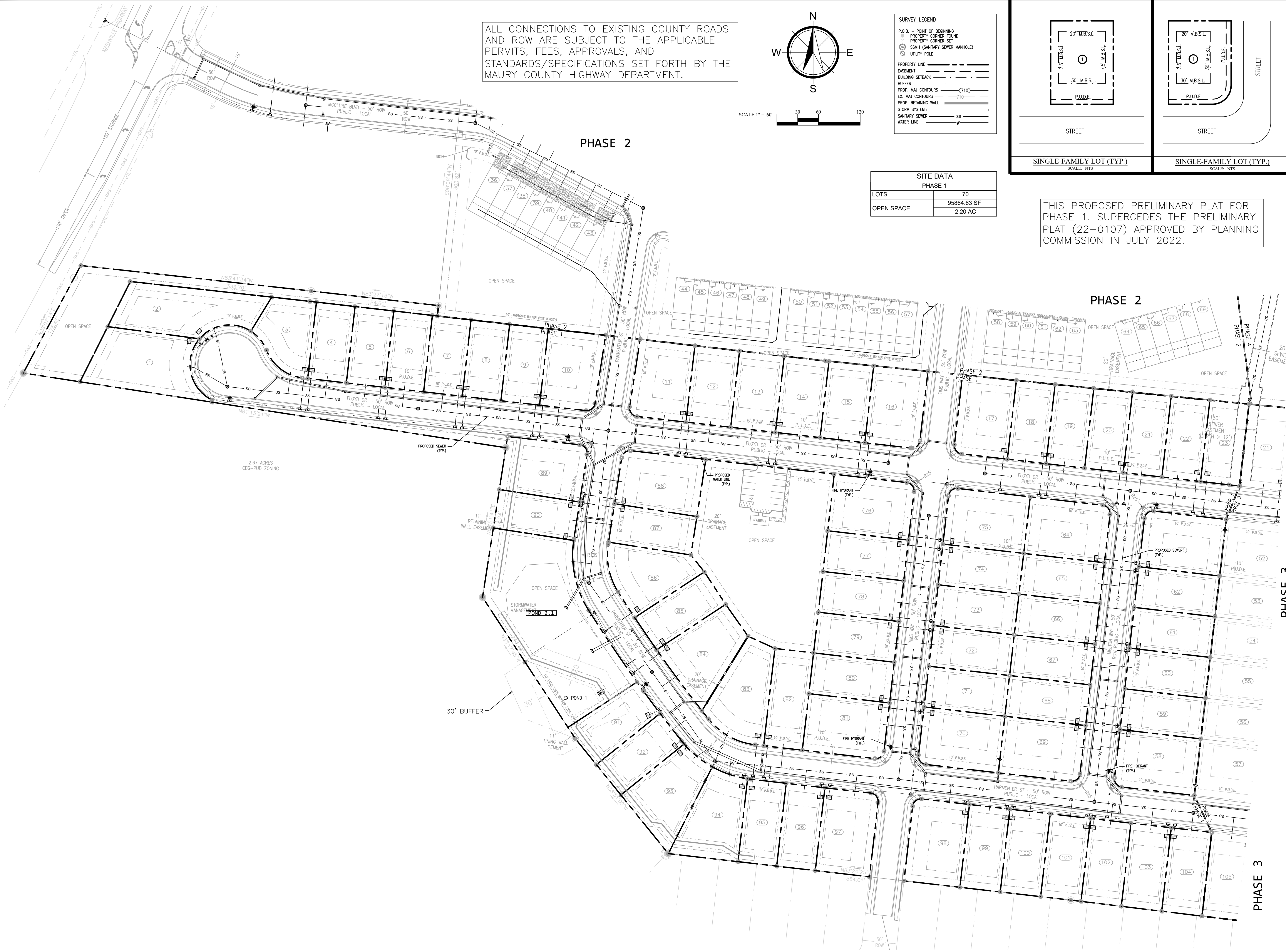


SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	710
EX. MAJ. CONTOURS	710
PROP. RETAINING WALL	
STORM SYSTEM	
SANITARY SEWER	
WATER LINE	



SITE DATA	
PHASE 1	
LOTS	70
OPEN SPACE	95864.63 SF 2.20 AC

THIS PROPOSED PRELIMINARY PLAT FOR
PHASE 1. SUPERCEDES THE PRELIMINARY
PLAT (22-0107) APPROVED BY PLANNING
COMMISSION IN JULY 2022.



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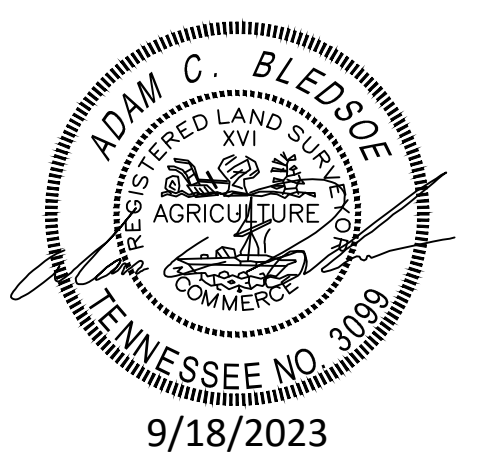
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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023

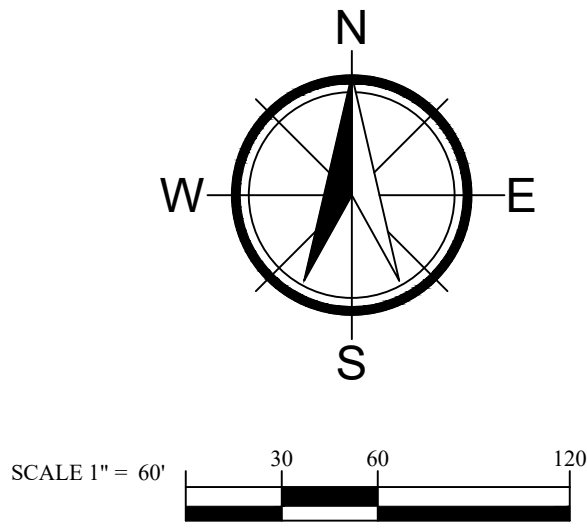
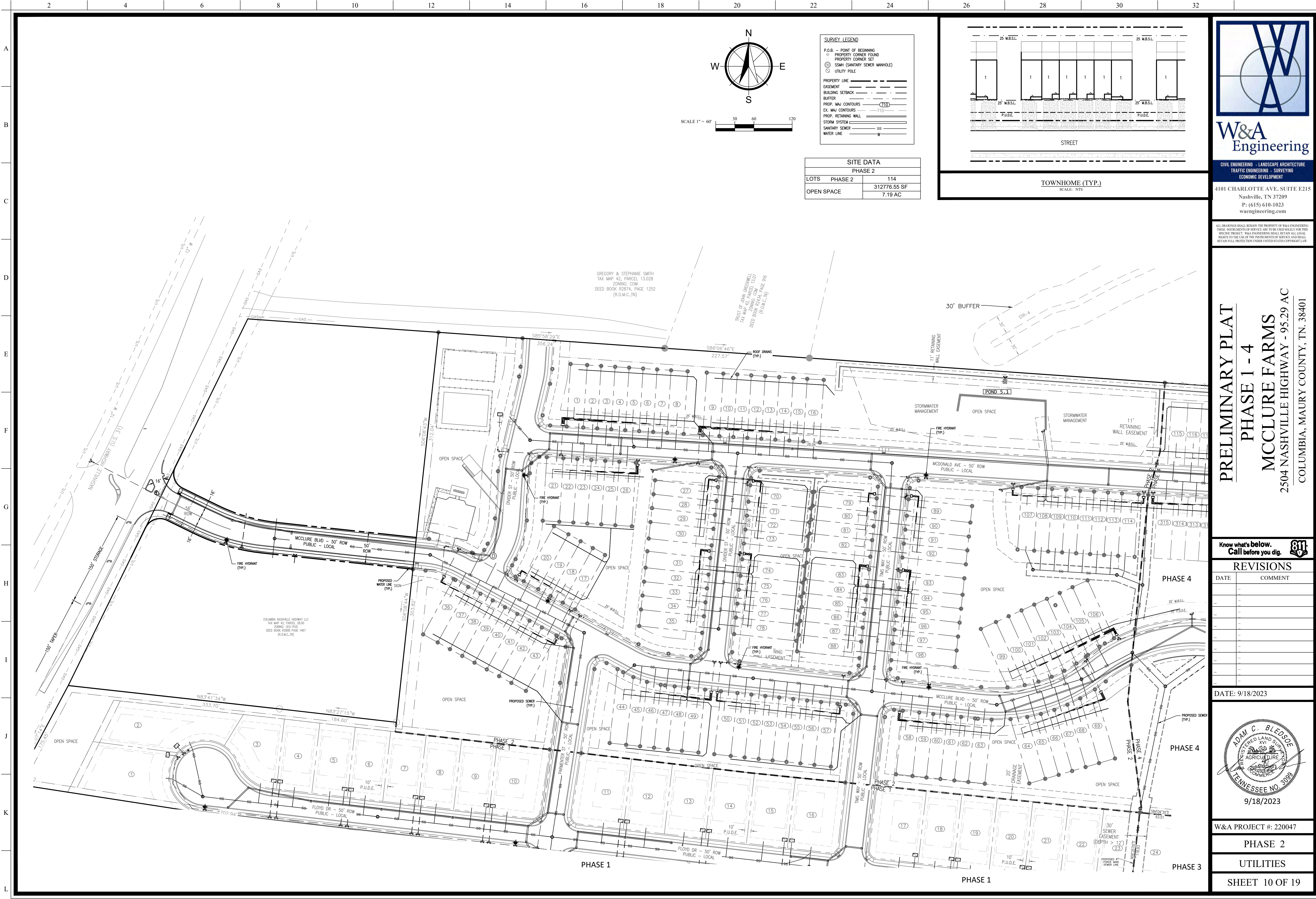


W&A PROJECT #: 220047

PHASE 1

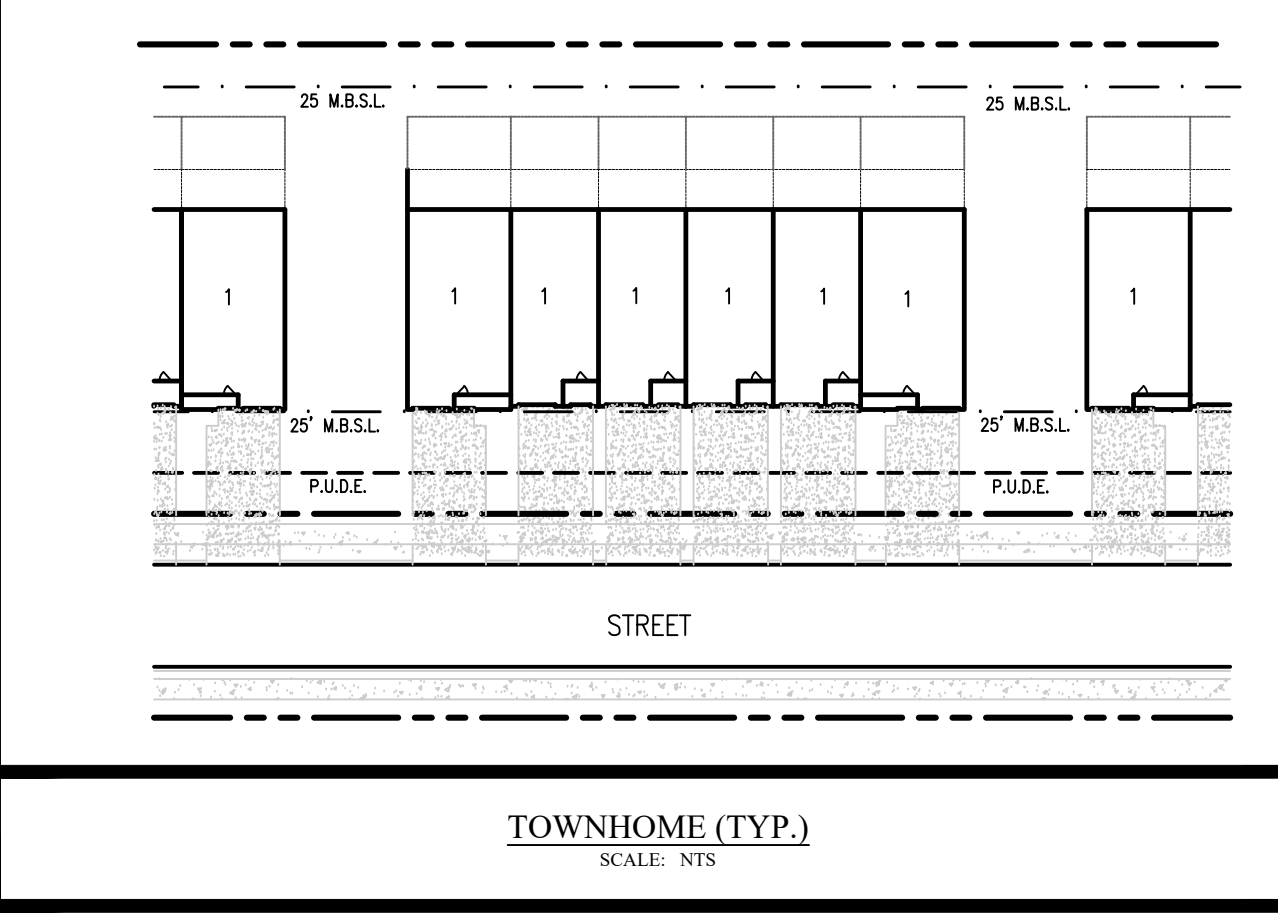
UTILITIES

SHEET 9 OF 19



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
PROPERTY CORNER SET	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	-710
EX. MAJ. CONTOURS	-710
PROP. RETAINING WALL	
STORM SYSTEM	
SANITARY SEWER	SS
WATER LINE	W

SITE DATA		
PHASE 2		
LOTS	PHASE 2	114
OPEN SPACE		312776.55 SF
		7.19 AC





W&A Engineering

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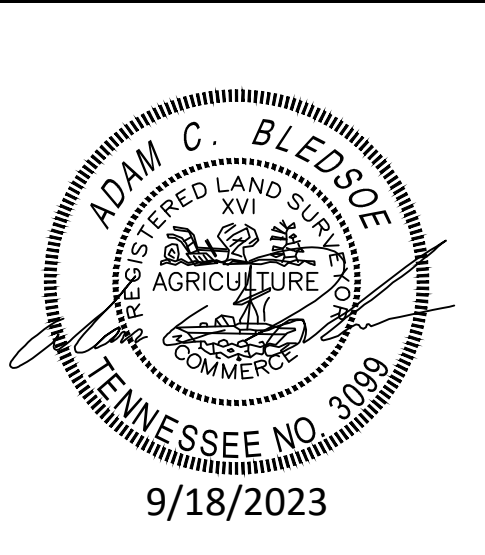
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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

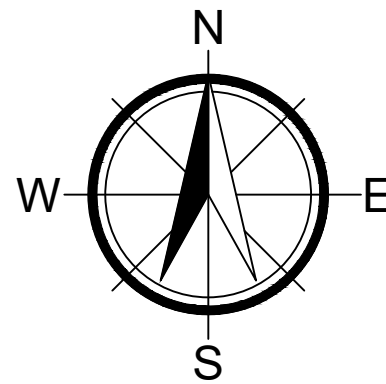
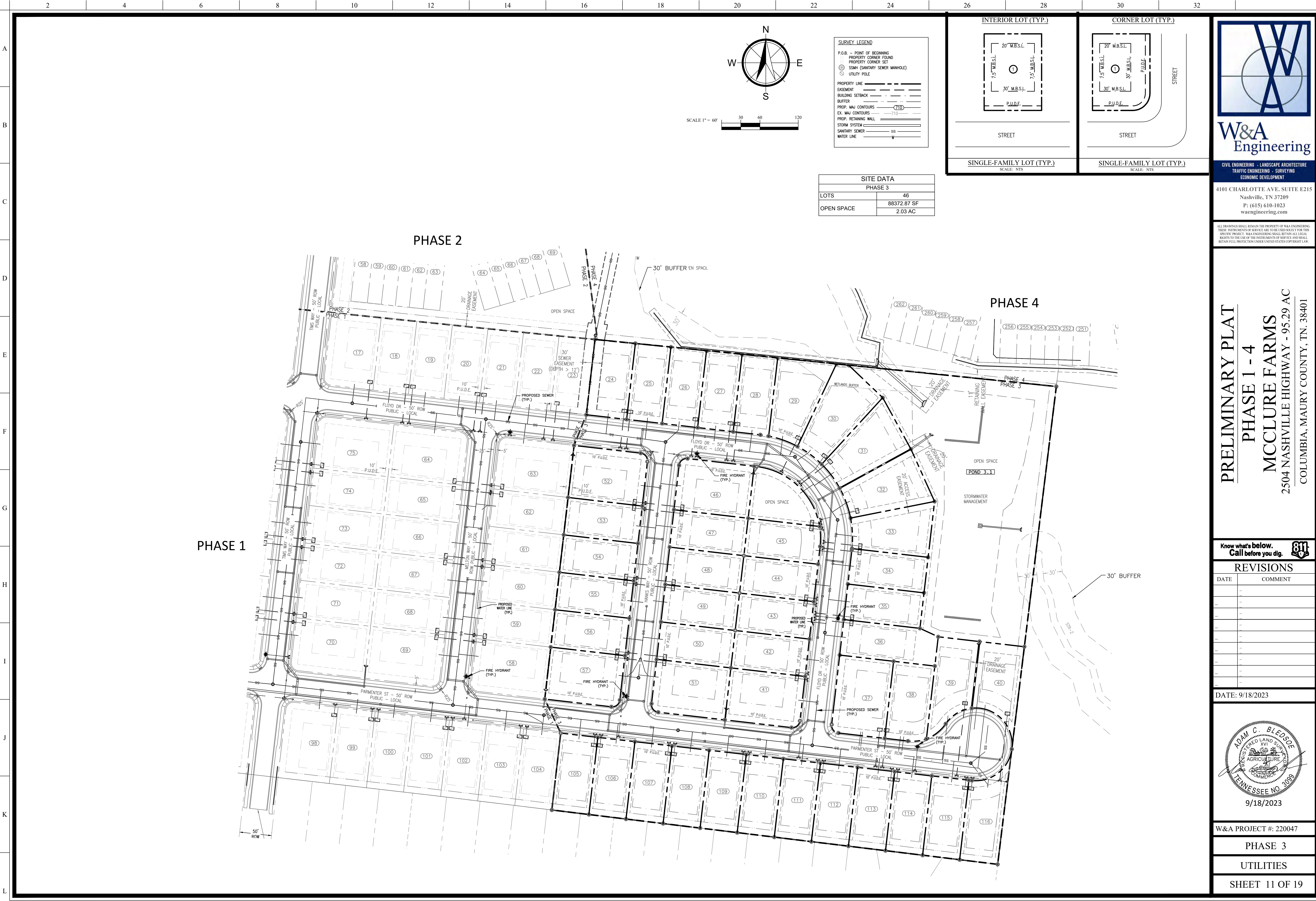
Know what's below.
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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023

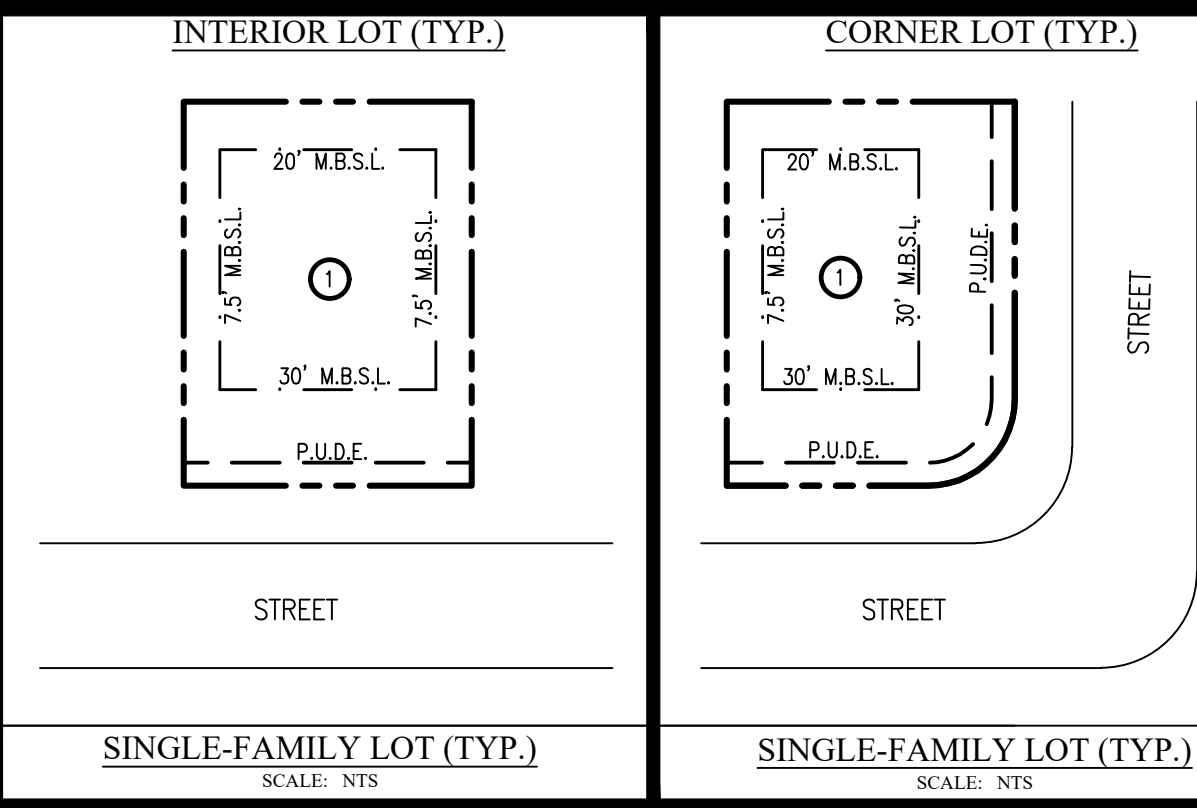


W&A PROJECT #: 220047
PHASE 2
UTILITIES
SHEET 10 OF 19



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER SET	
SSM (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	710
EX. MAJ. CONTOURS	710
PROP. RETAINING WALL	
STORM SYSTEM	
SANITARY SEWER	SS
WATER LINE	W

SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	88372.87 SF 2.03 AC





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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
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COLUMBIA, MAURY COUNTY, TN. 38401

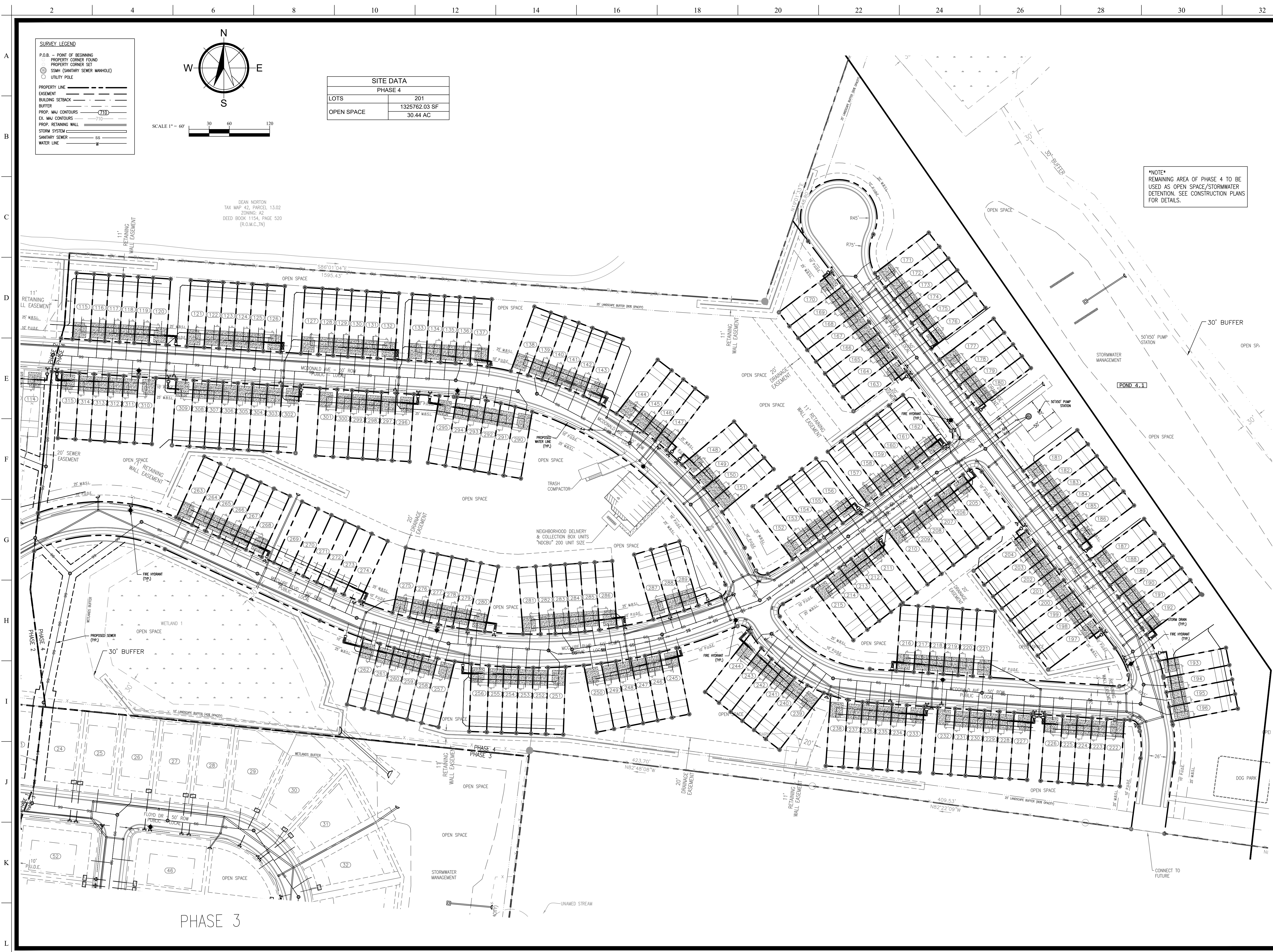
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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023



W&A PROJECT #: 220047
PHASE 3
UTILITIES
SHEET 11 OF 19



SURVEY LEGEND

P.O.B. - POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE

PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER
PROP. MAJ. CONTOURS - 710
EX. MAJ. CONTOURS - 710
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE

N
W E
S

SCALE 1" = 60'

30 60 120

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF 30.44 AC

DEAN NORTON
TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(R.O.M.C.TN)

NOTE
REMAINING AREA OF PHASE 4 TO BE
USED AS OPEN SPACE/STORMWATER
DETENTION. SEE CONSTRUCTION PLANS
FOR DETAILS.



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN: 38401

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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023



W&A PROJECT #: 220047

PHASE 4

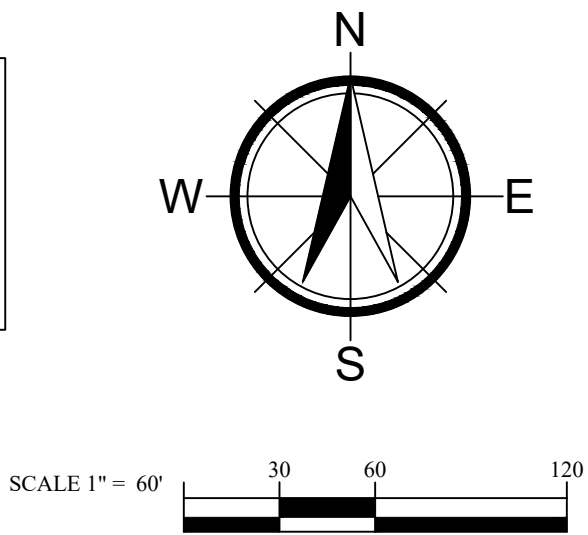
UTILITIES

SHEET 12 OF 19

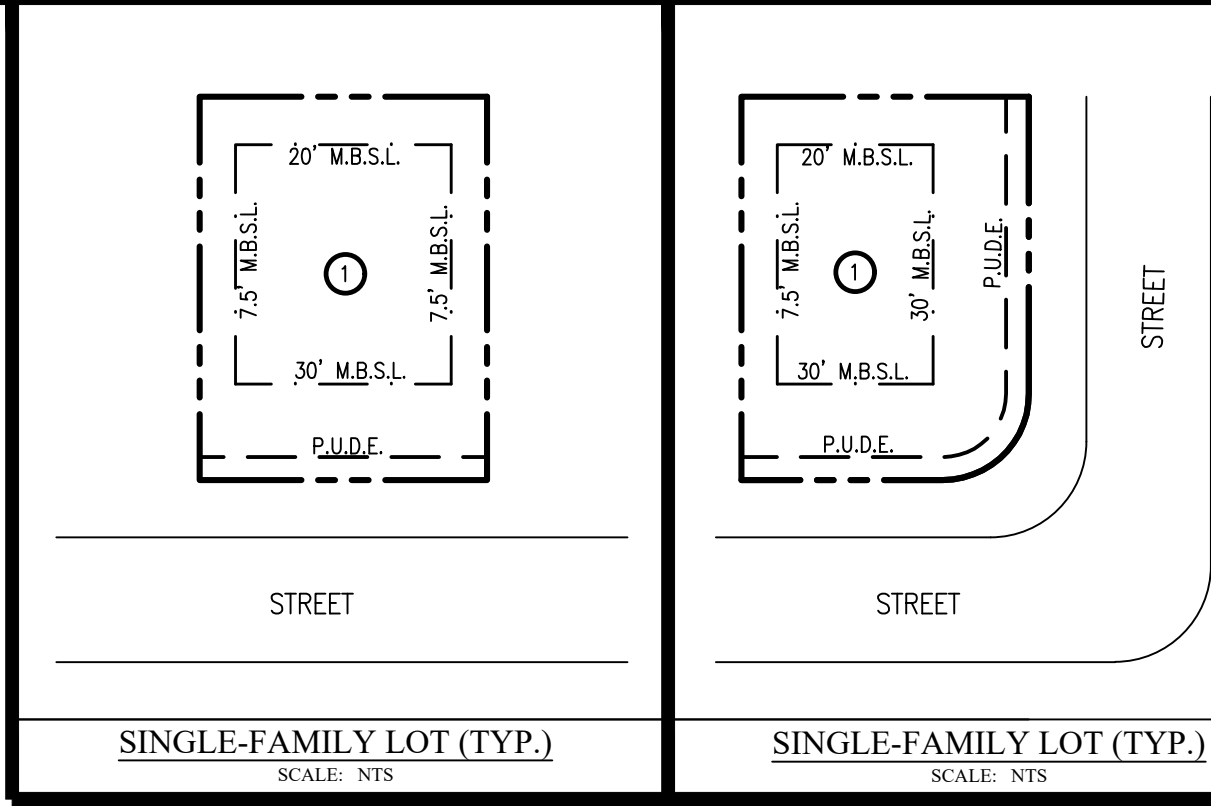
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2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32

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.



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
PROPERTY CORNER SET	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	710
EX. MAJ. CONTOURS	710
PROP. RETAINING WALL	
STORM SYSTEM	SS
SANITARY SEWER	SS
WATER LINE	W



SITE DATA	
PHASE 1	
LOTS	70
OPEN SPACE	95864.63 SF 2.20 AC

THIS PROPOSED PRELIMINARY PLAT FOR
PHASE 1. SUPERCEDES THE PRELIMINARY
PLAT (22-0107) APPROVED BY PLANNING
COMMISSION IN JULY 2022.



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023

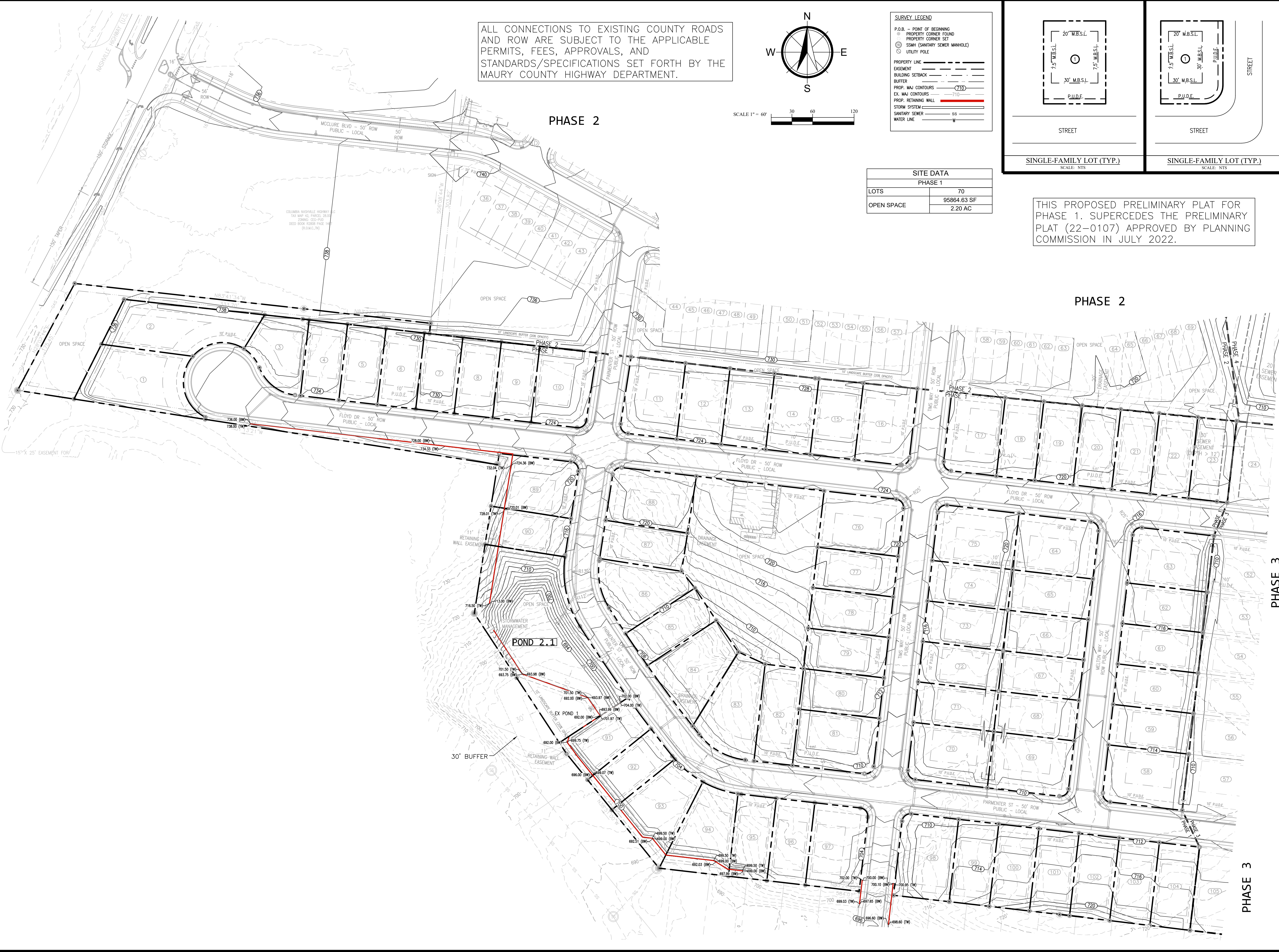


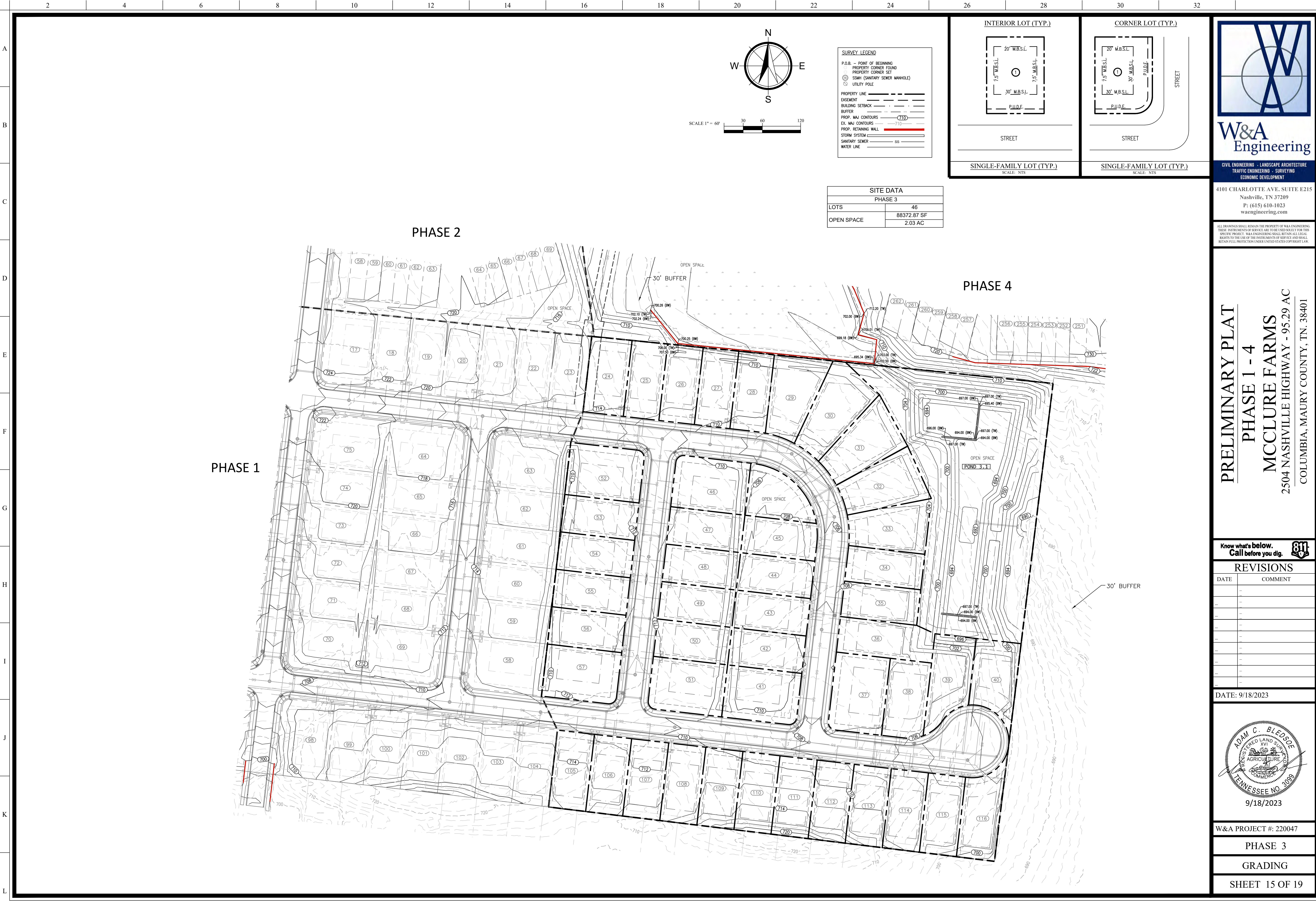
W&A PROJECT #: 220047

PHASE 1

GRADING

SHEET 13 OF 19







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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

