CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, November 8, 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 Allen O'Leary and Nick Branum for Final Plat approval with surety in the amount of $125,000 for Drumwright PUD Phase 2C consisting of 20 lots off Sage Meadows Street and Jacobs Valley Court.
2. Request from Allison Corolla for Final Plat revision approval with surety in the amount of $465,000 for Summit at Carter's Station Phase 1 consisting of 59 lots off Sellerback Way with revisions to lots 386-390 and Open Space 1 and 2.

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 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.
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

3. Request from WES Engineers & Surveyors for Rezoning of two parcels off Morningside Lane, being Tax Map 89E Group F Parcels 1.01 and 1.02, from CD-3L (Large Lot Neighborhood Character District) to CD-4 (General Urban Character District).

4. Request from Louis Sloyan for a Comprehensive Plan amendment to change the future land use classification of 200 Oakwood Drive, being Tax Map 89 Parcel 21 and consisting of approximately 57 acres, from Suburban Corridor to Suburban Neighborhood and to Rezone the property from CD-3L (Large Lot Neighborhood Character District) to CD-3 (Neighborhood Character District).

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. Direction to planning staff regarding timing of future zoning text amendments

V. 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.

Organization

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

Vice-Chairman Coleman called the October Planning Commission Meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in the Council Chambers at City Hall.

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

Vice-Chairman Coleman called for a verbal roll call. The quorum was established and included the following: Planning Commission Vice-Chairman Danny Coleman, Planning Commission Member James Shannon, Planning Commission Member Thomas Hutto, Planning Commission Member Dr. Christa Martin.
Absent were: Planning Commission Member Ray Pace, Planning Commission Chairman Charlie Goatz, Planning Commission Member Mayor Chaz Molder.
Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Assistant City Planner; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Secretary; Mrs. Melissa Sanders, Planner 1; Mr. Tim Tisher, City Attorney; Mr. Douglas Toney, Asst. City Engineer.

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

Vice-Chairman Coleman welcomed guests and applicants to the meeting. Mr. Coleman discussed the meeting rules of conduct 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 the City Council.

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

Dr. Martin moved to approve the September minutes, with Mr. Hutto seconding. The minutes were approved four to zero.

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

Mr. Douglas Toney, Assistant City Engineer, stated that all letters of credit and sureties are in order or in the process of being updated.

Consent

Vice Chairperson Coleman read the consent items and Mr. Hutto moved to approve all consent items with Mr. Shannon seconding. The motion to approve passed four to zero.

Item II.1. - **Request from Drew Smith for Preliminary and Final Plat approval of Lots 6A and 6B in Honey Farm Crossing at 2248 Nashville Highway.**

Item II.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.**

Item II.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.**

Item II.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.

Item II.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.**

Item II.6. - **Request from Patrick Carroll for annexation with a plan of services of a portion of right-of-way along Morrow Lane.**

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

Mr. Keltner deferred to the City's Legal Counsel. Mr. Tim Tisher, City Attorney, stated that it would be his recommendation to defer the request one more time. The Board has three members absent and one that will be abstaining. He felt that it would be wise to defer one more time, and hopefully be able to consider this at the next meeting. Vice Chairman Coleman asked if the Board was waiting to see what happens with the litigation or if the Board could take action one way or the other at the next meeting. Mr. Tisher stated that there was a motion last week. The motion was not dispositive of the matter, so litigation might take a little time. He thinks that it is imperative that the Board defer. Mr. Coleman stated that the Commission will intend to deal with this next meeting. Dr. Martin moved to defer with a second by Mr. Shannon. The motion to defer passed three to zero and Mr. Hutto abstained.

Item III.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.**

Mr. McCarthy presented the details of the staff report. There are two issues raised in the staff report. One is that the aquatic buffer around the pond overlaps with some private lots. That can be adjusted during administrative review during site construction documents review for revision. The other is in the resubmittal after the DRC comments that the parking was inadequate for the Live/Work units. However, after he sent the staff report to the applicant, he came back and indicated that he had chosen to remove one of the buildings to create a safe parking area. The applicant is proposing to remove one of the units following staff comments. Mr. Joseph Ahler was present to answer questions. Discussion included the buffer expansion, easements, viewing the construction documents administratively, and placing conditions. Mr. McCarthy stated that if approved, conditions can be placed, and that staff confirm that the buffer is not on private lots and uses. Further discussion included the letter expiring from Columbia Power and Water. If this request is deferred, a new letter will be needed from CPWS, granting easement, adjusting property line, revising the block, and parking. Dr. Martin moved to approve subject to technical comments,seconded by Mr. Hutto. The motion to approve passed four to zero.

Item III.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.**

Mr. Brass presented the details of the staff report. Staff does recommend approval of the site development plan and it does meet all the standards of the ordinance. Scotty Bernick, Landscape Architect for Ragan Smith, and Lynn Ealey were present to answer questions. Dr. Martin stated that everything the Board is looking at now is advising all the previous information that we had for this project. Mr. McCarthy stated that the resubmittal will address the comments. Discussion included a better plan, design change, more specifics, and adding a few more lots. Dr. Martin moved to approve subject to technical comments, seconded by Mr. Shannon. The motion to approve passed four to zero.

Item III.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.**

Mr. McCarthy presented the details of the staff report. Stormwater can handle design storm event. There is a recommendation from staff to offer and to screen the wall around lot ninety-one the southern part of the property. On the northern part of the property, engineering has come up with a suggestion to redesign the pond and the retention wall. There is also pending approval from the Tennessee Department of Environment Conservation for disruption for one of the items on the property. They are waiting for approval from TDEC. Mr. Toney, Assistant City Engineer, gave the engineering report. Staff did propose a change to pond 5.1 that they feel is achievable in the current

footprint. The applicant is open to discussions to the design as shown. Further discussion included the pond on the north side of the property, it discharges toward the Windsong PUD, pond 2.1 discharges toward Grove Park, screening of the aquatic buffer, vegetation, reforestation of the aquate buffer, water quality, screening the freestanding wall there, concerns, third party review, pricepoint, the end user, structural components, HOA, maintenance, and removing the wall. Mr. Clayton Washburn, WA Engineering, Mr. Owen Penn, and Mr. Clint Camp, Civil Engineer, Owner representative, were present to answer questions. Mr. Washburn stated that the initial design was to try to minimize and reduce. Subsequent dialog with staff came up with a solution to modify the two ponds specifically. Retaining walls are used commonly. They understand the concerns addressed here, their efforts were to collaborate work, and provide the best product for the City of Columbia. Councilman Coleman asked if the current version that the Board was looking at was the most up to date consensus on how this wall should be. Mr. Toney stated that it depends on what pond the Board is talking about. Engineering have not proposed any changes to the south pond design. There is not a great way to do it other than the proposal they have without adjusting the lot count or road alignment to eliminate the freestanding concrete retaining walls for use of the detention pond. There are constraints based on the road alignment and lots. Councilman Coleman asked if the south pond met all safety requirements. Mr. Toney stated that it meets our code. Staff doesn't have anything that will prohibit that type of wall, and staff would propose the ability to utilize a third party reviewer to bolster the staff review process when it gets to construction plans and further along the building permits. Councilman Coleman stated that on the south pond we are good there. Mr. Keltner stated that retaining walls are pretty common for staff, but a free standing swimming pool style is not common for us. Mr. Toney explained the picture that was on the screen. Additional discussion included a vertical dam, no adverse effects, the other pond 5.1 on the north, the developer's proposal, height, the removal of the free standing retaining wall, being maintainable, staff's other desires for this submittal. Staff's drawing was to see what was possible. Removing the wall is possible. Councilman Coleman asked Mr. Washburn if everything that Mr. Toney said his understanding was as well as the north pond. Mr. Washburn stated yes. Councilman Coleman asked if he was also agreeable to the third party agency that Mr. Toney referenced. Mr. Washburn stated yes. Dr. Martin stated that there was a lot of discussion about retaining walls, stormwater, floods, and additional things. This is the most we have discussed retaining walls since she has been on this board. She also stated that she was concerned, and she asked what the life cycle is of a freestanding wall that is managing flow, and how you decide that. Mr. Toney stated that with anything there is going to be an expiration date. The expiration date may move up or back based on maintenance cycles. Generally, reinforced concrete is not going to last longer than a hundred years. The interactions between the actual reinforcing steel and the concrete itself, tend to rust and breakdown, but that is the overall life design cycle of many things that would require replacement. That could be lower or higher depending on the construction that is used. Staff would look to have the design meet or exceed the lifecycle expectancy. Dr. Martin stated that we are looking at these ponds and she is concerned that you are bringing something to the Commission today, and

they are recommending changing one of them; and then the outside agency will come in and look at it. She asked if we are looking for approval tonight. Councilman Coleman stated some kind of action. Mr. Washburn stated, from an engineering perspective, they are design engineers. He also stated that engineers are incredibly conservative. He also stated that he felt like the iteration of storm water and retaining wall design has been ongoing for a year. There has been a lot of work in preparation for what is in front of the board now. Like any structure, roads are designed the same way, pipelines are designed the same way with safety factors on top of safety factors. Everything that staff has addressed has increased the attention to safety detail. Design life, part of design life, includes maintenance. The beauty of retaining walls also is that you can see physically what is going on, unlike the pipeline in the ground, it can physically be seen if there is an issue. If there is going to be an issue, it is going to be addressed. Dr. Martin stated when this build out is done who is responsible for making sure that it doesn't deteriorate, or if there is a crack. Mr. Toney stated that the detention pond is in open space. Ultimately, the first party of contact will be the home owners association. Secondarily, it would be covered under the stormwater maintenance agreement, which is a deed restriction that allows staff to access fines, cite to court, etc for any maintenance or lack thereof. Additionally, there are required annual and every five year inspections for stormwater maintenance facilities. Staff will probably have specific language in this request to address constructual analysis on those as well. It gives staff full right to entry and based on an number of different scenarios, the ability to go in and correct the issue and individually access every home owner subject to the maintenance agreement. Reimbursement for staff time and materials. Dr. Martin asked what are we getting the extra person, the extra company coming to look at. Mr. Toney stated that he and Mr. Harper are not structural engineers, they are civil engineers. Structural engineers are a subset of that, but they don't have a lot of experience doing structural design. Staff would request for the reinforced concrete retaining walls, that they be able to utilize a third party reviewer, and the developer would cover that cost to the City in order to perform that review. Councilman Coleman asked if the third party would advise in reference to the maintenance. Mr. Toney stated they could. He also said they would help advise on anything that needed to be specified in the case. Mr. TimTisher stated that it sounds like to him that we are basically building a dam in the neighborhood. His concern would be what protection are we having or what liability are we having in the event of catastrophic failure to the homes immediately adjourning. Who is going to be responsible for the catastrophic failure? Mr. Toney stated that he cannot speak of liability, but ultimately the responsibility for maintenance of any stormwater detention facility is on either the owner where the facility is located, if it is fully private, or if it is collective ownership, it goes with the maintenance agreement that is filed with the Register of Deeds. Mr. Tisher stated that this is outside of the scope of a normal HOA responsibility. Mr. Keltner asked if the stormwater retention covered any of it. Mr. Toney stated that the maintenance of the facility, and liability. He stated that he is not sure if it addresses liability. Councilman Coleman asked Mr. Tisher if the Commission was to defer the request in order for him to learn more about the liability questions would that be something that is reasonable. Mr. Tisher stated that he has that question and the other question that he

has is that it sounds like there is a discussion about modifying it, concerning one pond. He would rather have that clarified before there is any approval. As to whether or not there is going to be a wall, or it is not going to be a wall, it doesn't sound like it is ready for approval at this point. There is not going to be a wall at the north pond. Mr. Toney stated correct. Councilman Coleman asked Mr. Washburn if the Commission were to defer the request in order to provide time for the Council to maybe to do some research on the liability, and work with staff to come up with a finalized version. Mr. Washburn stated that there was another option that they were looking at. They feel fully confident in the storm data . Their thought was that staff was kind and said here's another option, and they thought maybe a contingent approval would be put in place, and they would work directly with staff. Maybe part of the contingent approval would be some of that risk assessment. Dr. Martin stated that she doesn't understand why the Commission is looking at a freestanding retaining wall as opposed to a normal grass, dirt, etc. that manages the water that goes in a certain direction. Councilman Coleman stated that he recognized that it would be cost prohibited. Mr. Washburn stated it was engineering, and they went through different iterations with staff of different heights, volumes of water, safety. They have approaching one hundred acres of development and because of that, they have to look at high volumes of stormwater to deal with. That is why, in this case, a retaining wall has been used. He stated that the proposed plan is more expensive, even though the retaining walls are safer. Mr. Tisher asked what the original approval was. Mr. McCarthy stated that it did show a wall. The final PUD master plan that was approved in July of 2022 did show the walls; however, it is the same color and parcel boundary. Today, staff asked the applicant to call out the walls. Councilman Coleman asked Mr. McCarthy, had this been noticed sooner, do you feel that this would have gotten to a final solution sooner than now. Further discussion included cost, risk, the alternative design, more facts, more confidence, clear motion, clear condition of approval. Councilman Coleman asked Mr. McCarthy to repeat his comment. Mr. McCarthy stated on lot 91 to increase the buffer by adding a call out to the buffer fifteen feet for that retaining wall, to eliminate walls on ninety-one to ninety-five, and grade to provide pavement, redesign 5.11 to the satisfaction of the City Engineer, and eliminate the wall on the northern boundary, have a third party analysis of the wall for pond 2.1, and to provide any additional information about downstream impact from outflow from pond 2.1 requested by the City Engineer, and reforest station 2's existing wet pond on the southern end. Councilman Coleman stated if the Commission were to give time for that, these are not represented in the plan to your satisfaction right. Mr. Toney stated yes. The staff markup to 5.1 they presented this afternoon, as well as the revisions to lots 91 through 95. The proposal for 2.1 is essentially staying the same. The third party review is relatively minor at this point. Mr. McCarthy stated that he and Douglas have been in communication continuously over the last couple of days. How much do you want to delegate to staff to confirm that all of these conditions will be met? Do you want to see it before you approve it like to see a redesign that shows this, and have the City Engineers say that they have been able to evaluate that whatever the extent the applicant can provide in a month? Or do you want to trust in the expertise that the planners and engineers can approve something and establish what that is and have staff

review it subject to administrative review. It is up to the Commission whether you want to see everything or delegate it to staff. Mr. Keltner stated that he would add to Mr. Tisher's point, with staff having some uncertainty with the liability portion of it whether it is in the document or not this would be the opportunity, if it is not in it to add it as part of the revision since this is out of the norm versus the style the Commission is used to. It would be nice to clarify that. Dr. Martin stated that this development has 116 detached and 315 townhomes. Mr. Washburn stated that is correct. Dr. Martin stated that we are doing our development with the landscape, so what precludes the Commission from making adjustments to the 431 down to something that doesn't have all of this problematic considerations that we are talking about. This is on the land where the development is going to be, and we have these 431 units, townhomes, or single detached was there not an option to not have this situation in this development to cause the kind of concerns that the Commission has right now. Mr. Washburn stated that there were numerous iterations, specifically when the original PUD was approved. Dr. Martin stated that was before her time. Mr. Washburn stated to answer the question, yes that has been done, and looked at and evaluated. Mr. Hutto asked if the Commission didn't approve the revision, would they just proceed under the previously approved plan. Mr. McCarthy stated that the PUD Master Plan would still be in place. They would need a preliminary plat that conforms to the master plan. Councilman Coleman stated that he feels like there is more information to be gathered and put together. It would go along the way for everyone to visually see some type of a sketch or mark up, or a way to illustrate for the Commission. He also stated that he has seen retaining water walls and he is sure that they are a standard practice in a lot of places because they do work. He wouldn't want the Commission to shoot something down because it is new, but he does feel that there is information that is not sufficient for him to feel confident in one direction or the other. Councilman Coleman moved to defer to allow staff and the applicant time to work together to have something that the Planning Commission can see and to better understand. Mr. Washburn stated that phase one has been approved. This was an attempt to include phases one, two, three and four. The applicant asked if there could be a conditional approval. Councilman Coleman asked Mr. Tisher about the conditional approval. Mr. Tisher stated that he didn't think the Board typically gives conditional approval. Approving subject to comments or approving it subject to the oversight, and the items that staff has said need to be addressed. These are some items that he doesn't feel that the staff has been satisfied with as of yet from his understanding. He feels that staff need to be satisfied before the Commission approves it. There is a motion to defer on the floor. Coleman withdrew his motion to defer from the floor. Councilman Coleman asked staff if this would be agreeable to them, if they are confident about this type or would you do a conditional approval like the applicant is suggesting. This allows staff time to work out what is needed to be worked out to your satisfaction. Mr. Keltner stated that the applicant might not like what staff would want to do, and then we are right back to sitting here again. Staff preference will be how we can eliminate the wall. He felt that trying to clean it up and make it more presentable might be the better path for it. Further discussion included resubmission, dialog, confidence, making conditional approval, collaboration, glad to take the risk, and

workable. Councilman Coleman stated it sounds like we missed seeing this wall and discussing it sooner. It wasn't noticed in the plan, and if that's the case, then it is at this point already, where we go from here. He also stated do you feel staff that the best option is to approve with contingency so that staff can get what comformise, because it sounds like we would like to not have the wall entirely. Mr. Tisher stated that you have another wall that you are talking about as well, that is the north wall. He also stated that they think you have the staff's recommendation, and he would follow your staff's recommendation. That would be his recommendation as well. He would defer the matter, and he thought that was the Planning staff recommendation. Councilman Coleman stated that he was not clear from the Planning staff whether or not if deferring gives the time opportunity to get aligned on this, or if approving with conditions would do the same thing. Mr. Keltner stated what would the conditions be, that is where he goes back to are we saying, Mr. Washburn that the only way to detain water at the 2.1 is to do it the way it is shown now. Is there a way on this site to do it in a different way. Mr. Washburn stated that there could be minor modifications, but as is shown, it is not 90% there or 80% there, yes. Further discussion included having a blank slate, the dialog, 5.1 changes more acceptable to the city, 80% yes, reducing the wall height, the depth, phase one, construction documents, working with staff, savings to the developer, technical data, looking at worse case today, suggestion of the conditional approval, and third party looking at constructibility. Mr. Tisher stated that the only other way is if we had our own person to review it, at our own expense, to review to see if there are other options. Mr. Keltner stated that the only things with conditions is that this one is a little more subjective. Mr. Tisher stated that you would be opening up a box of conditions approvals that this Commission has not opened up in the past. The Commission has done the approval subject to comments, but we have not made, in his belief, conditional approvals. He also stated that he would rather not open up that box then who knows how far they will stretch that box. Mr. Marksdale stated that they bought the property, he appreciated staff for getting them to this point. This is a project for them that is typical. Further discussion included HOA, extensive study, reserve studies, retaining wall, 30 year reserve fund, amenity inspections, reserve, dedicated monies for the reserve funds, meeting the concerns, special services. Teresa Wooditch, 3005 Presimmons Street, stated that she lives in the adjacent neighborhood. She expressed concerns about the 2.1 lake, the overflow downstream, adjacent homes, the proposed access road, traffic. Mr. Camp spoke in reference to the third party discussion. It is not uncommon, or inconsistent to have a peer review process for design as well as inspections if necessary to make sure everything is installed. It is reasonable and appropriate to make sure those are addressed related to the impact of the downstream to Grove Park. He addressed the question of where they stand at this point. Councilman Coleman asked staff to speak with reference to the access road and the options around it. Mr. McCarthy and Mr. Toney addressed the options. Further discussion included the liability, and the HOA responsibility. Mr. Tisher stated that the HOA will have liability, and the problem is whether or not they will have the resources. They will have to have something in place to cover that, assuming they own the retaining wall. Councilman Coleman moved to defer to give staff and the applicant time to agree a plan for all retaining walls. As well

as for the Commission to be able to understand liability. Mr. Tisher stated that he thought Mr. McCarthy addressed all the particular items earlier that they would like to be addressed. Councilman Coleman stated subject to Technical comments. Mr. Tisher stated make sure we get something in the agreement to cover liability as well. Mr. Coleman stated in that case he made a motion to defer subject to technical comments, and Mr. Shannon seconded the motion. The motion to defer passed four to zero.