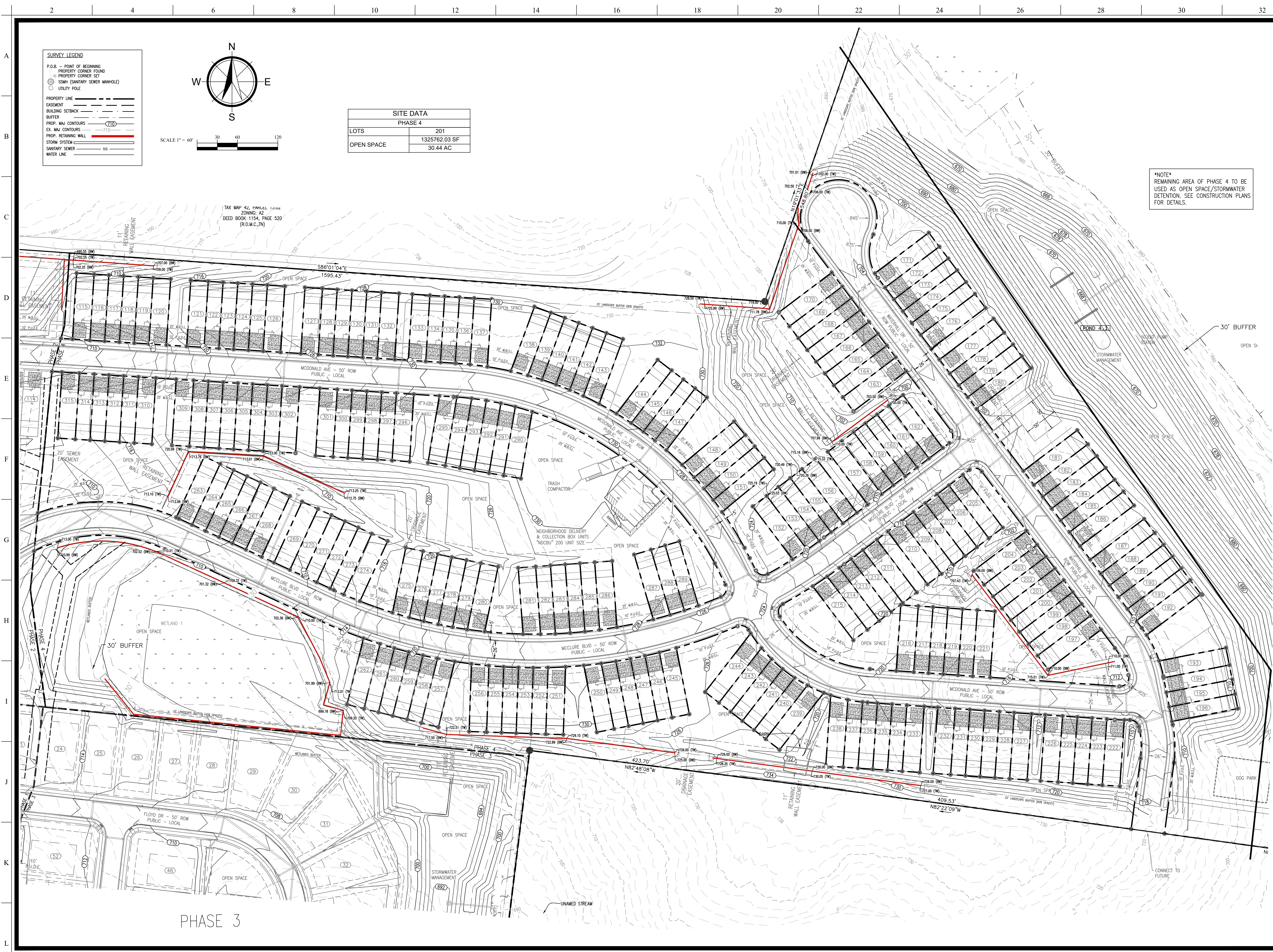
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REVISIONS	
DATE	COMMENT

DATE: 9/18/2023



W&A PROJECT #: 220047
PHASE 3
GRADING
SHEET 15 OF 19



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS

DATE	COMMENT

DATE: 9/18/2023



W&A PROJECT #: 220047

PHASE 4

GRADING

SHEET 16 OF 19



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN 38401

Know what's below.
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[illegible]

DATE: 9/18/2023

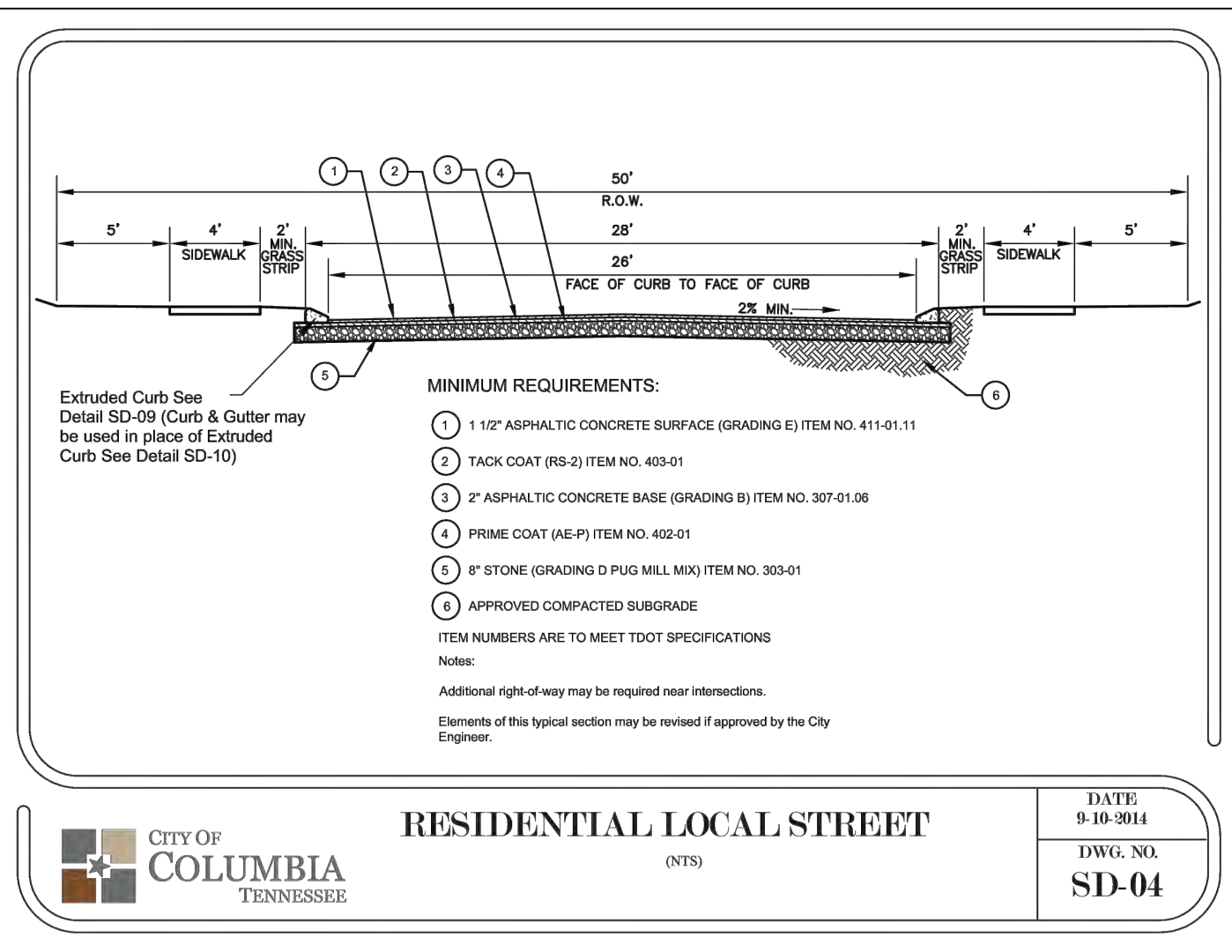


W&A PROJECT #: 220047

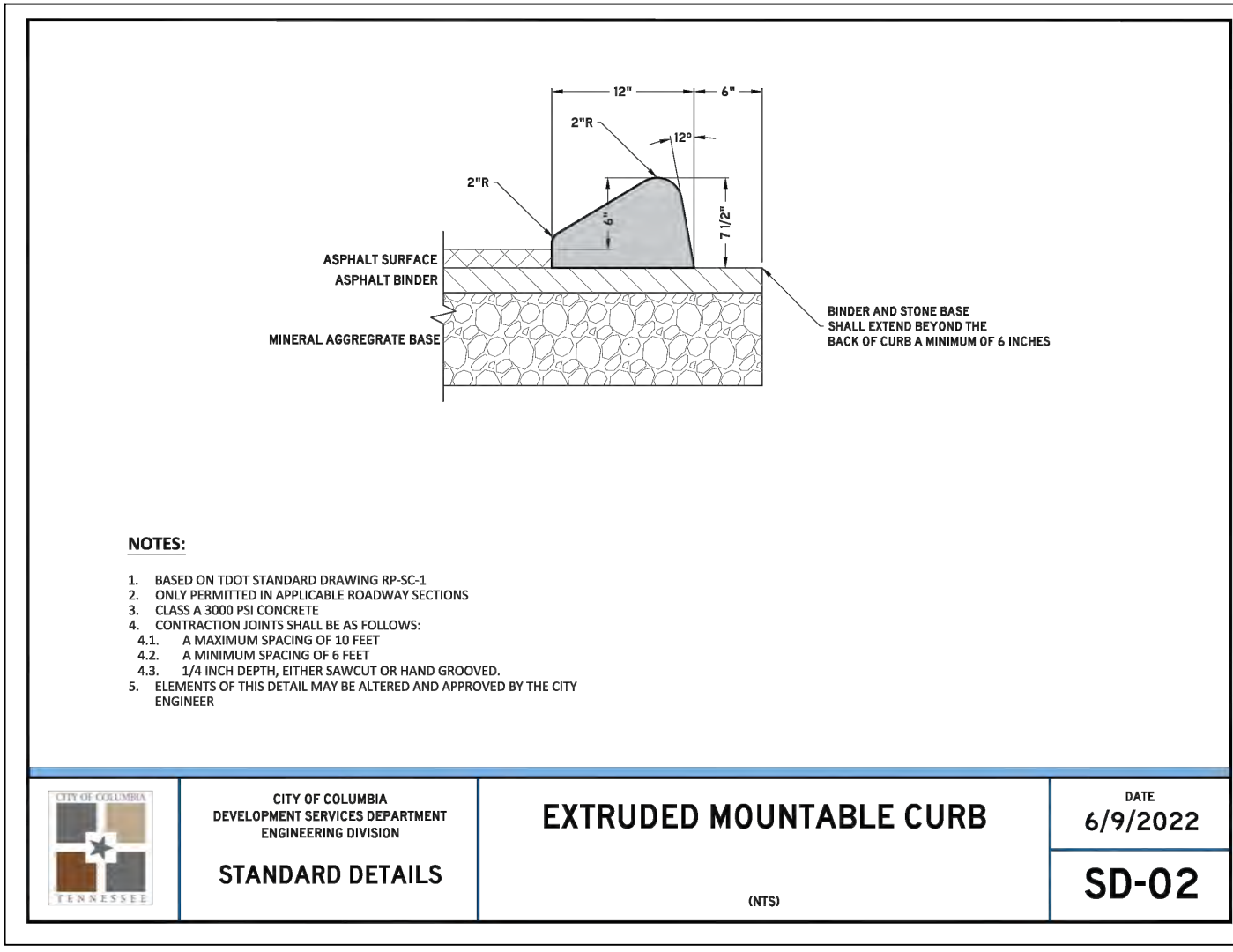
EXISTING SLOPE ANALYSIS

SHEET 17 OF 19

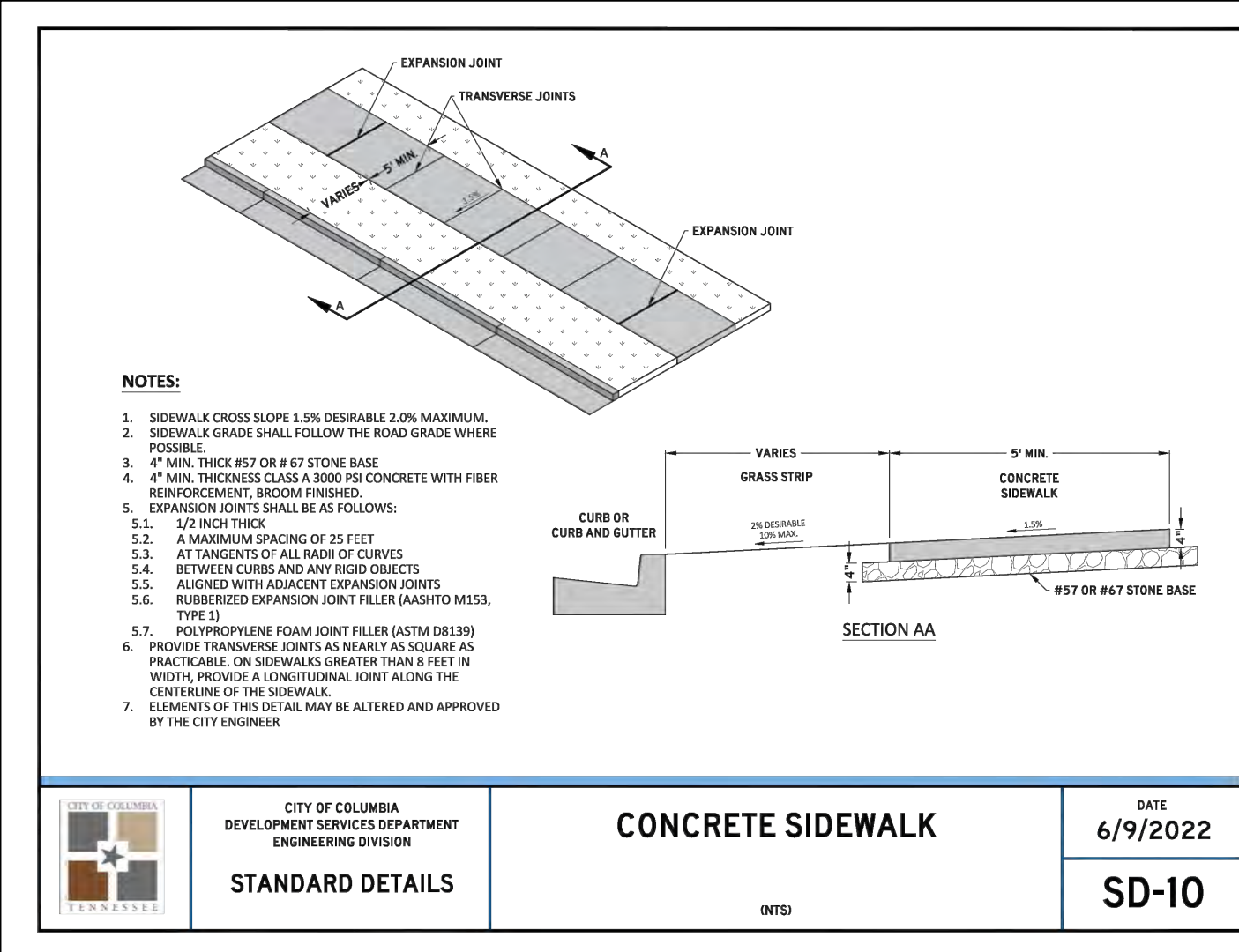
HATCHED AREAS REPRESENT AREAS WITH EXISTING SLOPES GREATER THAN TEN PERCENT (>10%)



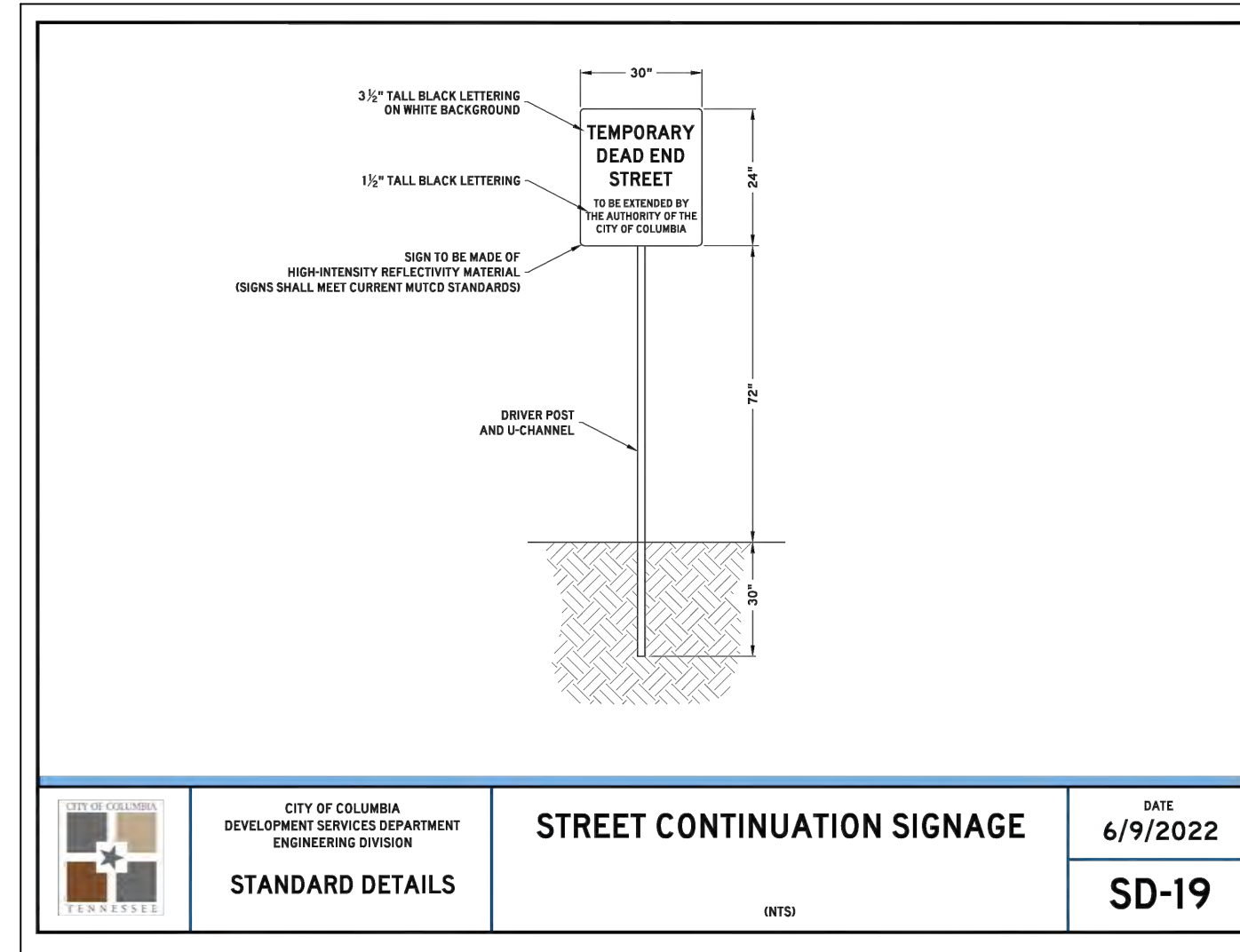
RESIDENTIAL LOCAL STREET SECTION



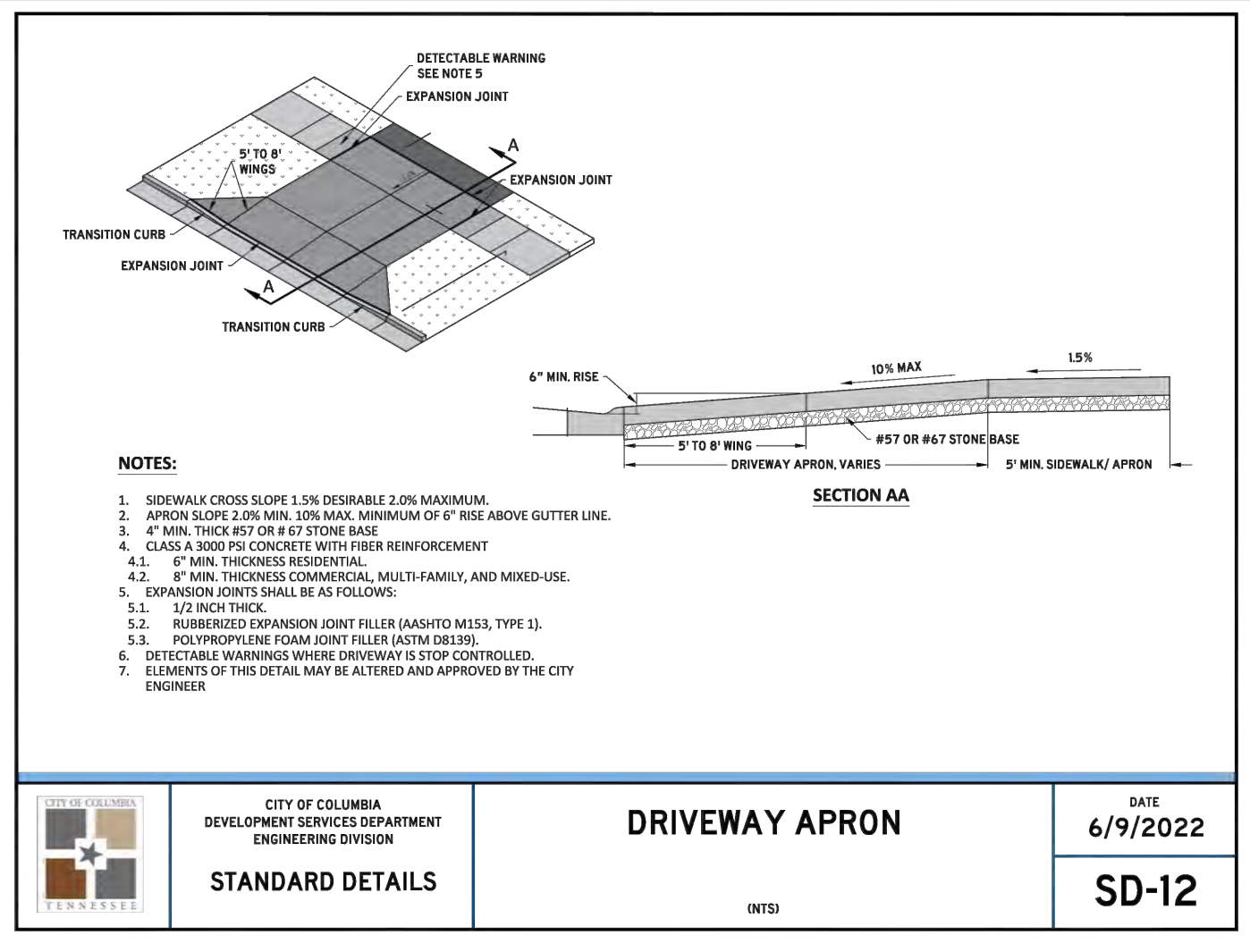
EXTRUDED CURB



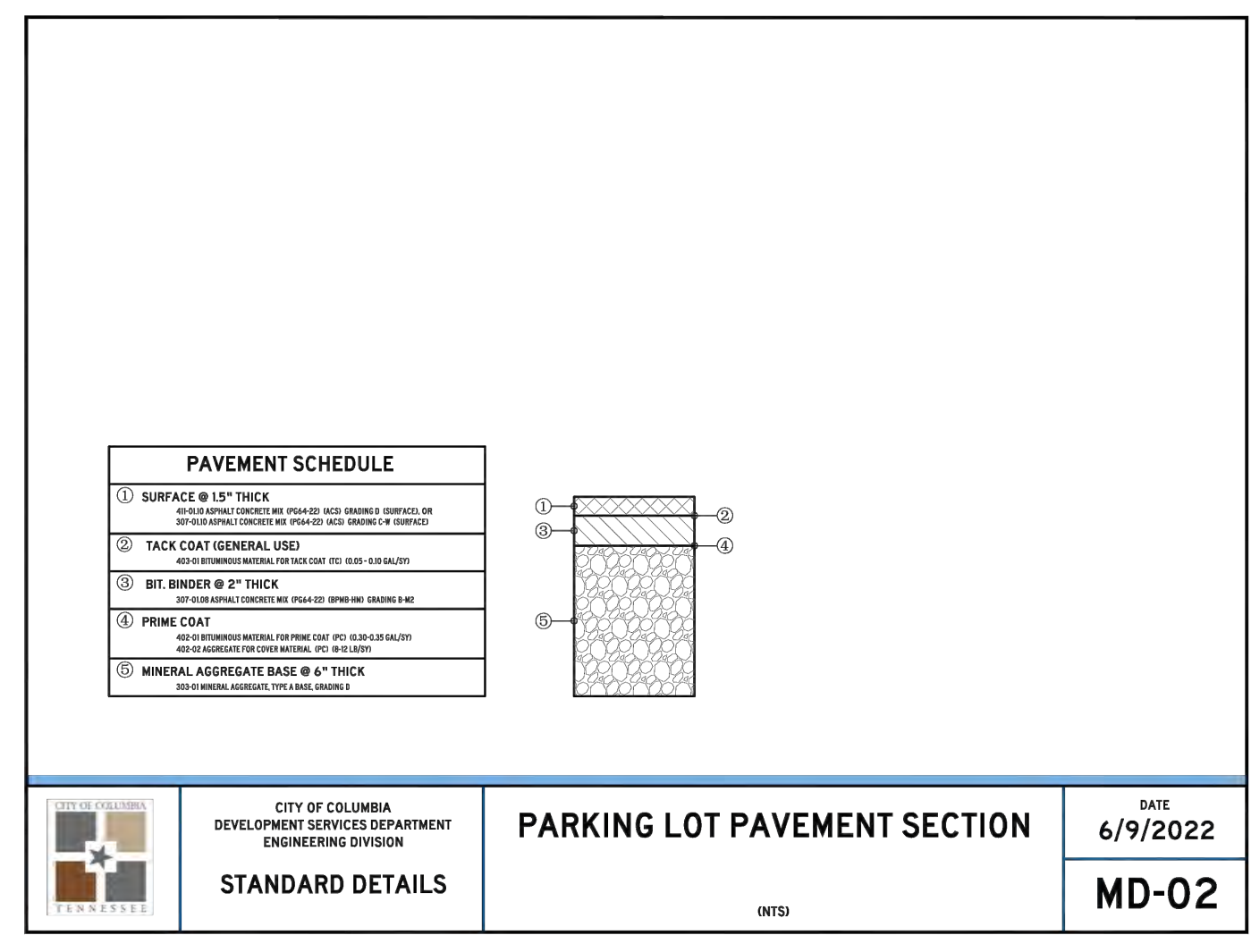
CONCRETE SIDEWALK



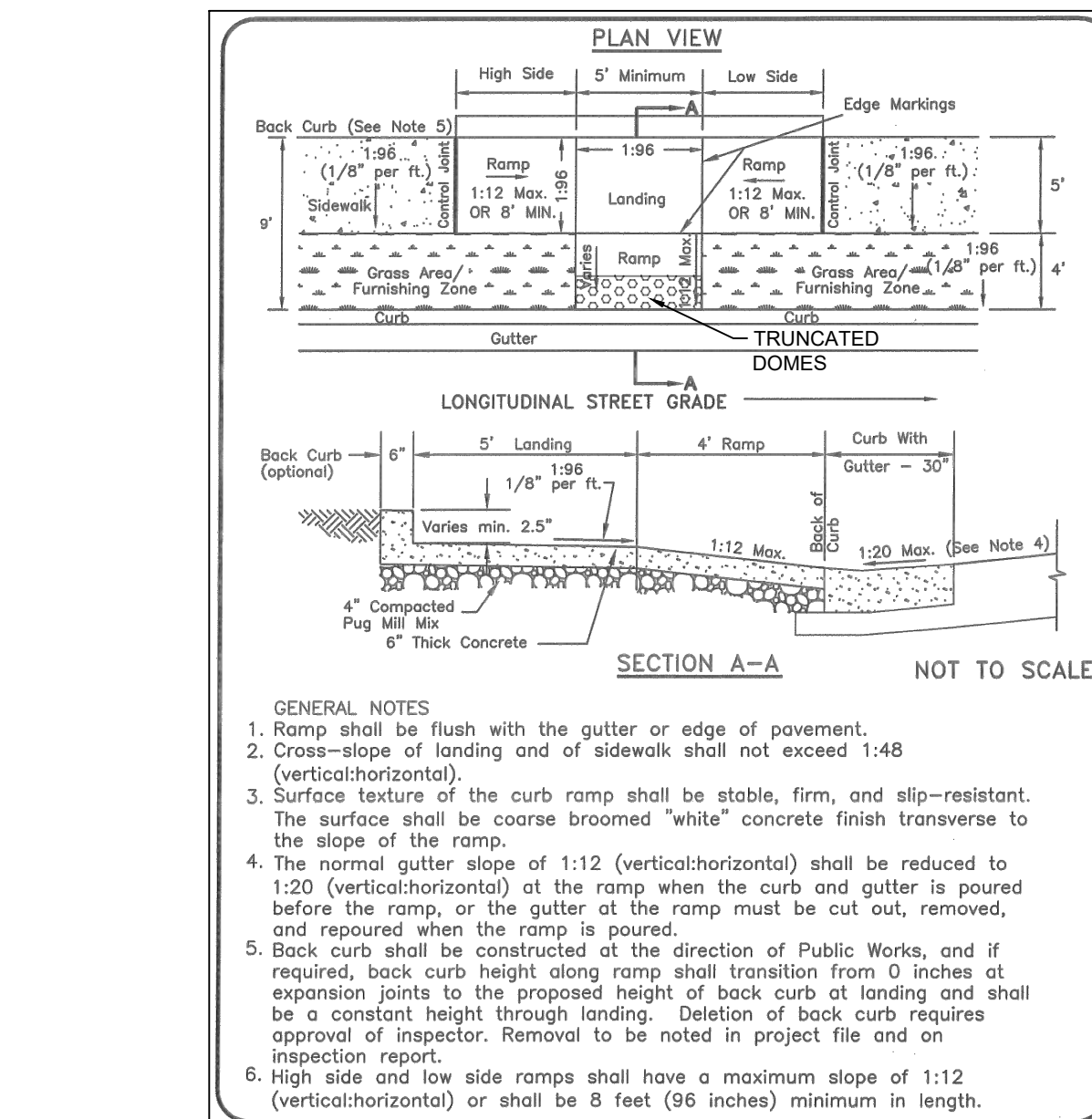
TEMPORARY DEAD END SIGN



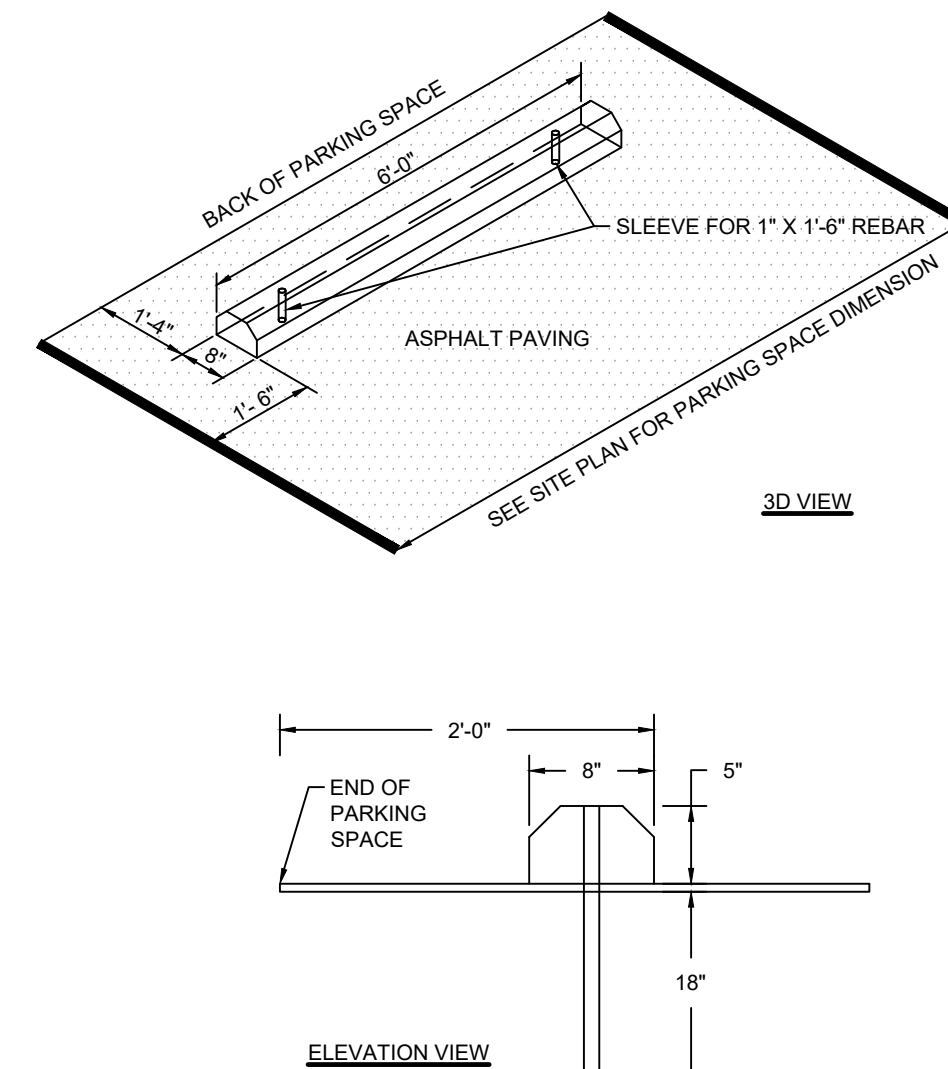
DRIVEWAY APRON



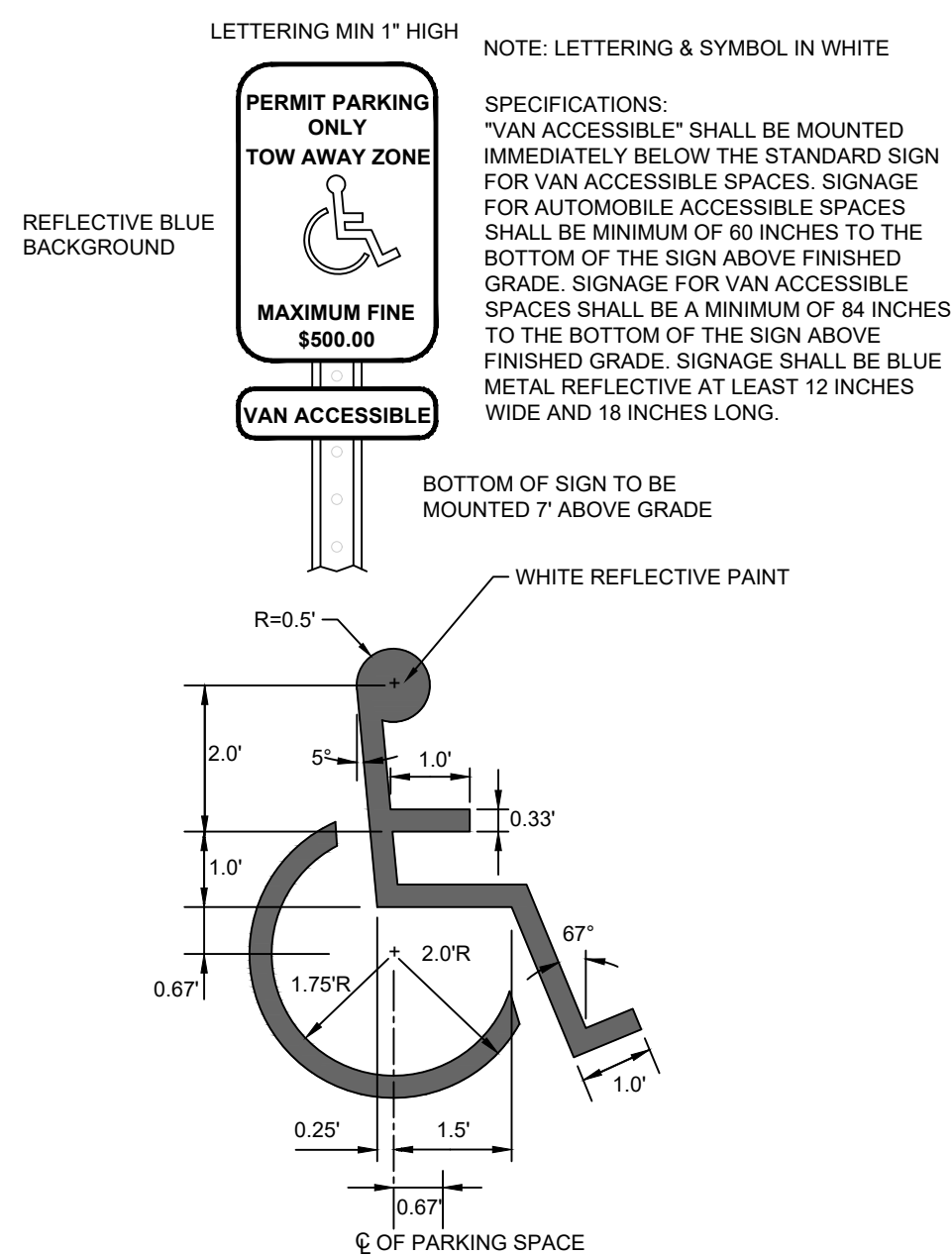
PARKING LOT PAVEMENT SECTION



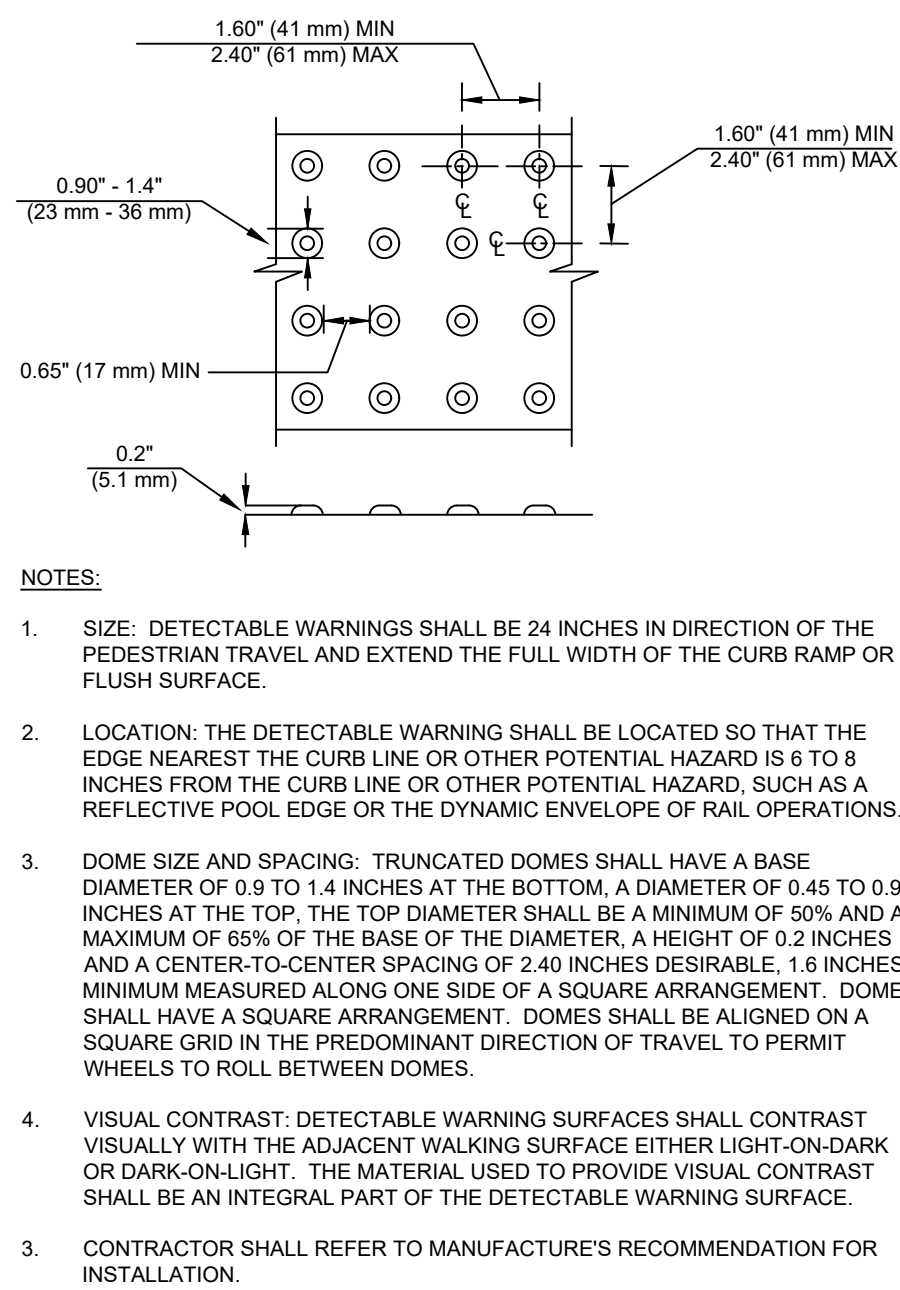
SIDEWALK RAMP



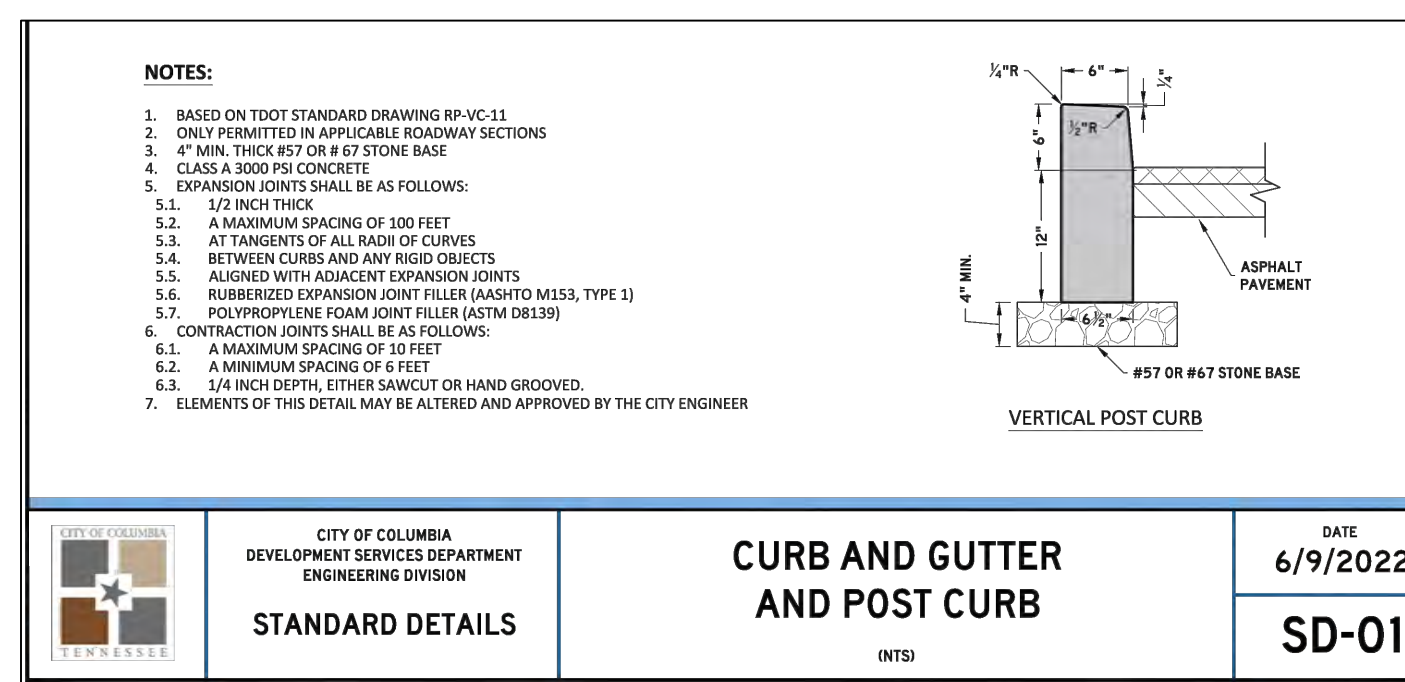
WHEEL STOP



HANDICAP PARKING SIGN AND PAINTED SYMBOL



TRUNCATED DOMES



POST CURB



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
004 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN 38401

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REVISIONS

[illegible]

DATE: 9/18/2023



W&A PROJECT #: 220047

PHASE 1 - 4

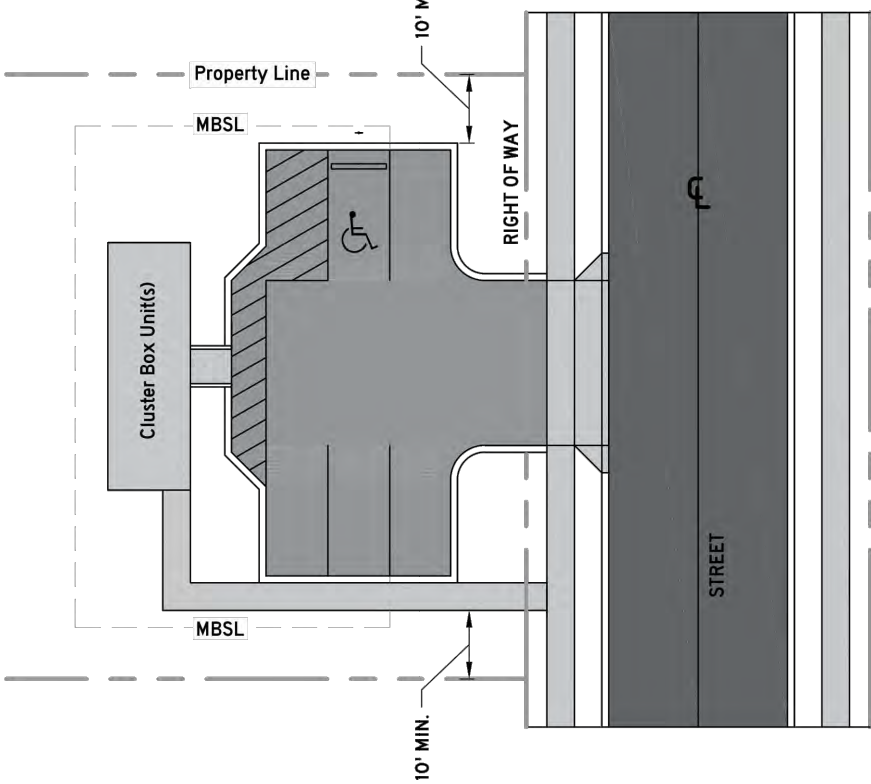
DETAILS

SHEET 18 OF 19

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NOTES:

- FOR 75 OR LESS CBU'S AT A SINGLE LOCATION
1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
 2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
 3. CBU'S SHALL NOT ENCR OACH UPON THE ROADWAY OR SIDEWALK.
 4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT. FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".
- FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION
1. CBU'S SHALL MEET USPS STANDARDS
 2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
 3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
 4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
 5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
 6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
 7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
 8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
 9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
 10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
 11. ADEQUATE LIGHTING SHALL BE PROVIDED.
 12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

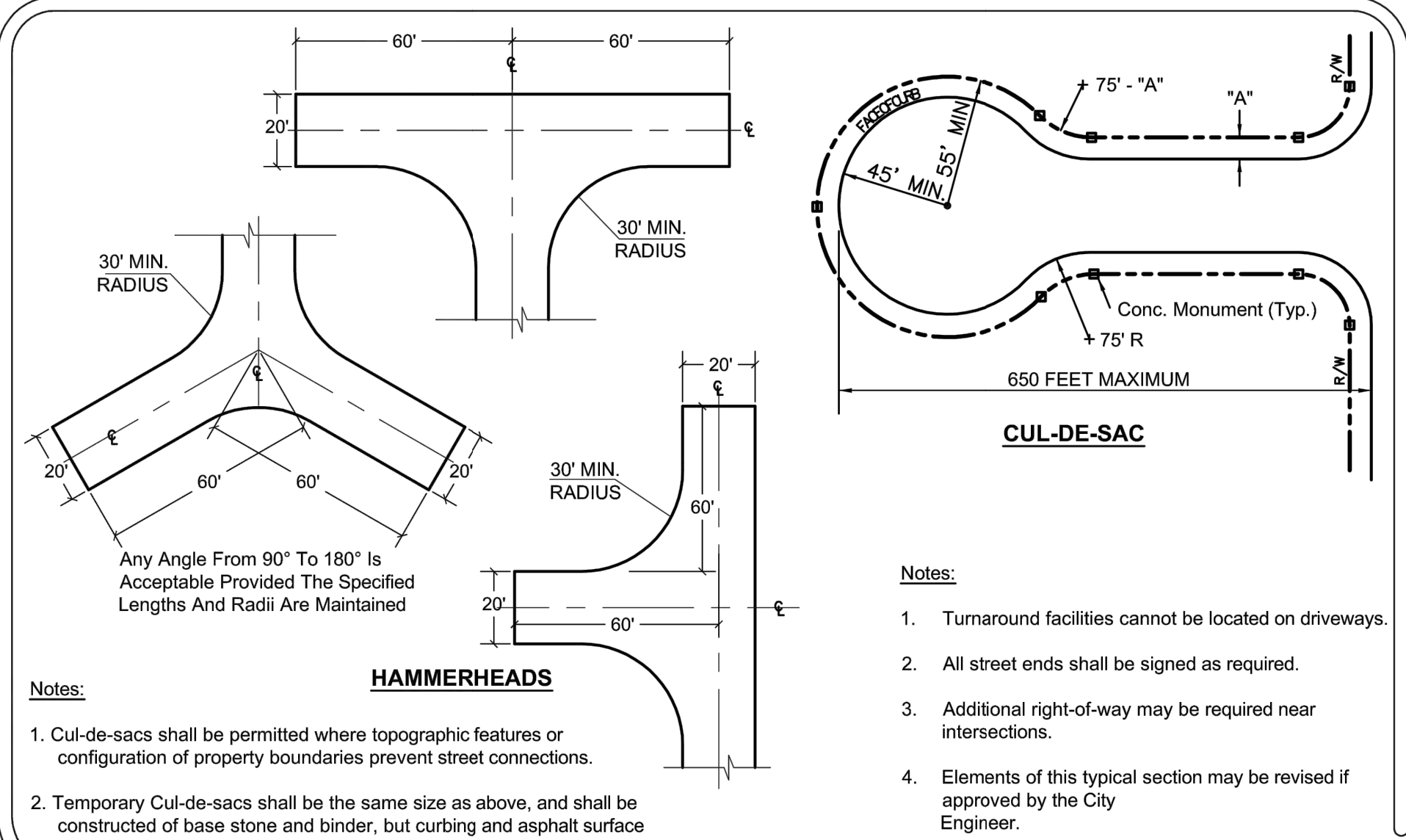


CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

MAIL CLUSTER BOX UNITS

(NTS)

DATE
6/9/2022
MD-03



Notes:

1. Cul-de-sacs shall be permitted where topographic features or configuration of property boundaries prevent street connections.
2. Temporary Cul-de-sacs shall be the same size as above, and shall be constructed of base stone and binder, but curbing and asphalt surface may be excluded.

Notes:

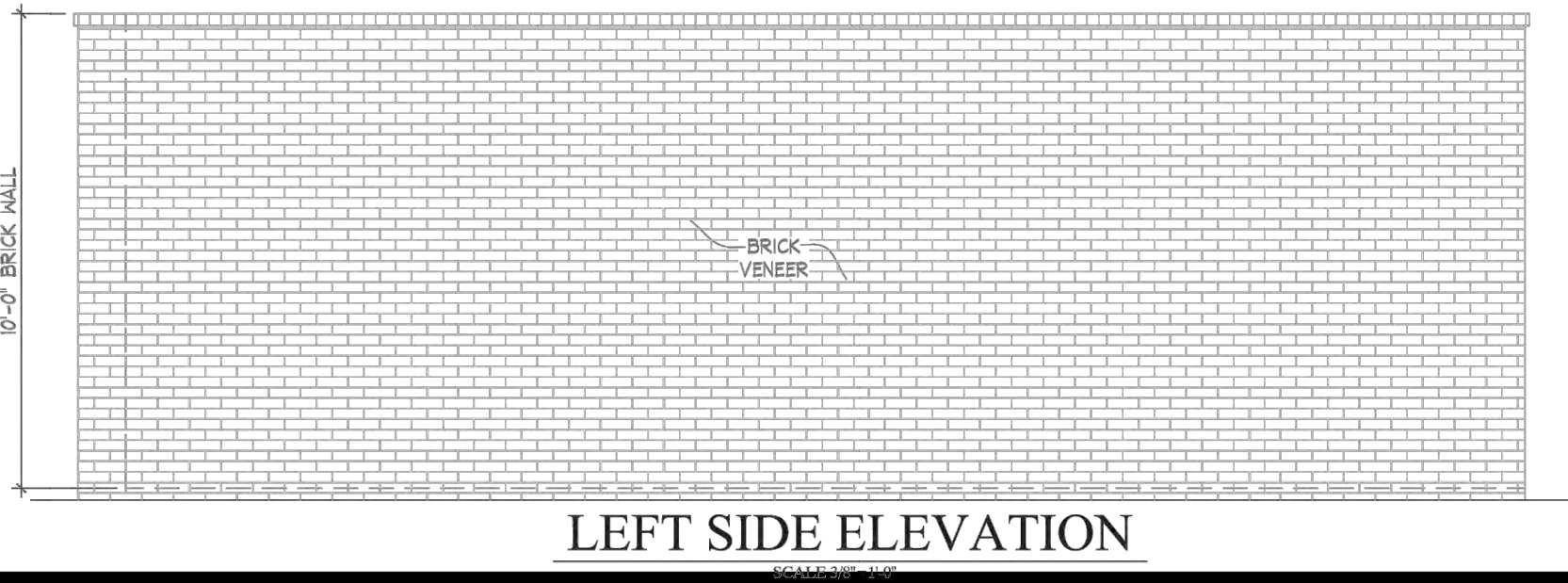
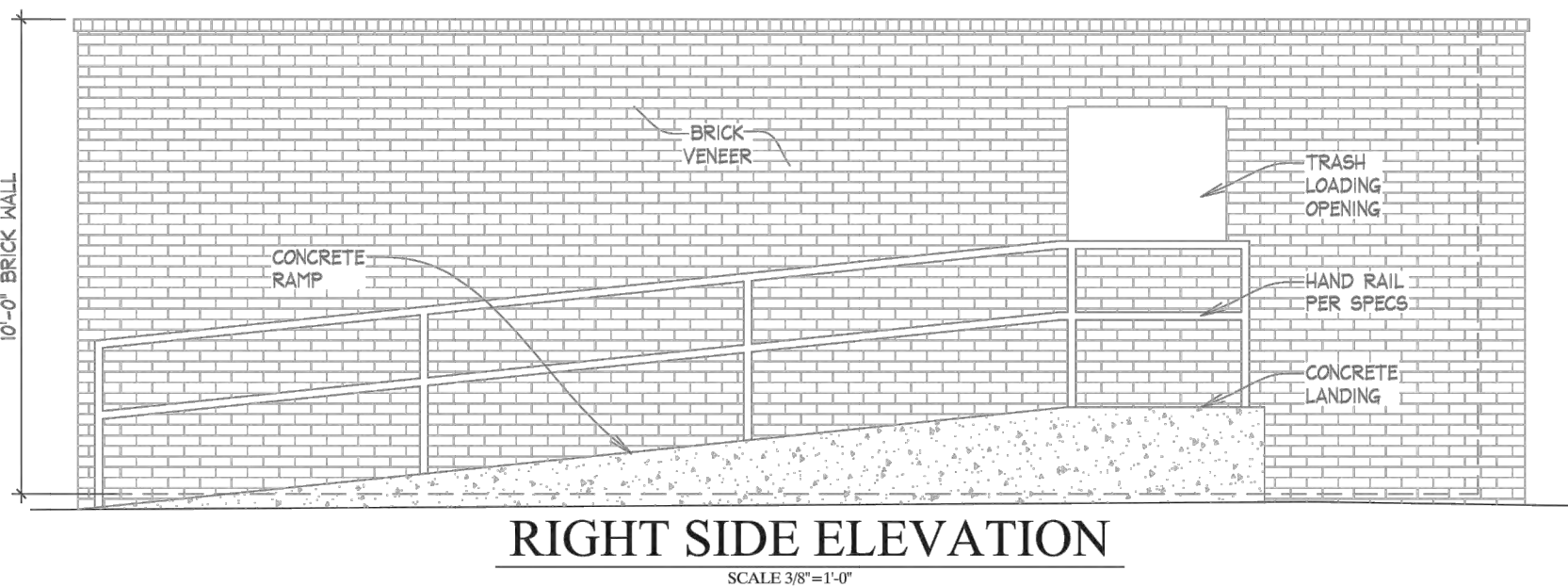
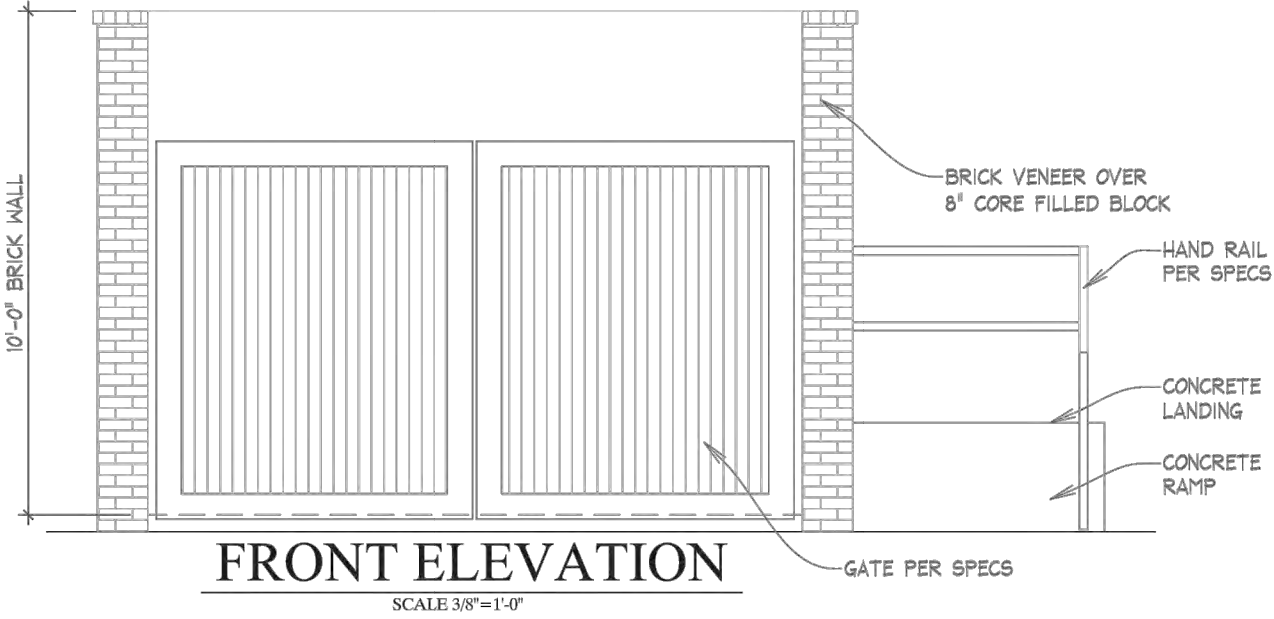
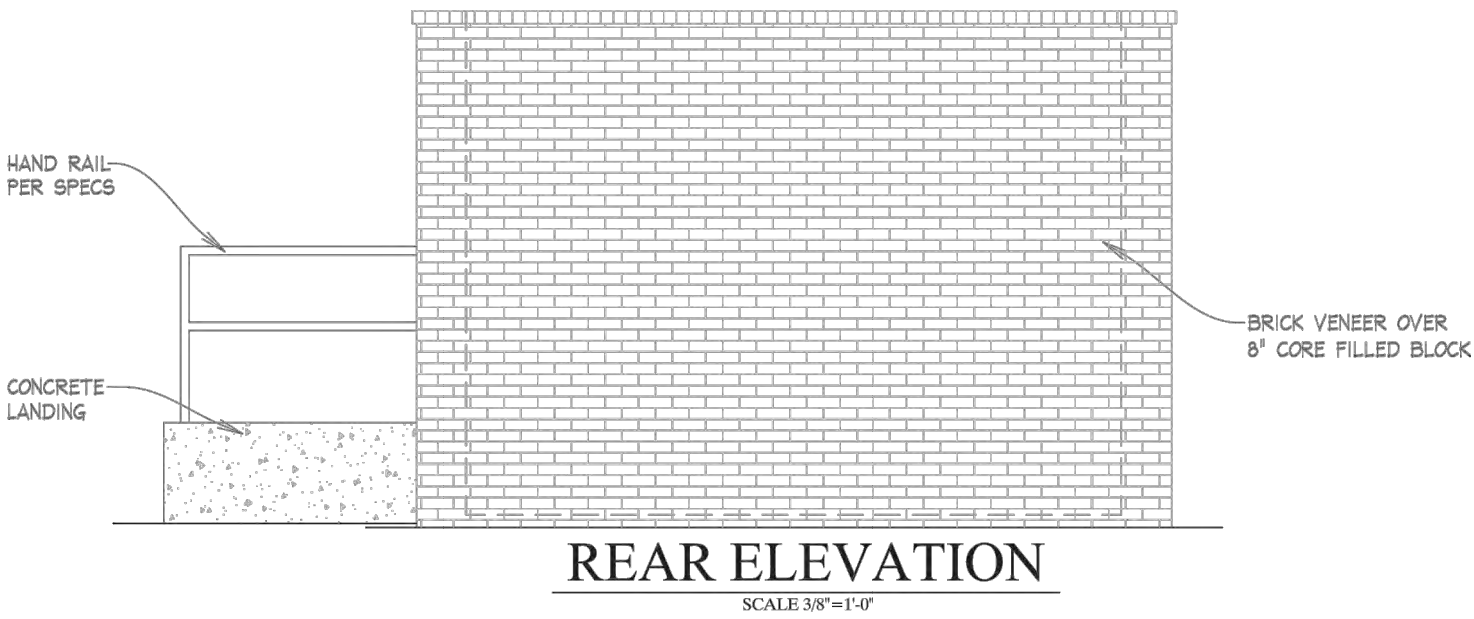
1. Turnaround facilities cannot be located on driveways.
2. All street ends shall be signed as required.
3. Additional right-of-way may be required near intersections.
4. Elements of this typical section may be revised if approved by the City Engineer.



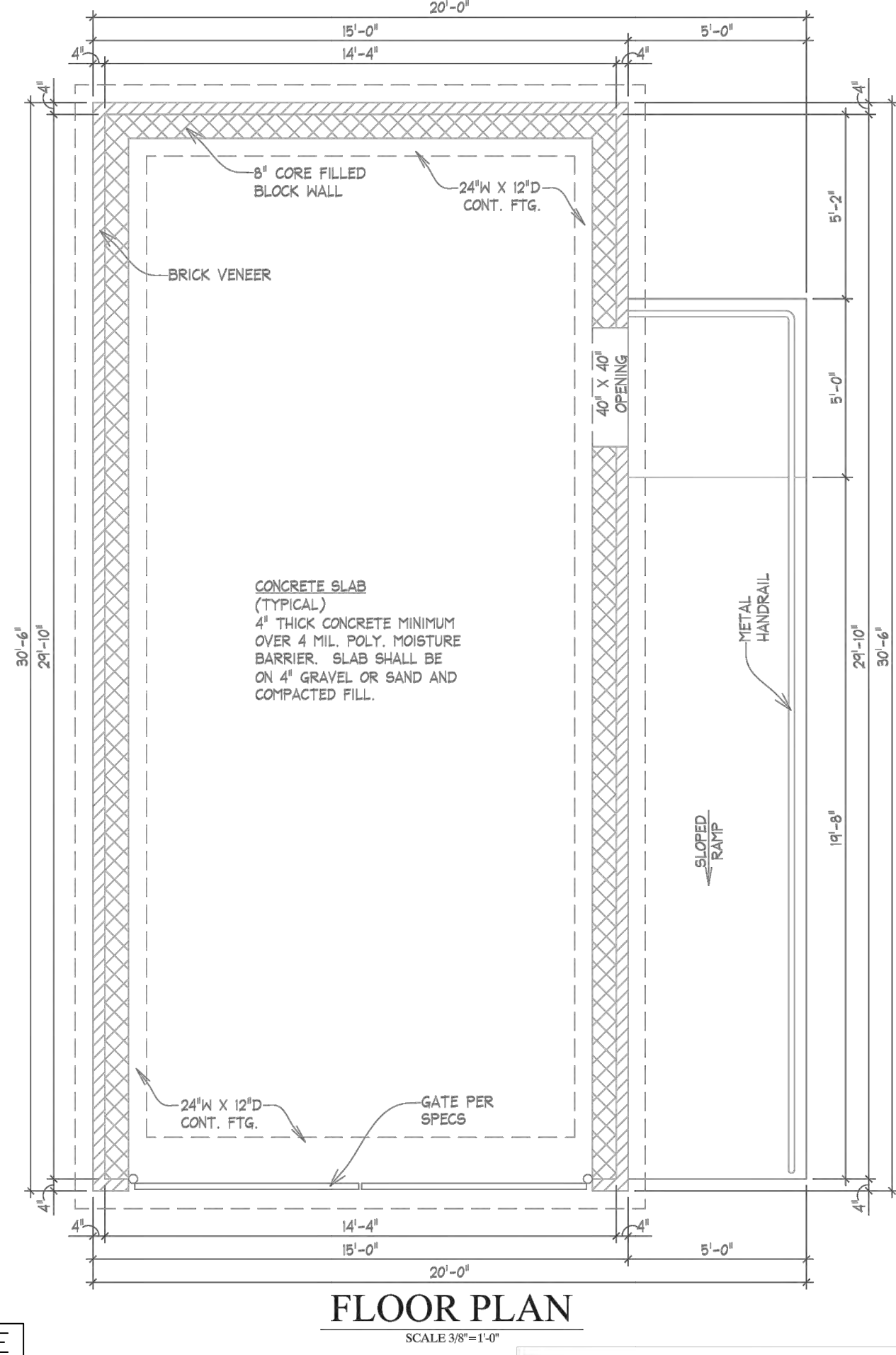
TURN-A-ROUND DETAIL

(NTS)

DATE
9-9-2015
DWG. NO.
SD-08



COMPACTOR ENCLOSURE



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

Know what's below.
Call before you dig.



REVISIONS

DATE	COMMENT

DATE: 9/18/2023



W&A PROJECT #: 220047

PHASE 1 - 4

DETAILS

SHEET 19 OF 19



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Engineering

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SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT

September 18, 2023

City of Columbia
Development Services
Mr. Kevin McCarthy, AICP
City Planner
700 North Garden Street
Columbia, TN 38401

Reference: Item Number, 23-0336 for Response to Comments on Preliminary Plat for Phases 1-4, McClure Farms. For All associated roads, utilities, storm sewer, etc.

Dear Mr. McCarthy,

W&A Engineering respectfully responds to the Development Review Committee Meeting comments dated September 12, 2023. To facilitate the review of our responses with these comments, we have included each comment received with our corresponding responses reflected in red. Please let me know if you have any questions or need any additional information.

COMMENTS:
Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with questions about the development review process or technical comments.

a. Noted

2. All owners of all property which is part of the request must sign the application for PC review, including the principals (or authorized agents of) Columbia Nashville Highway LLC.

a. Please find the attached signed Application for all appropriate owners of property.

3. Please indicate whether additional property will be added to the development site and how it will be used.

a. We respectfully request that preliminary plat for Phases 1-4 be reviewed and approved "as is".

4. Please verify the total number of dwelling units. Application indicates 431, cover sheet totals to 430.

a. There are 431 dwellings units as indicated on the Application. The cover has been updated to correspond. 116 single-family Lots and 315 Townhomes

5. Verify that the location, depth, and opacity of all buffers conform to the PUD Master Plan. The 10' 20% opacity landscape buffer on the southern portion of the property extends the full length of the of the site.

a. All buffers Conform to the PUD Master Plan.

6. Revise retaining wall locations to conform to 12.4.4 of Ordinance 3638 "walls built to support a grade eight feet or more higher than the grade at the interior edge of a required buffer shall also be set back 10 feet from the interior edge of the buffer."

a. Walls have been adjusted to conform to 12.4.4 of Ordinance 3638. The areas that were identified and adjusted were located at the South of Pond 2.1 and along a wall located at the southeast of the site.

7. The monument sign appears to encroach PUDE. Please confirm and revise location as necessary.

a. The monument sign has been adjusted outside of PUDE. See Phase 2.

8. Provide greater detail on mail kiosks including parking and landscape matching Final PUD approved in July 2022 (22-0106).

a. The mail kiosks detail has been included in detail sheets. Adequate parking has been supplied for all units and lots.

9. Please provide detail on dumpster enclosures. Enclosure details should match the approved Final PUD Master Plan from July 2022

a. Dumpster Enclosure detail has been included in detail sheets.

10. Previous submittals have referenced an unrecorded minor subdivision. The instrument recorded at R2808 P1467 appears to convey the effect of a division of the property. Please clarify when and by what process the property has been divided.

a. The plat referenced was never recorded and the property was conveyed by deed. The property (Lot 1) on the unrecorded plat. Will be incorporated into this plat for the purpose of dedicating ROW where an easement was shown.

11. Please provide a brief narrative describing efforts to engage the community/adjacent property owners since May 2023.

a. Brightland Homes has been engaged in discussions with adjacent property owners regarding McClure Farms. In these discussions Brightland has provided the overall land plan of the project and discussed timing of when improvements plan to take place along with common boundary discussions regarding types of screening including fence composition and natural screening. Brightland representatives also have a planned meeting with adjacent HOA members planned for September.

12. Please confirm that architecture will conform to the July 2022 PUD approval (22-0106), or describe any proposed changes. Add design and material sheets to match the 2022 approval.

a. There are no proposed changes at this time, Brightland will conform to approved architectural guidelines in approved PUD.

13. Please provide a brief narrative describing the status of all TDEC reviews and the status of any off site mitigation related to ponds or wetlands on the site.

a. McClure Farms has active permits with TDEC for the Construction Permit TNR 189919 (93 AC) and an ARAP NR2208.3559 (Minor Alterations to Wetlands) that fully enable the ability to begin earthwork and grading activities for Phases 1–2 of the project, City approvals notwithstanding. The project has engaged Griggs and Maloney as environmental consultants and permitting specialists to review the previously defined Wetland 1 that is contained within Phases 3-4. Preliminarily, they have recommended that the wetland be re-defined with a 0.57 AC footprint that would be a jurisdictional water of TDEC, but due to the recent WOTUS ruling would NOT be jurisdictional Water of the US to USACE. This would result in the revision to the aquatic resource alteration permit NRS 23.118 previously submitted. This information is being finalized for submission to both agencies for their review and concurrence. The result will be the requirement of one (1) wetland credit, for which the project is actively seeking credit once more becomes available. There is no finite timeline identified for this activity.

Fire

14. No comments

Engineering

15. Subject to construction plans and TIS. Offsite improvements subject to TDOT approval. Subject to TDEC Aquatic Resource Alteration Permits.

a. Noted

16. McClure Blvd: Continue 4 ft. grass strip where roadway expands to 16 ft lanes at the intersection. ROW line at Nashville Hwy should include a radius of 25 ft.

a. R.O.W has been adjusted at entrance to accommodate grass strip of 4-feet and the inclusion and the radius of 25-feet. At the entrance the ROW is currently showing 56-feet and transitions to 50-feet.

17. Waterhill Dr: Cul-de-sac appears to be too close to adjoining property line to construct properly without offsite grading easements. The 50 ft. ROW should also project to the adjoining property line.

a. Cul de sac has been adjusted for constructability without offsite grading.

18. Cul-de-sacs shall meet subregs (Pre July 2022) SD-08 dimensions. 90 ft. diameter and 75 ft. turnout radii. Sidewalk shall extend around full circumference of cul-de-sac.

a. All cul-de-sacs have been adjusted to appropriate standards.

19. Full analysis of downstream storm structures will be required at construction plans. With preliminary plat provide preliminary analysis of downstream structure (24 inch pipe) downstream of pond 2.1. Engineering has concern it is undersized for the proposed POST drainage area. Pre drainage area is divided amongst 3 separate watersheds with the existing pond providing a significant amount of storage.

a. See the attached preliminary storm analysis concerning the downstream structure (24-inch pipe).

20. Provide drainage inlets behind the sidewalk where rear lot drainage ditches discharge over sidewalks and curbing onto the street. Example lot 69/70, 10, 52/63, 57/58, 46, 51/41.

a. Inlets have been included to all rear draining lots in between Floyd Dr. and Parmenter St.

21. Engineering strongly recommends against the usage of retaining walls above grade for the use of stormwater detention facilities. Failure of these walls can result in a high-risk situation for downstream property and infrastructure.

a. With the site conditions and Stormwater requirements on this site an earthen dam will not work. We have minimized the height of these walls and the final wall design will be done by a licensed structural engineer. Geotechnical investigation will also be performed beneath each wall. Every effort is being made to ensure that these walls are as safe as possible.

22. Engineering recommends against any retaining walls supporting surcharge loads from the foundation of any single-family structures. Engineering recommends locating walls such that failure slopes are outside the minimum building setbacks of any single-family lot.

a. The building setback has been adjusted and relocated to conform with your feedback. For this single-family home, a narrower building footprint will be utilized.

23. Note: a coordinated layout for driveway accesses shall be required for future development of the commercial parcels. No accesses will be permitted on Nashville Hwy.

a. Noted

Maury County E911

24. We do not have any street names approved or reserved for this development.
Cgideon@maury911.org

a. Correspondence with Ms. Crystal Gideon started in June 2023, and we expect finalization the week of 9/18/2023 for approval and reservation for street names.

Building

25. No comments.

Police

26. No comments provided.

Columbia Power

27. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. • Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

a. Noted

Atmos Energy

28. Gas Available along Nashville Hwy Contact Bradie Armstrong 615-485-6377.

Maury County Highway Dept.

29. No comment.

Wastewater

30. Columbia Wastewater may require a larger area for the pump station, 50x50' if possible.

a. Noted, and we have made the appropriate changes to accommodate this new request.

Public Works

No comment.

Maury County Schools

31. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School-Battle Creek High (24/25) See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

a. Noted

ATT

32. Intends to serve.

a. Noted

Columbia Water

33. "A water availability letter was issued on 7-12-23 and is valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire

flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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.”

a. Noted

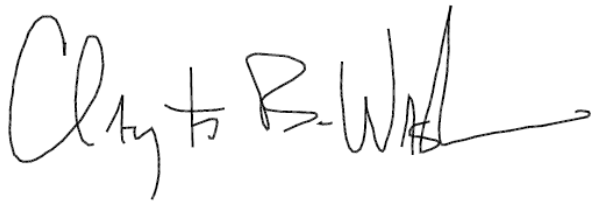
Duck River Electric Membership Corp

34. No Comments.

We appreciate the cooperation extended to our team through this process.

Sincerely,

Clayton B. Washburn, PE

A handwritten signature in black ink, appearing to read "Clayton B. Washburn". The signature is stylized with a large "C" and "W".

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, September 12, 2023



ITEM NO.

23-0336

DESCRIPTION: Preliminary Plat for Phases 1-4. McClure Farms. All associated roads, utilities, storm sewer, etc.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
2. All owners of all property which is part of the request must sign the application for PC review, including the principals (or authorized agents of) Columbia Nashville Highway LLC.
3. Please indicate whether additional property will be added to the development site and how it will be used.
4. Please verify the total number of dwelling units. Application indicates 431, cover sheet totals to 430.
5. Verify that the location, depth, and opacity of all buffers conform to the PUD Master Plan. The 10' 20% opacity landscape buffer on the southern portion of the property extends the full length of the of the site.
6. Revise retaining wall locations to conform to 12.4.4 of Ordinance 3638 "walls built to support a grade eight feet or more higher than the grade at the interior edge of a required buffer shall also be set back 10 feet from the interior edge of the buffer."
7. Monument sign appears to encroach PUDE. Please confirm and revise location as necessary.
8. Provide greater detail on mail kiosks including parking and landscape matching Final PUD approved in July 2022 (22-0106).
9. Please provide detail on dumpster enclosures. Enclosure details should match the approved Final PUD Master Plan from July 2022
10. Previous submittals have referenced an unrecorded minor subdivision. The instrument recorded at R2808 P1467 appears to convey effect a division of the property. Please clarify when and by what process the property has been divided.
11. Please provide a brief narrative describing efforts to engage the community/adjacent property owners since May 2023.
12. Please confirm that architecture will conform to the July 2022 PUD approval (22-0106), or describe any proposed changes. Add design and material sheets to match the 2022 approval.
13. Please provide a brief narrative describing the status of all TDEC reviews and the status of any off site mitigation related to ponds or wetlands on the site.

TECHNICAL
23-0336
Page 1 of 4

Fire

14. No comments

Engineering

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18. Culdesacs shall meet subregs (Pre July 2022) SD-08 dimensions. 90 ft. diameter and 75 ft. turnout radii. Sidewalk shall extend around full circumference of culdesac.
19. Full analysis of downstream storm structures will be required at construction plans. With preliminary plat provide preliminary analysis of downstream structure (24 inch pipe) downstream of pond 2.1. Engineering has concern it is undersized for the proposed POST drainage area. Pre drainage area is divided amongst 3 separate watersheds with the existing pond providing a significant amount of storage.
20. Provide drainage inlets behind the sidewalk where rear lot drainage ditches discharge over sidewalks and curbing onto the street. Example lot 69/70, 10, 52/63, 57/58, 46, 51/41.
21. Engineering strongly recommends against the usage of retaining walls above grade for the use of stormwater detention facilities. Failure of these walls can result in a high risk situation for downstream property and infrastructure.
22. Engineering recommends against any retaining walls supporting surcharge loads from the foundation of any single-family structures. Engineering recommends locating walls such that failure slopes are outside the minimum building setbacks of any single family lot.
23. Note: a coordinated layout for driveway accesses shall be required for future development of the commercial parcels. No accesses will be permitted on Nashville Hwy.

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Cgideon@maury911.org

Building

25. No comments.

Police

26. No comments provided.

Columbia Power

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

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

- Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Atmos Energy

28. Gas Available along Nashville Hwy Contact Bradie Armstrong 615-485-6377.

Maury County Highway Dept.

29. No comment.

Wastewater

30. Columbia Wastewater may require a larger area for the pump station, 50x50' if possible.

Public Works

31. No comment.

Maury County Schools

32. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School-Battle Creek High (24/25) See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

TECHNICAL
23-0336
Page 3 of 4

ATT

33. Intends to serve.

Columbia Water

34. "A water availability letter was issued on 7-12-23 and is valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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."

Duck River Electric Membership Corp

35. No Comments.

ATTACHMENTS: Preliminary Plat and Final PUD Master Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	321	94.4%
	Battle Creek	2019	90,000	30	700	629	89.9%
	Brown	1968	56,720	20	405	358	88.4%
	Highland	1986	47,800	4.5	380	284	74.7%
	Howell	1999	81,600	17.5	700	598	85.4%
	Mt. Pleasant	1978	80,021	22	630	575	91.3%
	Riverside	1984	71,150	14	500	402	80.4%
	Spring Hill	1984	69,000	10	540	439	81.3%
	Woodard	1990	76,200	17	600	544	90.7%
	Wright	2005	97,765	18	740	605	81.8%
					5535	4755	85.9%
Middle	Battle Creek	2019	125,000	45	900	725	80.6%
	Cox	1997	137,200	25	900	659	73.2%
	Mt. Pleasant	2001	113,938	29.2	550	417	75.8%
	Spring Hill	2010	158,106	39.49	950	537	56.5%
	Whitthorne	1979	175,600	17	1050	959	91.3%
					4350	3297	75.8%
High	Central	2016	296,740	55	1700	1425	83.8%
	Mt. Pleasant	1969	110,759	31	600	395	65.8%
	Spring Hill	1993	181,800	57	1200	1245	103.8%
					3500	3065	87.6%
Unit	Culleoka	1969	205,800	34	1020	885	86.8%
	Hampshire	1978	83,410	13.12	500	418	83.6%
	Santa Fe	1964	94,225	24	650	527	81.1%
					2170	1830	84.3%
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		169	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	550.27	15555	13116	

Elementary Numbers are incomplete as K enrollment will grow over the month of August.