Item III.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

Mr. McCarthy gave the details of the report from Development Services. Mr. Keltner asked that this item be deferred due to the absence of a few members, in order to make a presentation to the larger body. Councilman Coleman gave thanks for all the hard work that has gone into this. He also stated that this is excellent, it is outstanding, very digestible, and much more easily understandable. Councilman Coleman moved to defer, and Dr. Martin seconded the motion. The motion to defer passed four to zero.

Other Business

Mr. McCarthy stated that there was an educational session on the 26th. There is an obligation to have four hours per year. Staff have purchased ten tickets for the upcoming Power of Ten event on November 9th. Mr. McCarthy and Mr. Keltner is putting together the Commissioners tour on the 23rd of October. Councilman Coleman, and Mr. Shannon asked that their names be put on the list.

Item IV.1. - **Adjournment**

Vice Chairperson Coleman moved to adjourn with Mr. Shannon seconding. The motion to adjourn passed four to zero. The meeting adjourned at 5:51 p.m.

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Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

10/26/2023

Elan	DEVELOPER	AMOUNT	EXP. DATE
Colter Place Subidivison, Section 1 (rds/drainage)	Sterling Martin	$44,502.69	09/09/2016
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	$203,500.00	05/05/2019
Honey Farms Subdivsion, 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	$16,650.00	03/07/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	$105,000.00	04/25/2021
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 Subdivsion, 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
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	10/12/2024
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
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

Active Letters of Credit and Sureties

Elan	DEVELOPER	AMOUNT	EXP. DATE
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
Elan Subdivision, Phase 1 (roads and drainage)	Shaw Enterprises, Inc	$15,700.00	10/11/2023
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	$645,000.00	10/31/2024
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 Quary 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
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

Active Letters of Credit and Sureties

10/26/2023

Elan	DEVELOPER	AMOUNT	EXP. DATE
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
Summit at Carter's Station West, Phase 1	Pulte Homes Tennessee Partnership	$315,000.00	10/06/2024

Drumwright Phase 2C Final Plat

Project #:	23-0381	Location:	Map 51 Parcel 32
Applicant:	WES Engineers	Case Type(s):	Preliminary & Final Plat
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests approval of a Final Plat to create twenty residential lots. The City Council approved the PUD Master Plan in September 2020. The Planning Commission approved the Preliminary Plat and Final PUD Master Plan in August of 2022. The Planning Commission approved revisions to the Final PUD Master Plan in June 2023. The previous approvals created a vested right to develop under PUD Master Plan based on the RM-1 standards of the previous Zoning Ordinance.

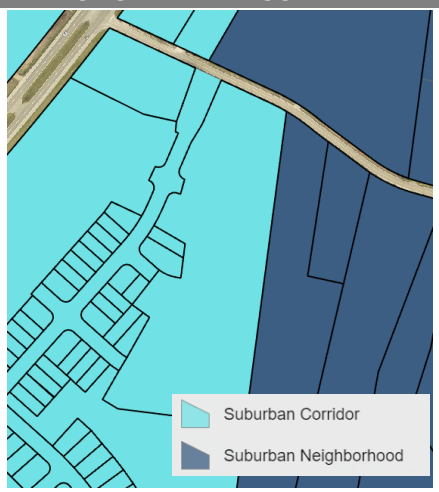
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat.
- The DRC reviewed this proposal at its October 2023 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Additional phases of the development are on track for Planning Commission consideration in December 2023. At that time planning staff will recommend the condition that all landscaping depicted in the Master Plan be installed in phases 2A, 3A, 3B, 2B, 1B, 2D, and 3C prior to issuance of the first building permit in Phases 3A, 3B, or 3C.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

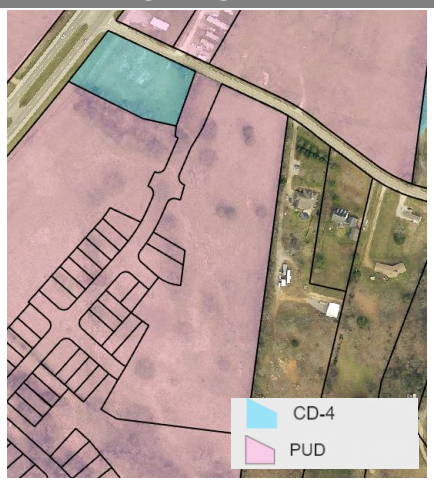
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	In Development	Infrastructure for Development	+/- 6.04 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	PUD	Vacant/Developing
North	Suburban Corridor	PUD	Vacant/Developing
South	Suburban Neighborhood	Unincorporated	Vacant/Developing
East	Suburban Corridor	PUD	Vacant/Developing
West	Suburban Corridor	PUD	Vacant/Developing

The subject site is part of the larger multiphase development. The property is bounded on the north, west and south by other portions of the development site. An existing single-family residence borders the property on the east. City Council approve a PUD Master Plan for the site in September of 2020 (20-0078). The Planning Commission approved a Preliminary Plat (22-0173) for development of 126 lots on the site in August of 2022. In June of 2023, the Planning Commission approved revisions to the PUD Master Plan which allowed for the consolidation of lots to add amenities and mail centers, among other revisions.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the PUD Master Plan, the modified RM-1 standards of the applicable zoning ordinance (3638), and the Subdivision Regulations. The PUD includes architectural standards. Conformity with these and other applicable zoning standards will be confirmed at the time of building permit.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its September 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:

1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;

2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and

3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, the PUD Master Plan, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, the PUD Master Plan, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, the PUD Master Plan, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

LOT AREAS 41' WIDE LOTS	
LOT #	AREA (SF)
1201	4,223
1202	4,223
1203	4,223
1204	4,223
1205	4,223
1206	6,149
1207	6,576
1208	4,510
1209	4,510
1210	4,510
1211	4,508
1212	4,506
1213	4,501
1214	6,234
1215	5,400
1216	10,365
1217	4,070
1218	5,495
1219	4,428
1220	4,428
1221	6,454
1222	6,442
1223	6,239
1224	4,959
1225	4,931
1226	4,921
1227	7,206
2201	4,484
2202	6,612
2203	4,701
2205	6,325
2206	7,631
2207	6,465
2208	7,870
2209	6,991
2210	4,634
2211	4,433
2212	4,606
2213	4,709
2214	4,784
2215	4,502
2216	6,248
2217	5,754
2218	5,850
2219	4,223
2220	6,149
2221	4,170
2222	4,783
2223	4,030
2224	6,208
2225	4,263
2226	4,263
2227	4,223
2228	4,223
2229	4,223
2230	4,223
2231	4,223
2232	4,223
2233	4,223
2234	4,225
2235	4,368
2236	4,884
2237	14,869
2238	9,737
2239	7,013
2240	5,672
2241	4,989
2242	4,512
2243	5,268
2244	5,265
3201	4,216
3202	4,258
3203	4,242
3204	4,218
3205	4,218
3206	4,347
3207	4,326
3208	5,945
3209	7,871
3210	9,556
3211	6,829
3212	4,661
3213	4,515
3214	6,569
3215	6,935
3216	4,692
3217	4,333
3218	4,576
3219	4,609
3220	4,562
3221	4,515
3222	4,478
3223	4,467
3224	4,478
3225	4,783
3226	4,263
3227	4,253
3228	6,149
3229	4,223
3230	4,223
3231	4,223
3232	4,223
3233	4,223
3234	4,223
3235	4,223
3236	4,223
3237	4,223
3238	4,223
3239	4,223

AVG. LOT SIZE: 5,200 S.F.

LOT AREAS 51' WIDE LOTS	
LOT #	AREA (SF)
1101	5,631
1102	5,800
1103	8,071
1104	8,698
1105	7,099
1106	6,489
1107	6,122
1108	6,171
1109	6,082
1110	9,529
1111	11,554
1112	10,399
1113	6,120
1114	6,720
1115	6,720
1116	6,120
1117	6,093
1118	6,120
1119	6,120
1120	6,236
1121	6,309
1122	6,320
1123	6,351
1124	6,402
1125	6,474
1126	6,711
2101	6,235
2102	6,219
2103	6,210
2104	6,394
2105	7,787
2106	9,666
2107	7,541
2108	7,596
2109	7,596
2110	6,994
2111	6,120
2112	6,171
2113	6,244
2114	6,244
2115	6,244
2116	7,002
2117	8,454
2118	6,653
2119	5,687
2120	5,590
3101	7,092
3102	6,123
3103	6,120
3104	8,375
3105	8,527
3106	9,723
3107	20,372
3108	8,447
3109	11,228
3110	13,100
3111	9,046
3112	10,062
3113	10,921
3114	9,276
3115	6,984
3116	7,638
3117	9,096
3118	9,168
3119	8,938
3120	6,120
3121	6,049
3122	6,244
3123	7,251
3124	8,628

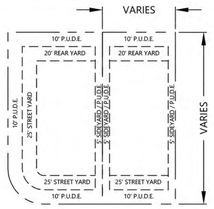
AVG. LOT SIZE: 7,702 S.F.

SITE USE SUMMARY SINGLE FAMILY

USE	ACRES	% SITE
41' LOTS (109)	13.49 ACRES	27.86 %
51' LOTS (70)	12.20 ACRES	25.20 %
ROAD R.O.W.	10.30 ACRES	21.27 %
OPEN SPACE	12.43 ACRES	25.67 %
TOTAL	48.42 ACRES	100 %

SITE USE SUMMARY TOWNHOMES

USE	ACRES	% SITE
ATTACHED SINGLE FAMILY LOTS	4.20	43.25%
PRIVATE ROADS/SIDEWALKS/ PARKING	1.39	14.32 %
OPEN SPACE	4.12	42.43 %
TOTAL	9.71 ACRES	100 %



LOT CONFIGURATION

P.U.D.E = PUBLIC USE AND DRAINAGE EASEMENT

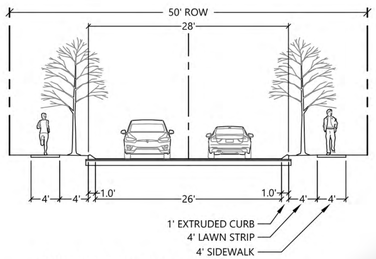
TOWNHOME PARKING SUMMARY

TYPE UNIT	UNIT QTY.	TOTAL BR'S	GARAGE PARKING PROVIDED (30% OF TOTAL)	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
TYPE A (WITH DRIVEWAY)	46	138	NA	46	107
TYPE A (NO DRIVEWAY)	26	78			
TYPE B	34	102	18	68	0
TOTAL	106	318	18	114	107

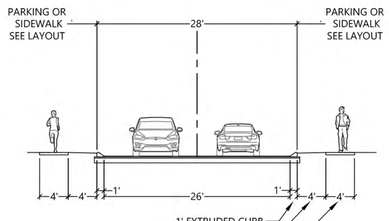
TOTAL PARKING PROVIDED.....18 + 114 + 107 = 239
TOTAL PARKING REQUIRED.....318/2 x 1.5 = 238.5

TOWNHOME OPEN SPACE SUMMARY

OPEN SPACE	AREA (AC)	PERCENT OF SITE	
OPEN SPACE	4.12	42.43%	
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
ATTACHED TOWNHOME	500 S.F./UNIT	106 x 500 = 53,000 S.F.	4.12 AC.



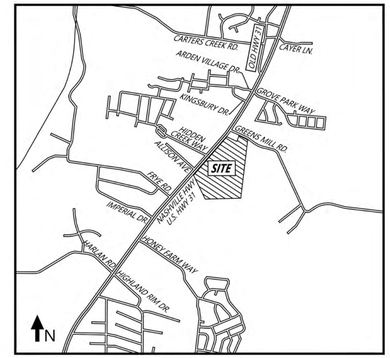
STREET SECTION - TYP. PUBLIC ROAD



STREET SECTION - TYP. PRIVATE ROAD

PROPOSED FEATURES LEGEND

- WATER LINE — D W
- FORCE MAIN LINE — 6" F M
- SANITARY SEWER LINE WITH CLEANOUT — S A N
- STORMWATER LINE — S T
- FIRE HYDRANT
- WATER LINE WITH 90° THRUST BLOCK
- DRAINAGE PATH



VICINITY MAP
NOT TO SCALE

PURPOSE OF SUBMITTAL - TO REVISE MASTER PUD PLAN FOR 106 ATTACHED TOWNHOME UNITS AND 179 SINGLE FAMILY RESIDENTIAL LOTS AND ADDITION OF COMMUNITY SWIMMING POOL/BATHHOUSE ON THE PROPERTY, PARCEL 32.00 IN TAX MAP 51

PROJECT DESCRIPTION - DEVELOP 106 ATTACHED TOWNHOME UNITS AND 179 SINGLE-FAMILY RESIDENTIAL LOTS AND COMMUNITY SWIMMING POOL/BATHHOUSE ON APPROXIMATELY 58.14 ACRES OF LAND

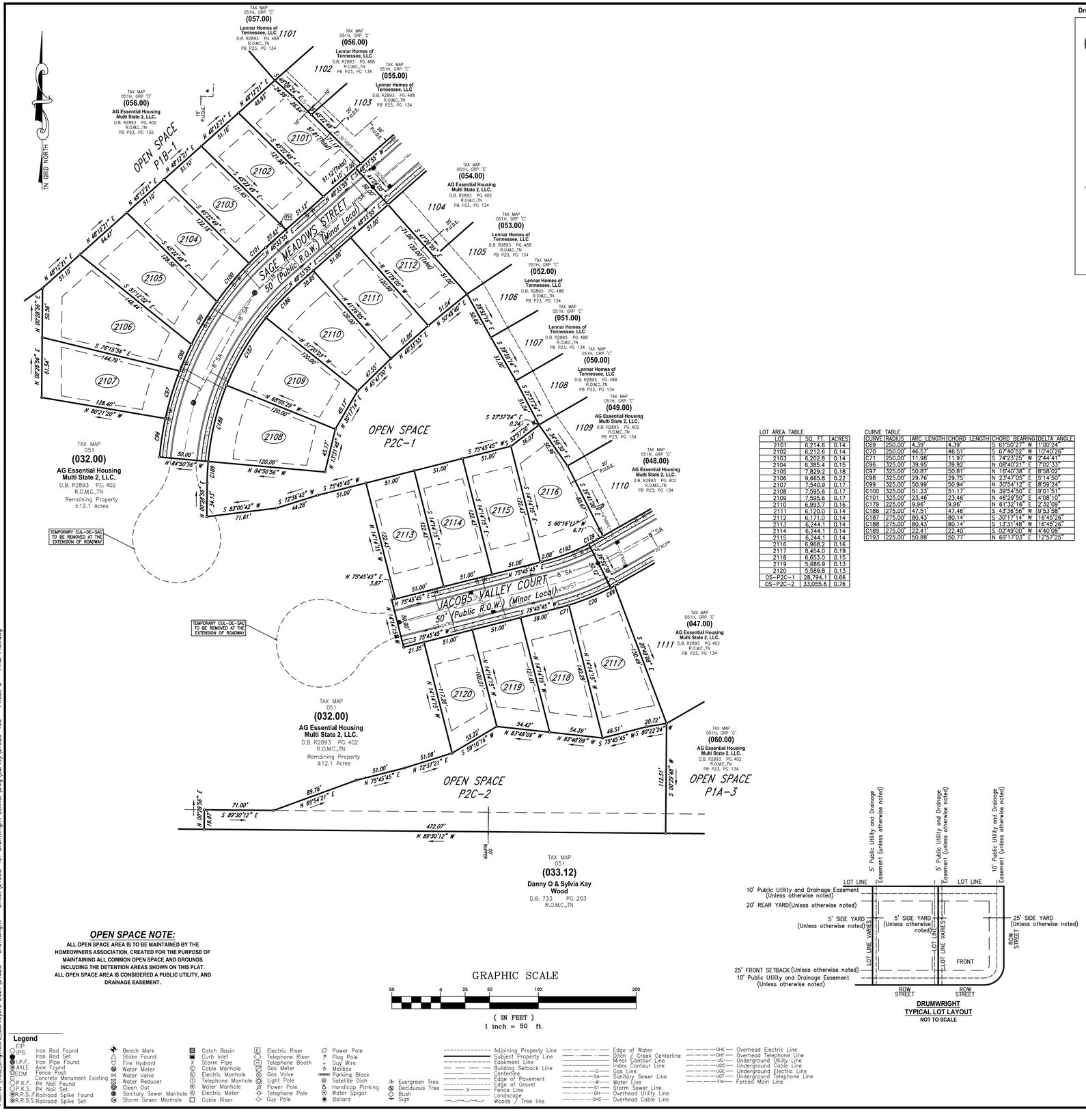
PROPERTY OWNER -
AG Essential Housing Mult State 1, LLC
8585 E. Hartford, Suite 118
Scottsdale, AZ 85255

THIS PROPERTY IS LOCATED WITHIN OTHER FLOOD AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 47119C0180E, DATED APRIL 16, 2007.