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: McClure Farms

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
- N/A ☐ Existing and proposed on-street and off-street parking and loading areas
- N/A ☐ 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.
- N/A ☐ 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:

Owen Penn

Print Name

Signature

9/18/2023

Date



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	2504 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 6.00
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat for Phase(s) 1-4. McClure Farms. All associated roads, utilities, storm sewer, etc...		

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) McClure Farms Phases 1-4 ☐ Total Number of Lots 431 ☐ Total acreage 95.29
<i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan 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	Owen Penn	PHONE	(615) 813-1051
ADDRESS	4101 Charlotte Ave. Suite E215, Nashville, TN 37209	EMAIL	OPenn@waengineering.com

PROPERTY OWNER NAME	Brightland Homes of Tennessee, LLC	PHONE	(512) 330-9366 ext: 4233
ADDRESS	3815 S Capital Texas Hwy, Austin, TX 78704	EMAIL	sbarksdale@brighlandhomes.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.

Owen Penn

 APPLICANT NAME



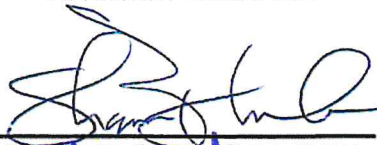
 APPLICANT SIGNATURE

8/16/2023

 DATE

Brightland Homes - Shannon Barksdale

 PROPERTY OWNER NAME



 PROPERTY OWNER SIGNATURE

8/16/2023

 DATE

Columbia Nashville Highway, LLC - Mark McDonald

 STAFF USE ONLY

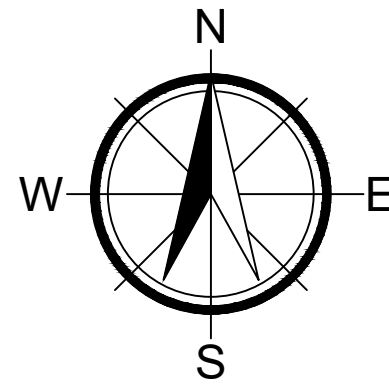
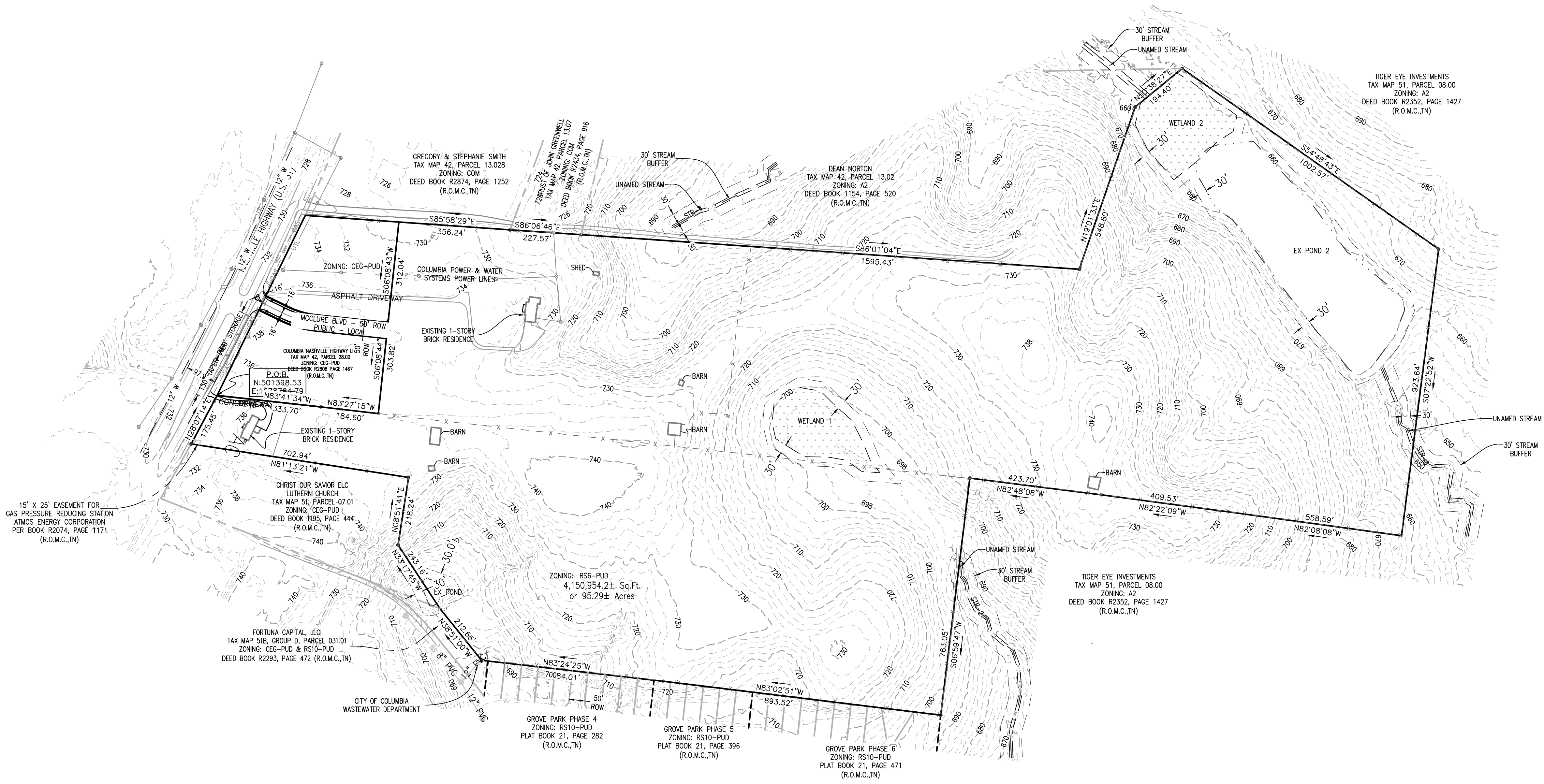
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	
--------------	--

A
B
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D
E
F
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H
I
J
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L

2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32



W&A
Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING • SURVEYING
ECONOMIC DEVELOPMENT

4101 CHARLOTTE AVE. SUITE E215
Nashville, TN 37209
P: (615) 610-1023
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING.
THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS
SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL
RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL
RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

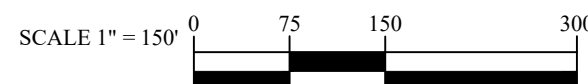
DATE: 8/21/2023



W&A PROJECT #: 220047

EXISTING CONDITIONS

SHEET 2 OF 18



4101 CHARLOTTE AVE. SUITE E21
Nashville, TN 37209
P: (615) 610-1023
waengineering.com

PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN: 38401

REVISIONS

DATE: 8/21/2023

PHASE 1 - 4

OVERALL LAYOUT

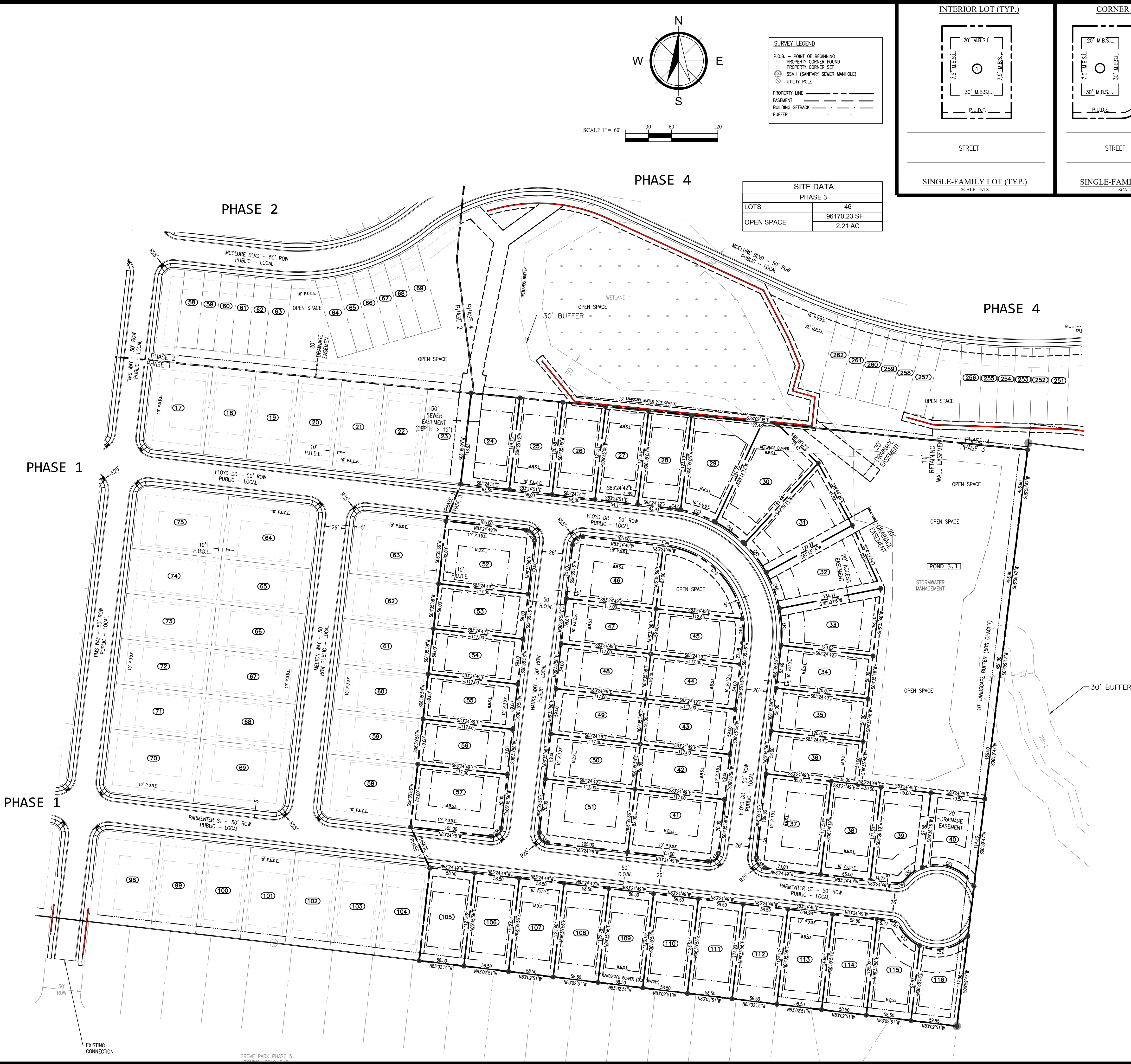
SHEET 3 OF 18



Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
24	0.17	7578.23'
25	0.15	6726.70'
26	0.16	6787.51'
27	0.16	6808.32'
28	0.16	6851.71'
29	0.21	9052.34'
30	0.23	9976.49'
31	0.21	9055.04'
32	0.21	8945.98'
33	0.19	8404.72'
34	0.15	6720.33'
35	0.15	6720.46'
36	0.15	6720.62'
37	0.24	10297.25'
38	0.18	7897.50'
39	0.17	7544.68'
40	0.16	6778.97'
41	0.22	9563.13'
42	0.16	6903.00'
43	0.16	6903.00'
44	0.16	6903.00'
45	0.16	6858.44'
46	0.22	9563.13'
47	0.16	6903.00'
48	0.16	6903.00'
49	0.16	6903.00'
50	0.16	6903.00'
51	0.22	9563.07'
52	0.22	9563.14'
53	0.16	6903.00'
54	0.16	6903.00'
55	0.16	6903.00'
56	0.16	6903.00'
57	0.22	9563.11'
105	0.16	7106.00'
106	0.16	7127.87'
107	0.16	7149.75'
108	0.16	7171.62'
109	0.17	7193.50'
110	0.17	7215.38'
111	0.17	7237.25'
112	0.17	7259.13'
113	0.17	7281.00'
114	0.17	7302.88'
115	0.16	6752.52'
116	0.14	6068.51'

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	2.05	89273.33
1	0.16	6896.90

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C35	N38°24'27"W	18.86'	11.99
C36	N51°35'33"E	18.85'	12.00
C37	S51°35'33"W	18.85'	12.00
C38	S38°24'27"E	18.85'	12.00
C39	N46°22'30"W	146.10'	113.00
C40	N01°22'07"W	31.43'	113.00
C41	N51°35'33"E	18.85'	12.00
C42	S81°37'14"E	10.20'	300.19
C43	S70°42'27"E	46.09'	159.62
C44	S54°03'33"E	44.25'	151.29
C45	S37°00'32"E	47.05'	163.00
C46	S19°57'10"E	50.00'	163.00
C47	S02°43'44"E	48.00'	163.00
C48	S38°24'27"E	18.85'	12.00
C49	S68°22'46"W	11.82'	12.00
C50	N54°46'03"E	28.13'	55.00
C51	S69°54'22"E	78.09'	55.00
C52	S78°42'31"W	68.13'	55.00
C53	N46°23'24"W	37.28'	55.00
C54	N55°10'13"W	11.83'	12.00

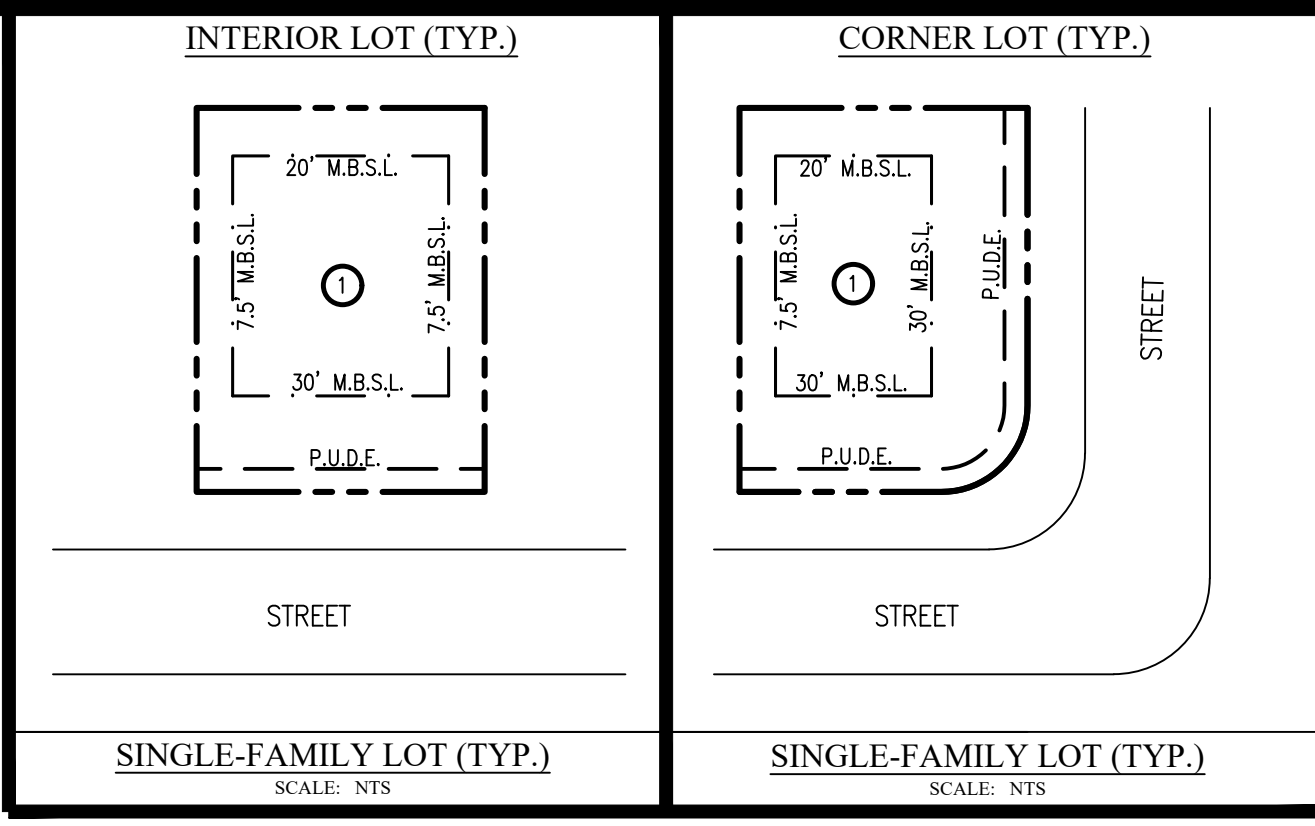


SURVEY LEGEND

P.O.B. - POINT OF BEGINNING
PROPERTY CORNER FOUND
SSWM (GATEWAY SEWER MANHOLE)
UTILITY POLE

PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER

SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	96170.23 SF 2.21 AC



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

REVISIONS	
DATE	COMMENT

DATE: 8/21/2023

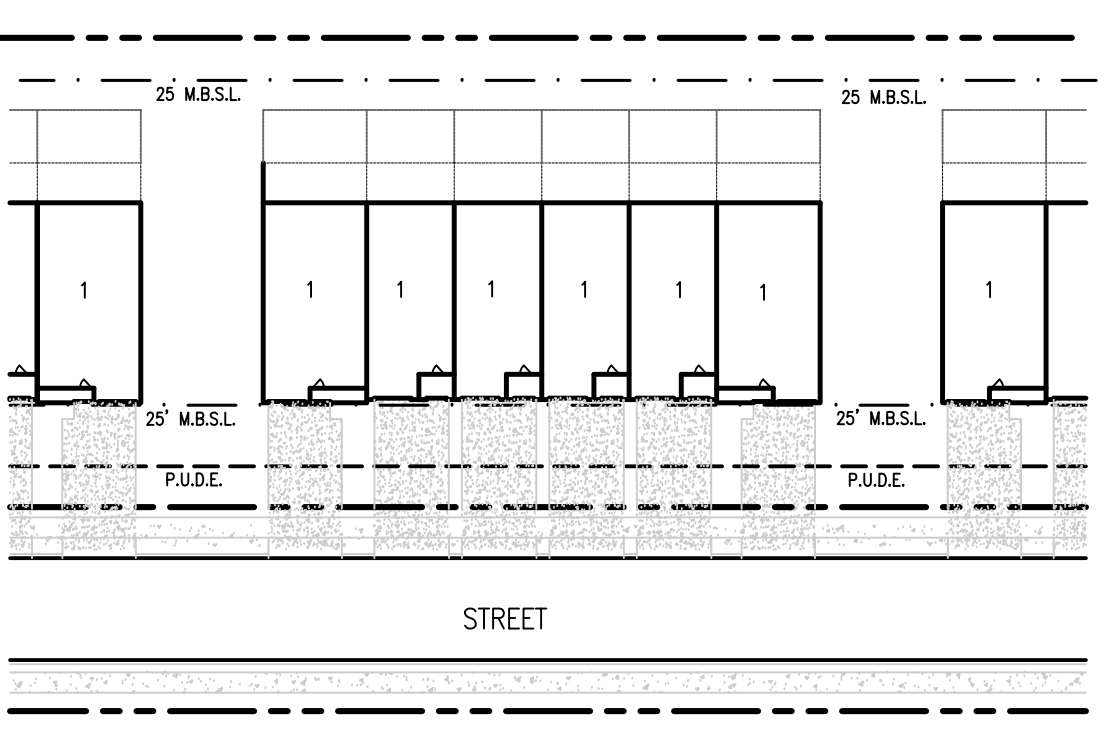
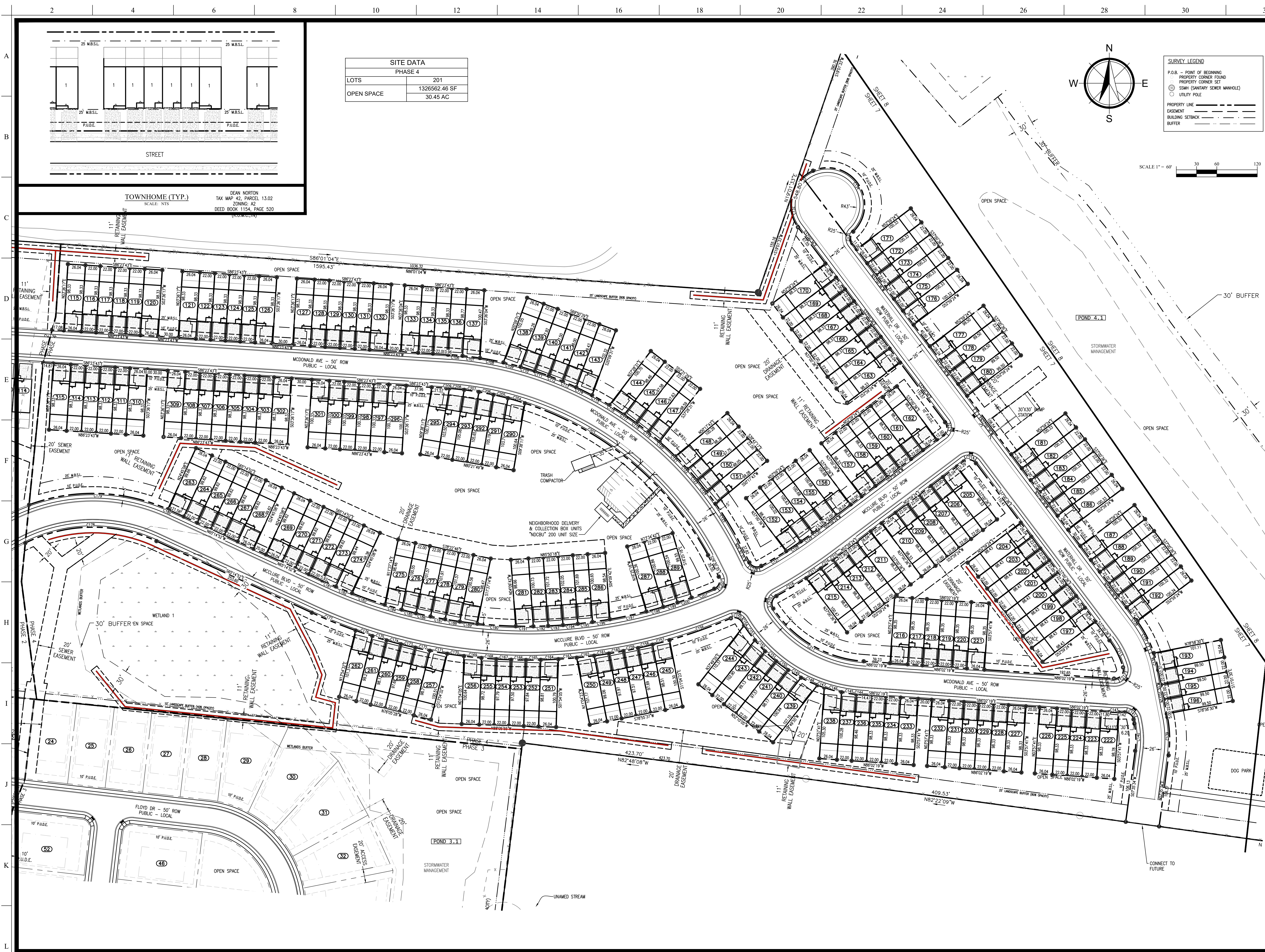
ADAM C. BLESSÉ
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
NO. 20097
EXPIRATION DATE 8/21/2023

W&A PROJECT #: 220047

PHASE 3

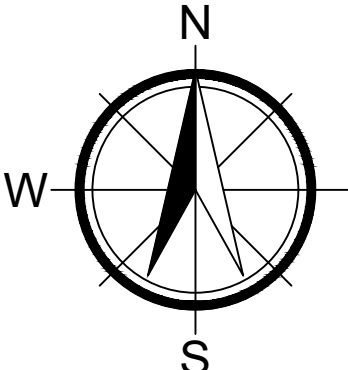
PRELIMINARY PLAT

SHEET 6 OF 18

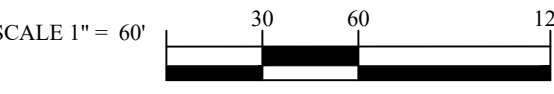


SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1326562.46 SF 30.45 AC

TOWNHOME (TYP.)
SCALE: NTS
DEAN NORTON
TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(LOCALITY)



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)	UTILITY POLE
PROPERTY LINE	EASEMENT
BUILDING SETBACK	BUFFER



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN: 38401

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Call before you dig.

REVISIONS	
DATE	COMMENT

DATE: 8/21/2023

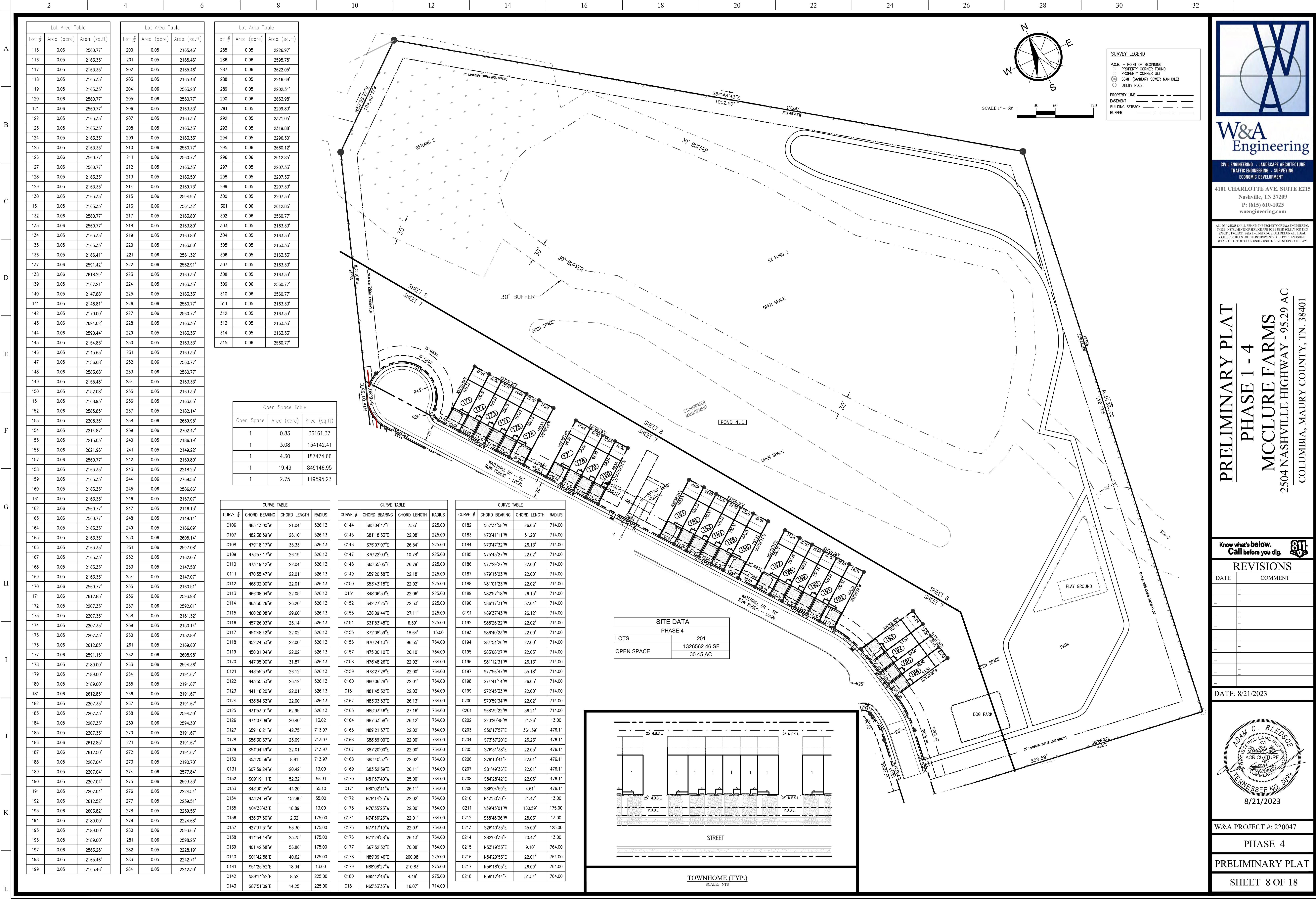


W&A PROJECT #: 220047

PHASE 4

PRELIMINARY PLAT

SHEET 7 OF 18



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

DATE: 8/21/2023



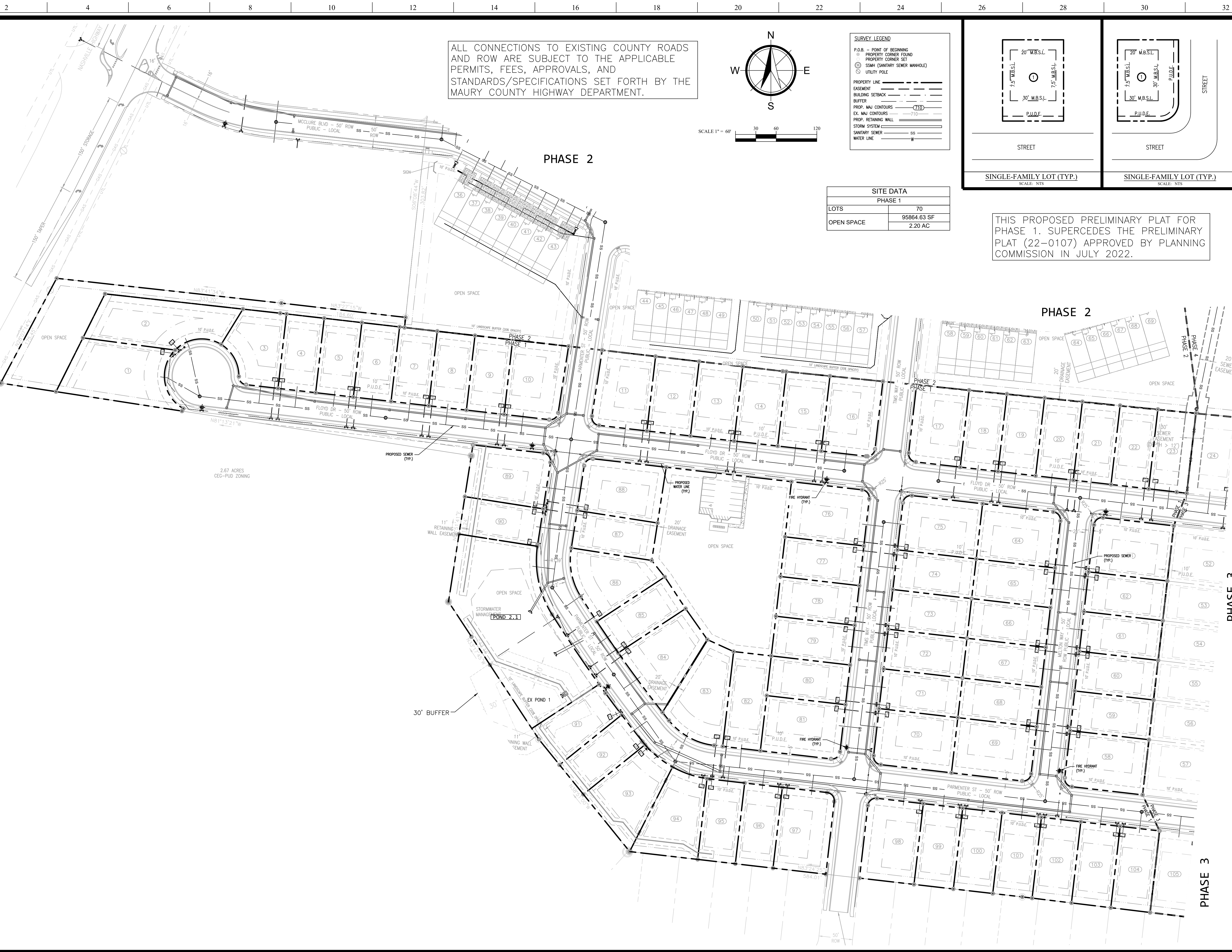
W&A PROJECT #: 220047

PHASE 4

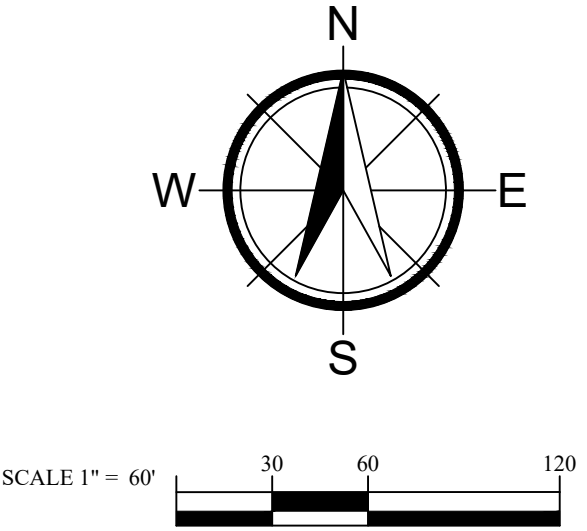
PRELIMINARY PLAT

SHEET 8 OF 18

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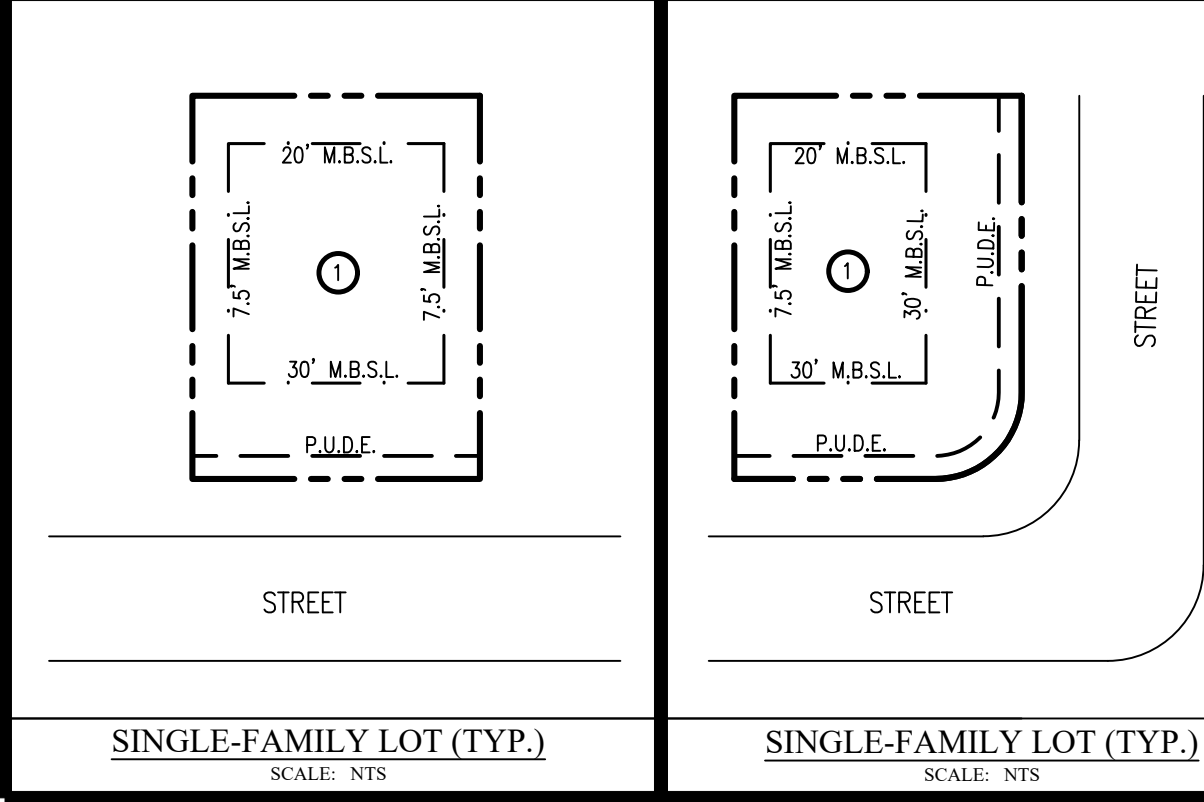


ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY THE MAURY COUNTY HIGHWAY DEPARTMENT.



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	710
EX. MAJ. CONTOURS	710
PROP. RETAINING WALL	
STORM SYSTEM	SS
SANITARY SEWER	SS
WATER LINE	W

SITE DATA	
PHASE 1	
LOTS	70
OPEN SPACE	95864.63 SF 2.20 AC



THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22-0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

Know what's below.
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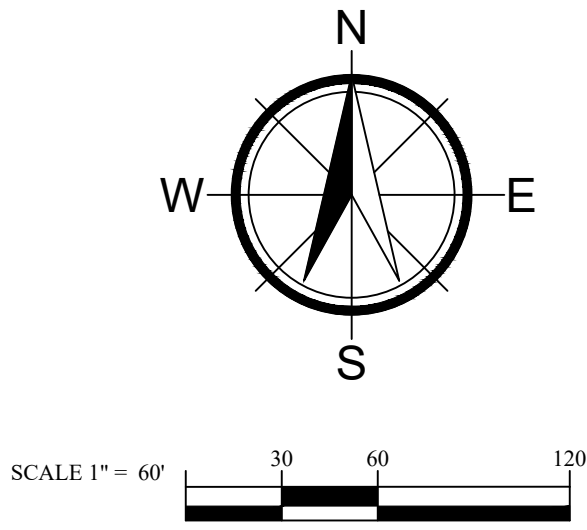
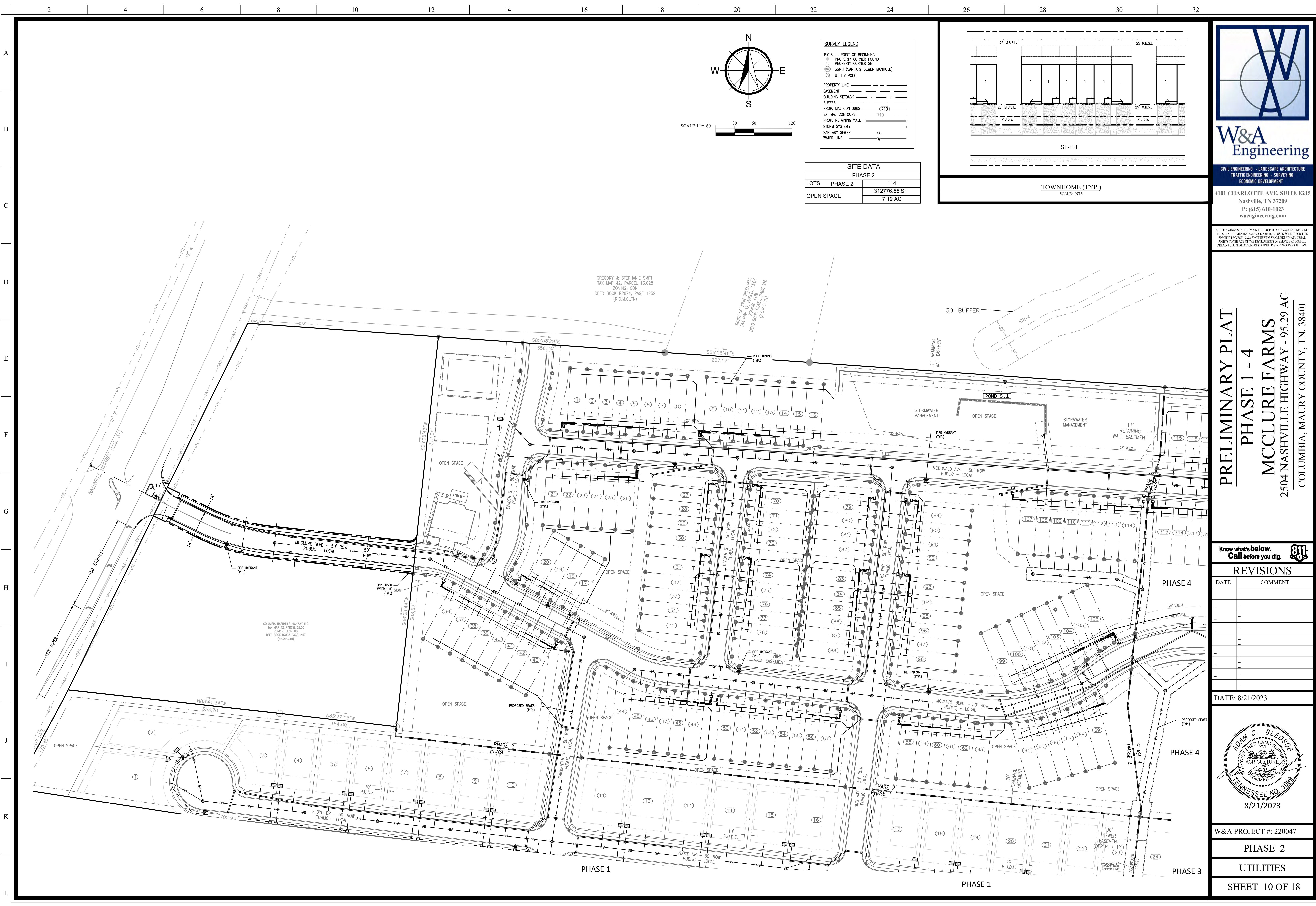
REVISIONS	
DATE	COMMENT

DATE: 8/21/2023



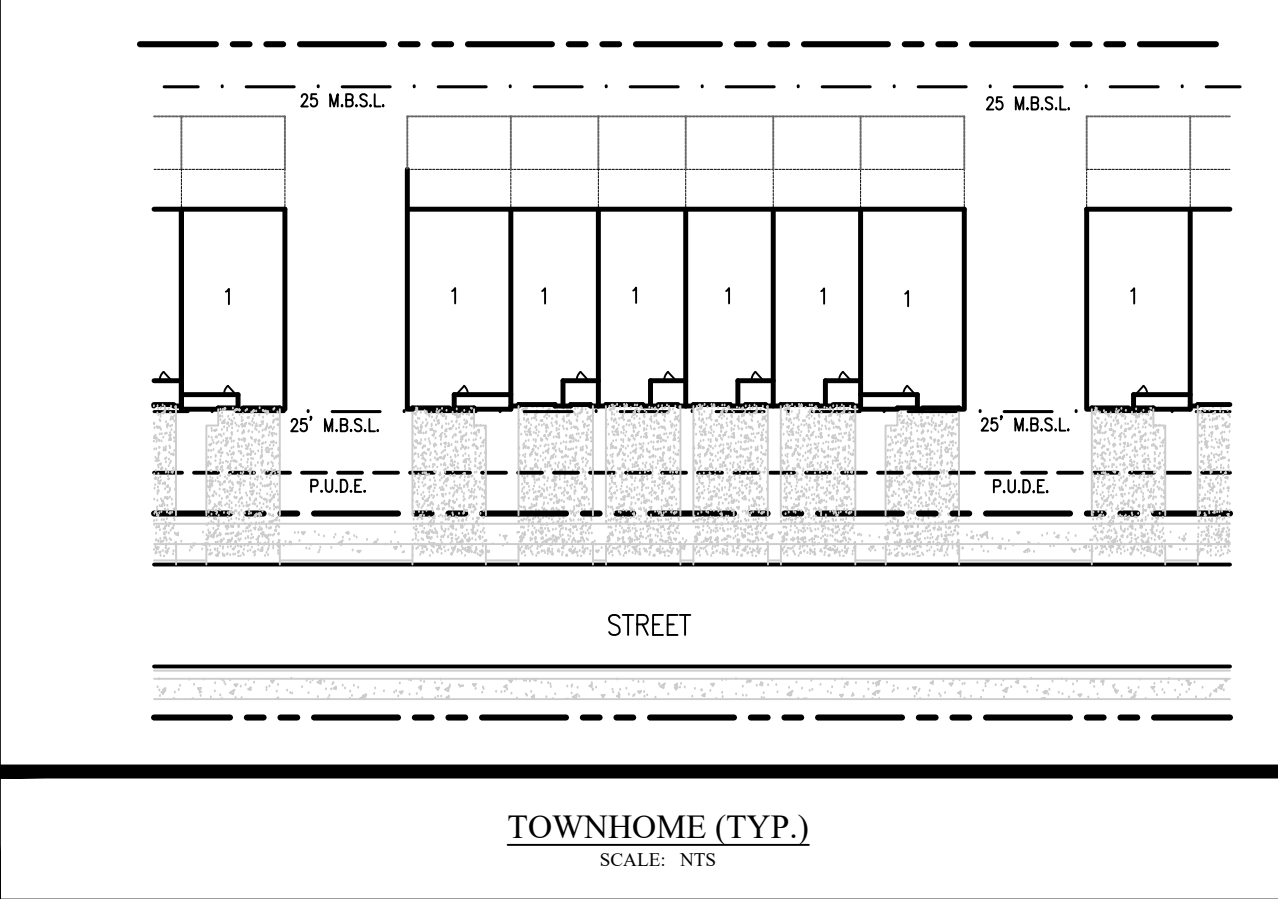
W&A PROJECT #: 220047

PHASE 1
UTILITIES
SHEET 9 OF 18



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
PROPERTY CORNER SET	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	-710
EX. MAJ. CONTOURS	-710
PROP. RETAINING WALL	
STORM SYSTEM	
SANITARY SEWER	SS
WATER LINE	W

SITE DATA		
PHASE 2		
LOTS	PHASE 2	114
		312776.55 SF
OPEN SPACE		7.19 AC





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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

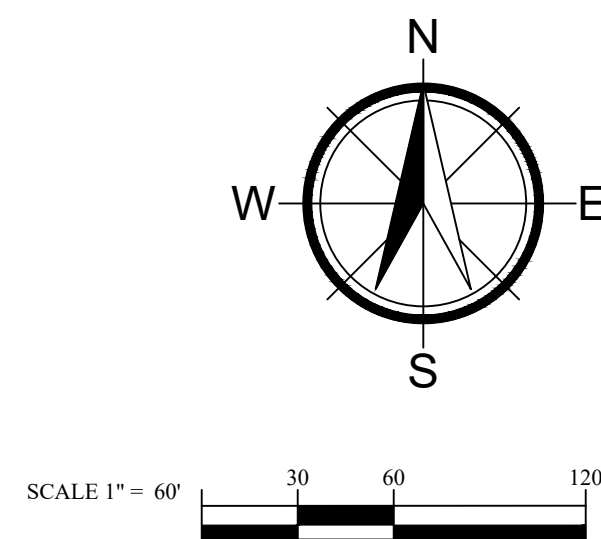
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REVISIONS	
DATE	COMMENT

DATE: 8/21/2023



W&A PROJECT #: 220047
PHASE 2
UTILITIES
SHEET 10 OF 18

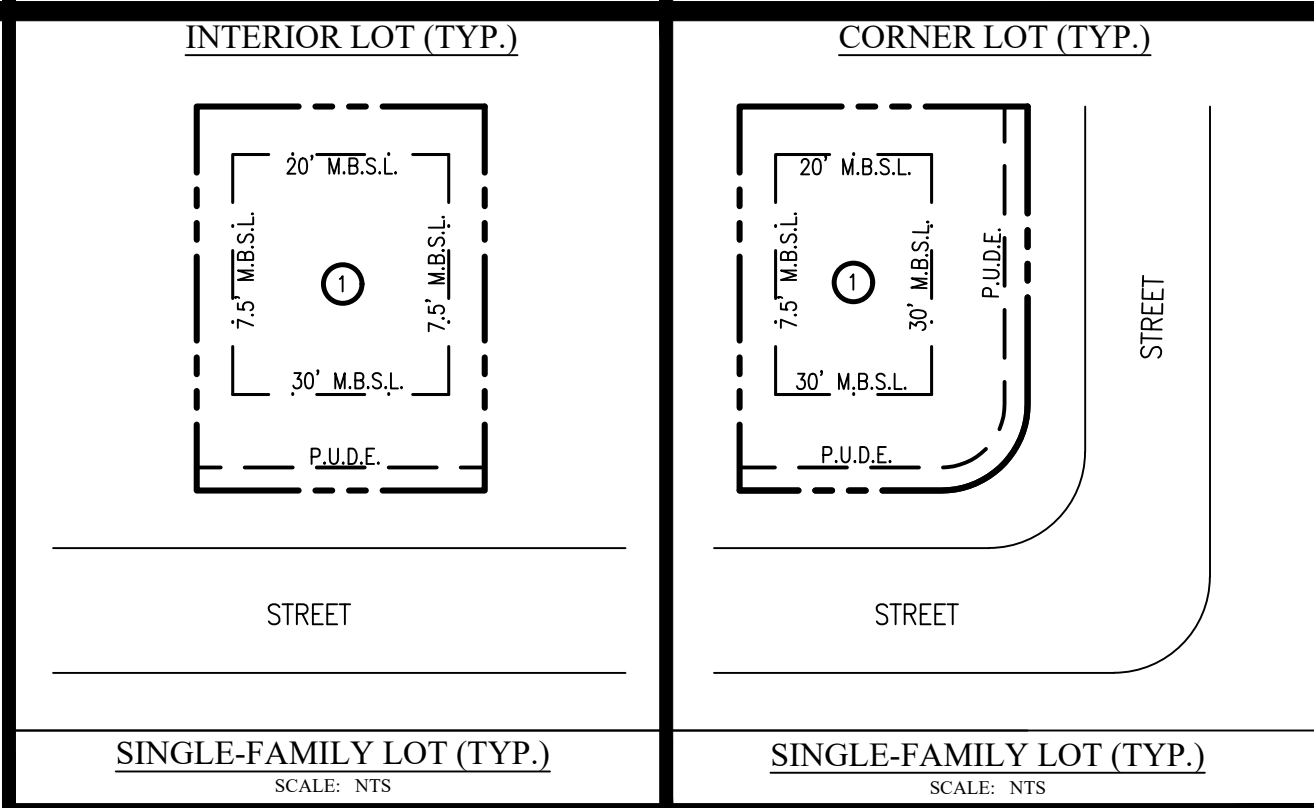


SURVEY LEGEND

P.O.B. = POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE

PROPERTY LINE _____
EASEMENT _____
BUILDING SETBACK _____
BUFFER
PROP. MAJ CONTOURS (710)
EX. MAJ CONTOURS (710)
PROP. RETAINING WALL _____
STORM SYSTEM _____
SANITARY SEWER SS _____
WATER LINE W _____

SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	96170.23 SF
	2.21 AC



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PRELIMINARY PLAT

PHASE 1 - 4

MCCLURE FARMS

2504 NASHVILLE HIGHWAY - 95.29 AC

COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS

[illegible]

DATE: 8/21/2023



W&A PROJECT #: 220047

PHASE 3

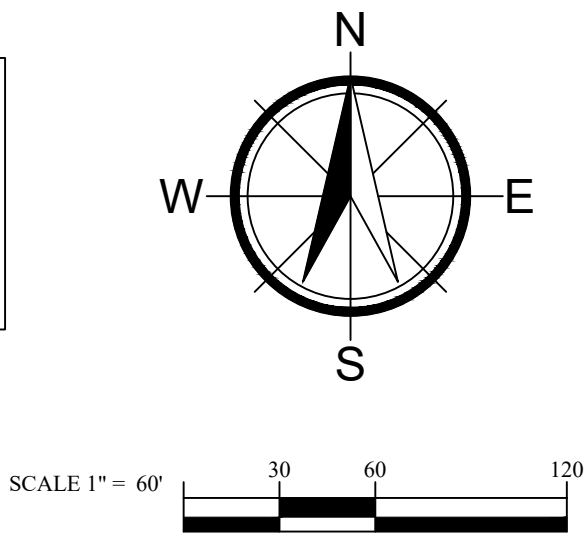
UTILITIES

SHEET 11 OF 18

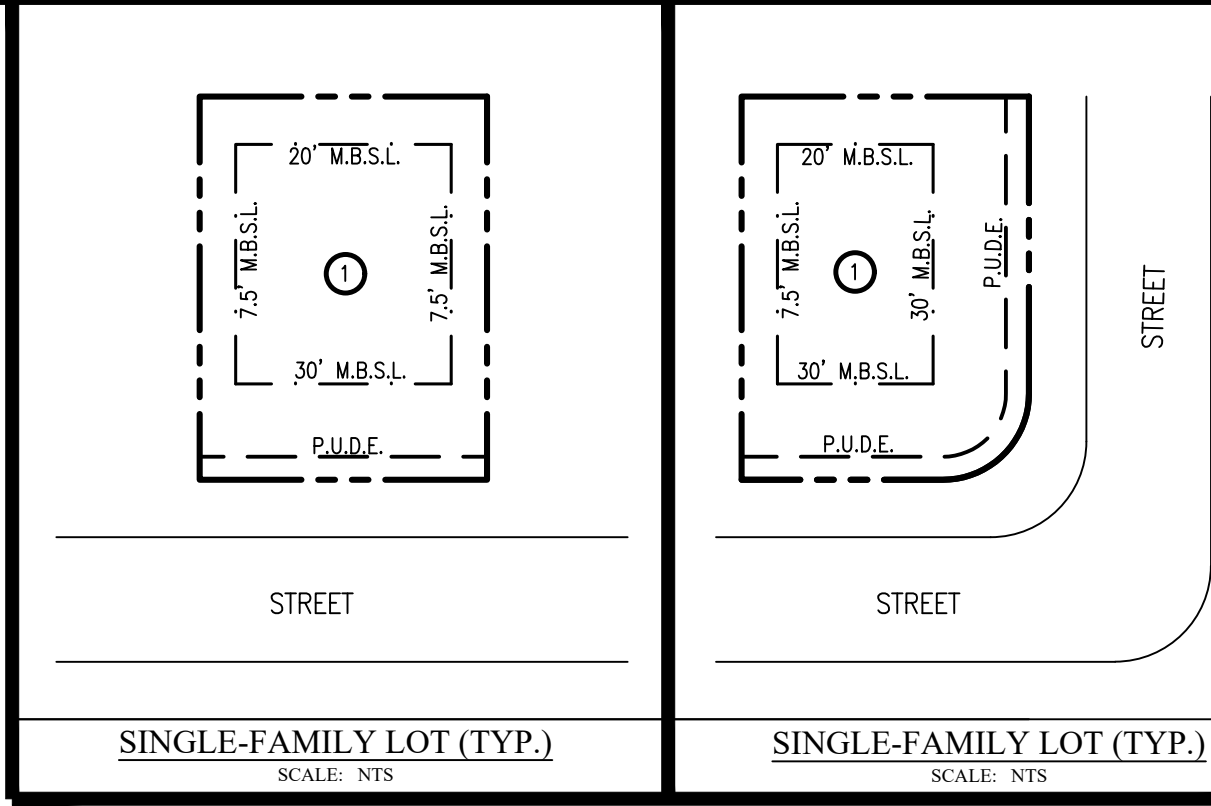
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2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32

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.



SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
PROPERTY CORNER SET	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	
PROP. MAJ. CONTOURS	710
EX. MAJ. CONTOURS	710
PROP. RETAINING WALL	
STORM SYSTEM	SS
SANITARY SEWER	SS
WATER LINE	W



SITE DATA	
PHASE 1	
LOTS	70
OPEN SPACE	95864.63 SF 2.20 AC

THIS PROPOSED PRELIMINARY PLAT FOR
PHASE 1. SUPERCEDES THE PRELIMINARY
PLAT (22-0107) APPROVED BY PLANNING
COMMISSION IN JULY 2022.



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS	
DATE	COMMENT

DATE: 8/21/2023

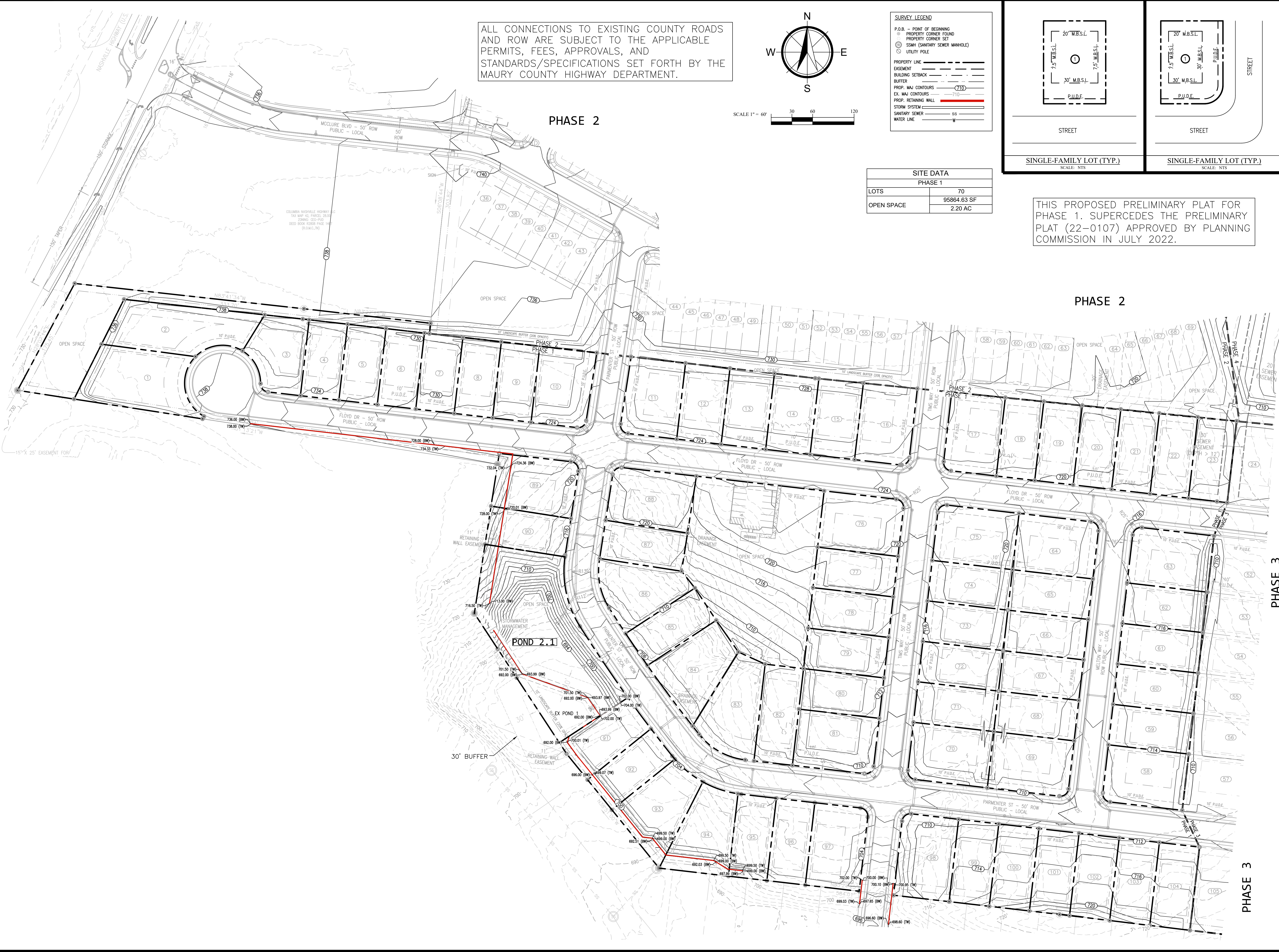


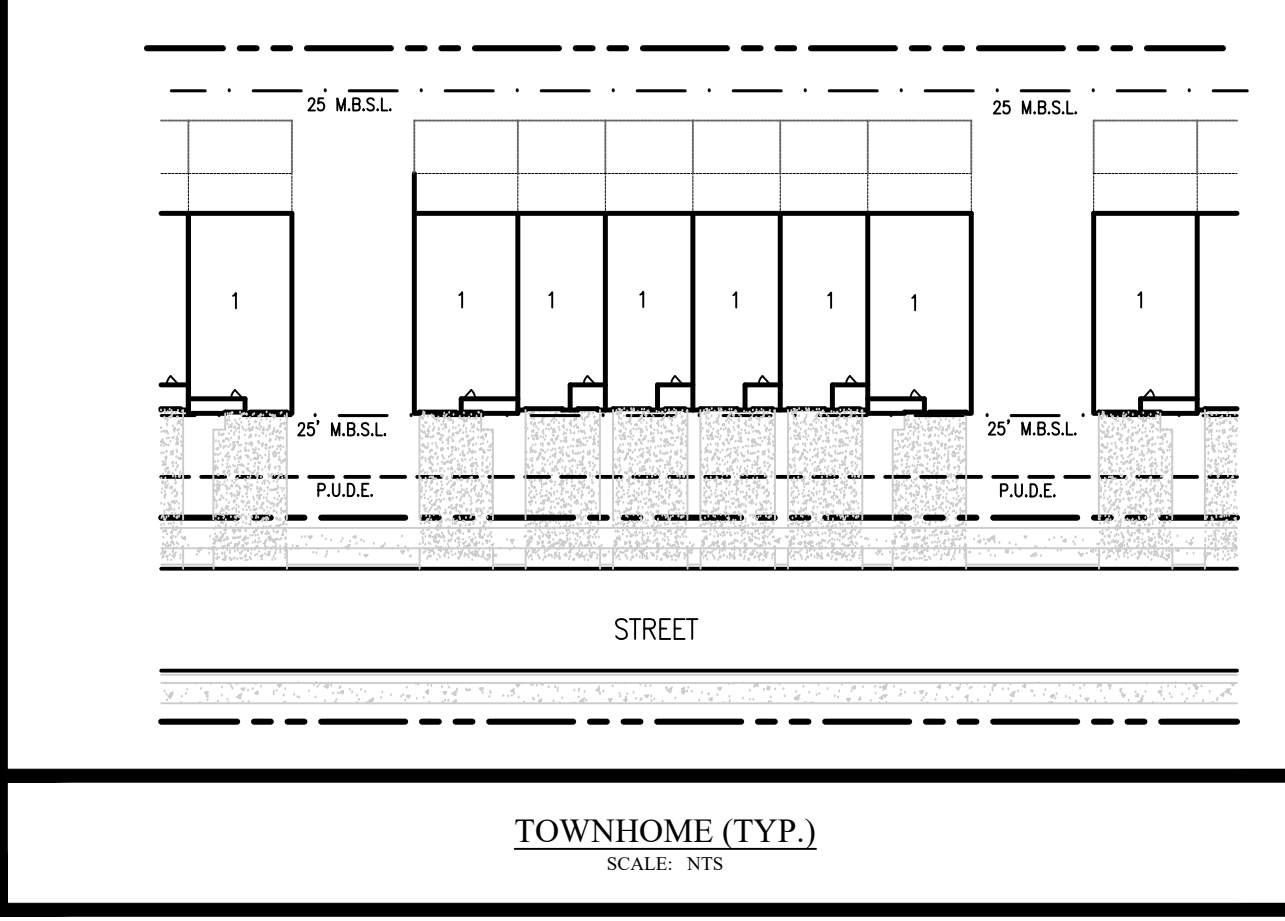
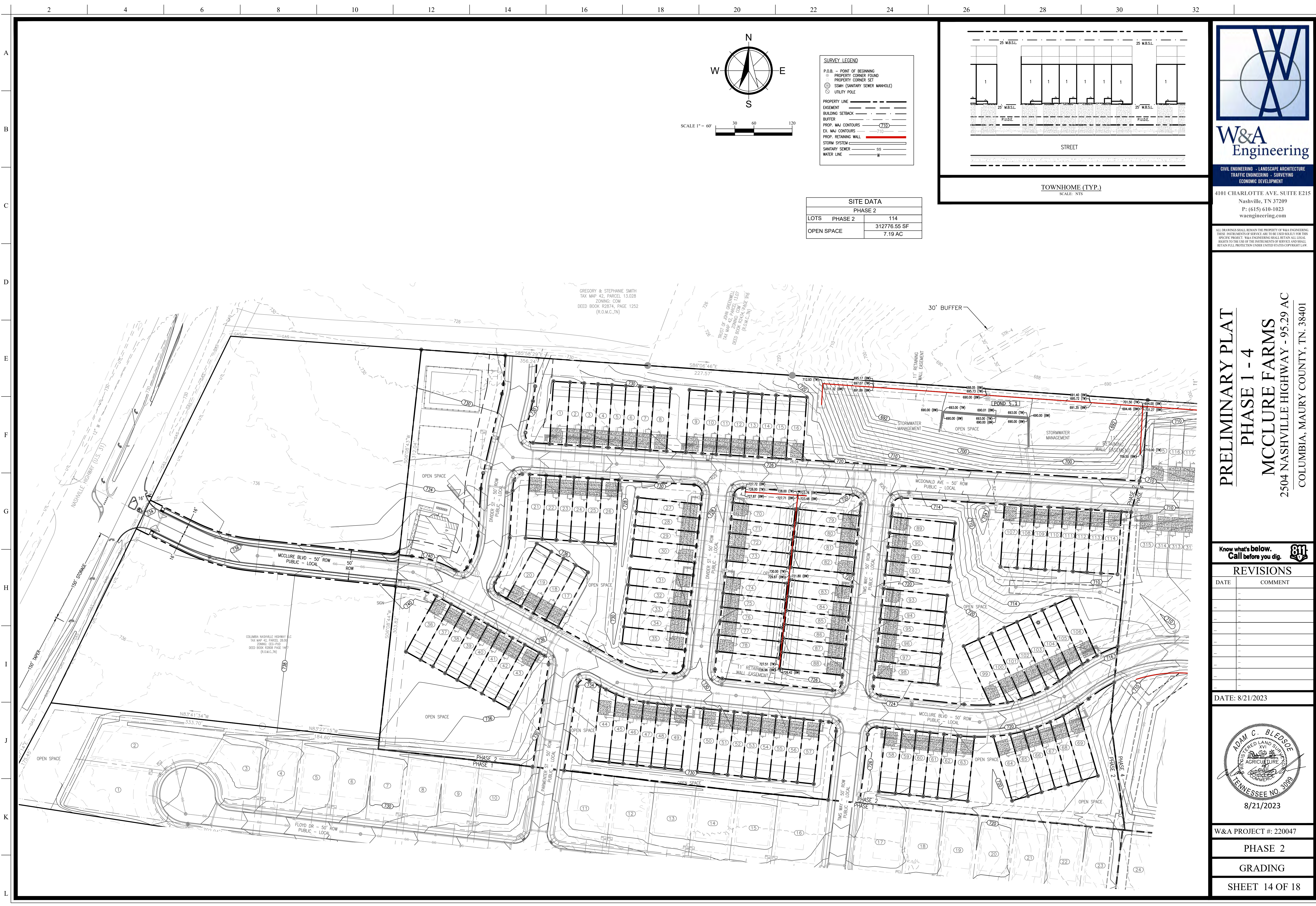
W&A PROJECT #: 220047

PHASE 1

GRADING

SHEET 13 OF 18





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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

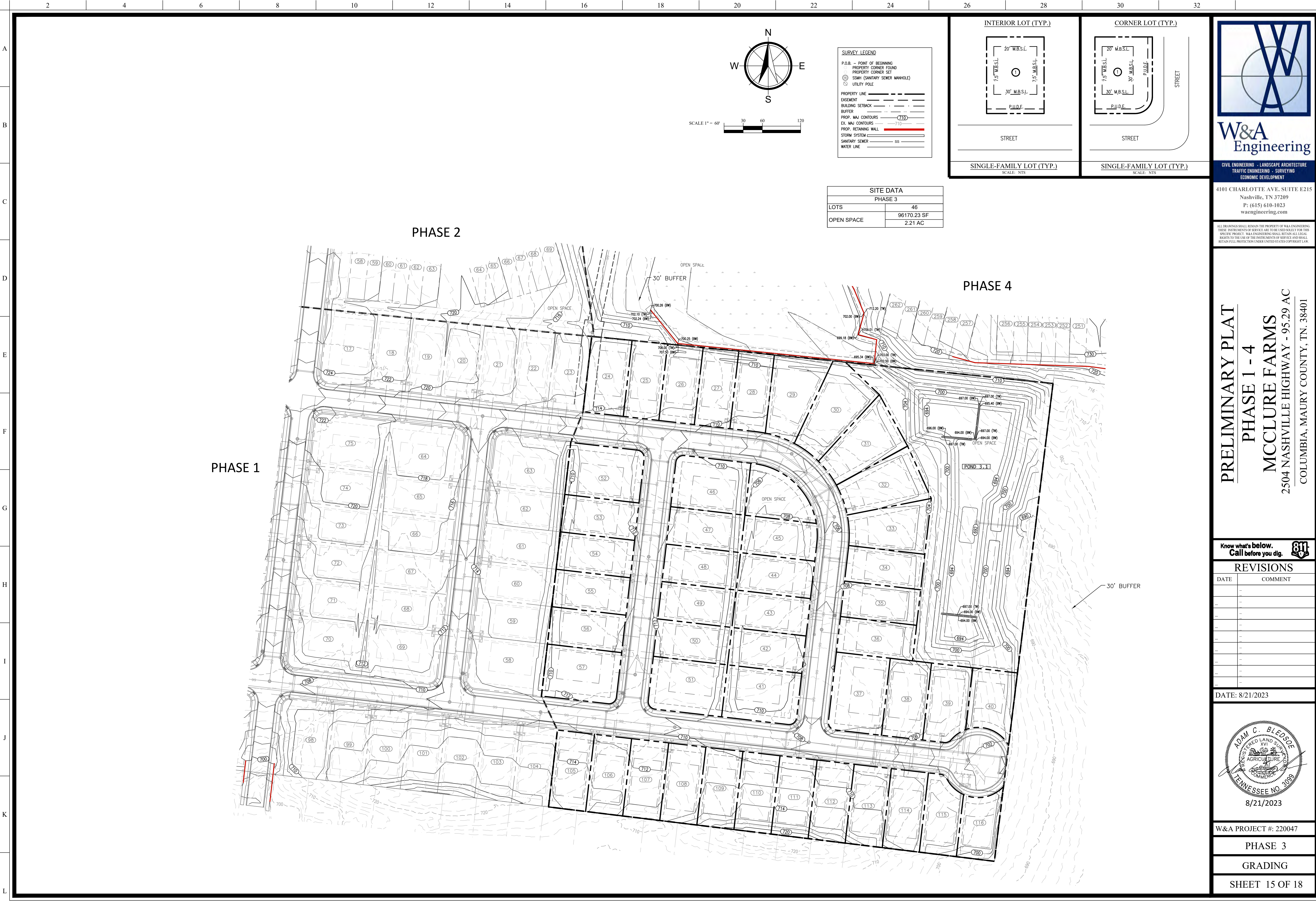
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REVISIONS	
DATE	COMMENT

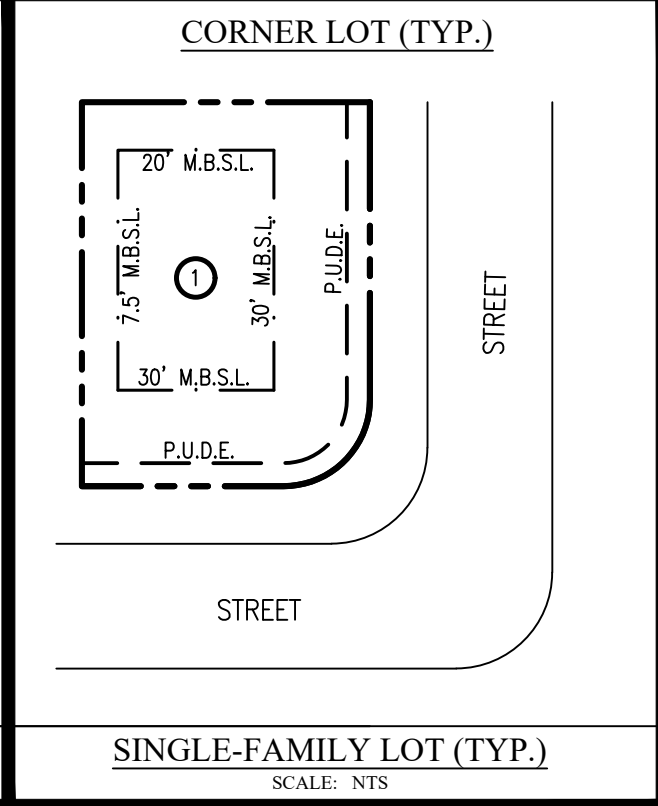
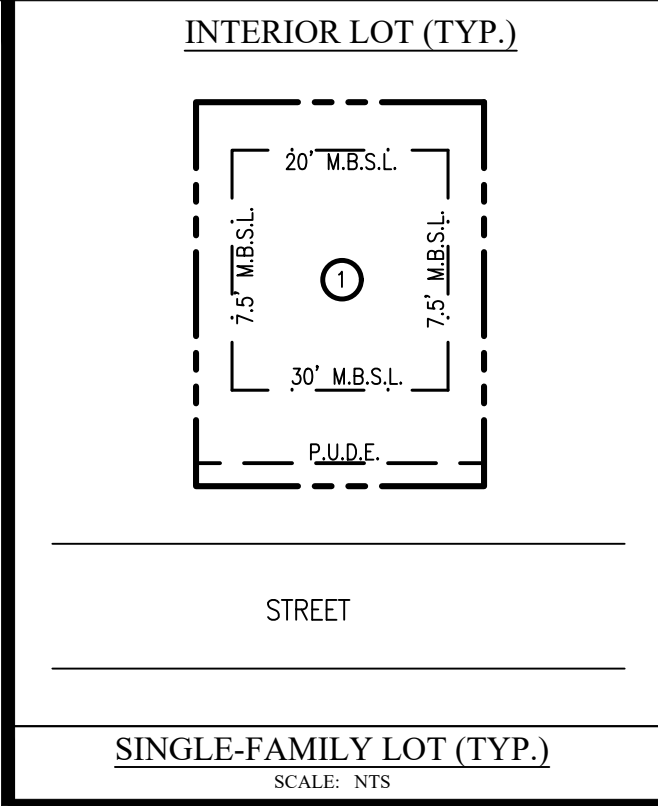
DATE: 8/21/2023



W&A PROJECT #: 220047
PHASE 2
GRADING
SHEET 14 OF 18



SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	96170.23 SF 2.21 AC



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PRELIMINARY PLAT

PHASE 1 - 4

MCCLURE FARMS

2504 NASHVILLE HIGHWAY - 95.29 AC

COLUMBIA, MAURY COUNTY, TN. 38401

REVISIONS	
DATE	COMMENT

DATE: 8/21/2023

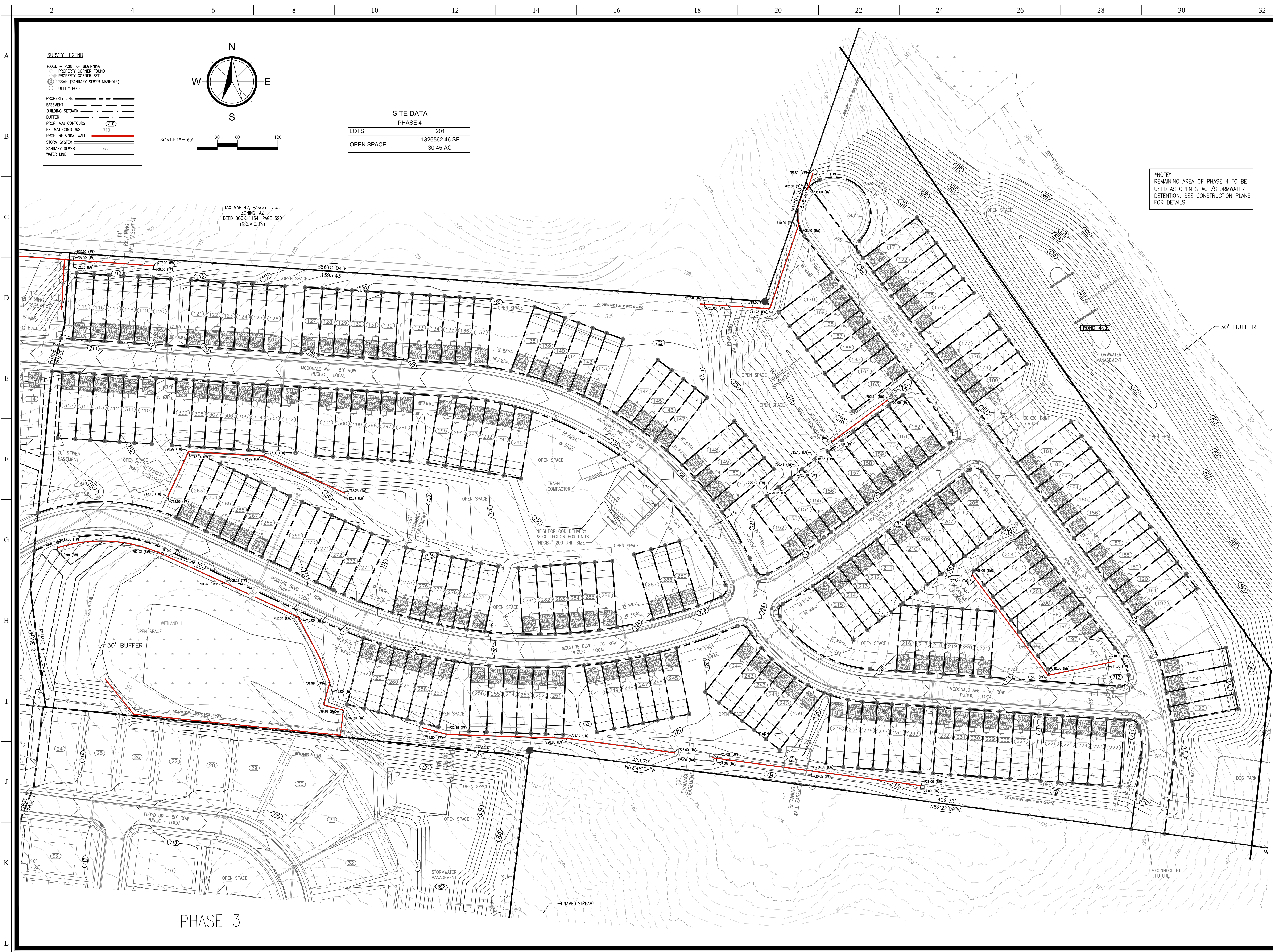
ADAM C. BLEASE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2109
8/21/2023

W&A PROJECT #: 220047

PHASE 3

GRADING

SHEET 15 OF 18



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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN: 38401