DRUMWRIGHT FINAL PUD MASTER PLAN

REVISED FINAL PUD MASTER PLAN
COLUMBIA, TENNESSEE
FEBRUARY 7, 2023

LENNAR


TN GRID NORTH
OPEN SPACE P1B-1
SAGE MEADOWS STREET
50' (Public R.O.W.) (Minor Local)
JACOBS VALLEY COURT
50' (Public R.O.W.) (Minor Local)
OPEN SPACE P2C-1
OPEN SPACE P2C-2
OPEN SPACE P1A-3
TEMPORARY CUL-DE-SAC TO BE REMOVED AT THE EXTENSION OF ROADWAY
TEMPORARY CUL-DE-SAC TO BE REMOVED AT THE EXTENSION OF ROADWAY
TAX MAP 051H, GRP 'C' (057.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1101
TAX MAP 051H, GRP 'C' (056.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1102
TAX MAP 051H, GRP 'C' (055.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1103
TAX MAP 051H, GRP 'D' (056.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN PB P23, PG 135
TAX MAP 051H, GRP 'C' (054.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN PB P23, PG 134 — 1104
TAX MAP 051H, GRP 'C' (053.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1105
TAX MAP 051H, GRP 'C' (052.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1106
TAX MAP 051H, GRP 'C' (051.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1107
TAX MAP 051H, GRP 'C' (050.00) Lennar Homes of Tennessee, LLC D.B. R2893 PG. 488 R.O.M.C.,TN PB P23, PG 134 — 1108
TAX MAP 051H, GRP 'C' (049.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN PB P23, PG 134 — 1109
TAX MAP 051H, GRP 'C' (048.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN PB P23, PG 134 — 1110
TAX MAP 051H, GRP 'C' (047.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN PB P23, PG 134 — 1111
TAX MAP 051 (032.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN Remaining Property ±12.1 Acres
TAX MAP 051 (032.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN Remaining Property ±12.1 Acres
TAX MAP 051H, GRP 'C' (060.00) AG Essential Housing Multi State 2, LLC. D.B. R2893 PG. 402 R.O.M.C.,TN PB P23, PG 134
TAX MAP 051 (033.12) Danny O & Sylvia Kay Wood D.B. 733 PG. 203 R.O.M.C.,TN
2101
2102
2103
2104
2105
2106
2107
2108
2109
2110
2111
2112
2113
2114
2115
2116
2117
2118
2119
2120
8" SA
20' P.U.&D.E.
15' P.U.&D.E.
10' ROW
BUFFER
N 48°12'21" E 51.10'
S 41°47'39" E 121.10'
S 48°35'55" E 44.10'
N 48°35'55" W 50.00'
S 41°24'05" W 120.00'
N 48°35'55" W 51.00'
N 41°24'05" E 120.00'
S 48°35'55" E 51

October 16, 2023

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

RE: **Project Name: Drumwright P.U.D., Phase 2C, Final Plat**
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 20 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.

Planning

1. Please revise the existing zoning note to indicate that the property is subject to RM-2 PUD standards of Ordinance 3638(as amended by Ordinance 4329), as approved by the Columbia City Council in January 2021 and subsequently revised by the Columbia Municipal Planning Commission. The zoning not has been revised.

2. In response to comments, please indicate the reason for the increase in the area of open spaces OS-P2C-1 and OS-P2C-2. This was in response to comments from Development Review Committee Meeting on May 9, 2023, "Open Space P2C-1, the remaining portion is in Phase 3 but this appears to be stopping the open space connection as divided." Open space that was to be platted with Phase 3C was added to Phase 2C so the open space connection would no longer be stopped and granting access to the open space with the creation of this plat.

Engineering

1. Surety in the amount of $125,000 due by 10/16. This will be handled by the developer.

2. Binder and curbing shall be installed by 10/16. Understood.

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 REVEW COMMITTEE MEETING
Tuesday, October 10, 2023

ITEM NO.
23-0381

DESCRIPTION: Drumwright Phase 2C final plat to create 20 single family lots and dedicate right-of-way.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Fire

1. No comments

Maury County E911

2. No comment at this time. Sage Meadows Street - Correct. Jacobs Valley Ct - Correct.

Building

3. No comment.

Police

4. No comments provided.

Maury County Schools

5. Battle Creek Elementary, Battle Creek Middle, Spring Hill High School (23/24) Possible rezoning of grades 9-10 to Battle Creek High School start of 24/25 SY. 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.

Columbia Power

6. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System

policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

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

ATT

7. __ ATT INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Engineering

8. Surety in the amount of $125,000 due by 10/16
9. Binder and curbing shall be installed by 10/16

Planning

10. Please revise the existing zoning note to indicate that the property is subject to RM-2 PUD standards of Ordinance 3638 (as amended by Ordinance 4329), as approved by the Columbia City Council in January 2021 and subsequently revised by the Columbia Municipal Planning Commission.
11. 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.
12. In response to comments, please indicate the reason for the increase in the area of open spaces OS-P2C-1 and OS-P2C-2.

Wastewater

13. Columbia Wastewater has no concerns.

Columbia Water

14. No Comments.

Duck River Electric Membership Corp

15. No comments provided.

Maury County Highway Dept.

16. No comments provided.

Public Works

17. No comment.

Atmos Energy

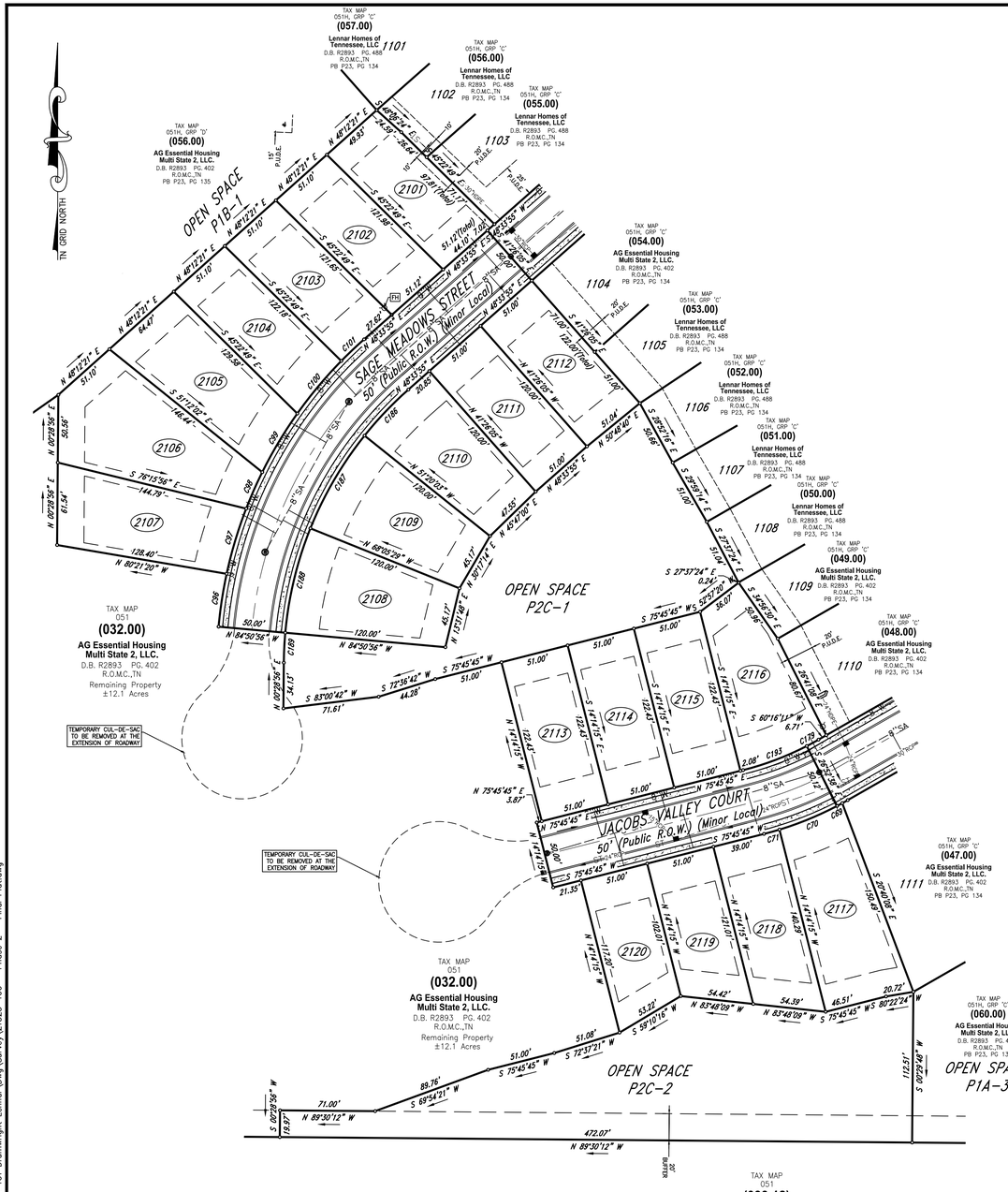
18. No comments provided.

CPWS BB

19. 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.



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.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Legend

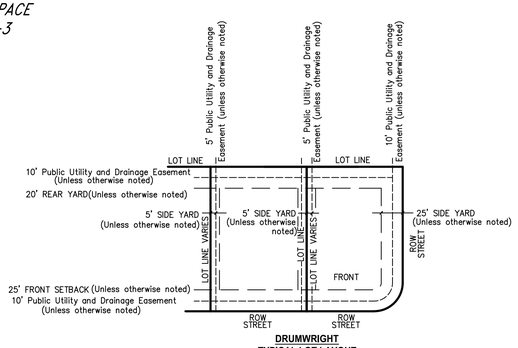
- EIP Iron Rod Found
- IPS Iron Rod Set
- I.P.F. Iron Pipe Found
- AXLE Axle Found
- FCM Fence Post Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.-F Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- 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
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- 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
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G Gas Line
- SA Sanitary Sewer Line
- W Water Line
- ST Storm Sewer Line
- OH Overhead Utility Line
- OHC Overhead Cable Line
- OHE Overhead Electric Line
- OHT Overhead Telephone Line
- UG Underground Utility Line
- UGC Underground Cable Line
- UGE Underground Electric Line
- UGT Underground Telephone Line
- FM Forced Main Line

LOT AREA TABLE

LOT	SQ. FT.	ACRES
2101	6,214.6	0.14
2102	6,212.6	0.14
2103	6,202.8	0.14
2104	6,385.4	0.15
2105	7,829.2	0.18
2106	9,665.8	0.22
2107	7,540.9	0.17
2108	7,595.6	0.17
2109	7,595.6	0.17
2110	6,993.7	0.16
2111	6,120.0	0.14
2112	6,171.0	0.14
2113	6,244.1	0.14
2114	6,244.1	0.14
2115	6,244.1	0.14
2116	6,968.2	0.16
2117	8,454.0	0.19
2118	6,653.0	0.15
2119	5,686.9	0.13
2120	5,589.8	0.13
OS-P2C-1	28,794.1	0.66
OS-P2C-2	33,055.6	0.76

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C69	250.00'	4.39'	4.39'	S 61°50'27" W	1°00'24"
C70	250.00'	46.57'	46.51'	S 67°40'52" W	10°40'26"
C71	250.00'	11.98'	11.97'	S 74°23'25" W	2°44'41"
C96	325.00'	39.95'	39.92'	N 08°40'21" E	7°02'33"
C97	325.00'	50.87'	50.81'	N 16°40'38" E	8°58'02"
C98	325.00'	29.76'	29.75'	N 23°47'05" E	5°14'50"
C99	325.00'	50.99'	50.94'	N 30°54'12" E	8°59'24"
C100	325.00'	51.23'	51.17'	N 39°54'50" E	9°01'51"
C101	325.00'	23.46'	23.46'	N 46°29'50" E	4°08'10"
C179	225.00'	9.98'	9.98'	N 61°32'16" E	2°32'09"
C186	275.00'	47.51'	47.46'	S 43°36'56" W	9°53'58"
C187	275.00'	80.43'	80.14'	S 30°17'14" W	16°45'26"
C188	275.00'	80.43'	80.14'	S 13°31'48" W	16°45'26"
C189	275.00'	22.41'	22.40'	S 02°49'00" W	4°40'08"
C193	225.00'	50.88'	50.77'	N 69°17'03" E	12°57'25"

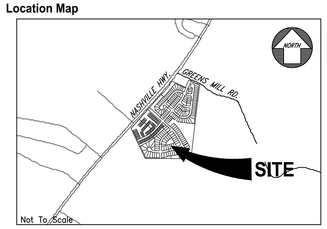


DRUMWRIGHT
TYPICAL LOT LAYOUT
NOT TO SCALE

Drumwright Development Map



Location Map



PURPOSE NOTE:
The purpose of this plat is to create 20 single family lots and dedicate right-of-way.

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: 06-27-2023
DEED BOOK: R2929 PAGE: 705-712

PARCEL NUMBER:
TAX MAP 051, PARCEL 032.00

DEED BOOK:
R2893, PAGE 402

PARCEL ADDRESS:
NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
R-PUD

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

ACREAGE OF PARCEL:
±5.21 ACRES – 226,747.0 S.F.
±0.29 ACRES – 28,285.6 S.F. – R.O.W. DEDICATION

PROPERTY OWNER:
AG ESSENTIAL HOUSING MULTI STATE 2, LLC
2372 NASHVILLE HWY
COLUMBIA, TN 38401

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. 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, 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 lines 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, illumination, setback provisions, 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. 051 Parcel No. 032.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2893, Page 402
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. 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.
13. 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 re-certification by the surveyor naming said person.
14. 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.
15. The certification is not an expressed or implied warranty or guarantee.
16. 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. 47119C0280E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

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, establish 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 2C 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

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 2C 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 hereon; that this is a category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

9/18/23 Date
Allen B. O'Leary Number
Allen B. O'Leary TN RLS #1987

Register of Deed Recording Stamp

ALLEN B. O'LEARY REGISTERED LAND SURVEYOR 2371 AGRICULTURE EXPRESS COLUMBIA TENNESSEE NO. 1987

allen@wesengineers.com

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

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WES ENGINEERS & SURVEYORS

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

DATE	REVISIONS

FINAL PLAT
DRUMWRIGHT, PHASE 2C
NASHVILLE HIGHWAY, COLUMBIA, TN

Drawn: EB
Checked: AO
Approved: AO
Date: 09-08-2023

Job. no. 21523-100
Scale: Vertical: 1"=50' Horizontal:

1 of 1

FILE: J:\WES_Engineers_Surveyors 2021\21523 - Drumwright - Smith\21523-101 Drumwright Lennar\Dwg\Survey\21523-100 - Phase 2 - Final Plat.dwg

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Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

28th day of August, 20 23 ,
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:

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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.

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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.

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B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

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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.

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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

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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.

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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.

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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

Completed by the Developer	*Completed by the City*
Lennar Homes of Tennessee, LLC DEVELOPER NAME	
Nick Branum AUTHORIZED AGENT NAME	CITY ENGINEER
DocuSigned by: Nick Branum 8C134011FD3847A... SIGNATURE	SIGNATURE
9/7/2023 DATE	DATE
381 Mallory Station Rd #200 STREET	
Franklin TN 37067 CITY, STATE, ZIP	
615-406-5455 PHONE	
Nick.Branum@Lennar.com EMAIL	
Attest Angela Lashley ATTEST NAME	*Attest* ATTEST NAME
DocuSigned by: Angela Lashley 62B8178C297A4E4... ATTEST SIGNATURE	ATTEST SIGNATURE
9/7/2023 DATE	DATE

DocuSign

Certificate Of Completion

Envelope Id: F37CBE5BABE34591A0D6C4B5A693695C
Status: Completed
Subject: Complete with DocuSign: Drumwright Development Agreement.pdf
Source Envelope:
Document Pages: 9
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Angela Lashley
5505 Blue Lagoon Drive, Suite 502
Miami, FL 33126
Angela.Lashley@Lennar.com
IP Address: 45.22.154.219

Record Tracking

Status: Original
9/7/2023 11:43:36 AM
Holder: Angela Lashley
Angela.Lashley@Lennar.com
Location: DocuSign

Signer Events	Signature	Timestamp
Nick Branum nick.branum@lennar.com Director of Land Dev. Lennar Corporation Security Level: Email, Account Authentication (None)	DocuSigned by: Nick Branum 8C134011FD38474... Signature Adoption: Pre-selected Style Using IP Address: 166.196.82.98 Signed using mobile	Sent: 9/7/2023 11:46:54 AM Viewed: 9/7/2023 2:36:00 PM Signed: 9/7/2023 2:36:10 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Angela Lashley angela.lashley@lennar.com Land Coordinator Lennar Homes Security Level: Email, Account Authentication (None)	DocuSigned by: Angela Lashley 62B8178C297A4E4... Signature Adoption: Pre-selected Style Using IP Address: 204.109.18.254	Sent: 9/7/2023 2:36:12 PM Viewed: 9/7/2023 2:48:12 PM Signed: 9/7/2023 2:48:18 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/7/2023 11:46:54 AM
Certified Delivered	Security Checked	9/7/2023 2:48:12 PM
Signing Complete	Security Checked	9/7/2023 2:48:18 PM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	9/7/2023 2:48:18 PM

Payment Events	Status	Timestamps

September 18, 2023

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

RE: **Project Name: Drumwright P.U.D., Phase 2C, Final Plat**
City of Columbia Staff Review Submittal

On behalf of AG Essential Housing Multi State 2, LLC, the owner of these 20 proposed single family lots, **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



Allen B. O'Leary, RLS
Principal

DocuSign Envelope ID: 19E1B520-2791-4CB7-83E3-345185D65EF9

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	Nashville Hwy, Columbia, TN		
	TAX MAP: 051	GROUP:	PARCEL: 032.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 20 single family residential lots - Phase 2C of Drumwright.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat ☑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards with check list completed ❑ Columbia Water System Availability Letter **Plats/PUDs:** ☑ Project Name (include Sections & Phases) Drumwright, Phase 2C ☑ Total Number of Lots 20 ☑ Total acreage ±5.21

Rev. 4/14/2022

DocuSign Envelope ID: 19E1B520-2791-4CB7-83E3-345185D65EF9

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 8C134011ED38474...	9/7/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Steven S. Benson, the Manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG Essential Housing Multi State 2, LLC	Steven S. Benson	9/7/23
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	

DocuSign

Certificate Of Completion

Envelope Id: 19E1B52027914CB783E3345185D65EF9
Status: Completed
Subject: Complete with DocuSign: Drumwright Phase 2C-PC Application.pdf
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Angela Lashley
5505 Blue Lagoon Drive, Suite 502
Miami, FL 33126
Angela.Lashley@Lennar.com
IP Address: 45.22.154.219

Record Tracking

Status: Original
9/7/2023 8:50:35 AM
Holder: Angela Lashley
Angela.Lashley@Lennar.com
Location: DocuSign

Signer Events	Signature	Timestamp
Nick Branum nick.branum@lennar.com Director of Land Dev. Lennar Corporation Security Level: Email, Account Authentication (None)	DocuSigned by: Nick Branum 8C134011FD38474...	Sent: 9/7/2023 8:53:12 AM Viewed: 9/7/2023 8:53:23 AM Signed: 9/7/2023 8:53:37 AM
	Signature Adoption: Pre-selected Style Using IP Address: 166.196.82.98 Signed using mobile	

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/7/2023 8:53:12 AM
Certified Delivered	Security Checked	9/7/2023 8:53:23 AM
Signing Complete	Security Checked	9/7/2023 8:53:37 AM
Completed	Security Checked	9/7/2023 8:53:37 AM

Payment Events	Status	Timestamps

Summit at Carter's Station Phase 1

Project #:	23-0376	Location:	Map 42 Parcel 35
Applicant:	T-Square Engineering	Case Type(s):	Final Plat Revision
Staff Planner:	Robert Archibald, Planner II	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests approval of a Final Plat to revise lots 386-390 and open spaces 1 and 2 of Phase 1 of Summit at Carter's Creek Station, as previously recorded in Plat Book 23, Page 162, ROMC. The subdivision is part of a larger multiphase Residential Development. The Planning Commission approved Preliminary Plat for the development in June 9, 2021, and subsequently a Phase 1 Final Plat was approved January 13, 2023. The previous approvals created a vested right to cluster development standards under the R-10 district standards of the previous Zoning Ordinance (3638) and platted 59 single family lots in Phase 1 of Summit at Carter's Station.

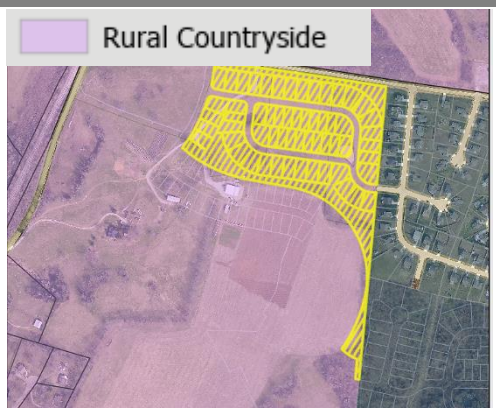
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Final Plat with the exceptions of a small reduction in lot size pertaining to Lots 386-390 and a small reduction in open spaces 1 and 2.
- The DRC reviewed this proposal at its September 2023 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- 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-3	In Development	Infrastructure and Development	+/- 21.43 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Countryside	CD-3	Vacant/Developing
North	Rural Countryside	Outside Jurisdiction	Vacant/Developing
South	Suburban Neighborhood	PUD	Vacant/Developing
East	Suburban Neighborhood	CD-3	Vacant/Developing
West	Rural Countryside	Outside Jurisdiction	Unknown

The subject site is part of the larger multiphase development. The property is bounded on the north, east and south by developing properties, vacant land, and single-family residential dwellings. The Planning Commission approved a Preliminary Plat (21-0102) for development of 400 lots on the site in June 9, 2021.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the modified RS-10 standards of the applicable zoning ordinance (3638), the Subdivision Regulations, and the approved Preliminary Plat.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.

- This replat changes the lot sizes along the eastern side of Sellerback Way decreasing slightly in size. Open Space 1 and 2 were also affected. These changes are the result of an updated survey along the property boundary of The Overlook at Carter's Station. No lots fell under the lot size requirements, and open space is still within the standards as required at time of Preliminary Plat approval.

REVIEW PROCESS

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

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:

1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;

2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and

3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

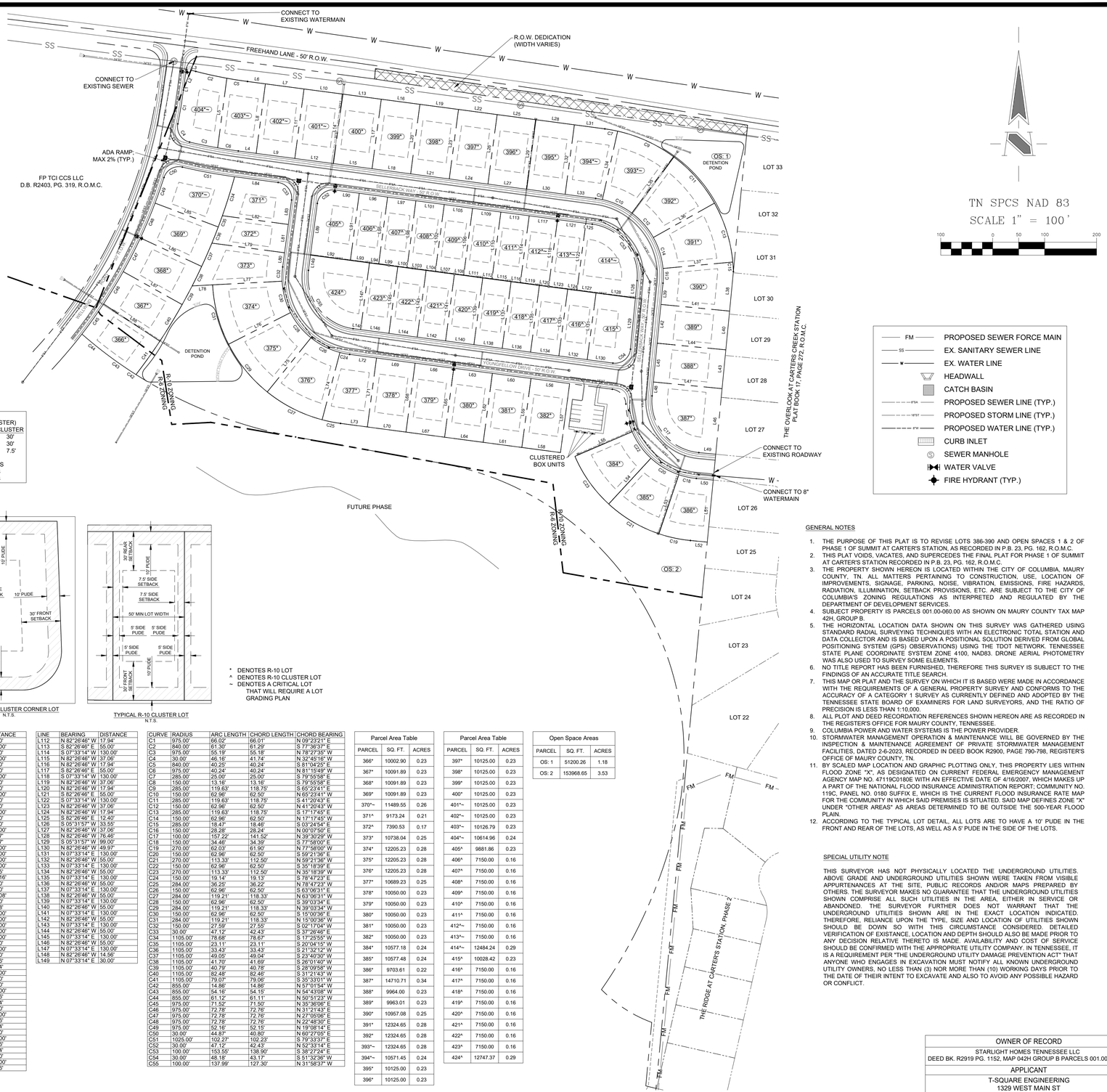
Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].



VICINITY MAP - NOT TO SCALE



TN SPCS NAD 83
SCALE 1" = 100'

100 0 50 100 200

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

SITE DATA		
CURRENT ZONING:	R-10 (CLUSTER)	
MINIMUM BUILDING SETBACKS:	R-10	CLUSTER
FRONT:	30'	30'
REAR:	30'	30'
SIDE:	10'	7.5'
TOTAL PHASE AREA:	21.43 ACRES	
NEW ROW:	3.40 ACRES	
ROW DEDICATION:	0.32 ACRES	

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

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

_____, 20____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CERTIFICATE OF SURVEY ACCURACY

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

10-13, 20 23
DATE MARK CANTRELL, R.L.S

CERTIFICATE OF COMPLIANCE

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

_____, 20____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

_____, 20____
DATE MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20____
DATE DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____, 20____
DATE OWNER

TYPICAL R-10 LOT N.T.S.

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

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

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

LINE	BEARING	DISTANCE
L1	N 07°26'58" E	2.67'
L2	N 21°47'25" E	38.31'
L3	S 7°3'13" E	9.52'
L4	N 82°26'46" W	34.77'
L5	N 82°26'46" W	34.77'
L6	N 07°33'14" E	135.13'
L7	S 82°26'46" E	34.77'
L8	N 07°33'14" E	135.00'
L9	N 82°26'46" W	75.00'
L10	S 82°26'46" E	75.00'
L11	N 07°33'14" E	135.00'
L12	N 82°26'46" W	75.00'
L13	S 82°26'46" E	75.00'
L14	N 07°33'14" E	135.00'
L15	N 82°26'46" W	75.00'
L16	S 82°26'46" E	75.00'
L17	N 07°33'14" E	135.00'
L18	N 82°26'46" W	75.00'
L19	S 82°26'46" E	75.00'
L20	N 07°33'14" E	135.00'
L21	S 82°26'46" E	75.00'
L22	S 82°26'46" E	75.00'
L23	N 07°33'14" E	135.00'
L24	N 82°26'46" W	75.00'
L25	S 82°26'46" E	75.00'
L26	N 07°33'14" E	135.00'
L27	N 82°26'46" W	75.00'
L28	S 82°26'46" E	75.00'
L29	N 07°33'14" E	135.00'
L30	N 82°26'46" W	75.00'
L31	S 82°26'46" E	59.23'
L32	N 07°33'14" E	135.00'
L33	N 82°26'46" W	59.23'
L34	N 12°34'50" E	135.00'
L35	N 36°37'48" E	135.00'
L36	N 60°40'46" E	135.00'
L37	N 84°43'44" E	135.00'
L38	S 05°31'21" W	76.37'
L39	N 05°31'57" E	41.19'
L40	S 05°31'21" W	75.00'
L41	S 84°28'03" E	132.83'
L42	N 05°31'57" E	75.00'
L43	S 05°31'21" W	75.00'
L44	S 84°28'03" E	132.85'
L45	N 05°31'57" E	75.00'
L46	S 05°31'21" W	126.82'
L47	S 84°28'03" E	132.86'
L48	N 05°31'57" E	26.87'
L49	S 84°32'55" E	32.74'
L50	S 84°32'55" E	32.68'
L51	S 05°31'21" W	120.00'
L52	S 84°32'55" E	32.53'
L53	N 18°36'55" E	120.00'
L54	N 42°39'52" E	120.00'
L55	N 66°42'50" E	120.00'

LINE	BEARING	DISTANCE
L56	S 82°26'46" E	75.00'
L57	S 07°33'14" W	134.00'
L58	N 82°26'46" W	75.00'
L59	N 07°33'14" E	134.00'
L60	S 82°26'46" E	75.00'
L61	N 82°26'46" W	75.00'
L62	N 07°33'14" E	134.00'
L63	S 82°26'46" E	75.00'
L64	N 82°26'46" W	75.00'
L65	N 07°33'14" E	134.00'
L66	S 82°26'46" E	75.00'
L67	N 82°26'46" W	75.00'
L68	N 07°33'14" E	134.00'
L69	S 82°26'46" E	75.00'
L70	N 82°26'46" W	75.00'
L71	N 07°33'14" E	134.00'
L72	S 82°26'46" E	52.07'
L73	N 82°26'46" W	52.07'
L74	N 14°52'00" E	134.00'
L75	N 38°54'58" E	134.00'
L76	N 62°57'55" E	134.00'
L77	N 87°00'53" E	134.00'
L78	N 87°00'53" E	39.45'
L79	S 82°26'46" E	141.16'
L80	S 07°33'14" W	27.50'
L81	S 07°33'14" W	55.00'
L82	S 82°26'46" E	128.08'
L83	S 07°33'14" W	47.50'
L84	S 82°26'46" E	84.58'
L85	N 69°19'48" W	130.00'
L86	N 65°03'12" W	130.00'
L87	N 60°46'35" W	130.00'
L88	N 56°29'59" W	130.00'
L89	N 07°33'14" E	100.00'
L90	S 82°26'46" E	47.50'
L91	S 07°33'14" W	130.00'
L92	N 82°26'46" W	77.50'
L93	N 82°26'46" W	37.06'
L94	N 82°26'46" W	17.94'
L95	S 07°33'14" W	130.00'
L96	S 82°26'46" E	55.00'
L97	S 82°26'46" E	55.00'
L98	S 07°33'14" W	130.00'
L99	N 82°26'46" W	37.06'
L100	N 82°26'46" W	17.94'
L101	S 82°26'46" E	55.00'
L102	S 07°33'14" W	130.00'
L103	N 82°26'46" W	37.06'
L104	N 82°26'46" W	17.94'
L105	S 82°26'46" E	55.00'
L106	S 07°33'14" W	130.00'
L107	N 82°26'46" W	37.06'
L108	N 82°26'46" W	17.94'
L109	S 82°26'46" E	55.00'
L110	S 07°33'14" W	130.00'
L111	N 82°26'46" W	37.06'

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	66.02'	66.01'	N 09°23'21" E
C2	840.00'	61.30'	61.29'	S 77°36'37" E
C3	975.00'	66.19'	55.18'	N 78°27'35" W
C4	30.00'	46.16'	41.74'	N 32°45'16" W
C5	840.00'	40.25'	40.24'	S 81°04'25" E
C6	975.00'	40.24'	40.24'	N 81°15'49" W
C7	285.00'	25.00'	25.00'	S 79°55'58" E
C8	150.00'	13.16'	13.16'	S 79°55'58" E
C9	285.00'	119.63'	118.75'	S 65°23'41" E
C10	150.00'	62.96'	62.50'	N 65°23'41" W
C11	285.00'	119.63'	118.75'	S 41°20'43" E
C12	150.00'	62.96'	62.50'	N 41°20'43" W
C13	285.00'	119.63'	118.75'	S 17°17'45" E
C14	150.00'	62.96'	62.50'	N 17°17'45" W
C15	285.00'	18.47'	18.46'	S 03°24'54" E
C16	150.00'	28.28'	28.24'	N 00°07'50" E
C17	150.00'	157.22'	141.52'	N 39°30'29" W
C18	150.00'	34.46'	34.39'	S 77°58'00" E
C19	270.00'	62.03'	61.90'	N 77°58'00" W
C20	150.00'	62.96'	62.50'	S 59°21'36" E
C21	270.00'	113.33'	112.50'	N 59°21'36" W
C22	150.00'	62.96'	62.50'	S 35°18'39" E
C23	270.00'	113.33'	112.50'	N 35°18'39" W
C24	150.00'	19.14'	19.13'	S 78°47'23" E
C25	284.00'	36.25'	36.22'	N 78°47'23" W
C26	150.00'	62.96'	62.50'	S 63°08'31" E
C27	284.00'	119.21'	118.33'	N 63°08'31" W
C28	150.00'	62.96'	62.50'	S 39°03'34" E
C29	284.00'	119.21'	118.33'	N 39°03'34" W
C30	150.00'	62.96'	62.50'	S 15°00'36" E
C31	284.00'	119.21'	118.33'	N 15°00'36" W
C32	150.00'	27.59'	27.55'	S 02°17'00" E
C33	30.00'	47.12'	42.43'	S 37°26'46" E
C34	1105.00'	78.68'	78.67'	S 17°25'55" W
C35	1105.00'	23.11'	23.11'	S 20°04'15" W
C36	1105.00'	33.43'	33.43'	S 21°32'12" W
C37	1105.00'	49.05'	49.04'	S 23°40'30" W
C38	1105.00'	41.70'	41.69'	S 26°01'40" W
C39	1105.00'	40.79'	40.78'	S 28°09'58" W
C40	1105.00'	82.48'	82.46'	S 31°21'43" W
C41	1105.00'	79.07'	79.06'	S 35°33'01" W
C42	855.00'	14.86'	14.86'	N 57°01'54" W
C43	855.00'	54.16'	54.15'	N 54°43'08" W
C44	855.00'	61.12'	61.11'	N 50°51'23" W
C45	975.00'	71.50'	71.50'	N 35°36'06" E
C46	975.00'	72.76'	72.76'	N 31°21'43" E
C47	975.00'	72.78'	72.76'	N 27°05'06" E
C48	975.00'	72.78'	72.76'	N 22°48'30" E
C49	975.00'	52.16'	52.15'	N 19°08'14" E
C50	30.00'	44.87'	40.80'	N 60°27'05" E
C51	1025.00'	102.27'	102.23'	N 79°33'37" E
C52	30.00'	47.12'	42.43'	N 52°33'14" E
C53	100.00'	153.55'	138.90'	S 38°27'24" E
C54	30.00'	48.18'	43.17'	S 51°32'36" W
C55	100.00'	137.99'	127.30'	N 31°58'37" W

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
366^	10002.90	0.23	
367^	10091.89	0.23	
368^	10091.89	0.23	
369^	10091.89	0.23	
370^~	11489.55	0.26	
371^	9173.24	0.21	
372^	7390.53	0.17	
373^	10738.04	0.25	
374^	12205.23	0.28	
375^	12205.23	0.28	
376^	12205.23	0.28	
377^	10689.23	0.25	
378^	10050.00	0.23	
379^	10050.00	0.23	
380^	10050.00	0.23	
381^	10050.00	0.23	
382^	10050.00	0.23	
384^	10577.18	0.24	
385^	10577.48	0.24	
386^	9703.61	0.22	
387^	14710.71	0.34	
388^	9964.00	0.23	
389^	9963.01	0.23	
390^	10957.08	0.25	
391^	12324.65	0.28	
392^	12324.65	0.28	
393^~	12324.65	0.28	
394^~	10571.45	0.24	
395^	10125.00	0.23	
396^	10125.00	0.23	

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
397^	10125.00	0.23	
398^	10125.00	0.23	
399^	10125.00	0.23	
400^	10125.00	0.23	
401^~	10125.00	0.23	
402^~	10125.00	0.23	
403^~	10126.79	0.23	
404^~	10614.96	0.24	
405^	9881.86	0.23	
406^	7150.00	0.16	
407^	7150.00	0.16	
408^	7150.00	0.16	
409^	7150.00	0.16	
410^	7150.00	0.16	
411^	7150.00	0.16	
412^~	7150.00	0.16	
413^~	7150.00	0.16	
414^~	12484.24	0.29	
415^	10028.42	0.23	
416^	7150.00	0.16	
417^	7150.00	0.16	
418^	7150.00	0.16	
419^	7150.00	0.16	
420^	7150.00	0.16	
421^	7150.00	0.16	
422^	7150.00	0.16	
423^	7150.00	0.16	
424^	12747.37	0.29	

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	51200.26	1.18
OS: 2	153968.65	3.53

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 386-390 AND OPEN SPACES 1 & 2 OF PHASE 1 OF SUMMIT AT CARTER'S STATION, AS RECORDED IN P.B. 23, PG. 162, R.O.M.C.
2. THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE FINAL PLAT FOR PHASE 1 OF SUMMIT AT CARTER'S STATION RECORDED IN P.B. 23, PG. 162, R.O.M.C.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. SUBJECT PROPERTY IS PARCELS 001.00-060.00 AS SHOWN ON MAURY COUNTY TAX MAP 42H, GROUP B.
5. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
6. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
8. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
9. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
10. STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED 2-6-2023, RECORDED IN DEED BOOK R2900, PAGE 790-798, REGISTER'S OFFICE OF MAURY COUNTY, TN.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0180E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT COMMUNITY NO. 119C, PANEL NO. 0180 SUFFIX E. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
12. ACCORDING TO THE TYPICAL LOT DETAIL, ALL LOTS ARE TO HAVE A 10' PUDE IN THE FRONT AND REAR OF THE LOTS, AS WELL AS A 5' PUDE IN THE SIDE OF THE LOTS.