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REVISIONS	
DATE	COMMENT

DATE: 8/21/2023

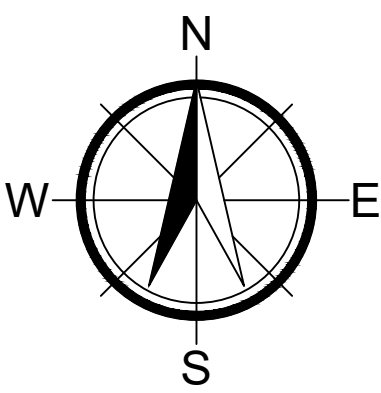
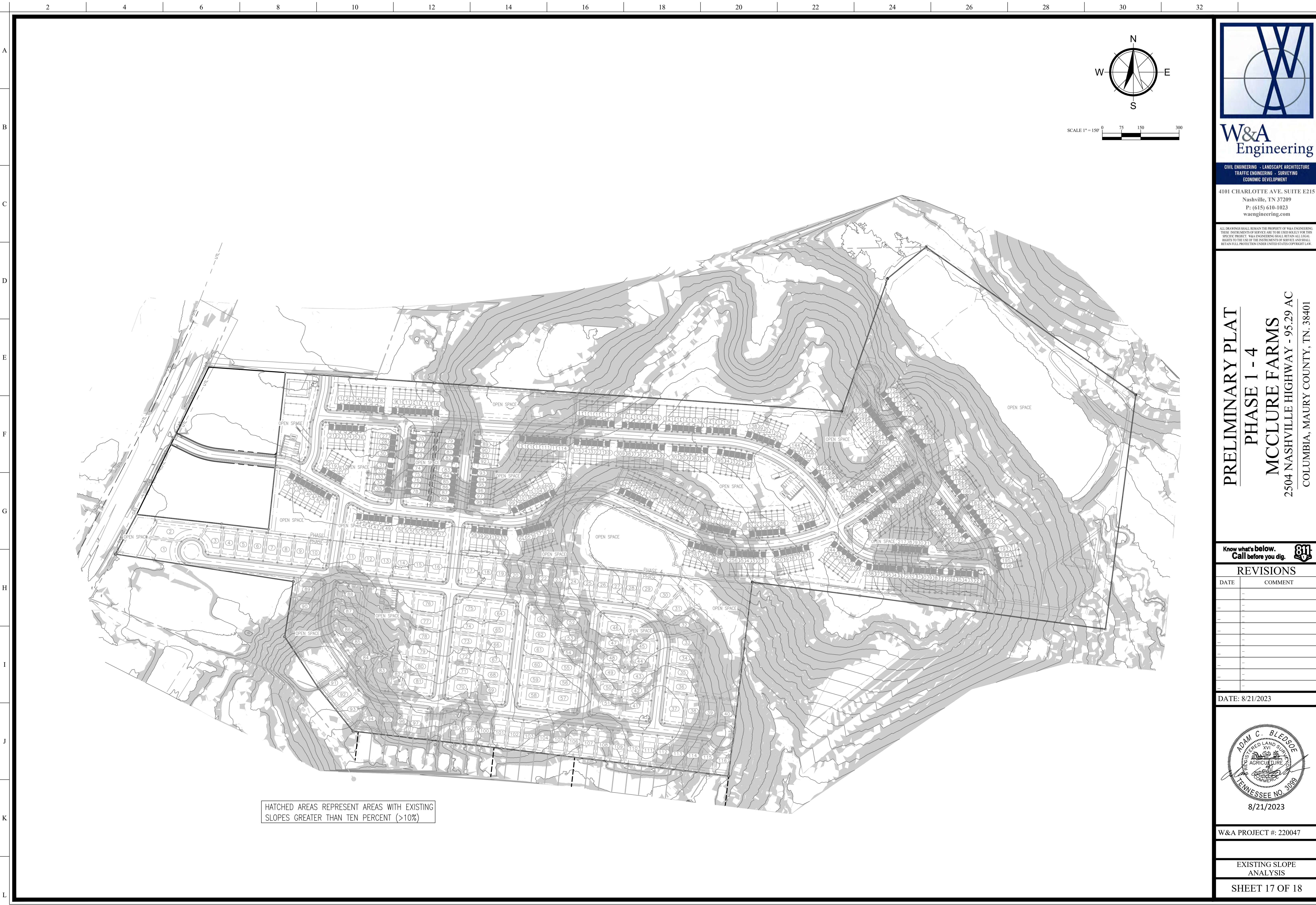


W&A PROJECT #: 220047

PHASE 4

GRADING

SHEET 16 OF 18



SCALE 1" = 150'



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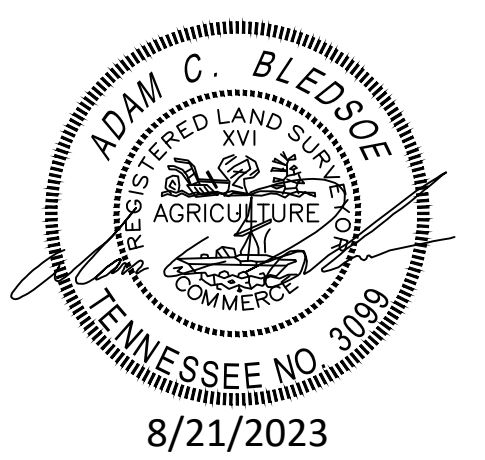
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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

DATE: 8/21/2023



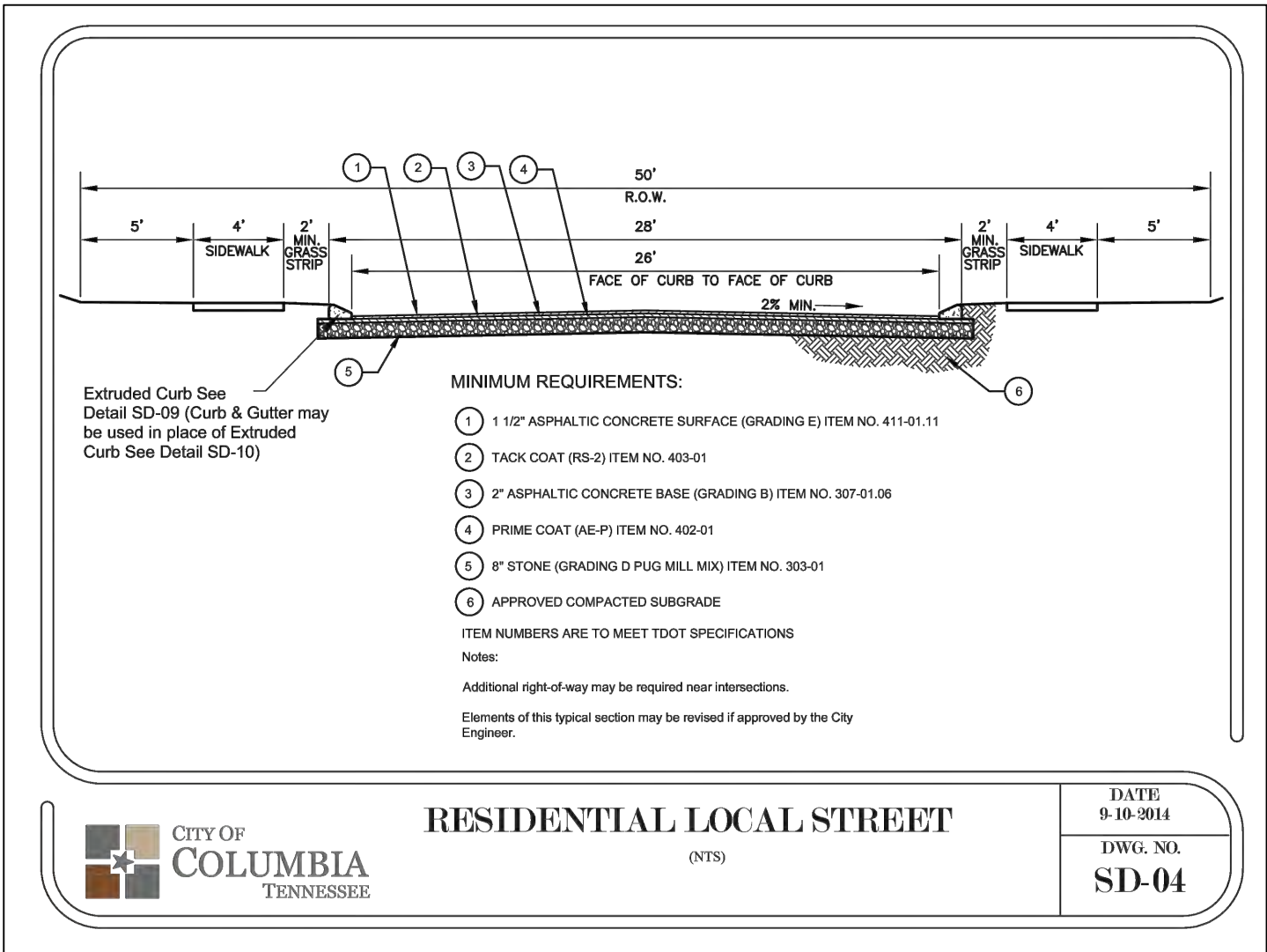
W&A PROJECT #: 220047

EXISTING SLOPE
ANALYSIS

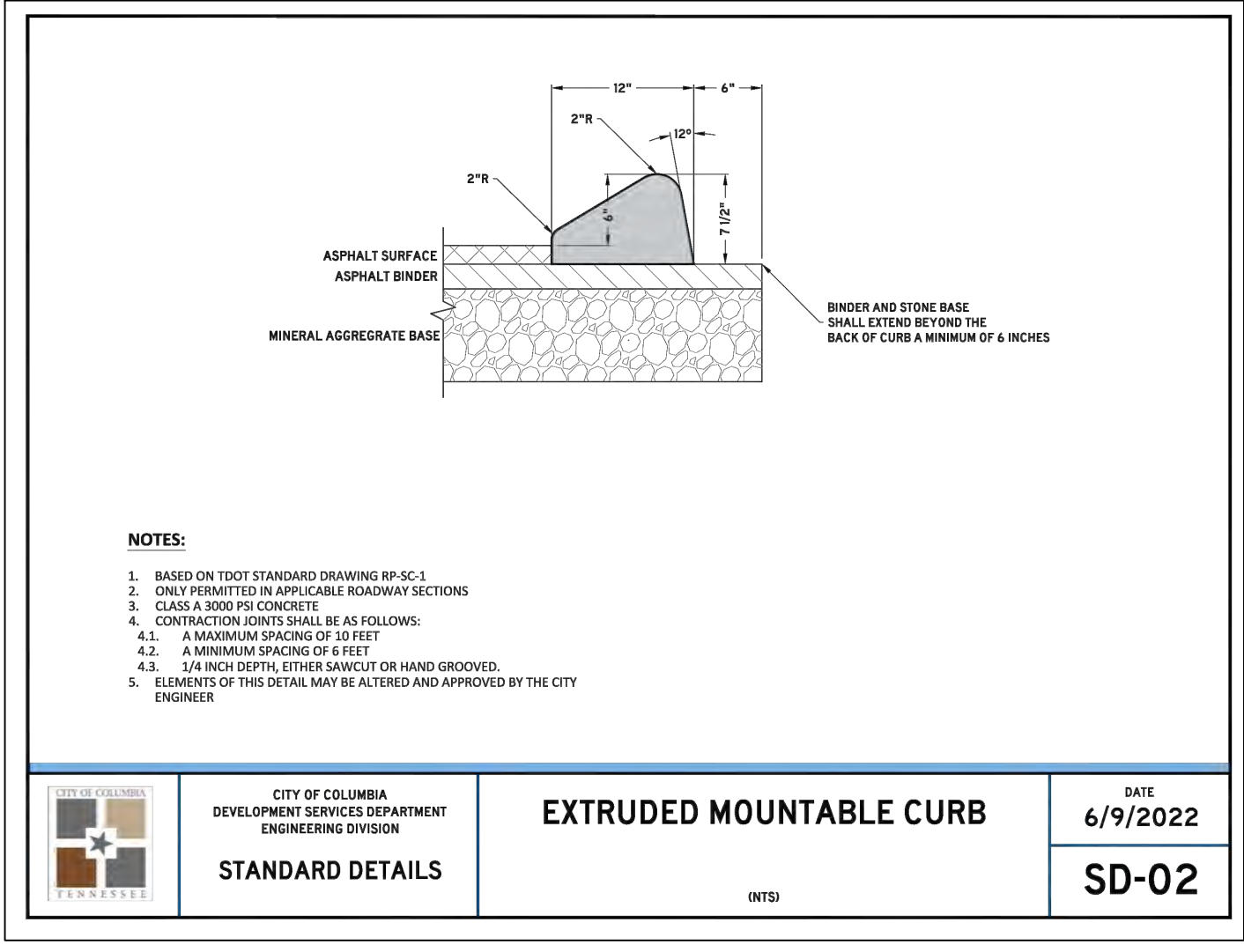
SHEET 17 OF 18

HATCHED AREAS REPRESENT AREAS WITH
SLOPES GREATER THAN TEN PERCENT (>10%)

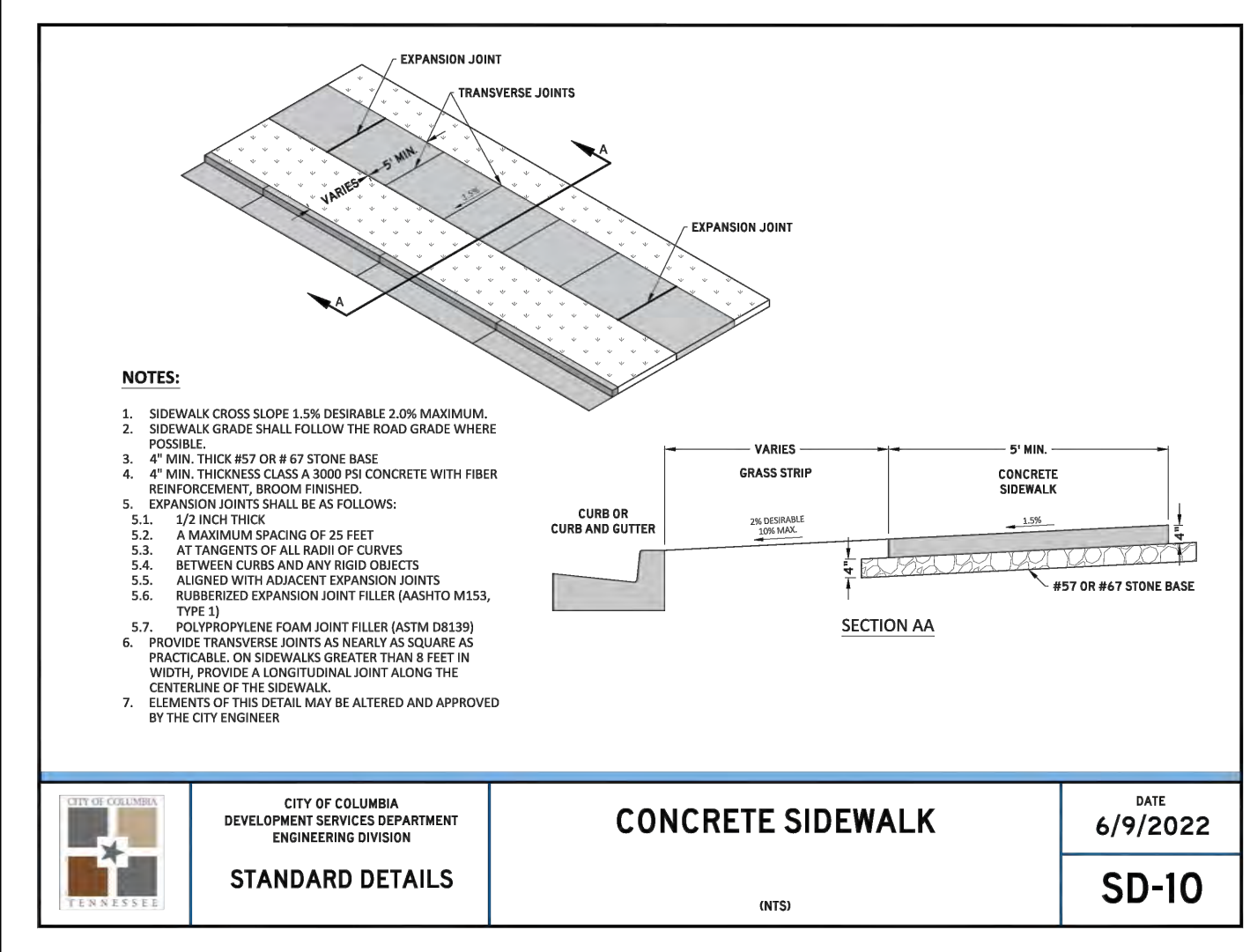
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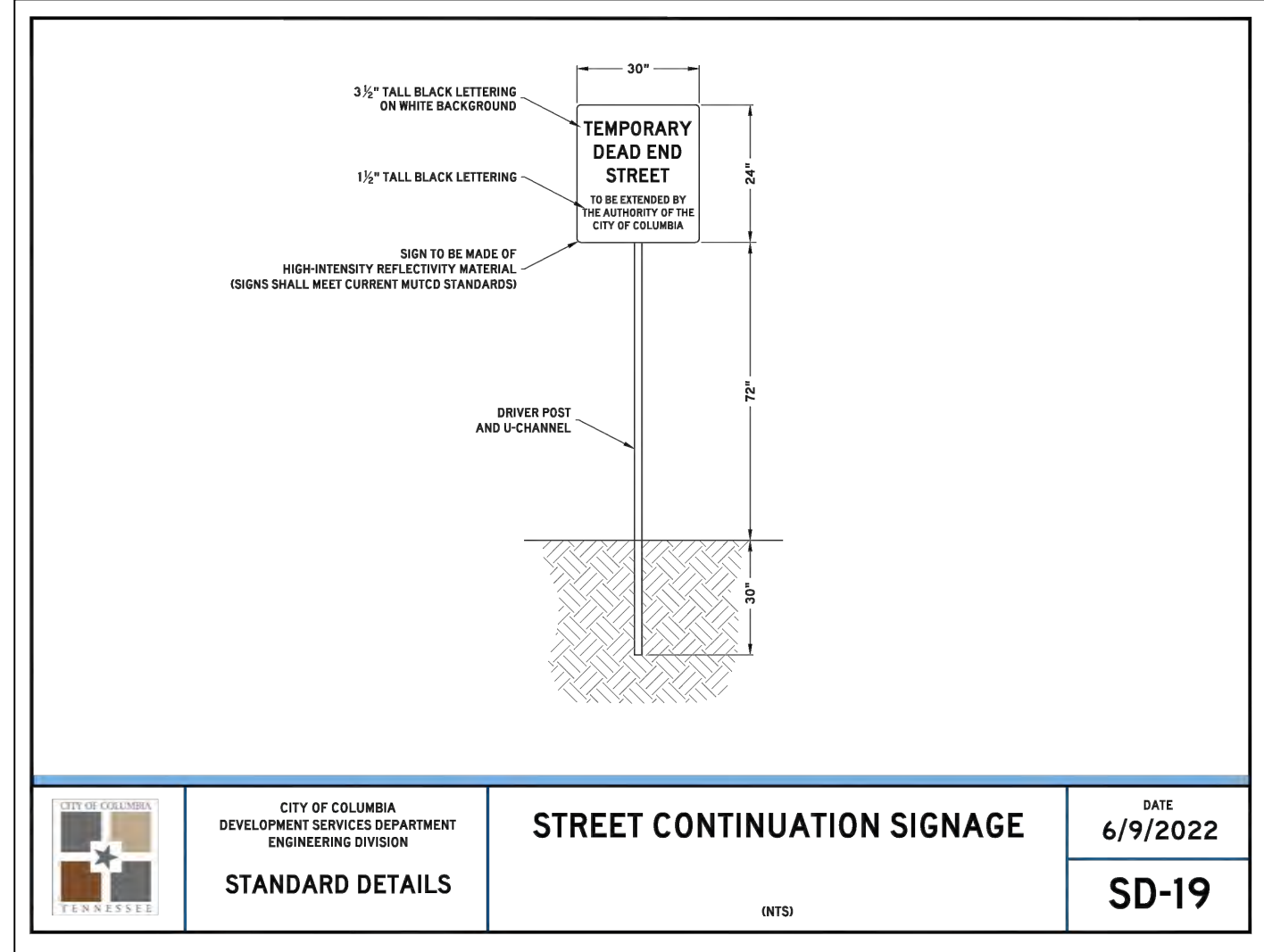
RESIDENTIAL LOCAL STREET SECTION



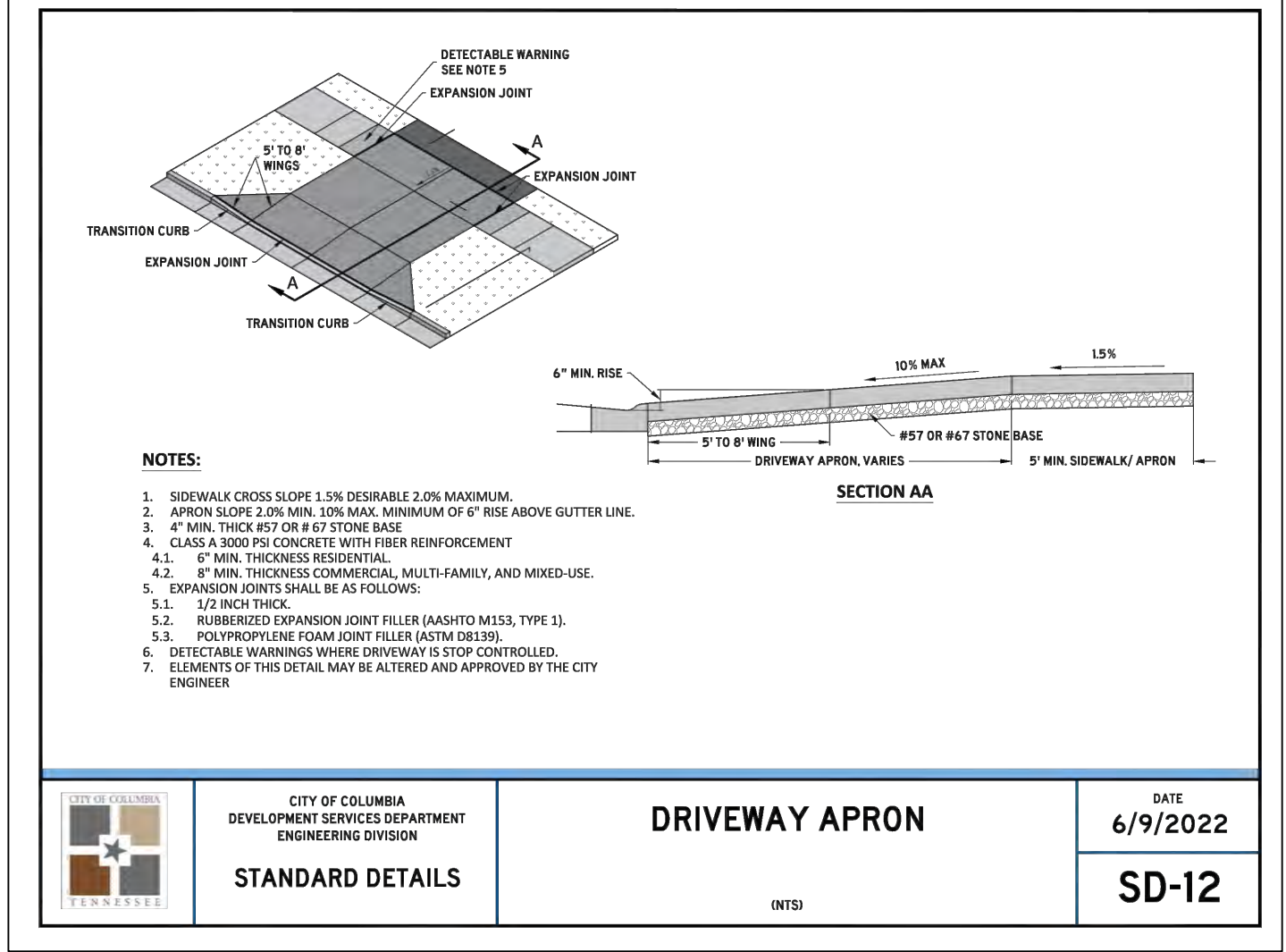
EXTRUDED CURB



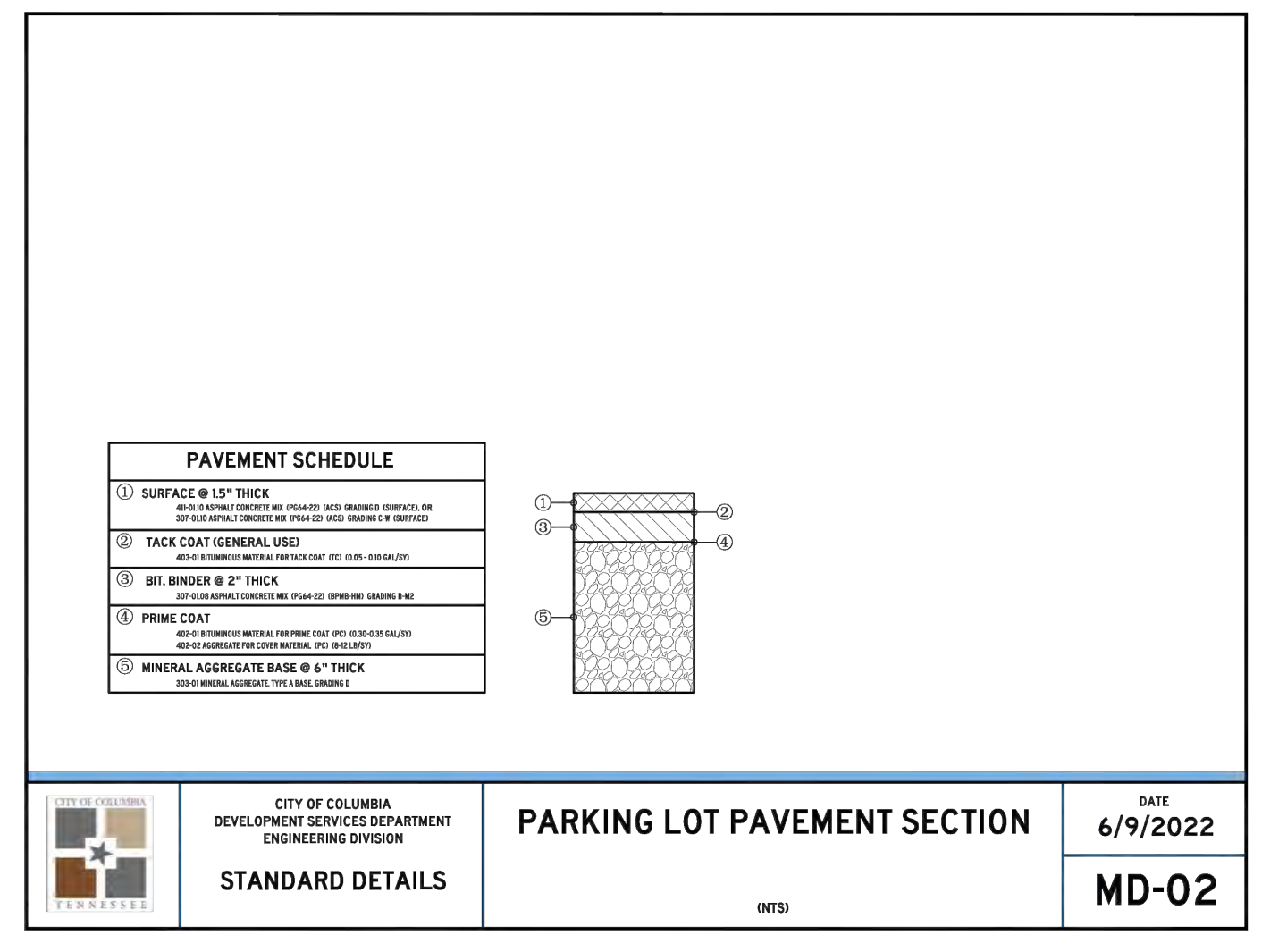
CONCRETE SIDEWALK



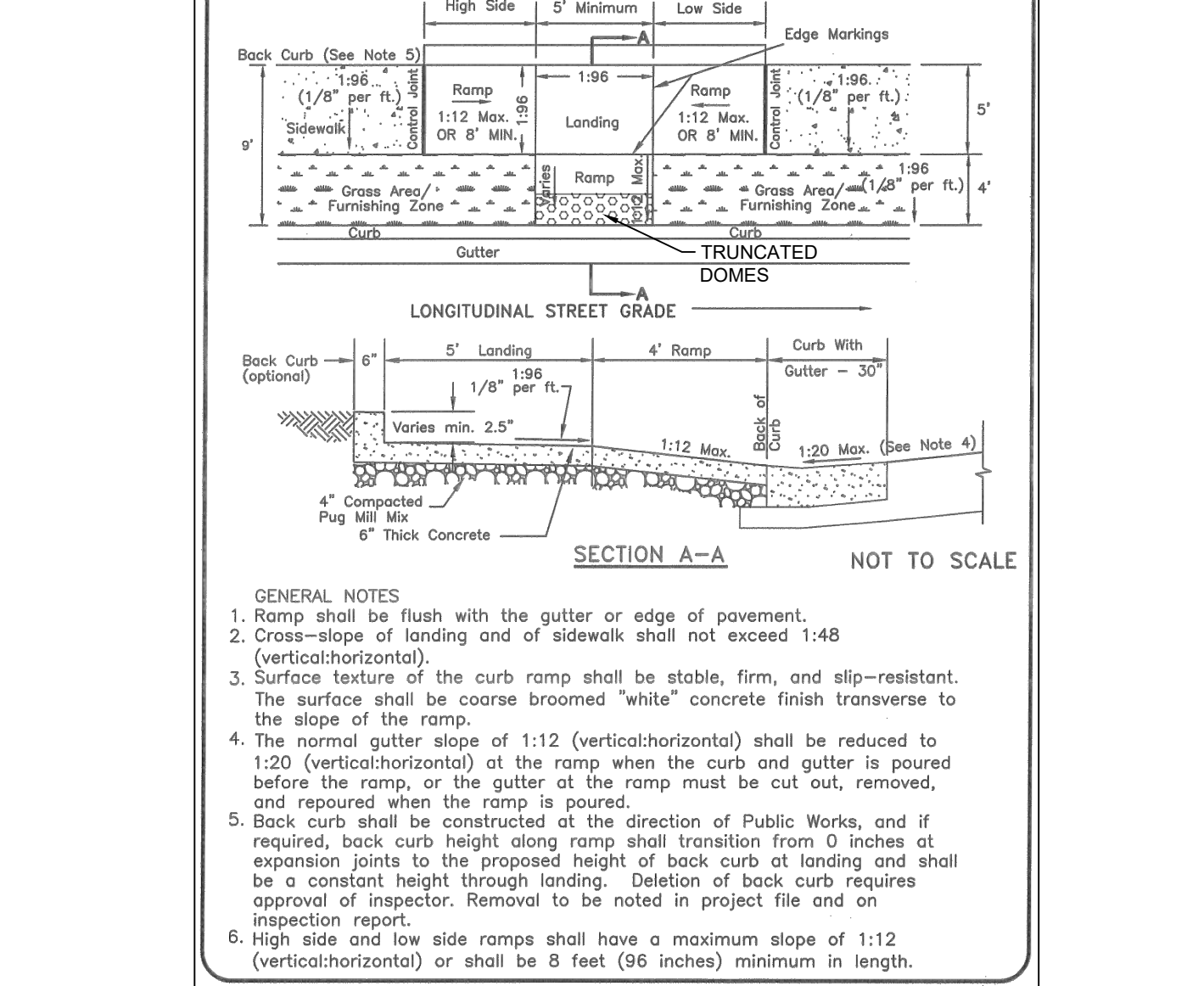
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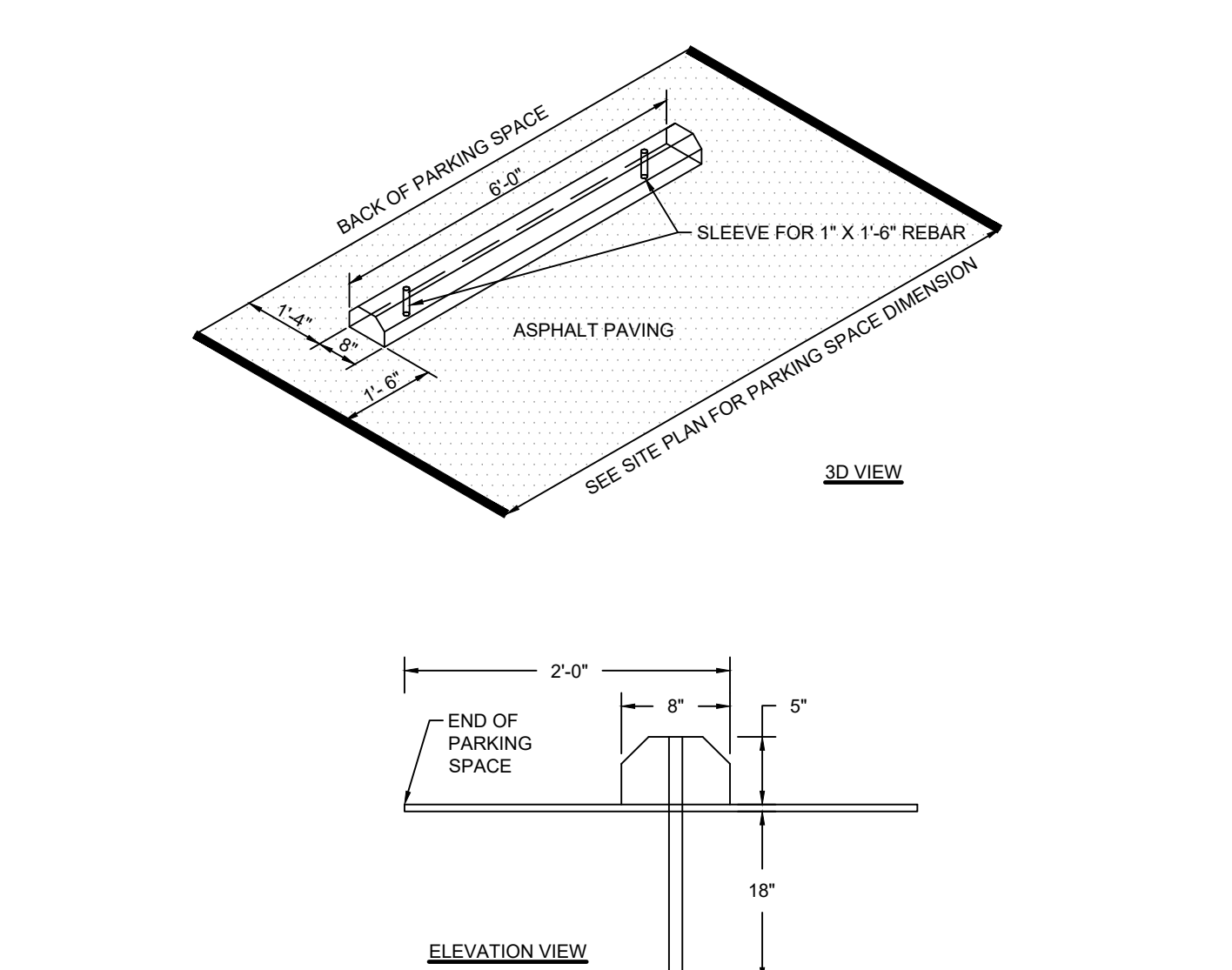
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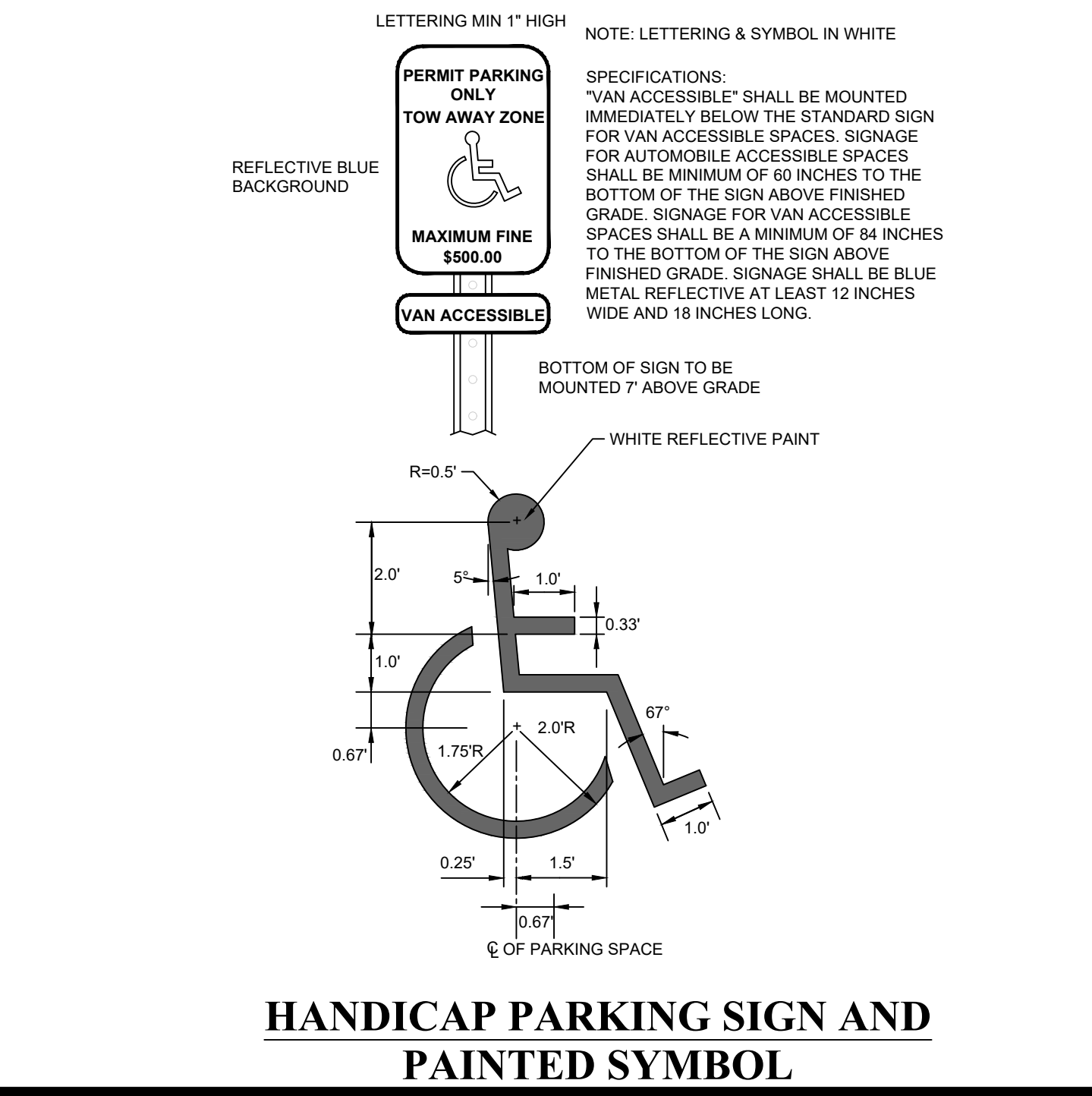
PARKING LOT PAVEMENT SECTION



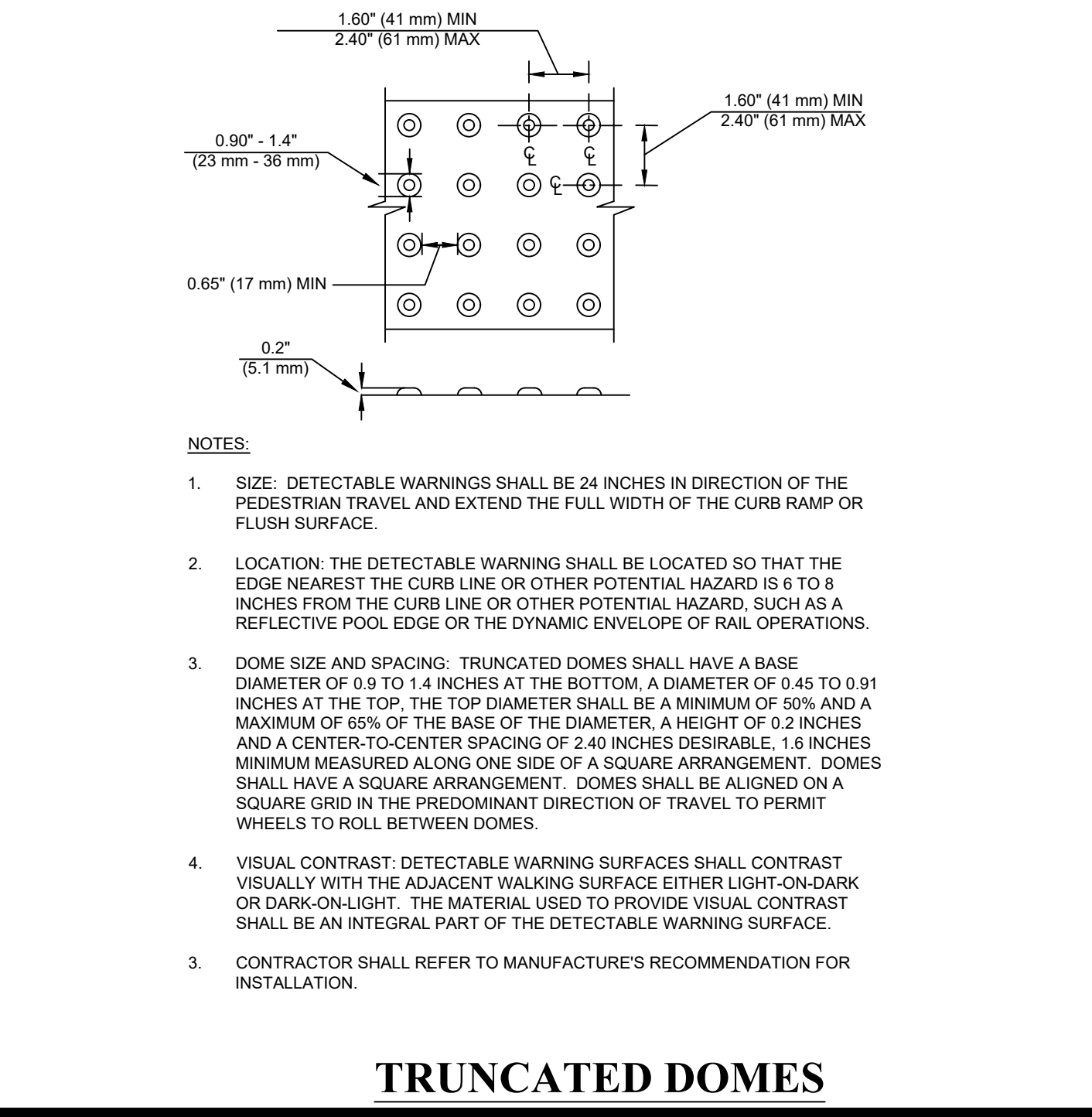
SIDEWALK RAMP



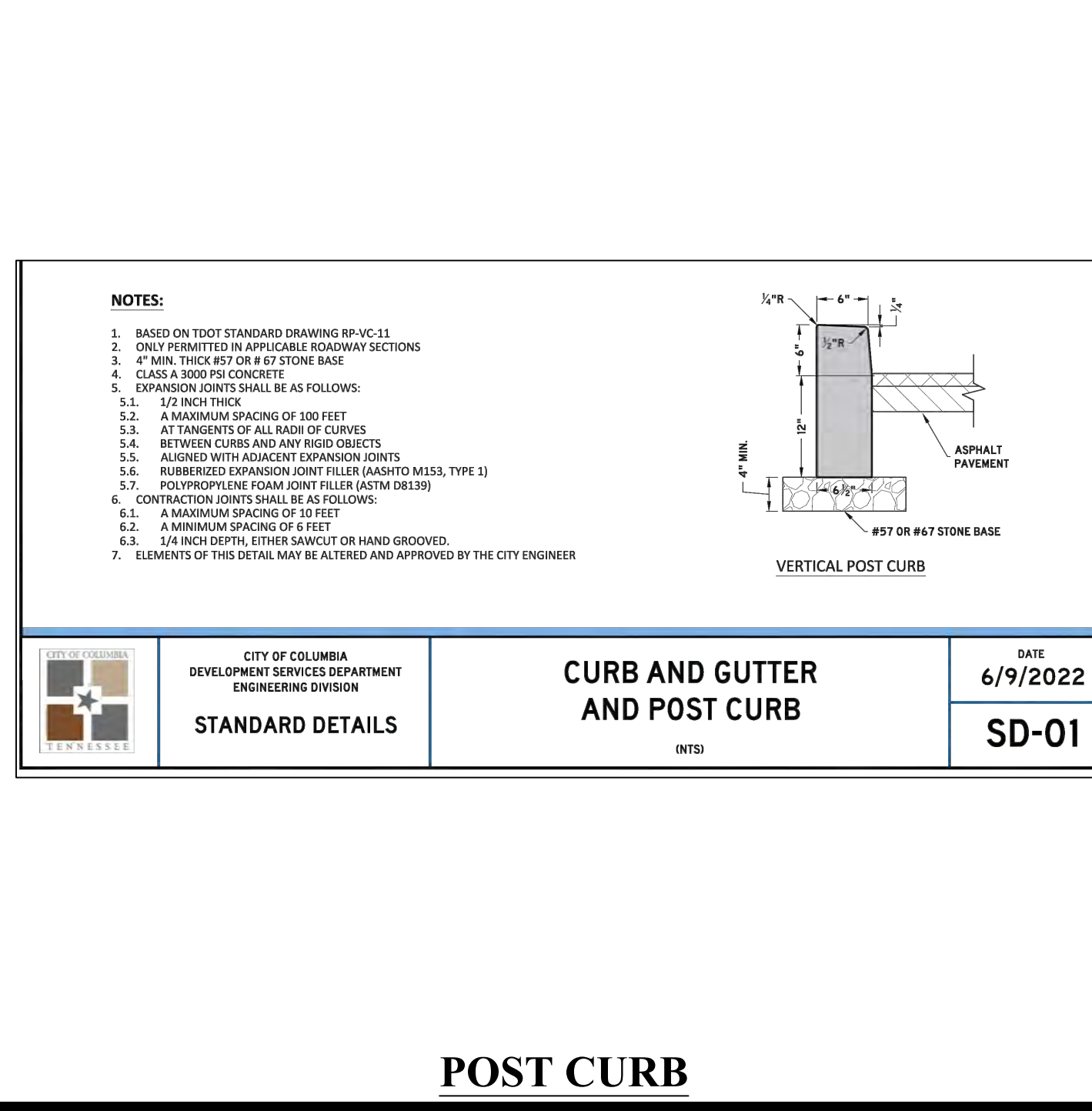
WHEEL STOP



HANDICAP PARKING SIGN AND PAINTED SYMBOL



TRUNCATED DOMES

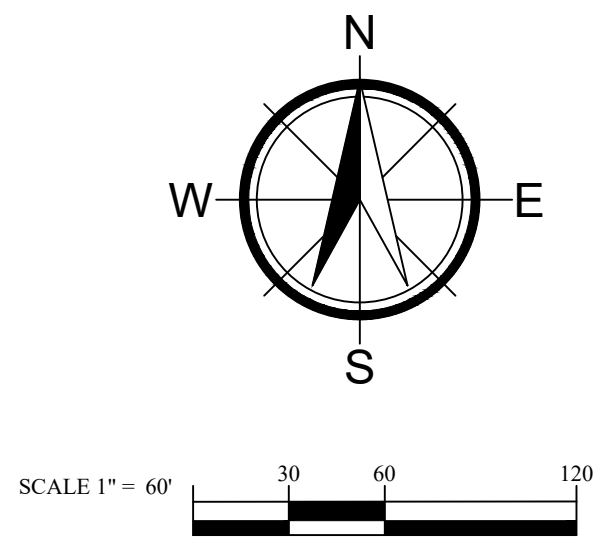
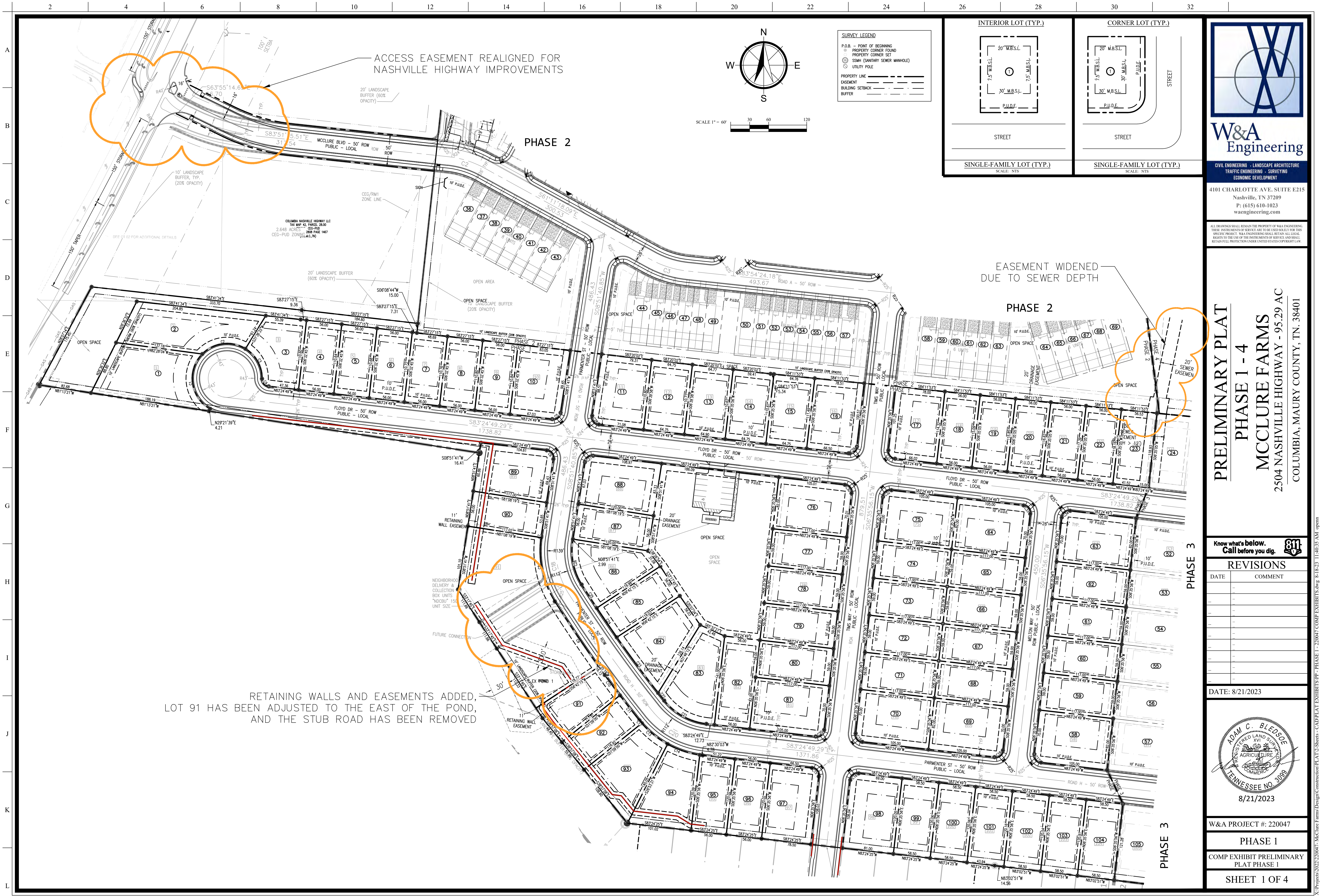


POST CURB

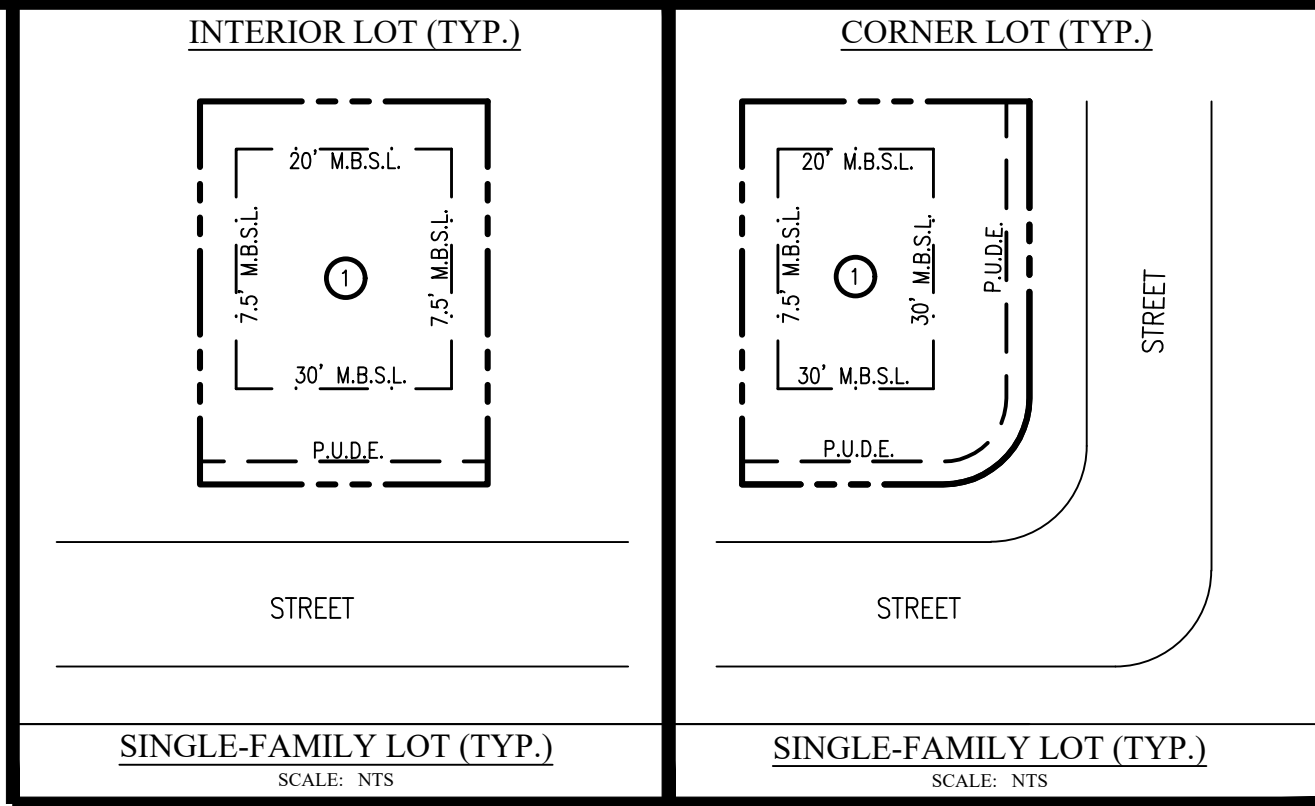


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SURVEY LEGEND	
P.O.B. - POINT OF BEGINNING	
PROPERTY CORNER FOUND	
SSMH (SANITARY SEWER MANHOLE)	
UTILITY POLE	
PROPERTY LINE	
EASEMENT	
BUILDING SETBACK	
BUFFER	





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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

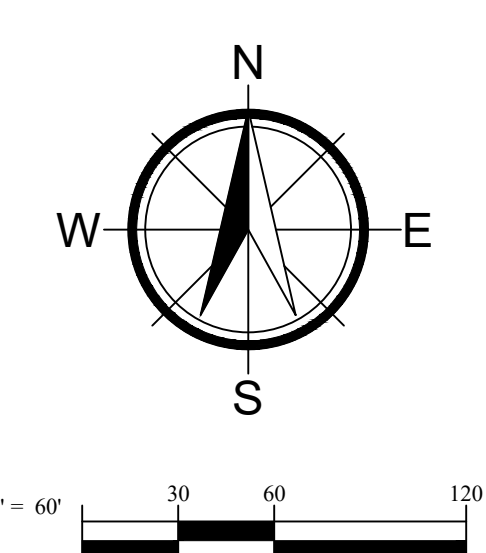
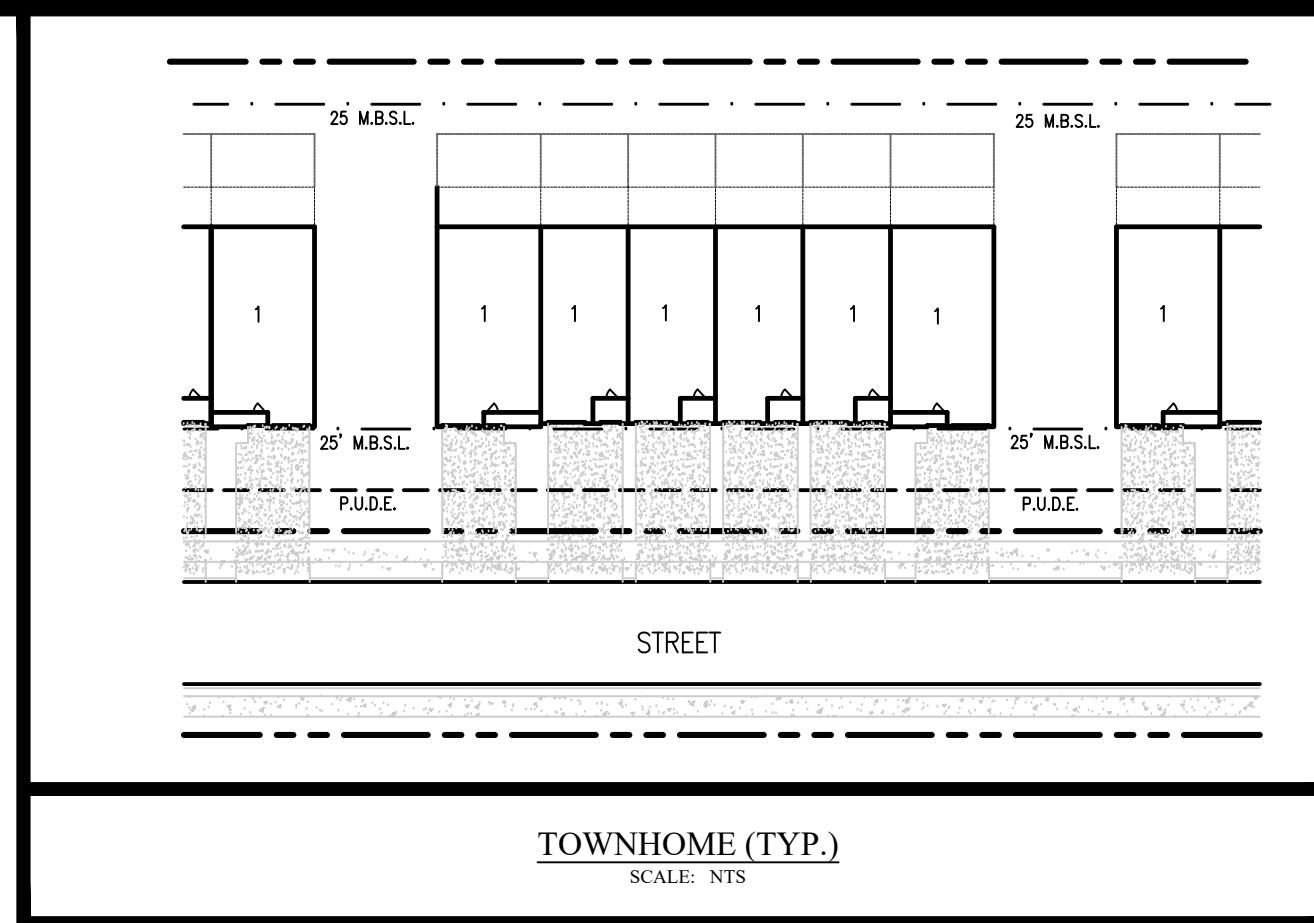
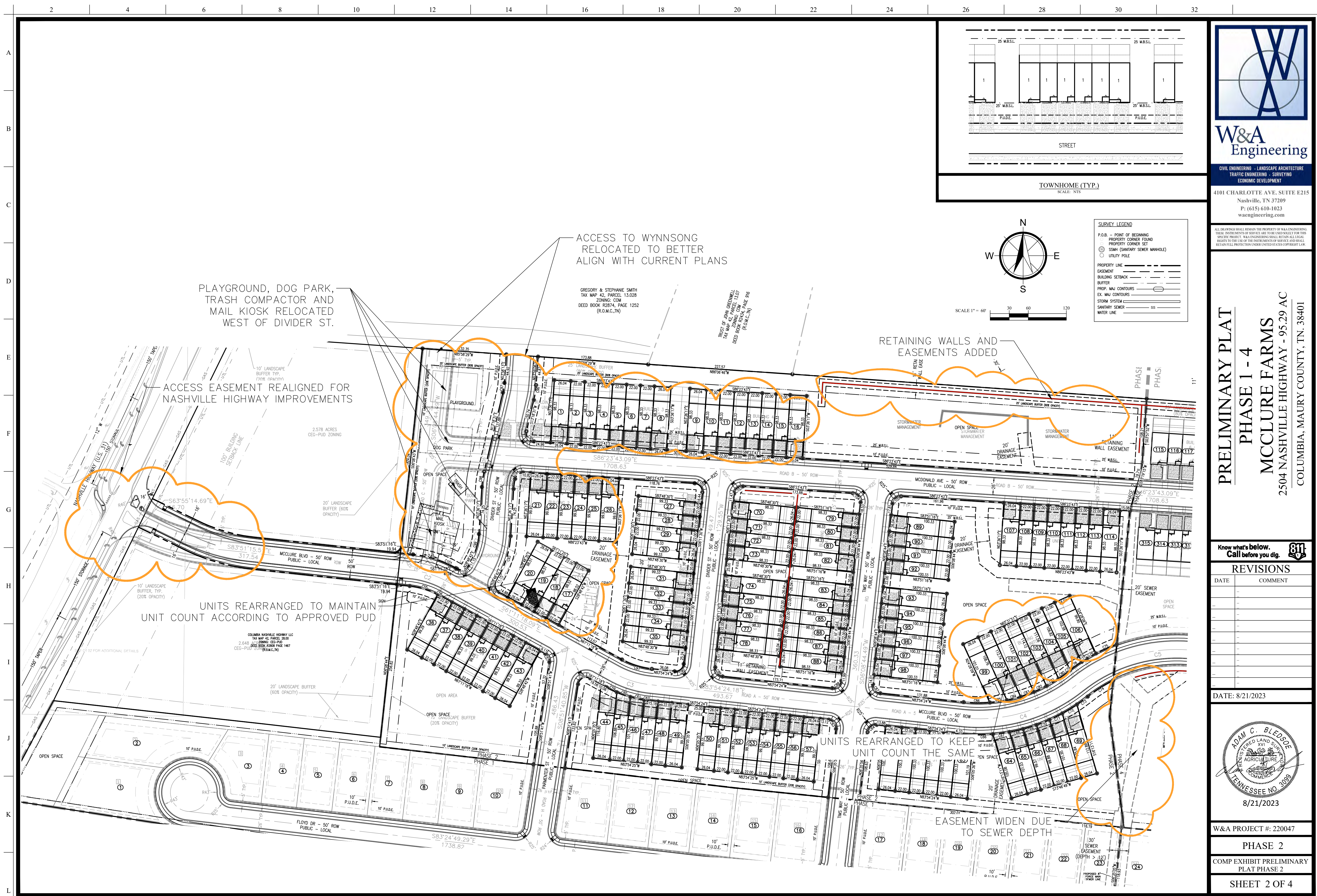
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REVISIONS	
DATE	COMMENT

DATE: 8/21/2023



W&A PROJECT #: 220047
PHASE 1
COMP EXHIBIT PRELIMINARY
PLAT PHASE 1
SHEET 1 OF 4



SURVEY LEGEND

P.O.B.	POINT OF BEGINNING
PC	PROPERTY CORNER FOUND
SSMH	SANITARY SEWER MANHOLE
U	UTILITY POLE
---	PROPERTY LINE
---	EASEMENT
---	BUILDING SETBACK
---	BUFFER
---	PROP. MAJ. CONTOURS
---	EX. MAJ. CONTOURS
---	STORM SYSTEM
---	SANITARY SEWER
---	WATER LINE



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PRELIMINARY PLAT

PHASE 1 - 4

MCCLURE FARMS

2504 NASHVILLE HIGHWAY - 95.29 AC

COLUMBIA, MAURY COUNTY, TN. 38401

Know what's below.
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REVISIONS

DATE	COMMENT

DATE: 8/21/2023



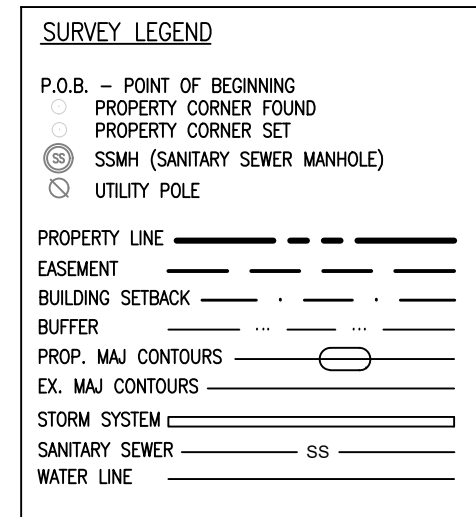
ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2009
8/21/2023

W&A PROJECT #: 220047

PHASE 2

COMP EXHIBIT PRELIMINARY
PLAT PHASE 2

SHEET 2 OF 4



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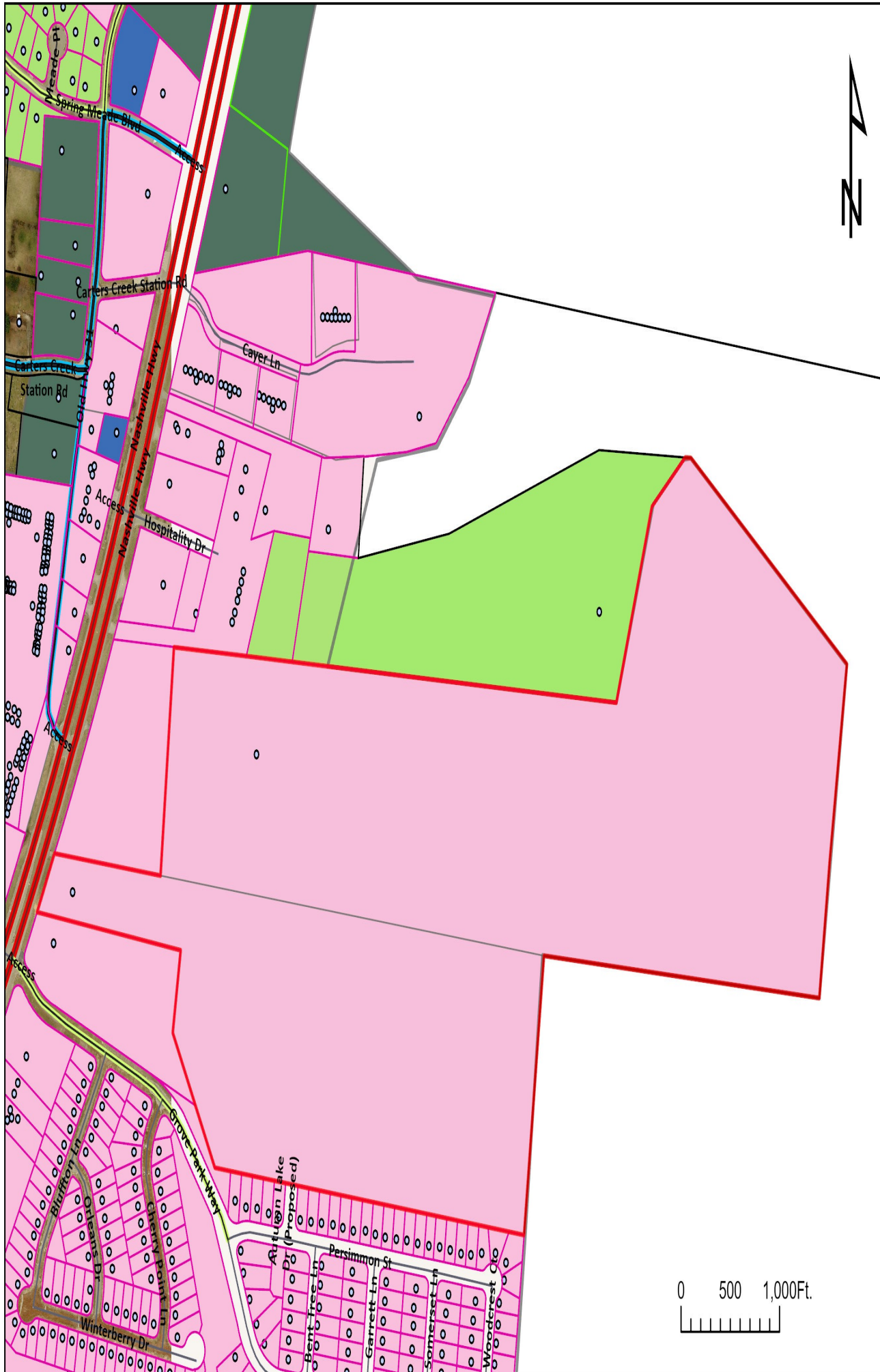
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COLUMBIA, MAURY COUNTY, TN. 38401

[illegible]

SHEET 3 OF 4





Case #23-0336 McClure Farms PUD



CITY OF
COLUMBIA
TENNESSEE

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



August 21, 2023

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

Re: McClure Farms Development
Traffic Improvements

Glenn,

As part of the ongoing review by Columbia Development Services of the proposed McClure Farms Development, a traffic impact study (TIS) was conducted and approved by the City. The McClure Farms Development consists of 315 PUD units and 116 single family lots.

Several traffic improvements were recommended by the TIS. The developer Brightland Homes is providing commitment to the installation of certain traffic improvements related to the McClure Farms Development and are as follows.

1. Nashville Highway (US-31) and Old Highway 31/Site Access 1

The developer will construct site access 1 along Nashville Highway with a left-in/right-in/right-out configuration to be aligned with Old Highway 31 with one (1) inbound lane and one (1) outbound lane operating under a stop condition according to MUTCD, AASHTO, TDOT, and City of Columbia standards. Additionally, the developer will construct one (1) exclusive right-turn lane on the northbound approach of Nashville Highway (US-31) and one (1) exclusive left-turn lane on the southbound approach of Nashville highway (US-31) at its intersection with Old Highway 31/ Site Access 1. Both the left and right turn lanes shall provide 300 feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and City of Columbia standards. The developer proposed this work to be completed during Phase 1, prior to the completion of Phase 2 final plat.

2. Nashville Highway (US-31) and Arden Village Drive/Grove Park Way

The developer will interconnect and optimize the existing and proposed traffic signals along Nashville highway (US-31). The developer will extend the existing right turn lane on the northbound approach to a minimum of 300 feet of storage and taper length, as well as extending the southbound left turn lane to have a minimum of 300 feet of storage and taper. Additionally, the developer will improve the radius of right turning traffic at Grove Park Way and add a right turn lane on the west bound approach of Grove Park Way to have a minimum of 250 feet of storage and taper. The developer proposes this work to be completed during Phase 1, prior to the completion of the Phase 2 Final Plat.

3. Persimmon Street and Site Access 2

The developer will construct Site Access 2 along Persimmon street. Consisting of one (1) inbound lane and one (1) outbound lane operating under a stop condition according to MUTCD, AASHTO, TDOT, and City of Columbia standards. The developer proposes this work to be completed during Phase 1, prior to the completion of Phase 2 final plat.

4. Nashville Highway (US-31) and Spring Meade Boulevard

The developer will interconnect and optimize the existing and proposed traffic signals along Nashville highway (US-31). The developer proposes to purchase the required components during Phase 1, and prior to the completion of the Phase 4 Final Plat these will be installed by the City of Columbia.

5. Nashville Highway (US-31) and Greens Mill Road

The developer will interconnect and optimize the existing and proposed traffic signals along Nashville highway (US-31). The developer proposes to purchase the required components during Phase 1, and prior to the completion of the Phase 4 Final Plat these will be installed by the City of Columbia.

6. Nashville Highway (US-31) and Hidden Creek Way

The developer will interconnect and optimize the existing and proposed traffic signals along Nashville highway (US-31). The developer proposes to purchase the required components during Phase 1, and prior to the completion of the Phase 4 Final Plat these will be installed by the City of Columbia.



The developer proposes to purchase all recommended equipment necessary for these improvements as outlined below.

Loop Detectors

EDI LMD 222 (6 total)

CCTV Cameras

Axis 6075E (3 total)

Applied Information Unit

AI500-085-02 (1 total)

Linux Upgrade to Controller

2070-1C CPU (2 total)

2070-E+ IO (2 total)

Back plates for Eagle Signals Mast Arm Mount

3 section back plate w/ reflective tape (8 total)

4 section back plate w/ reflective tape (2 total)

Conflict Monitor

EDI 2010 ECL-IP

If you have any questions or need additional information, please feel free to contact Owen Penn at OPenn@waengineering.com or 615-610-1023.

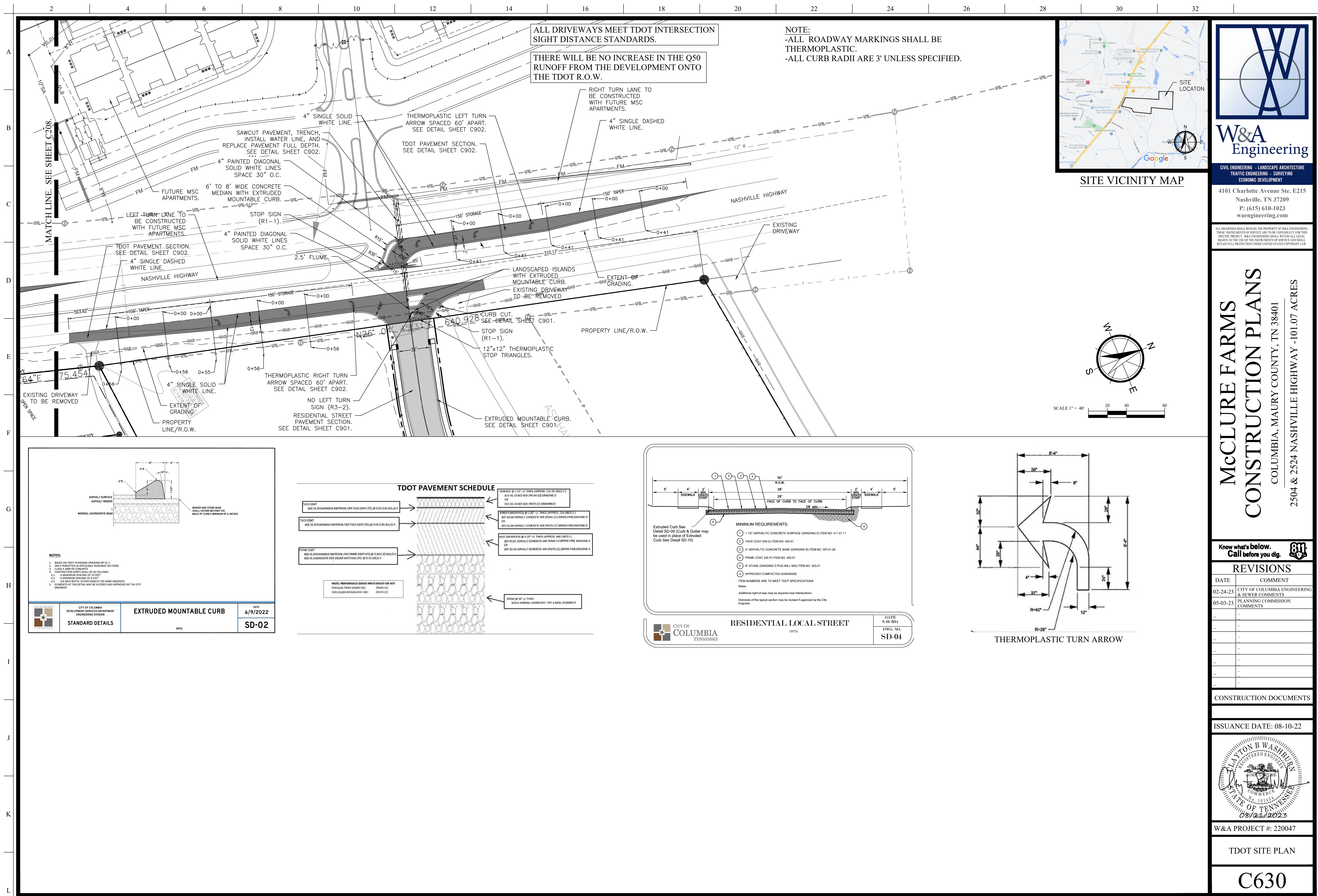
Sincerely,

BRIGHTLAND HOMES OF TENNESSEE, LLC,
a Delaware limited liability company

By: Brightland Homes, Ltd.,
a Texas limited partnership, sole Member

By: Brightland Homes I, Inc.,
a Texas corporation, General Partner

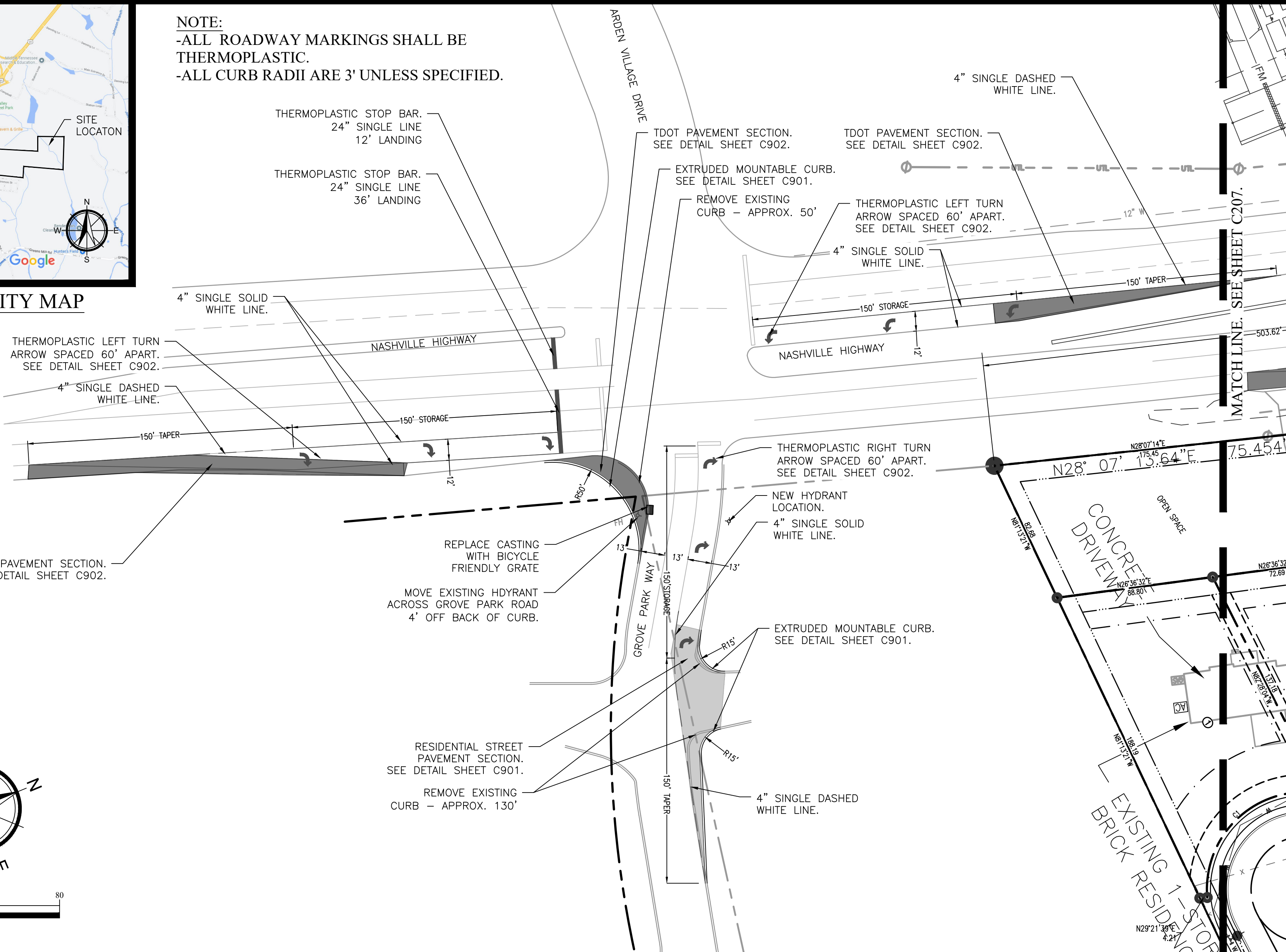
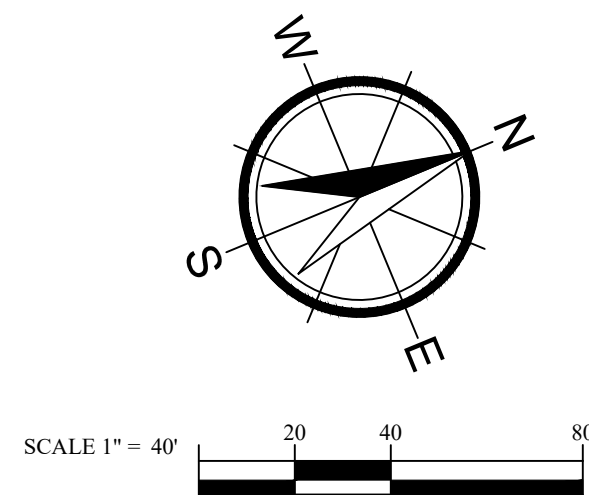
By: 
Chris Lynch,
President of Land Operations





SITE VICINITY MAP

NOTE:
-ALL ROADWAY MARKINGS SHALL BE THERMOPLASTIC.
-ALL CURB RADII ARE 3' UNLESS SPECIFIED.