SPECIAL UTILITY NOTE

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

MARK CANTRELL R.L.S. XVI PROFESSIONAL LAND SURVEYOR COMMERCE TENNESSEE NO. 1859
10-13-2023

OWNER OF RECORD
STARLIGHT HOMES TENNESSEE LLC DEED BK. R2919 PG. 1152, MAP 042H GROUP B PARCELS 001.00-060.00
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	10-13-23	REVISED PER CPWS COMMENTS

DATE: 10-13-2023
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

PHASE 1 REVISED FINAL PLAT

MAP 42, P/O PARCEL 35.00
COLUMBIA, TENNESSEE 37174

SUMMIT AT CARTER'S STATION

PROJECT
21-0515

SHEET
1 OF 1

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

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

October 16th, 2023
City of Columbia
Comment Response Letter – Final Plat – Summit at Carters Station Phase 1
Project Number – 21-0515
Project Name – Summit at Carter's Station Phase 1

Planning

1. Noted areas of change during review [lot area and OS reduction and change in site data table.] Please give more detailed clarification for Plat. Provide any explanatory information in comment letter for the benefit of Planning Commission.
   In this replat, several lots along the eastern side of Sellerback Way decreased slightly in size. This also affected Open Space 1. This change was due to an updated survey along the property boundary of The Overlook at Carter's Creek Station. No lots fell under the lot size, as indicated by the zoning requirements.

Fire

2. No comments

Building

3. No comments.

Engineering

4. Please provide a brief description of changes.
   In this replat, several lots along the eastern side of Sellerback Way decreased slightly in size. This also affected Open Space 1. This change was due to an updated survey along the property boundary of The Overlook at Carter's Creek Station. No lots fell under the lot size, as indicated by the zoning requirements.

Maury County E911

5. No comment at this time. Sellerback Way – correct.

Maury County Schools

6. Spring Hill Elementary, Spring Hill Middle School, Spring Hill 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.
   Acknowledged.

Columbia Power

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

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

ATT

8. AT&T intends to serve. Developer to reach out to AT&T regarding a pathway and substructure needed for the project.

Wastewater

9. The connection point to the existing sewer on Freehand Lane is not in the correct spot, it should be in the road.
Location has been updated.

Duck River Electric Membership Corp

10. No comment provided.

Maury County Highway Dept.

11. No comments provided.

Police

12. No comments provided.

Public Works

13. No comments.

Columbia Water

14. No comments.

Atmos Energy

15. No comments provided.

CPWS BB

16. Plan to serve.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, October 10, 2023

ITEM NO.
23-0376

DESCRIPTION: The purpose of this plat is to revise lots 386-390 and Open Space 1 and 2 of Phase 1 of Summit at Carter's Station, as previously recorded in PB 23, PG 162, ROMC.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. Noted areas of change during review [lot area and OS reduction and change in site data table.] Please give more detailed clarification for Plat. Provide any explanatory information in comment letter for the benefit of Planning Commission.

Fire

2. No comments

Building

3. No comments.

Engineering

4. Please provide brief description of changes.

Maury County E911

5. No comment at this time. Seller back way - correct.

Maury County Schools

6. Spring Hill Elementary, Spring Hill Middle School, Spring Hill 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.

Columbia Power

7. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
   • Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

ATT

8. ___ ATT INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Wastewater

9. The connection point to the existing sewer on Freehand Lane is not in the correct spot, it should be in the road.

Duck River Electric Membership Corp

10. No comments provided.

Maury County Highway Dept.

11. No comments provided.

Police

12. No comments provided.

Public Works

13. No comment.

Columbia Water

14. No comments.

Atmos Energy

15. No comments provided.

CPWS BB

16. 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.

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

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

BK/PG: R2900/790-798
23001504

9 PGS:AL-AGREEMENT
JANE BATCH: 297376 02/06/2023 - 03:16 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	45.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	47.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Allison Baldwin
Company T-Square Engineering
Address: 1329 West Main Street
Franklin, TN 37067
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 42, Parcel 35.00
Project Name: Summit at Carter's Station, Phase 1

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

THIS AGREEMENT, made this _____ day of _____, 20____, by and between Tamarack Land -- Carter's Station LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Jeff Leone

Title Authorized Representative

Signature

Owner Tamarack Land - Carters Station, LLC

Address 712 Vista Blvd #303

City, State ZIP Waconia, MN 55387

STATE OF NJ

COUNTY OF UNION

Before me, Rasheedah Suber of the state and county mentioned, personally appeared Jeff Leone, 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 31 day of January 20 23.

Notary Public

My Commission Expires:

RASHEEDAH SUBER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/13/2025

RASHEEDAH SUBER NOTARY PUBLIC NEW JERSEY

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Leia Smith of the state and county mentioned, personally appeared Douglas Toney, 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 6th day of February, 20 23.

Notary Public

My Commission Expires: 23 April 2025

LEIA SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Rev. 1/17/2017

T-SQUAREENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212
www.T2-eng.com

11/21/2022

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

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

SYSTEM DESCRIPTION:

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

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

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

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

MAINTENANCE PROCEDURES

1. STORMWATER DETENTION PONDS
   a. The outlet structures shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.

   b. Check banks and bottom surface of basins for erosion and correct as necessary.

   c. Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.

   d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.

e. Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 12 inches.

f. Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.

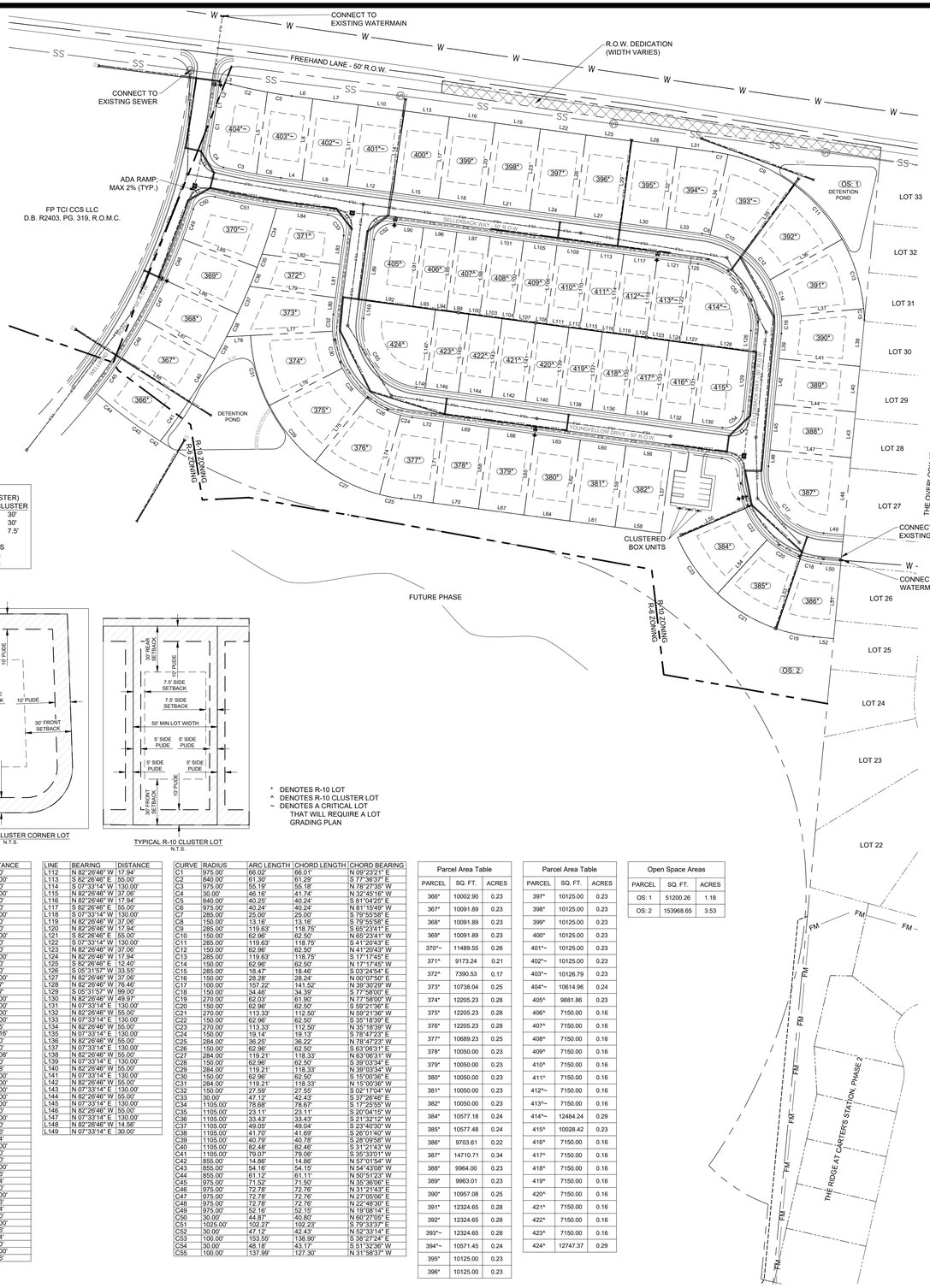
g. Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

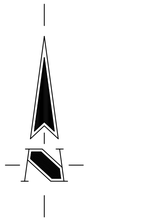
h. Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.

2. 4,510 LF OF RCP AND 47 STORM DRAINS
   - These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



VICINITY MAP - NOT TO SCALE





TN SPCS NAD 83
SCALE 1" = 100'

100 0 50 100 200

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

SITE DATA		
CURRENT ZONING:	R-10 (CLUSTER)	
MINIMUM BUILDING SETBACKS:	R-10	CLUSTER
FRONT:	30'	30'
REAR:	30'	30'
SIDE:	10'	7.5'
TOTAL PHASE AREA:	21.43 ACRES	
NEW ROW:	3.40 ACRES	
ROW DEDICATION:	0.32 ACRES	

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

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

_____, 20____
DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

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

CERTIFICATE OF SURVEY ACCURACY

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

8-16_____, 20 23
DATE — MARK CANTRELL, R.L.S

CERTIFICATE OF COMPLIANCE

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

_____, 20____
DATE — CITY ENGINEER

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

_____, 20____
DATE — MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20____
DATE — DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

_____, 20____
DATE — OWNER

TYPICAL R-10 LOT
N.T.S.

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

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

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

LINE	BEARING	DISTANCE
L1	N 07°26'58" E	2.67'
L2	N 21°47'25" E	38.31'
L3	S 7°3'31" E	9.52'
L4	N 82°26'46" W	34.77'
L5	N 82°26'46" W	34.77'
L6	N 07°33'14" E	135.13'
L7	S 82°26'46" E	34.77'
L8	N 82°26'46" W	75.00'
L9	N 07°33'14" E	135.00'
L10	S 82°26'46" E	75.00'
L11	N 07°33'14" E	135.00'
L12	N 82°26'46" W	75.00'
L13	S 82°26'46" E	75.00'
L14	N 07°33'14" E	135.00'
L15	N 82°26'46" W	75.00'
L16	S 82°26'46" E	75.00'
L17	N 07°33'14" E	135.00'
L18	N 82°26'46" W	75.00'
L19	S 82°26'46" E	75.00'
L20	N 07°33'14" E	135.00'
L21	N 82°26'46" W	75.00'
L22	S 82°26'46" E	75.00'
L23	N 07°33'14" E	135.00'
L24	N 82°26'46" W	75.00'
L25	S 82°26'46" E	75.00'
L26	N 07°33'14" E	135.00'
L27	N 82°26'46" W	75.00'
L28	S 82°26'46" E	75.00'
L29	N 07°33'14" E	135.00'
L30	N 82°26'46" W	75.00'
L31	S 82°26'46" E	75.00'
L32	N 07°33'14" E	135.00'
L33	N 82°26'46" W	59.23'
L34	N 12°34'50" E	135.00'
L35	N 36°37'48" E	135.00'
L36	N 60°40'46" E	135.00'
L37	N 84°43'44" E	135.00'
L38	S 05°31'21" W	76.37'
L39	N 05°31'57" E	41.19'
L40	S 05°31'21" W	75.00'
L41	S 84°28'03" E	132.83'
L42	N 05°31'57" E	75.00'
L43	S 05°31'21" W	75.00'
L44	S 84°28'03" E	132.85'
L45	N 05°31'57" E	75.00'
L46	S 05°31'21" W	126.82'
L47	S 84°28'03" E	132.86'
L48	N 05°31'57" E	26.87'
L49	S 84°32'55" E	32.74'
L50	S 84°32'55" E	32.68'
L51	S 05°31'21" W	120.00'
L52	S 84°32'55" E	32.53'
L53	N 18°36'55" E	120.00'
L54	N 42°39'52" E	120.00'
L55	N 66°42'50" E	120.00'

LINE	BEARING	DISTANCE
L56	S 82°26'46" E	75.00'
L57	S 07°33'14" W	134.00'
L58	N 82°26'46" W	75.00'
L59	N 07°33'14" E	134.00'
L60	N 82°26'46" W	75.00'
L61	N 82°26'46" W	75.00'
L62	N 07°33'14" E	134.00'
L63	S 82°26'46" E	75.00'
L64	N 82°26'46" W	75.00'
L65	N 07°33'14" E	134.00'
L66	S 82°26'46" E	75.00'
L67	N 82°26'46" W	75.00'
L68	N 07°33'14" E	134.00'
L69	S 82°26'46" E	75.00'
L70	N 82°26'46" W	75.00'
L71	N 07°33'14" E	134.00'
L72	S 82°26'46" E	52.07'
L73	N 82°26'46" W	52.07'
L74	N 14°52'00" E	134.00'
L75	N 38°54'58" E	134.00'
L76	N 62°57'55" E	134.00'
L77	N 87°00'53" E	134.00'
L78	N 87°00'53" E	39.45'
L79	S 82°26'46" E	141.16'
L80	S 07°33'14" W	27.50'
L81	S 07°33'14" W	55.00'
L82	S 82°26'46" E	128.08'
L83	S 07°33'14" W	47.50'
L84	S 82°26'46" E	84.58'
L85	N 69°19'48" W	130.00'
L86	N 65°03'12" W	130.00'
L87	N 60°46'35" W	130.00'
L88	N 56°29'59" W	130.00'
L89	N 07°33'14" E	100.00'
L90	S 82°26'46" E	47.50'
L91	S 07°33'14" W	130.00'
L92	N 82°26'46" W	77.50'
L93	N 82°26'46" W	37.06'
L94	N 82°26'46" W	17.94'
L95	S 07°33'14" W	130.00'
L96	S 82°26'46" E	55.00'
L97	S 82°26'46" E	55.00'
L98	S 07°33'14" W	130.00'
L99	N 82°26'46" W	37.06'
L100	N 82°26'46" W	17.94'
L101	S 82°26'46" E	55.00'
L102	S 07°33'14" W	130.00'
L103	N 82°26'46" W	37.06'
L104	N 82°26'46" W	17.94'
L105	S 82°26'46" E	55.00'
L106	S 07°33'14" W	130.00'
L107	N 82°26'46" W	37.06'
L108	N 82°26'46" W	17.94'
L109	S 82°26'46" E	55.00'
L110	S 07°33'14" W	130.00'
L111	N 82°26'46" W	37.06'

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	66.02'	66.01'	N 09°23'21" E
C2	840.00'	61.30'	61.29'	S 77°36'37" E
C3	975.00'	195.19'	55.18'	N 78°27'35" W
C4	30.00'	46.16'	41.74'	N 32°45'16" W
C5	840.00'	40.25'	40.24'	S 81°04'25" E
C6	975.00'	40.24'	40.24'	N 81°15'49" W
C7	285.00'	25.00'	25.00'	S 79°55'58" E
C8	150.00'	13.16'	13.16'	S 79°55'58" E
C9	285.00'	119.63'	118.75'	S 65°23'41" E
C10	150.00'	62.96'	62.50'	N 65°23'41" W
C11	285.00'	119.63'	118.75'	S 41°20'43" E
C12	150.00'	62.96'	62.50'	N 41°20'43" W
C13	285.00'	119.63'	118.75'	S 17°17'45" E
C14	150.00'	62.96'	62.50'	N 17°17'45" W
C15	285.00'	18.47'	18.46'	S 03°24'54" E
C16	150.00'	28.28'	28.24'	N 00°07'50" E
C17	150.00'	157.22'	141.52'	N 39°30'29" W
C18	150.00'	34.46'	34.39'	S 77°58'00" E
C19	270.00'	62.03'	61.90'	N 77°58'00" W
C20	150.00'	62.96'	62.50'	S 59°21'36" E
C21	270.00'	113.33'	112.50'	N 59°21'36" W
C22	150.00'	62.96'	62.50'	S 35°18'39" E
C23	270.00'	113.33'	112.50'	N 35°18'39" W
C24	150.00'	19.14'	19.13'	S 78°47'23" E
C25	284.00'	36.25'	36.22'	N 78°47'23" W
C26	150.00'	62.96'	62.50'	S 63°08'31" E
C27	284.00'	119.21'	118.33'	N 63°08'31" W
C28	150.00'	62.96'	62.50'	S 39°03'34" E
C29	284.00'	119.21'	118.33'	N 39°03'34" W
C30	150.00'	62.96'	62.50'	S 15°00'36" E
C31	284.00'	119.21'	118.33'	N 15°00'36" W
C32	150.00'	27.59'	27.55'	S 02°17'04" W
C33	30.00'	47.12'	42.43'	S 37°26'46" E
C34	1105.00'	78.68'	78.67'	S 17°25'55" W
C35	1105.00'	23.11'	23.11'	S 20°04'15" W
C36	1105.00'	33.43'	33.43'	S 21°32'12" W
C37	1105.00'	49.05'	49.04'	S 23°40'30" W
C38	1105.00'	41.70'	41.69'	S 26°01'40" W
C39	1105.00'	40.79'	40.78'	S 28°09'58" W
C40	1105.00'	82.48'	82.46'	S 31°21'43" W
C41	1105.00'	79.07'	79.06'	S 35°33'01" W
C42	855.00'	14.86'	14.86'	N 57°01'54" W
C43	855.00'	54.16'	54.15'	N 54°43'08" W
C44	855.00'	61.12'	61.11'	N 50°51'22" W
C45	975.00'	71.50'	71.50'	N 35°36'06" E
C46	975.00'	72.76'	72.76'	N 31°21'43" E
C47	975.00'	72.78'	72.76'	N 27°05'06" E
C48	975.00'	72.78'	72.76'	N 22°48'30" E
C49	975.00'	52.16'	52.15'	N 19°08'14" E
C50	30.00'	44.87'	40.80'	N 60°27'05" E
C51	1025.00'	102.27'	102.23'	N 79°33'37" E
C52	30.00'	47.12'	42.43'	N 52°33'14" E
C53	100.00'	153.55'	138.90'	S 38°27'24" E
C54	30.00'	48.18'	43.17'	S 51°32'36" W
C55	100.00'	137.99'	127.30'	N 31°58'37" W