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McCLURE FARMS
CONSTRUCTION PLANS
COLUMBIA, MAURY COUNTY, TN 38401
2504 & 2524 NASHVILLE HIGHWAY -101.07 ACRES

Know what's below.
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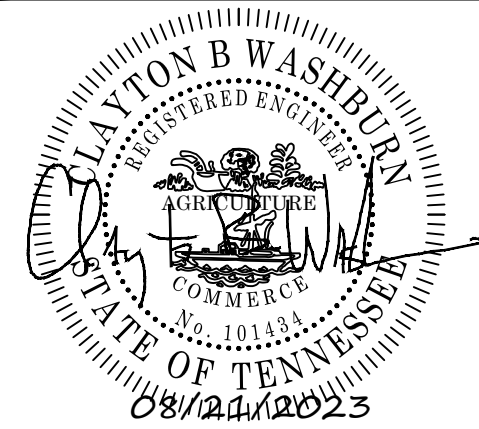


REVISIONS

DATE	COMMENT
02-24-23	CITY OF COLUMBIA ENGINEERING & SEWER COMMENTS
05-03-23	PLANNING COMMISSION COMMENTS

CONSTRUCTION DOCUMENTS

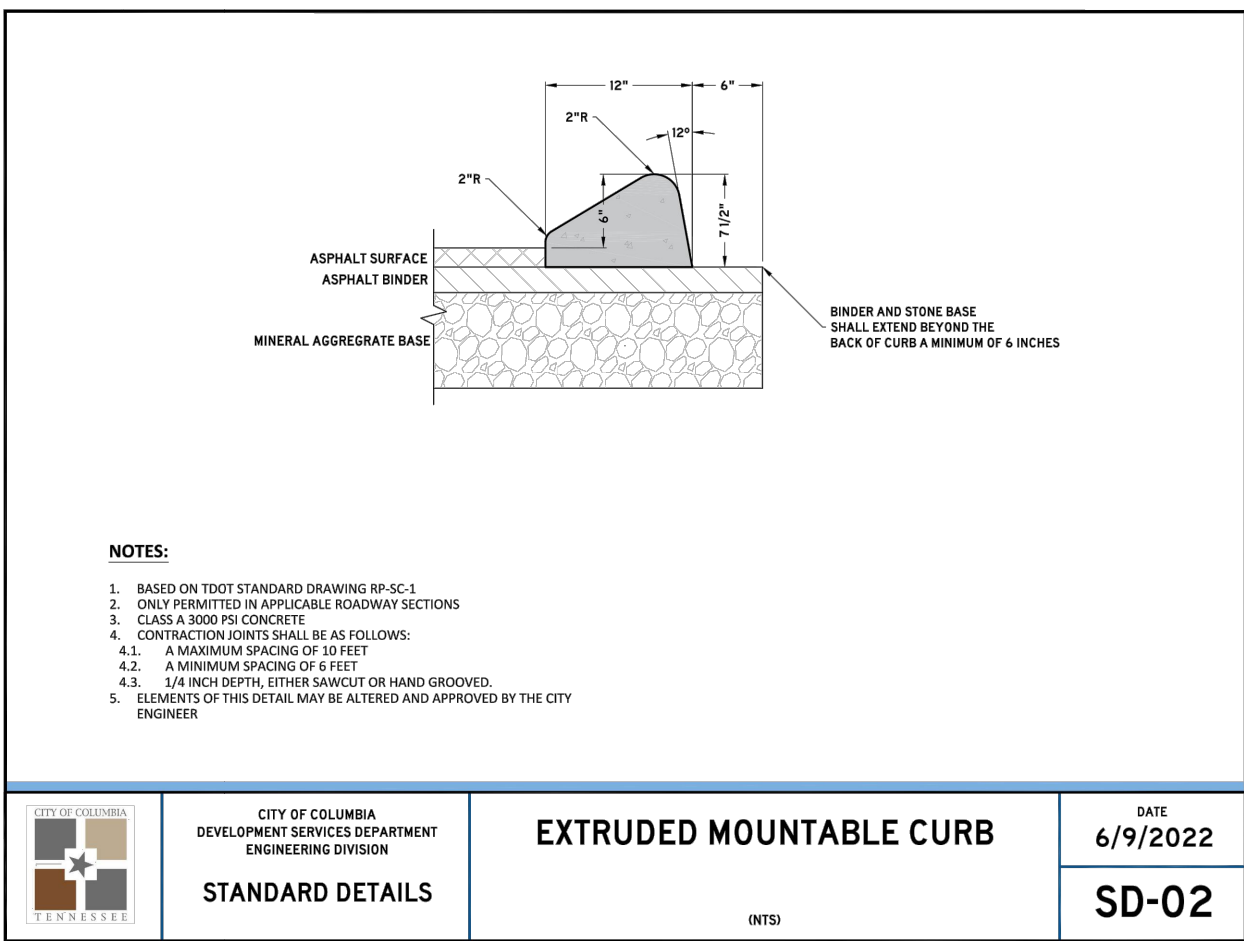
ISSUANCE DATE: 08-10-22



W&A PROJECT #: 220047

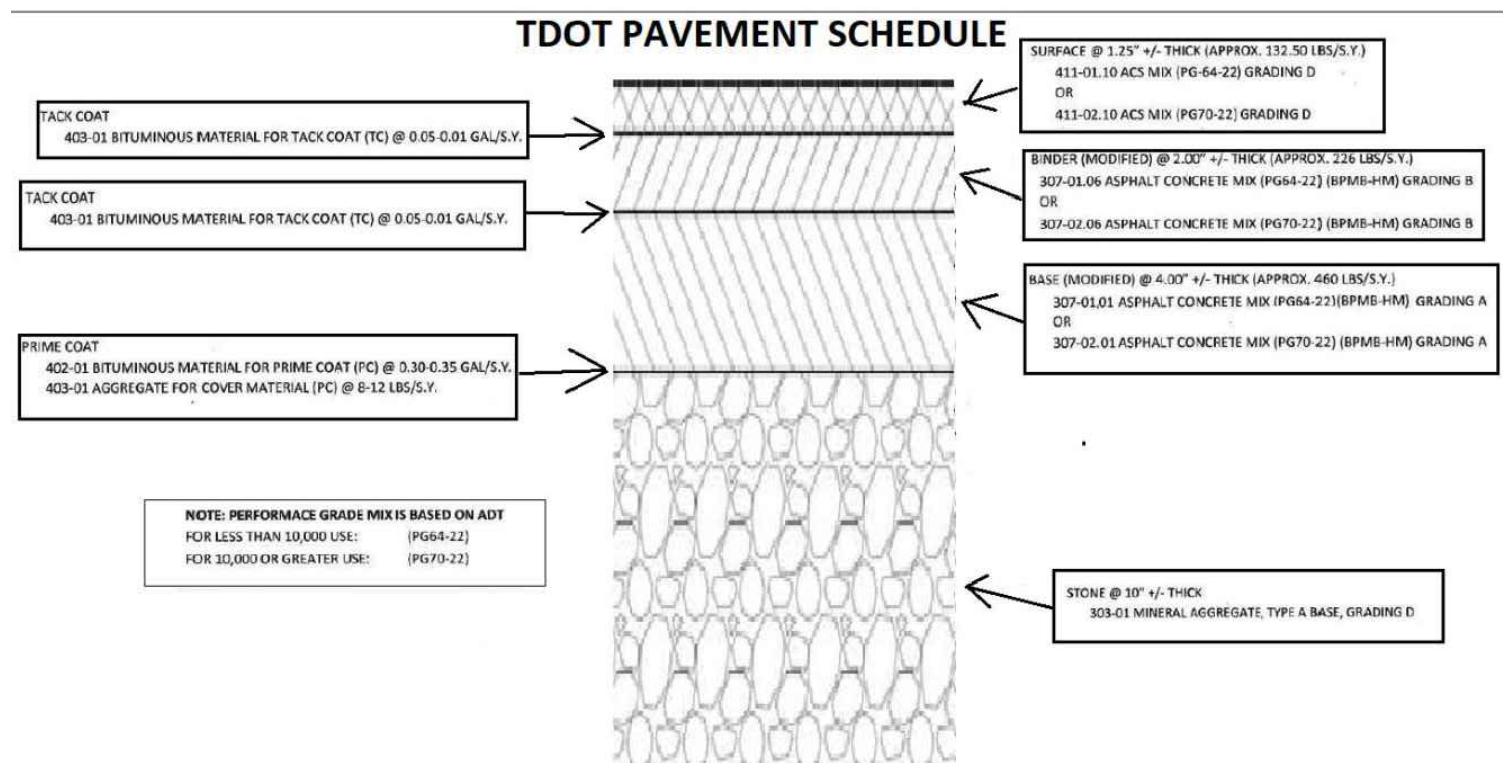
TDOT SITE PLAN

C631

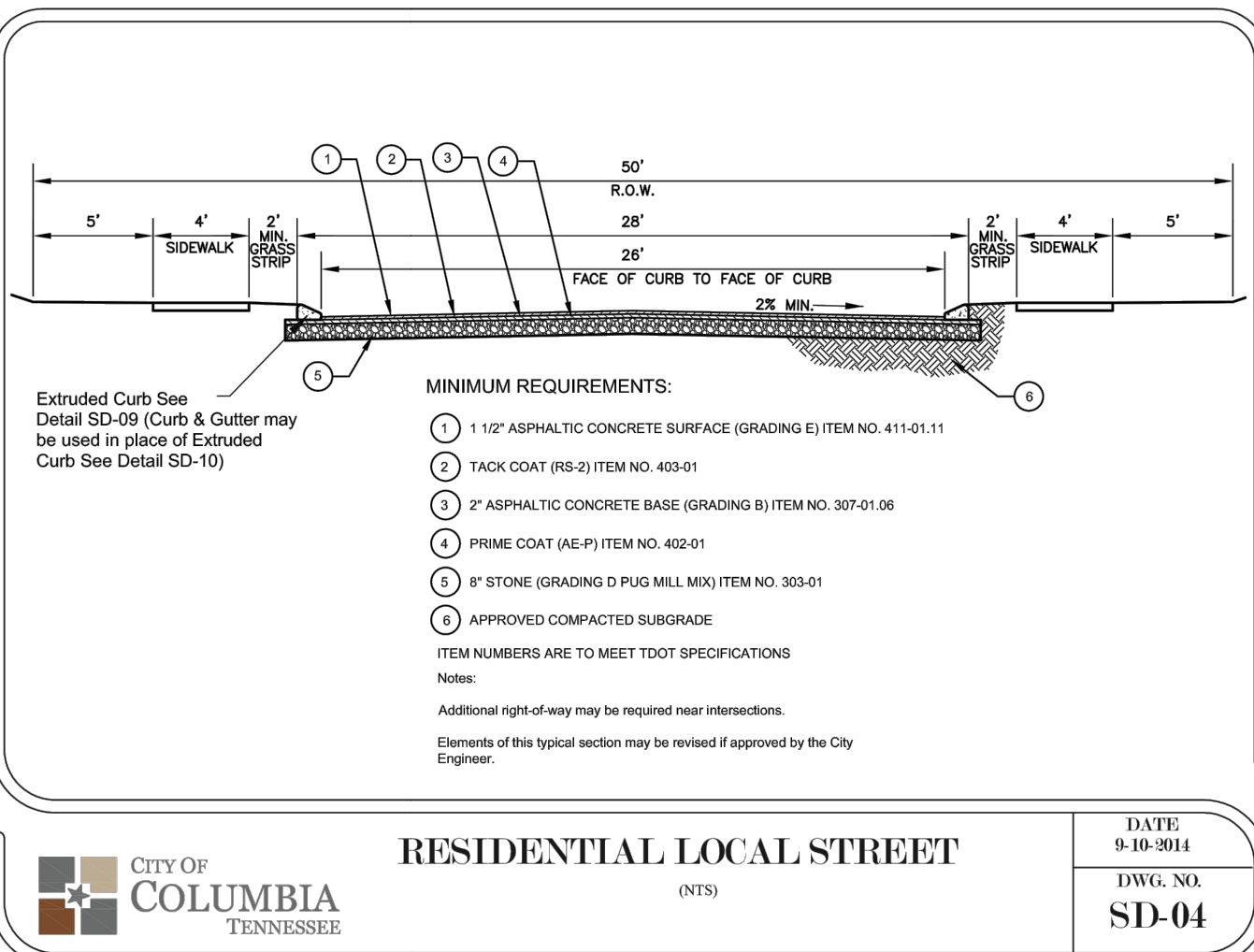


NOTES:
1. BASED ON TDOT STANDARD DRAWING SP-601.
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS.
3. CLASS A 5000 PSI CONCRETE.
4. CONSTRUCTION DETAILS SHALL BE AS FOLLOWS:
4.1. A MINIMUM GRADING OF 10 FEET.
4.2. A MINIMUM SPACING OF 6 FEET.
4.3. A 1/4 INCH DEPTH EITHER SAWCUT OR HAND GROOVES.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

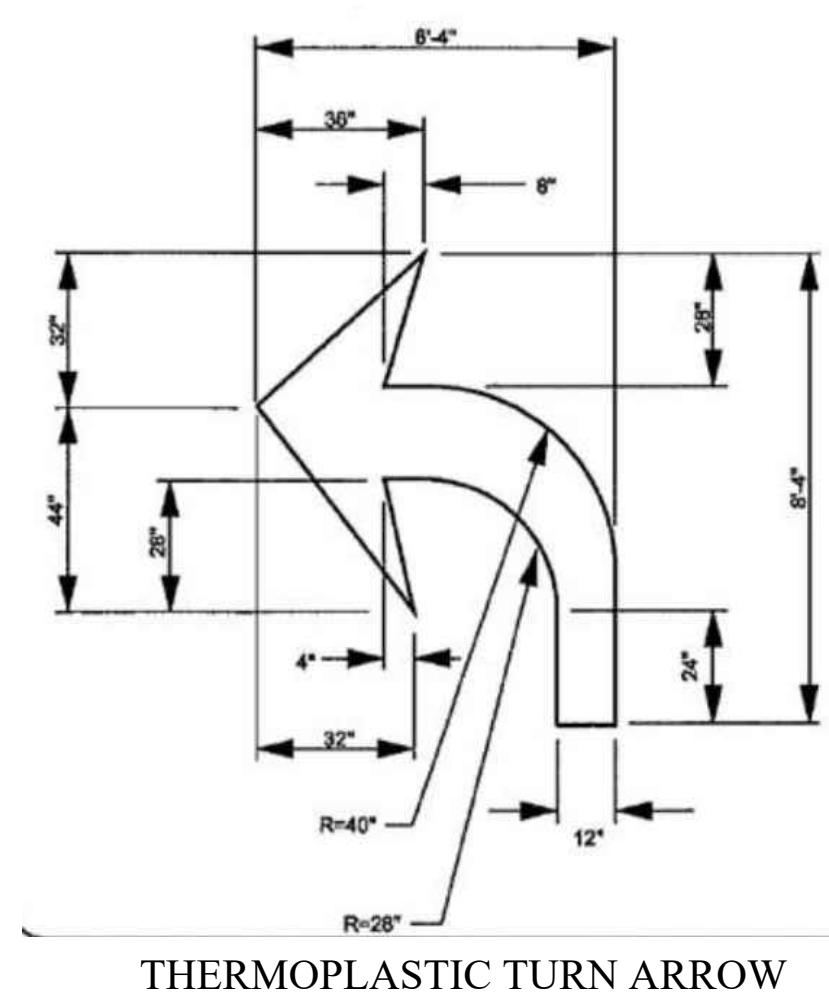
CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	EXTRUDED MOUNTABLE CURB	DATE 6/9/2022
STANDARD DETAILS	INTS	SD-02



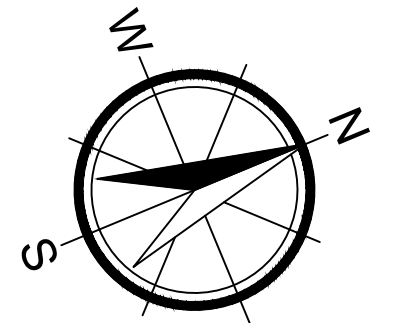
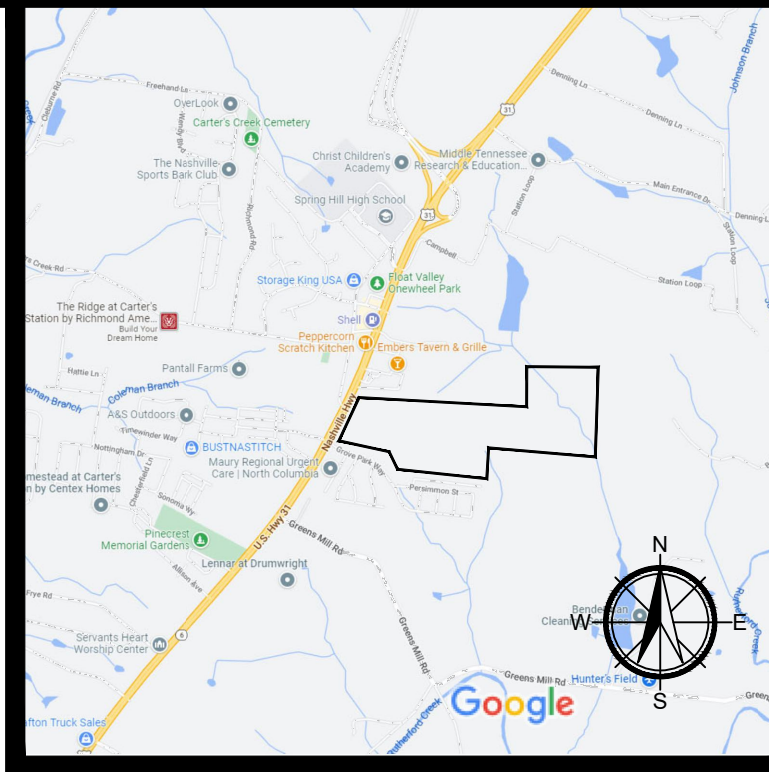
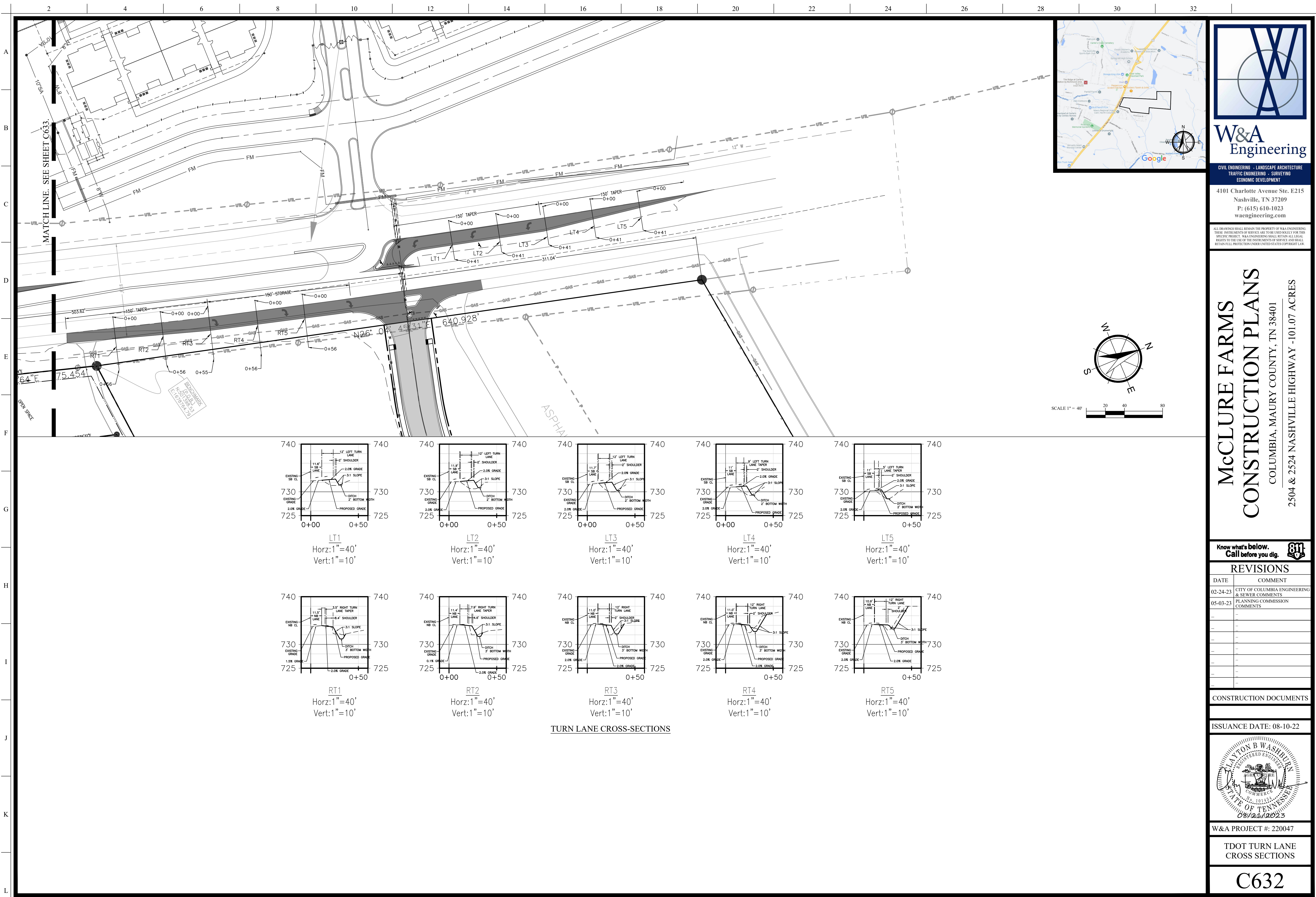
NOTE: PERFORMANCE GRADE MIXES BASED ON AOT FOR LESS THAN 10,000 LBS: (PG48-22) FOR SUBSIDIARY GRAVITY (PG67-22)



CITY OF COLUMBIA TENNESSEE	RESIDENTIAL LOCAL STREET (NTS)	DATE 9-18-2014 DWG. NO. SD-04
-------------------------------	-----------------------------------	--



THERMOPLASTIC TURN ARROW



SCALE 1" = 40'



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McCLURE FARMS CONSTRUCTION PLANS

COLUMBIA, MAURY COUNTY, TN 38401
2504 & 2524 NASHVILLE HIGHWAY -101.07 ACRES

Know what's below.
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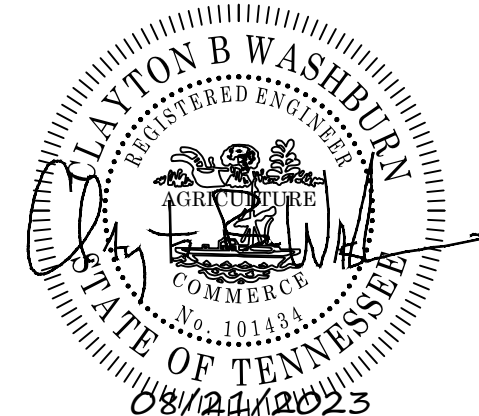


REVISIONS

DATE	COMMENT
02-24-23	CITY OF COLUMBIA ENGINEERING & SEWER COMMENTS
05-03-23	PLANNING COMMISSION COMMENTS

CONSTRUCTION DOCUMENTS

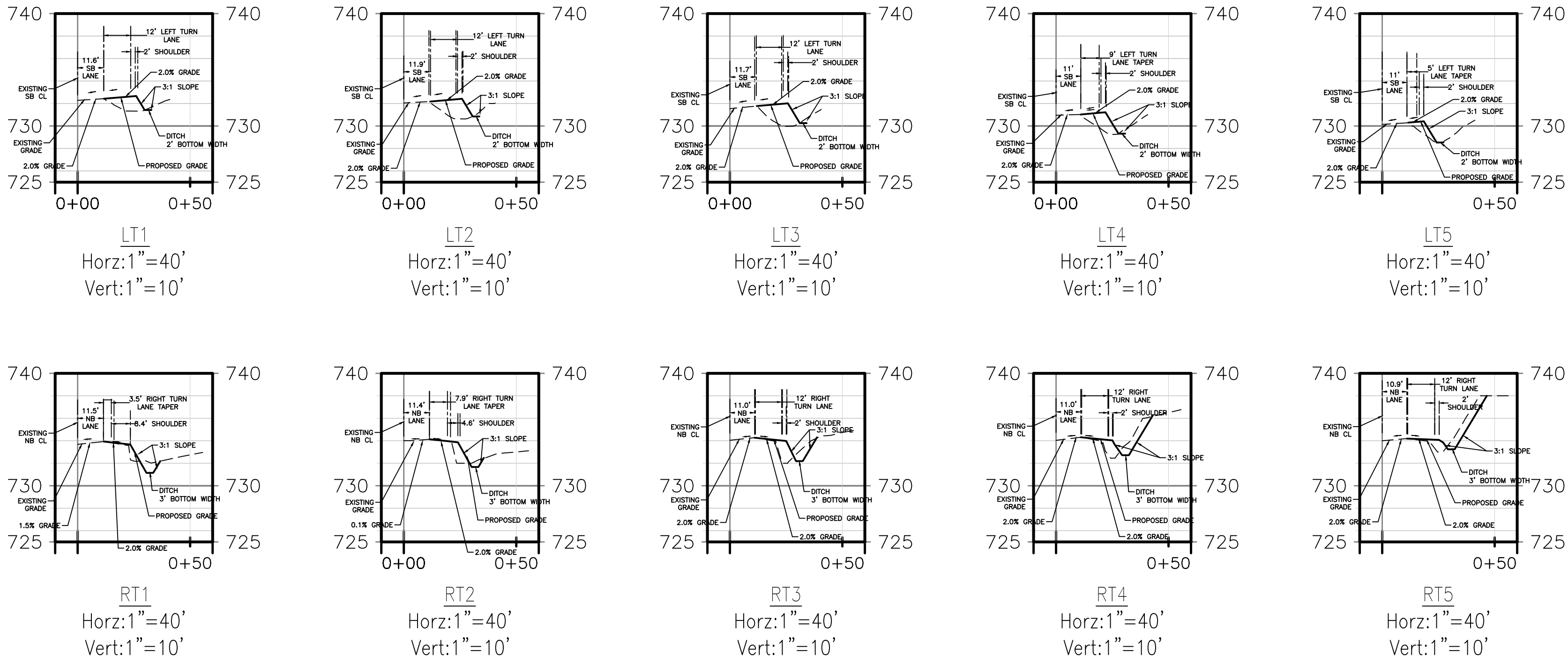
ISSUANCE DATE: 08-10-22



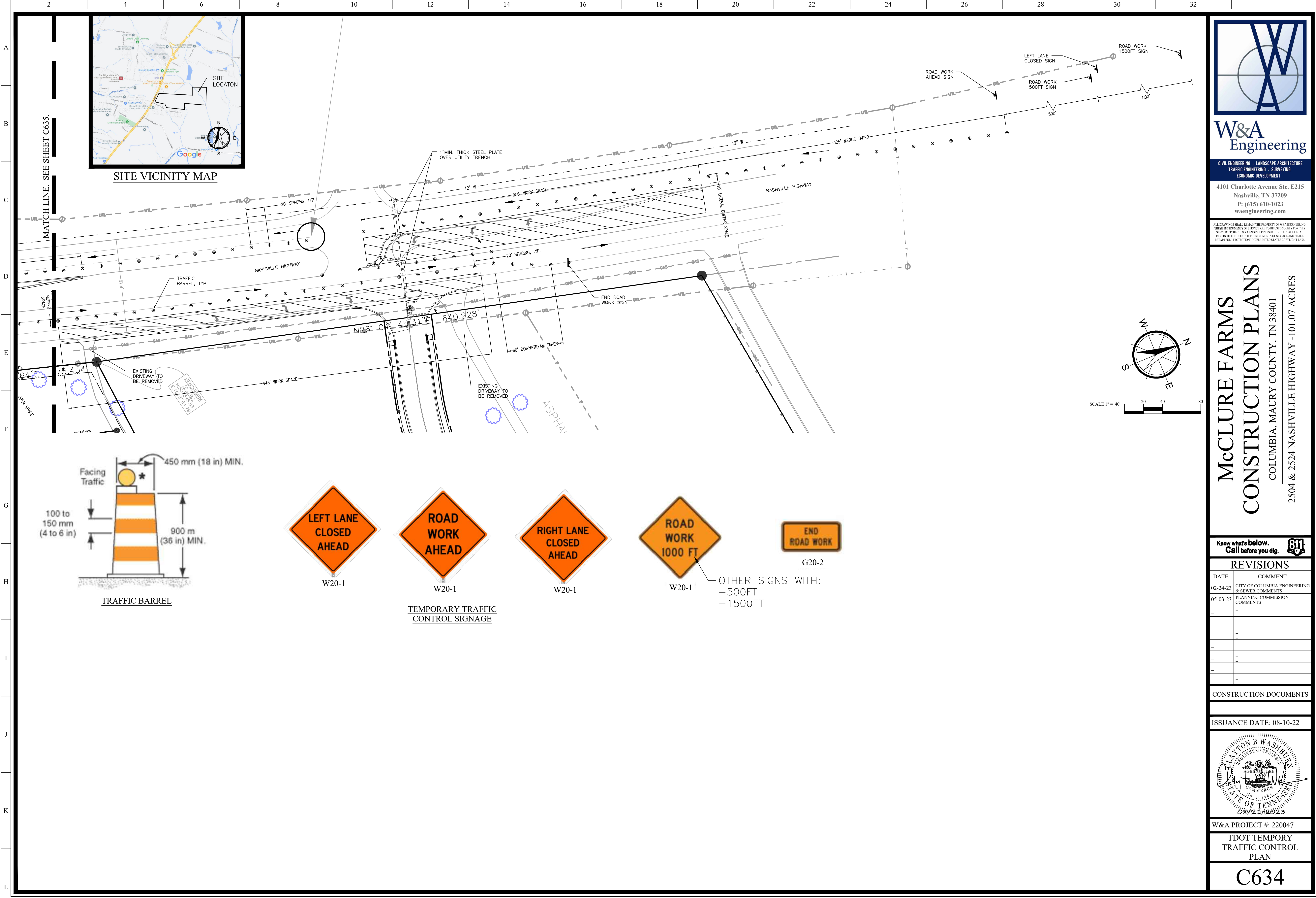
W&A PROJECT #: 220047

TDOT TURN LANE CROSS SECTIONS

C632



TURN LANE CROSS-SECTIONS





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McCLURE FARMS

CONSTRUCTION PLANS

COLUMBIA, MAURY COUNTY, TN 38401

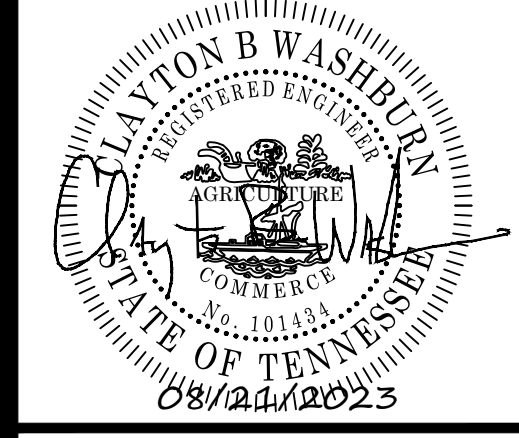
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REVISIONS	
DATE	COMMENT
02-24-23	CITY OF COLUMBIA ENGINEERING & SEWER COMMENTS
05-03-23	PLANNING COMMISSION COMMENTS

CONSTRUCTION DOCUMENTS

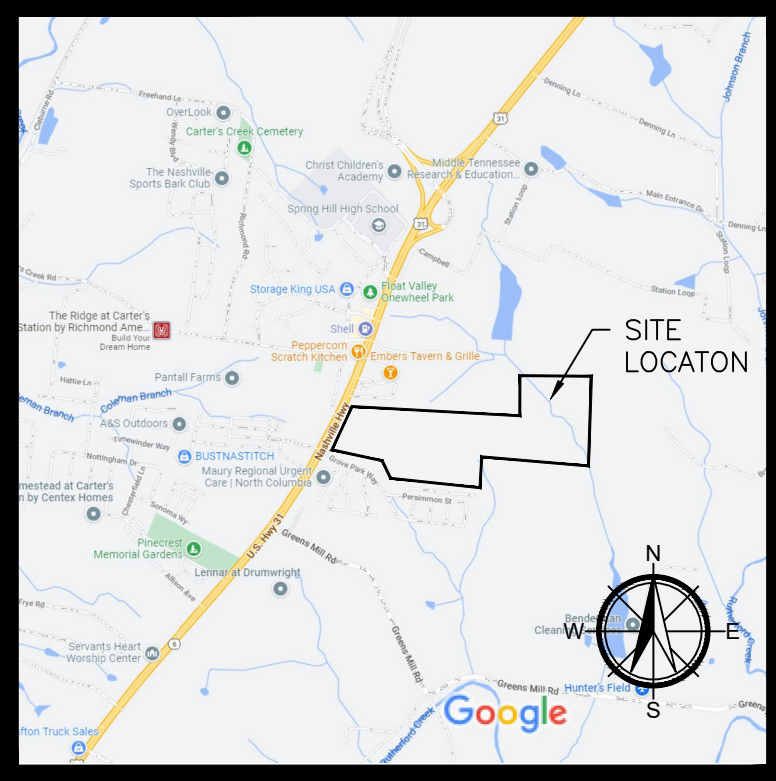
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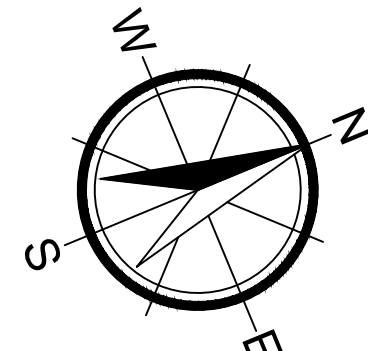
W&A PROJECT #: 220047

TDOT TEMPORARY
TRAFFIC CONTROL
PLAN

C634



SITE VICINITY MAP



SCALE 1" = 40'



TRAFFIC BARREL



W20-1



W20-1



W20-1



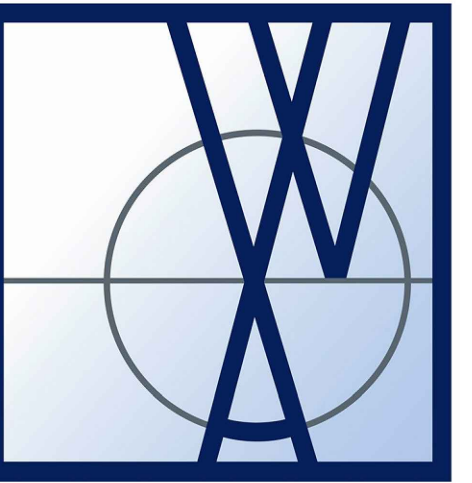
W20-1

- OTHER SIGNS WITH:
 - 500FT
 - 1500FT



G20-2

TEMPORARY TRAFFIC CONTROL SIGNAGE



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McCLURE FARMS CONSTRUCTION PLANS

COLUMBIA, MAURY COUNTY, IN 38401

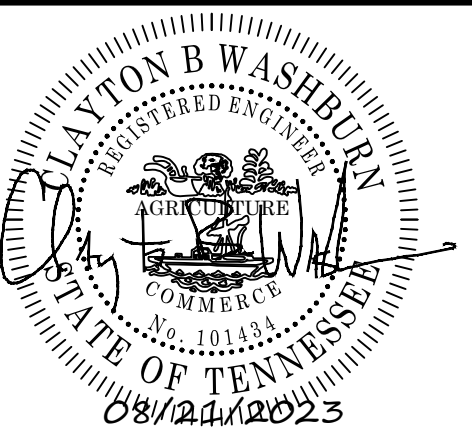
2504 & 2524 NASHVILLE HIGHWAY -101.07 ACRES

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CONSTRUCTION DOCUMENTS

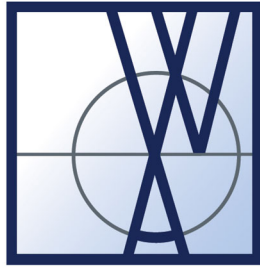
ISSUANCE DATE: 08-10-22



W&A PROJECT #: 220047

**TDOT TEMPORARY
TRAFFIC CONTROL
PLAN**

C635



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August 21st, 2023

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

Re: McClure Farms Development request for Minor PUD revision

Per Zoning ordinance 8.5.21.Z.3 (p. 465-466):

Per the request of the city of Columbia, the access connector on the northern portion of the PUD was relocated to better align with an adjacent development, also known as the Wynnsong property.

This revision facilitated some shifting of townhomes, roads, and amenities from the original approved Master PUD. These revisions are highlighted in the attached exhibit. These revisions did not change the amenity types or sizes, or significantly impacted utilities in any way.

If you have any questions or need additional information, please feel free to contact Owen Penn at Openn@waengineering.com or 615-610-1023.

Sincerely,

Owen Penn
Project Engineer | W&A Engineering
4101 Charlotte Avenue, Suite E215
Nashville, TN. 37209



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: McClure Farms

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
- N/A ☐ Existing and proposed on-street and off-street parking and loading areas
- N/A ☐ 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.
- N/A ☐ 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:

Owen Penn

Print Name

Signature

8/16/2023

Date



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	2504 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 6.00
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat for Phase(s) 1-4. McClure Farms. All associated roads, utilities, storm sewer, etc...		

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) <u>McClure Farms Phases 1-4</u> ☐ Total Number of Lots <u>431</u> ☐ Total acreage <u>95.29</u>

**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.

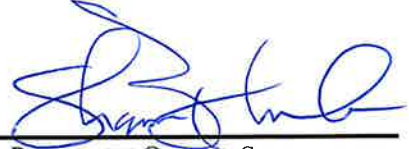
APPLICANT

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

NAME	Owen Penn	PHONE	(615) 813-1051
ADDRESS	4101 Charlotte Ave, Suite E215, Nashville, TN 37209	EMAIL	OPenn@waengineering.com

PROPERTY OWNER NAME	Brightland Homes of Tennessee, LLC	PHONE	(512) 330-9366 ext: 4233
ADDRESS	3815 S Capital Texas Hwy, Austin, TX 78704	EMAIL	sbarksdale@brighlandhomes.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>Owen Penn</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>8/16/2023</u> DATE
<u>Brightland Homes - Shannon Barksdale</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>8/16/2023</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			