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
366^	10002.90	0.23	
367^	10091.89	0.23	
368^	10091.89	0.23	
369^	10091.89	0.23	
370^~	11489.55	0.26	
371^	9173.24	0.21	
372^	7390.53	0.17	
373^	10738.04	0.25	
374^	12205.23	0.28	
375^	12205.23	0.28	
376^	12205.23	0.28	
377^	10689.23	0.25	
378^	10050.00	0.23	
379^	10050.00	0.23	
380^	10050.00	0.23	
381^	10050.00	0.23	
382^	10050.00	0.23	
384^	10577.18	0.24	
385^	10577.48	0.24	
386^	9703.61	0.22	
387^	14710.71	0.34	
388^	9964.00	0.23	
389^	9963.01	0.23	
390^	10957.08	0.25	
391^	12324.65	0.28	
392^	12324.65	0.28	
393^~	12324.65	0.28	
394^~	10571.45	0.24	
395^	10125.00	0.23	
396^	10125.00	0.23	

Parcel Area Table			
PARCEL	SQ. FT.	ACRES	
397^	10125.00	0.23	
398^	10125.00	0.23	
399^	10125.00	0.23	
400^	10125.00	0.23	
401^~	10125.00	0.23	
402^~	10125.00	0.23	
403^~	10126.79	0.23	
404^~	10614.96	0.24	
405^	9881.86	0.23	
406^	7150.00	0.16	
407^	7150.00	0.16	
408^	7150.00	0.16	
409^	7150.00	0.16	
410^	7150.00	0.16	
411^	7150.00	0.16	
412^~	7150.00	0.16	
413^~	7150.00	0.16	
414^~	12484.24	0.29	
415^	10028.42	0.23	
416^	7150.00	0.16	
417^	7150.00	0.16	
418^	7150.00	0.16	
419^	7150.00	0.16	
420^	7150.00	0.16	
421^	7150.00	0.16	
422^	7150.00	0.16	
423^	7150.00	0.16	
424^	12747.37	0.29	

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	51200.26	1.18
OS: 2	153968.65	3.53

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 386-390 AND OPEN SPACES 1 & 2 OF PHASE 1 OF SUMMIT AT CARTER'S STATION, AS RECORDED IN P.B. 23, PG. 162, R.O.M.C.
2. THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE FINAL PLAT FOR PHASE 1 OF SUMMIT AT CARTER'S STATION RECORDED IN P.B. 23, PG. 162, R.O.M.C.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. SUBJECT PROPERTY IS PARCELS 001.00-060.00 AS SHOWN ON MAURY COUNTY TAX MAP 42H, GROUP B.
5. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
6. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
8. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
9. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
10. STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED 2-6-2023, RECORDED IN DEED BOOK R2900, PAGE 790-798, REGISTER'S OFFICE OF MAURY COUNTY, TN.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0180E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. COMMUNITY NO. 119C, PANEL NO. 0180 SUFFIX E. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
12. ACCORDING TO THE TYPICAL LOT DETAIL, ALL LOTS ARE TO HAVE A 10' PUDE IN THE FRONT AND REAR OF THE LOTS, AS WELL AS A 5' PUDE IN THE SIDE OF THE LOTS.

SPECIAL UTILITY NOTE

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

MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
TENNESSEE
TENNESSEE NO. 1859
8-16-2023

OWNER OF RECORD
STARLIGHT HOMES TENNESSEE LLC DEED BK. R2919 PG. 1152, MAP 042H GROUP B PARCELS 001.00-060.00
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

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

NO.	DATE	REVISIONS

DATE: 8-16-2023
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

SUMMIT AT CARTER'S STATION

PHASE 1 REVISED FINAL PLAT

MAP 42, P/O PARCEL 35.00
COLUMBIA, TENNESSEE 37174

PROJECT
21-0515

SHEET
1 OF 1

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Freehand Road		
	TAX MAP: 42□□□□□□	GROUP:	PARCEL: 035.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to revise lots 386-390 and open spaces 1 & 2 of phase 1 of Summit at Carter's Station, as previously recorded in PB 23, PG 162, ROMC.		

DATE OF PRE-APPLICATION CONFERENCE	4/28/22	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat ☑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards with check list completed ❑ Columbia Water System Availability Letter **Plats/PUDs:** ☑ Project Name (include Sections & Phases) Summit at Carter's Station, Phase 1 ☑ Total Number of Lots 59 ☑ Total acreage 21.43

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

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

APPLICANT

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

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

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

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

Allison Corolla	Allison Corolla	9/18/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Tamarack Land - Carter's Station, LLC	Jeff Leone	9/18/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

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.

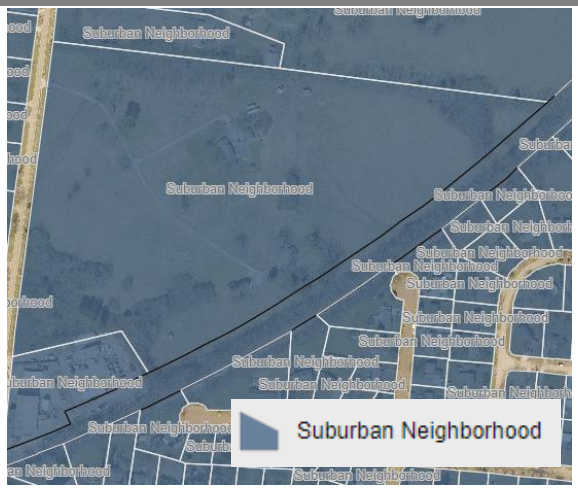
- The DRC reviewed this proposal at its July 2023 meeting.
- The request is consistent with Connect Columbia, the City's comprehensive plan.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards. However, greater detail will be required 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.

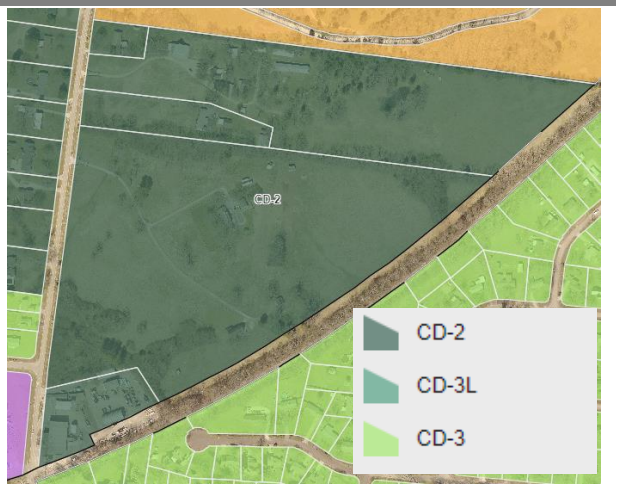
SITE INFORMATION

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.

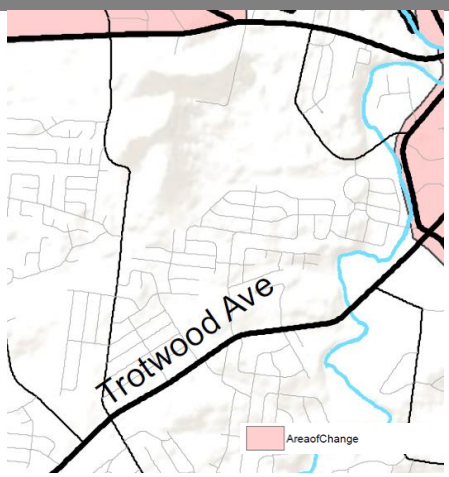
CONSISTENCY WITH CONNECT COLUMBIA

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?** **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.	**Residential Uses Zoning Category:** Low Density Residential District and Medium Residential. **Public and Civic Uses Zoning Category:** Religious Facilities, Government Facilities (low impact), and Educational Facilities.	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **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.	Scale: New dwellings and structures should be compatible with the established character of the area. Architecture: 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).

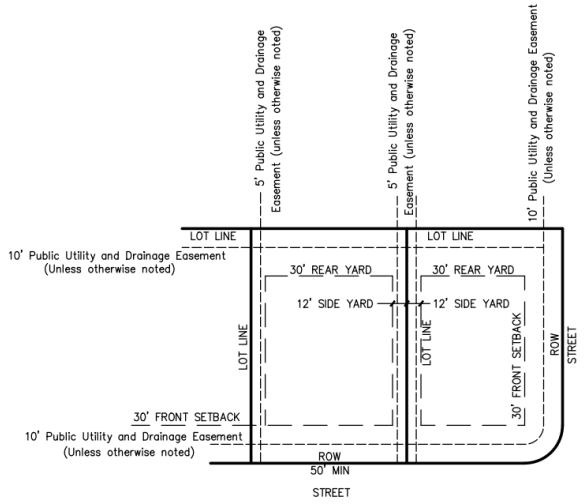


CONFORMITY WITH ZONING ORDINANCE

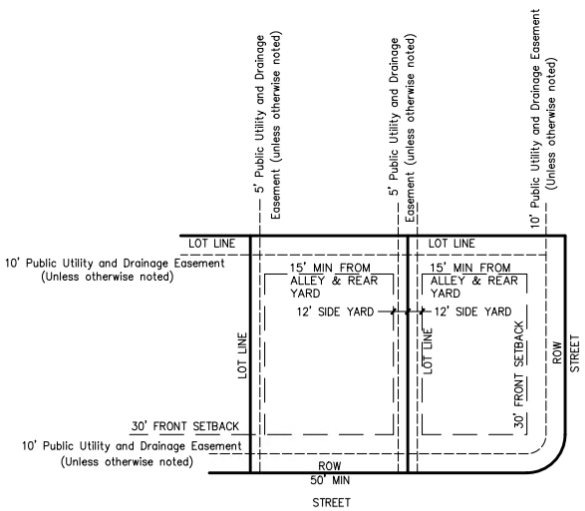
As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan") demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat 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.



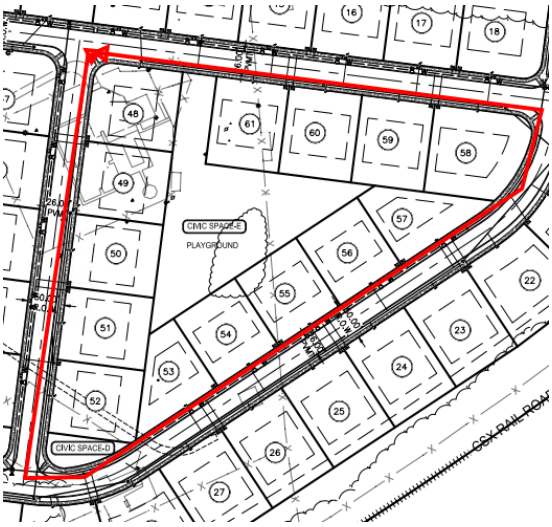
SUBDIVISION
TYPICAL LOT LAYOUT



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 by 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 patter 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 parcel[1] 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.

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

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT REVEW 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).
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Police

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Public Works

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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.

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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

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CITY OF COLUMBIA
TENNESSEE

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

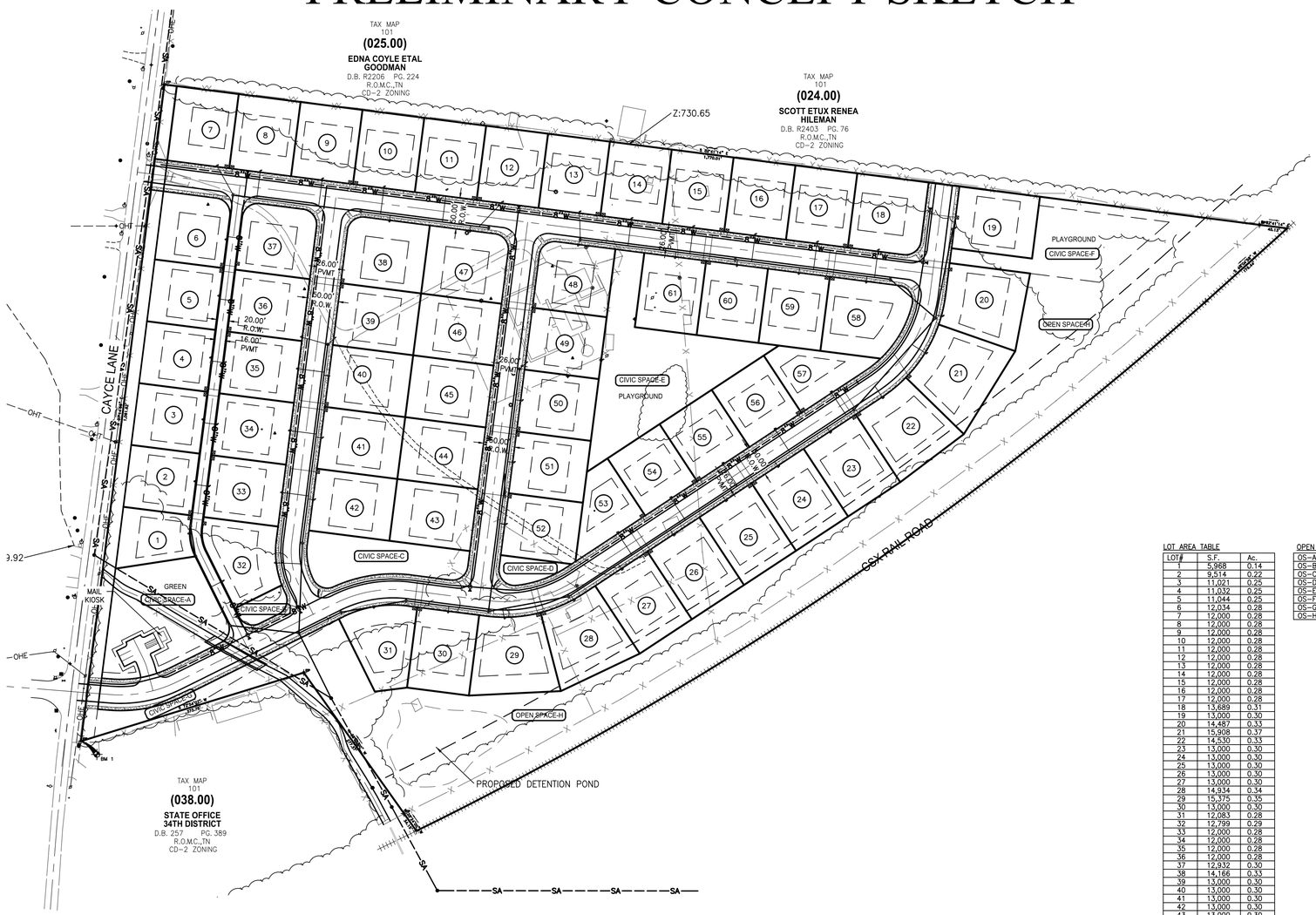
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accomodate new students.

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**	

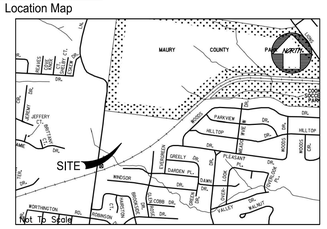
June numbers due to summer system rollover. Updated numbers will be available in August.

PRELIMINARY CONCEPT SKETCH



TN GRID NORTH

Location Map



© 2023

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) 388-4833

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.

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.

LOT AREA TABLE

LOT#	S.F.	Ac.
1	5,968	0.14
2	9,514	0.22
3	11,021	0.25
4	11,032	0.25
5	11,044	0.25
6	12,034	0.28
7	12,000	0.28
8	12,000	0.28
9	12,000	0.28
10	12,000	0.28
11	12,000	0.28
12	12,000	0.28
13	12,000	0.28
14	12,000	0.28
15	12,000	0.28
16	12,000	0.28
17	12,000	0.28
18	13,689	0.31
19	13,000	0.30
20	14,487	0.33
21	15,908	0.37
22	14,530	0.33
23	13,000	0.30
24	13,000	0.30
25	13,000	0.30
26	13,000	0.30
27	13,000	0.30
28	14,934	0.34
29	15,375	0.35
30	13,000	0.30
31	12,083	0.28
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34	12,000	0.28
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36	12,000	0.28
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50	12,000	0.28
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BENCHMARK #1
EXIST IRON PIN
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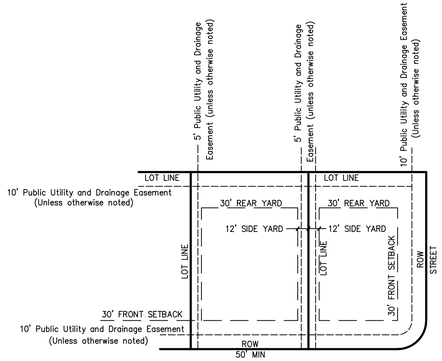
Tennessee811 Know what's below Call before you dig

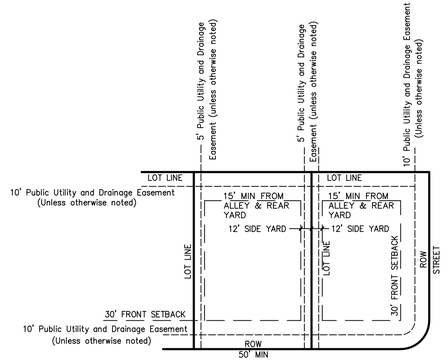
LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHT	OHT
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (S-1)
ASPHALT
CONCRETE
PARKING SPACES (14)



SUBDIVISION TYPICAL LOT LAYOUT



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WES ENGINEERS & SURVEYORS
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 (FIRMs) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GERALD W. DEVICK — REGISTERED ENGINEER — AGRICULTURAL ENGINEER — COMMERCIAL — No. 107415 — STATE OF TENNESSEE — 7-19-23

geraldd@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

Client
KCS PROPERTY, LLC
1985 Ridgecrest 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

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

MP-1

FILE:J:\WES_Engineers_Surveyors 2022\22569 - 6218 Cayce Lane - KCS\Dwg\Engineering\22569 KCS Cayce LaneAlley Loaded_5_3L.dwg

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.

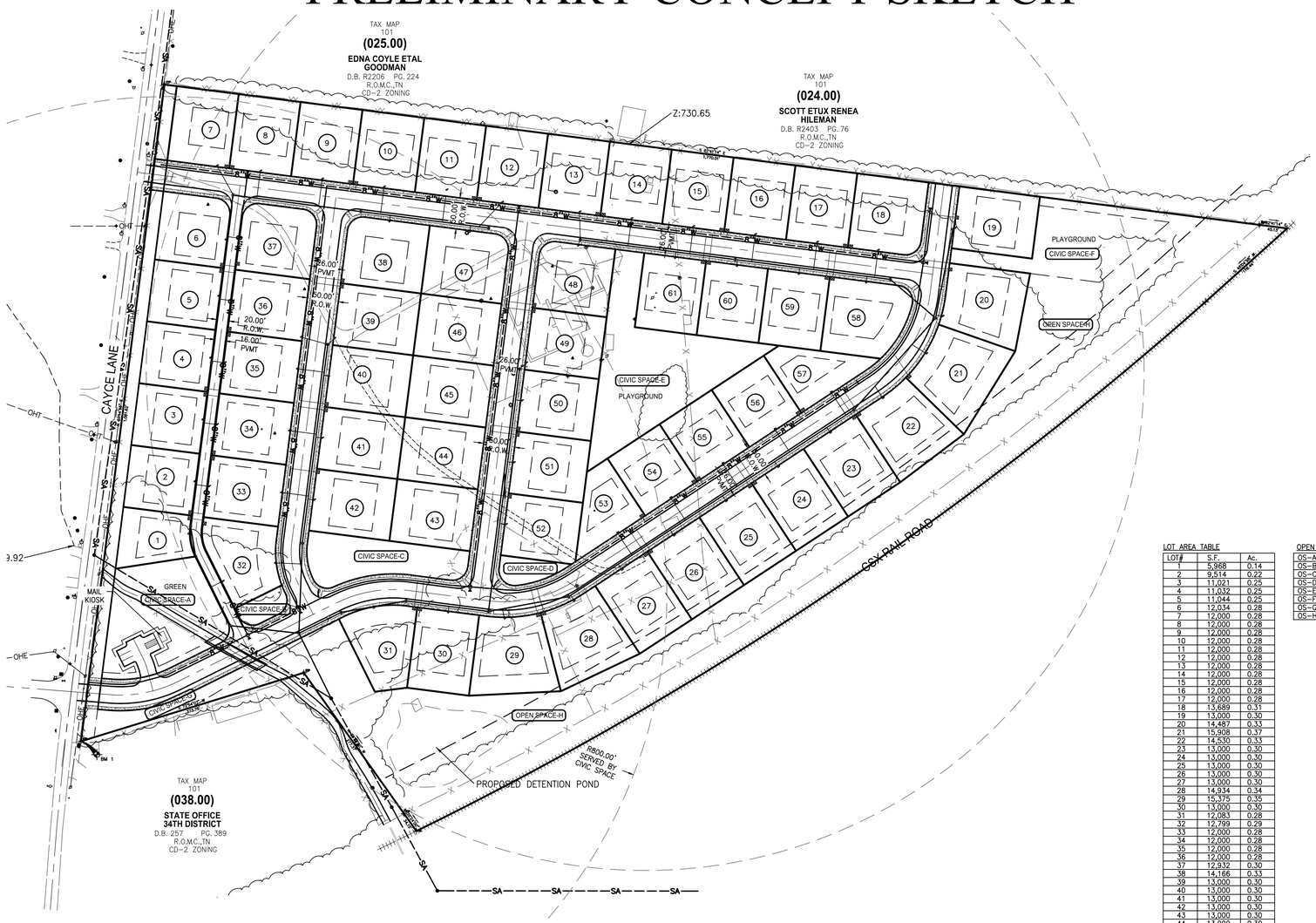
While the need for additional housing shows that conditions are sufficiently changed, the general policy of simply translating the prior zoning under the prior code to the existing zoning under the new code was a mistake for this parcel, and many others within the city limits of Columbia. CD-2 is a rural 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.

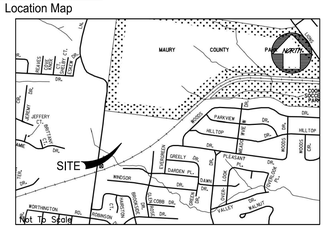
Thank you,

Wade Kincaid
KCS Property, LLC

PRELIMINARY CONCEPT SKETCH



Location Map



© 2023

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) 388-4833

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.

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.

LOT AREA TABLE

LOT#	S.F.	Ac.
1	5,968	0.14
2	9,514	0.22
3	11,021	0.25
4	11,032	0.25
5	11,044	0.25
6	12,034	0.28
7	12,000	0.28
8	12,000	0.28
9	12,000	0.28
10	12,000	0.28
11	12,000	0.28
12	12,000	0.28
13	12,000	0.28
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WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	
OVERHEAD	OHT	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
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GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

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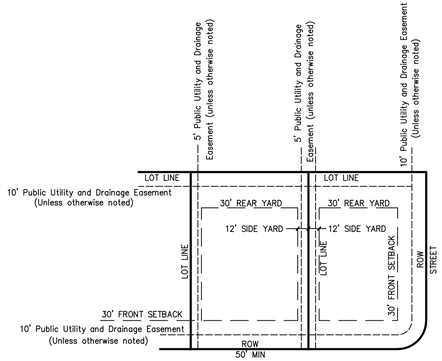
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)



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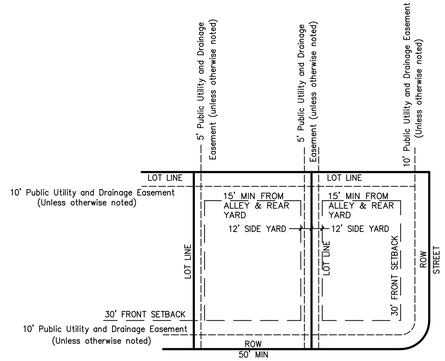

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(IN FEET)
1 inch = 100 ft.

GERALD W. VICK III — 107415 — REGISTERED ENGINEER — AGRICULTURE — OWNER — STATE OF TENNESSEE

gerald@wesengineers.com

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REVISIONS	DATE

CAYCE LANE
6218 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:

MP-1

FILE:\J:\WES_Engineers_Surveyors 2022\22569 - 6218 Cayce Lane - KCS\Dwg\Engineering\22569 KCS Cayce LaneAlley Loaded_5_3L.dwg

VOLKERT
750 Old Hickory Boulevard,
Suite 1-230
Brentwood, Tennessee 37027
615.257.1761
www.volkert.com

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 in March 2023 for the intersections of Hampshire Pike and Cayce Lane and Cauce 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 land 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.

VOLKERT
750 Old Hickory Boulevard,
Suite 1-230
Brentwood, Tennessee 37027
615.257.1761
www.volkert.com

- 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.*

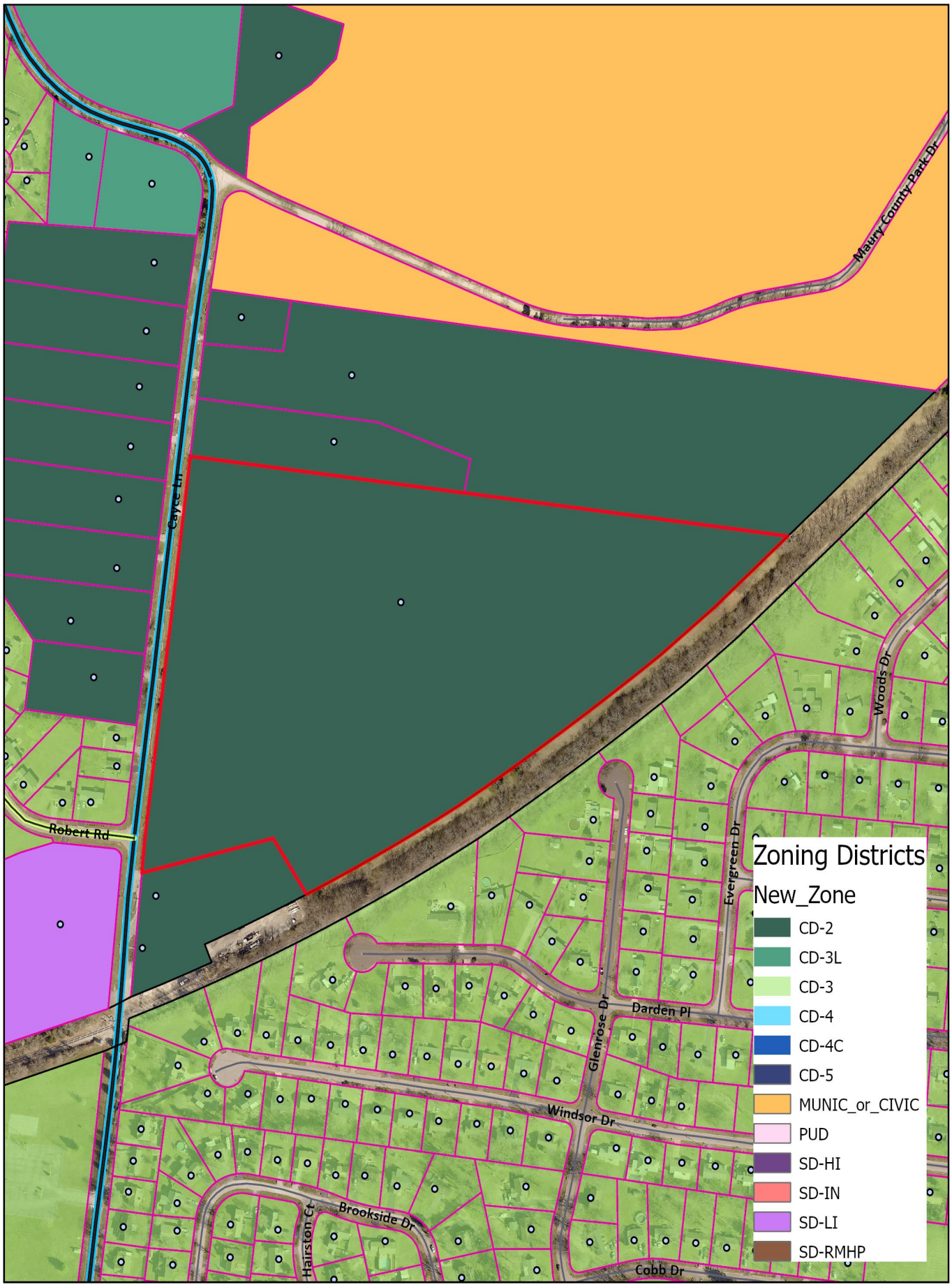
Conclusion

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,

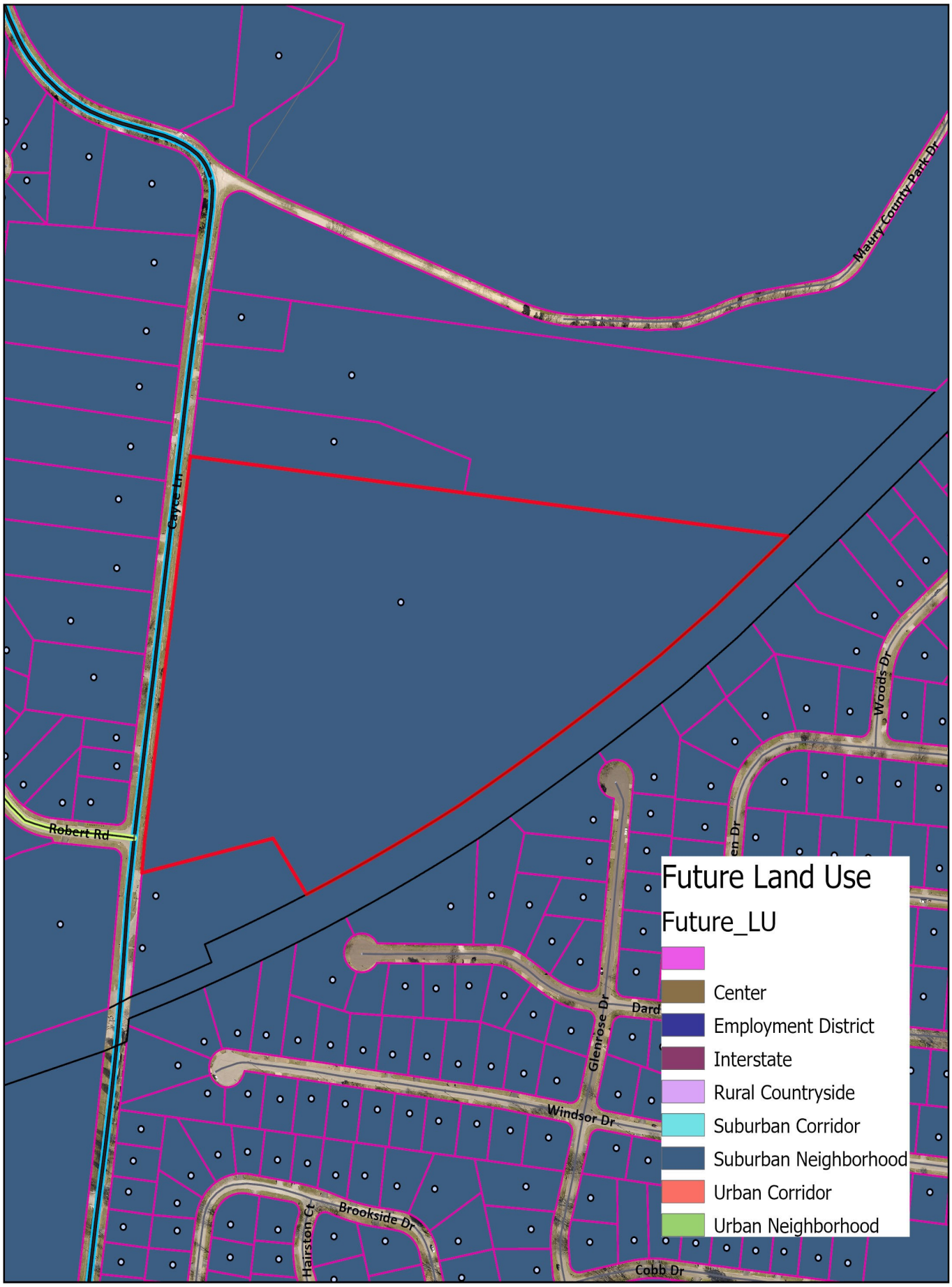
Dyan C. Damron, PE, PTP
Director of Traffic, Planning & ROW
Volkert, Inc.



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



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

November 2, 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 – 104 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.

CPWS

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 (104 SFUs)	$39,980.00

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

Meter Fee: $540 per 3/4" meter (104 meters)	$56,160.00
Impact Fee: $4,500 per 3/4" meter (104 meters)	$468,000.00
Total Meter and Impact Fees Due =	**$524,160.00**

- 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

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

cc: Jonathan Hardin, CPWS
File 22-096

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

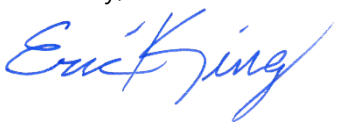
- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full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



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

cc: Jonathan Hardin, CPWS
File 22-096

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

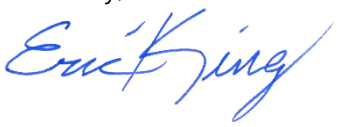
- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full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



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:	**850**	0	0

TOTAL FLOW DURING SIMULATION: **850** GPM

GAUGE HYDRANT

HYDRANT # & LOCATION: 601 6221 Cayce Ln

CONDITION 1

STATIC 54 PSI RESIDUAL: 47 PSI

CONDITION 2

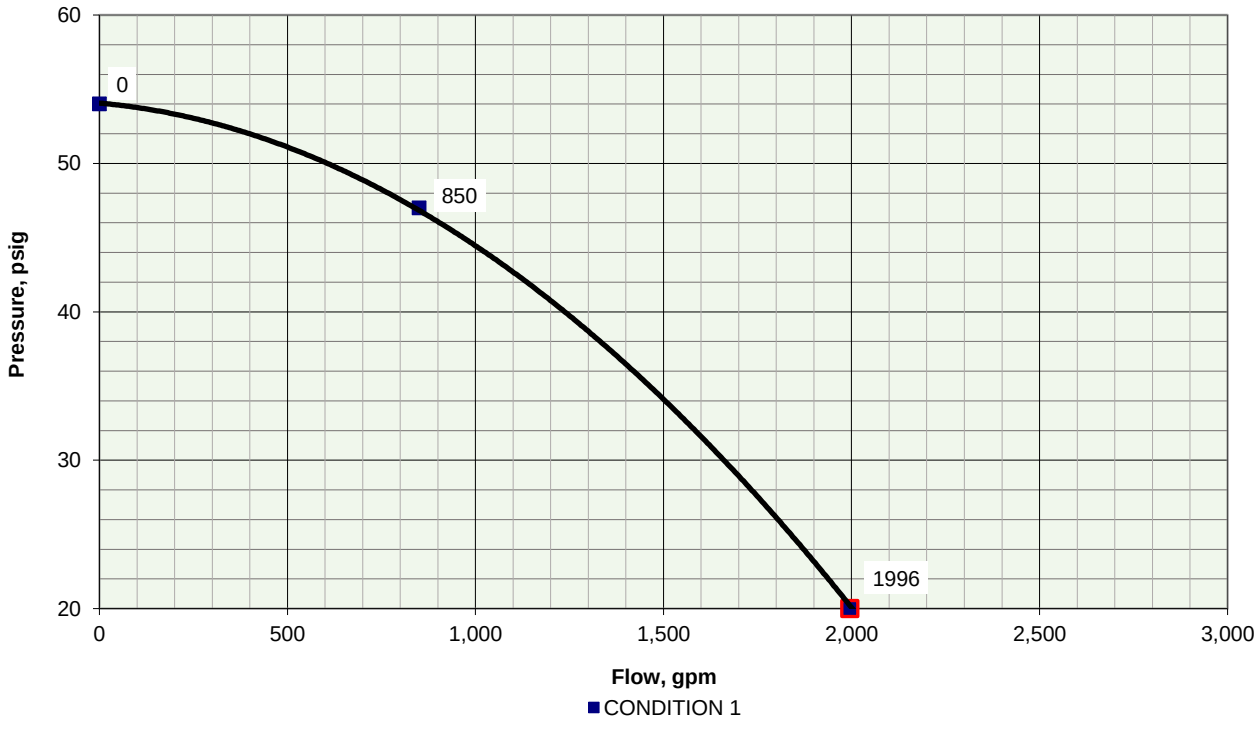
STATIC PSI RESIDUAL: PSI

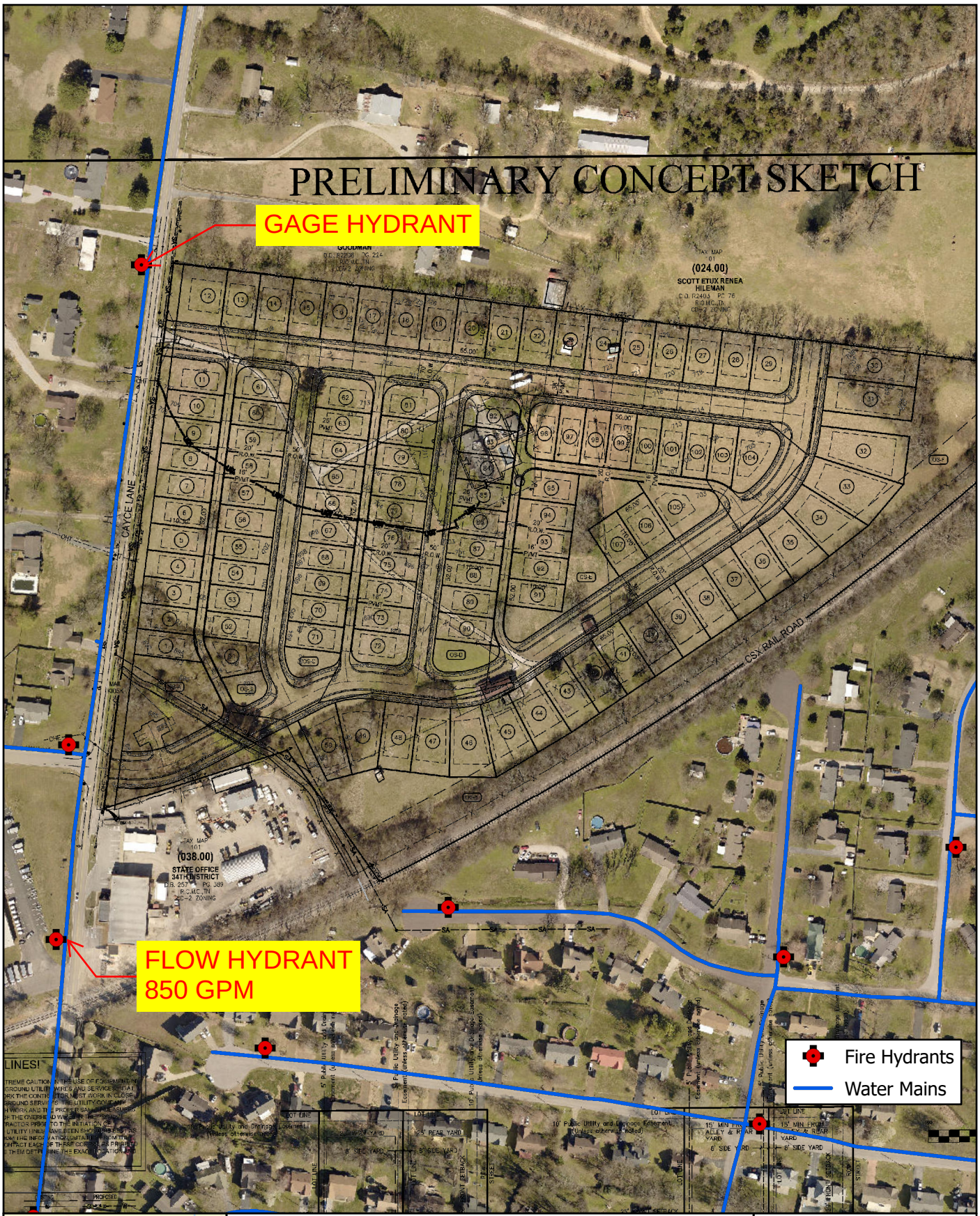
RESULTS: AT 20 PSI RESIDUAL

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.





Hydrant Analysis Location Map

6218 Cayce Lane

Tax Map 101, Parcel 039.00

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

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N

0 0.03 0.05 Mi

0 0.05 0.1 Km

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 (ft^2): 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

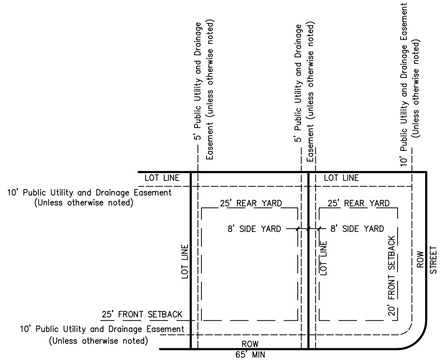
WARNING! UTILITY LINES!

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.

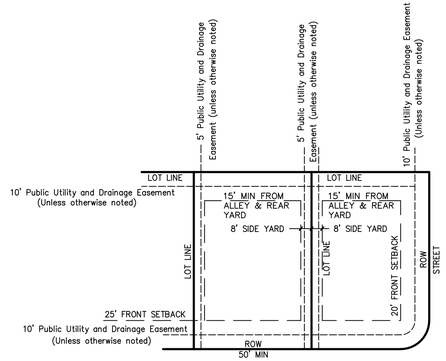
Tennessee811 Know what's below. Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IPS
EXISTING IRON PIN	IP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		S-1
ASPHALT		
CONCRETE		CONCRETE
# PARKING SPACES		14



SUBDIVISION TYPICAL LOT LAYOUT



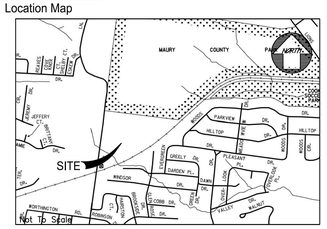
SUBDIVISION TYPICAL LOT LAYOUT ALLEY LOADED

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0280E DATED APRIL 16, 2007.

GERALD W. DVICK — REGISTERED ENGINEER — AGRICULTURE — ENGINEER — No. 107415 — STATE OF TENNESSEE — 17 — NOT FOR CONSTRUCTION

gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

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

REVISIONS	DATE

CAYCE LANE

6218 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:

MP-1

FILE: J:\ WES_Engineers_Surveyors 2022\22569 - 6218 Coyce Lane - KCS\Dwg\Engineering\22569 KCS Coyce LaneAlley Loaded_2.dwg

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

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

BEVIN W. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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

THOMAS M. HUTTO STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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 R2877

PAGE 0600

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.maurycountytitle.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).

Affiant Signature

09-30-2022
Date

State of Tennessee
County of Maury

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

THOMAS M. HUTTO
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Notary's Signature

My commission expires: 6/25/25

NOTARY'S SEAL

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.

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CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: _____

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

General

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

Lots and Land-Use

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

Structures

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

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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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PUD Specific Items

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

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

Checklist Completed By:

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	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☑ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☑ Written Legal Description copy ☑ Requested Zone Listed ☑ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☑ Plans and/or Plats conforming to City standards with check list completed ☑ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) _____ ☒ Total Number of Lots 61 ☒ Total acreage 30.76

Rev. 4/14/2022

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

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

APPLICANT

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

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

PROPERTY OWNER NAME	KCS Property, LLC	PHONE	615-642-3478
ADDRESS	1985 Ridgecrest 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.

Wade Kincaid		10/19/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
KCS Property, LLC		10/19/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

McClure Farms Update

Project #:	23-0336	Location:	Tax Map 51 Parcel 6.0
Applicant:	Owen Penn	Case Type(s):	Prelim. Plat/PUD Revision
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhouses & Detached Houses

Update to Staff Report Following Deferral

The applicant requests approval of 1) a Preliminary Plat; and 2) a revised Final Planned Unit Development (PUD) Master Plan to develop 431 homes on a 95.29-acre site. The development includes 116 detached single-family homes and 315 townhomes with accompanying open space, roadway infrastructure, and utility extensions.

- The Planning Commission deferred action on this request at its October meeting, requesting revisions and additional information. The requested revisions relate to concerns raised by planning and engineering staff.
- Following the meeting, staff provided the applicant with a list of specific revisions.
- The applicant responded with substantial revisions to the stormwater facilities and retaining walls.
    - The modified plan eliminates the retaining wall along the rear property lines of lots 90, 91, 92, 93, and 9 (these lots were previously identified as 91, 92, 93, 94, and 95).
    - The applicant redesigned stormwater pond 5.1 (on the northern portion of the site) based on the suggestions of the City Engineer and Assistant City Engineer. The modification eliminates the use of walls which initiated the staff concerns without reducing the capacity of the storage pond.

DRAFT



Previous location and design of stormwater pond 5.1 (top) and revised per City Engineer's recommendations (bottom)

- The applicant relocated and redesigned stormwater pond 2.1 (on the southern portion of the site). The redesign increases the storage capacity of the pond, eliminates the extensive us of wall, and separates the stormwater facility from the existing pond.



Previous location and design on stormwater pond 2.1 (L) and revised per City Engineer's recommendations (r)

- Planning Commission had requested a statement related to liability for failure of retaining walls used to define stormwater storage ponds. With the redesign of the ponds and elimination of the retaining walls, this item is no longer applicable.
- The Planning Commission, at the request of staff, also asked the applicant for acknowledgement, and agreement to pay for 3rd party analysis of retaining wall design, the 3rd party expert to be selected by the City Engineer. The applicant indicated in its response letter that the elimination of the walls makes this item inapplicable.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The revisions to the plan address concerns raised by staff at the October Planning Commission meeting. Staff requests that the Planning Commission consider the following conditions

- **Property comprising the commercial portion of the PUD, now under separate ownership, is part of this request.** The property was conveyed into separate ownership by deed, and not through subdivision. The PUD depicts a right-of-way across the property. The owner of that property has joined as an applicant under this request for the purpose of dedicating right of way where an easement was previously shown. Any approval should unambiguously include dedication of right-of-way to create McClure Boulevard.

- **Staff requests that the Planning Commission authorize the Zoning Administrator and the City Engineer to alter the location design of Permitter Road and lots 82-85, as well as lots 89 and 90.** Although the revisions represent an improvement to the design of the stormwater facilities, and improves compatibility with the adjacent neighborhood, it may need refinement. The revisions were done quickly. Staff requests the authority to approve minor revisions during review of site construction documents. The planning Commission would retain final decision-making authority at the time of Final Plat.

- **All buildings must be located outside the potential area of failure of retaining walls.** Due to site conditions, a few of the lots in the subdivision still utilize retaining walls. During review of site construction documents planning and engineering staff will identify buildable areas on these lots. Staff requests that the Planning Commission authorize staff to establish these buildable areas for the applicable lots as part of the PUD and require the applicant to note these areas on any subsequent Final Plat.

- **The Wastewater Department has worked with the applicant to identify through multiple iterations of the plan.** Wastewater indicated in technical comments that the sewerage plan presented in the Preliminary Plat is satisfactory. Conditional approval subject to technical comments should specifically require development of the site in compliance with Standard Sewer Specifications, no sanitary sewer depths greater than twenty feet, utilization of a single pump station, and no allowance for grinder pumps.

SAMPE 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 8.5.21.Z of the City of Columbia Zoning Ordinance have been satisfied, along with section 2.2.6 of the Subdivision Regulations, and approve the revision to the Final Planned Unit Development Master Plan, and approve the Preliminary Plat as presented *[,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 8.5.21.Z of the City of Columbia Zoning Ordinance have been satisfied, along with section 2.2.6 of the Subdivision Regulations, and approve the revision to the Final Planned Unit Development Master Plan, and approve the Preliminary Plat, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the requested revisions to the Final Planned Unit Development Master Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 8.5.21 of the City of Columbia Zoning Ordinance, and section 2.2.6 of the Subdivision Regulations are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, 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.

McClure Farms

Project #:	23-0336	Location:	Tax Map 51 Parcel 6.0
Applicant:	Owen Penn	Case Type(s):	Prelim. Plat/PUD Revision
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhouses & Detached Houses

PROJECT SUMMARY

The applicant requests approval of 1) a Preliminary Plat; and 2) a revised Final Planned Unit Development (PUD) Master Plan to develop 431 homes on a 95.29-acre site. The development includes 116 detached single family homes and 315 townhomes with accompanying open space, roadway infrastructure, and utility extensions.

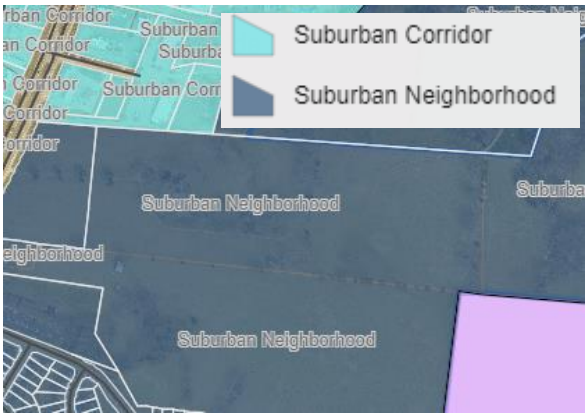
- The development was approved under Ordinance 3638, in effect between 2006 and 2022. The approvals created a vested right to develop under the standards in effect at the time.
- The Preliminary Plat supersedes and replaces a July 2022 Preliminary Plat approval for one phase of the development.
- The property is subject to a Final PUD Master Plan based on the RM-1 and RS-6 standards of the previous Zoning Ordinance. The applicant is requesting to revise the Master Plan.
- Dedication of right of way on the commercial portion of the PUD, which is under separate ownership, is necessary for the project to move forward.
- At the request of Development Services staff, the applicant proposes to relocate a roadway connection with a neighboring property. The modification effects the layout of one phase of development.
- Engineering has expressed concern over the location and design of some of retaining walls and the design of stormwater facilities for a portion of the site.
- The plan impacts ponds and wetlands. The appropriate state agency has approved this activity and is reviewing additional requests from the applicant.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan and the Preliminary Plat. The PUD Master Plan establishes the entitlements to lawfully use the land at a density and intensity established by Ordinance. The Preliminary Plat initiates the process of dividing and developing the property in accordance with the Master Plan. The Preliminary Plat establishes a coordinated layout of lots, vehicular and pedestrian connectivity, drainage, water, sewer and other facilities.
- Professional planning staff commentary identifies recommended conditions of approval.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

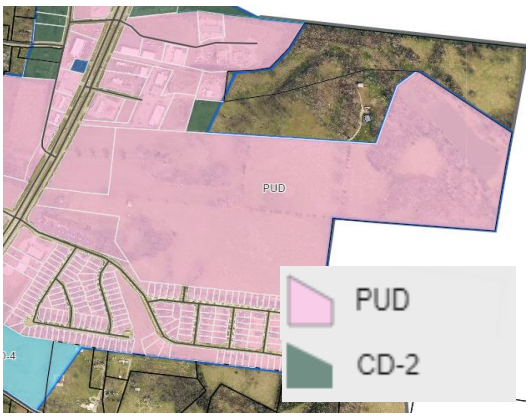
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant	Single Family Homes /Acc. Structures	+/- 95.29



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	PUD-R[1]	Vacant
North	Suburban Neighborhood	CD-2/County	Single Family
Northwest	Suburban Corridor	Other PUD	Retail
South	Suburban Neighborhood	PUD-R	Single Family Detached
Southwest	Suburban Neighborhood	Other PUD	Religious Institution
East	N/A	County	Vacant
West	Suburban Corridor	PUD-MU	Retail/Vacant

CONSISTENCY WITH CONNECT COLUMBIA

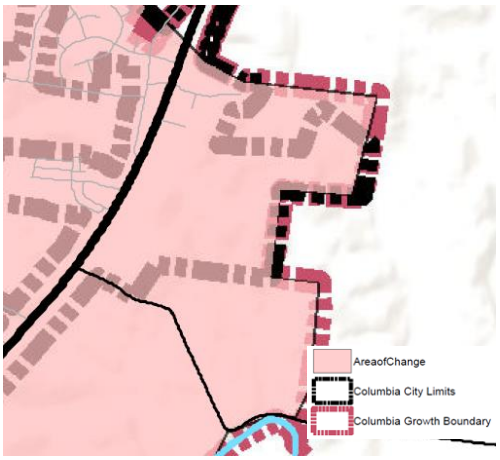
Suburban Neighborhood: The future land use of the subject site is Suburban Neighborhood. The Character Area is characterized by a residential development and neighborhoods, with limited, intermixed and compatible civic uses (Connect Columbia, p. 22). The Future Land Use Plan indicates that "the general 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.

[1] Residential PUD designations authorized under Ordinance 3638 and previous ordinance are listed here a PUD-R for convenience. They are identified in ordinance 4400 as "Other PUDs" subject to their applicable master plans. These standards remain in effect until the PUDs are revised under the current standards. Commercial PUDs are listed here as "Other PUDs". Some have no effective master plan, meaning they will eventually develop under PUD-MU standards. Others are regulated by their respective Master Plan approvals

CHARACTER AREA MATRIX				
	Development Pattern	**Zoning Category and Uses**	**Infrastructure**	**Design Standard**
SUBURBAN NEIGHBORHOOD	**Is the property in an Area of Change?** **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.	**Residential Uses Zoning Category:** Low Density Residential District and Medium Residential. **Public and Civic Uses Zoning Category:** Religious Facilities, Government Facilities (low impact), and Educational Facilities.	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **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.	Scale: New dwellings and structures should be compatible with the established character of the area. Architecture: 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

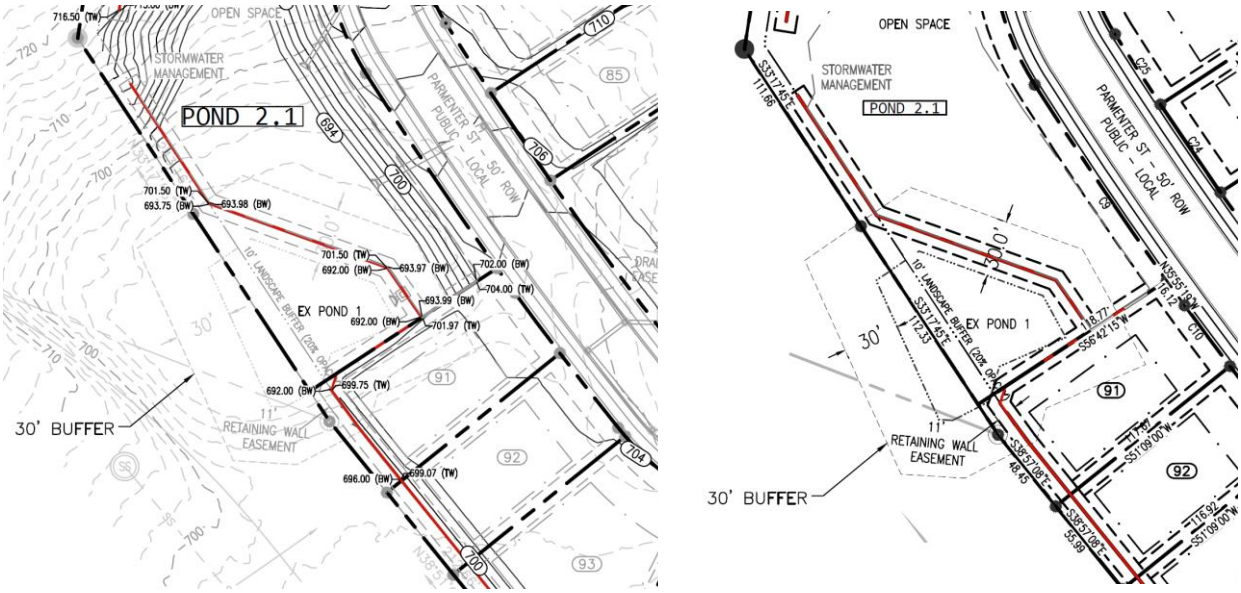
The subject site is located in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern in the area was evolving. Changes to the area are likely, but new development should blend with existing neighborhood assets. The designation does not necessarily mean that any particular development proposal is consistent with Connect Columbia. It does mean that the Planning Commission has previously determined that in this area, the development character is not fixed and change is expected over time (Connect Columbia p. 14).



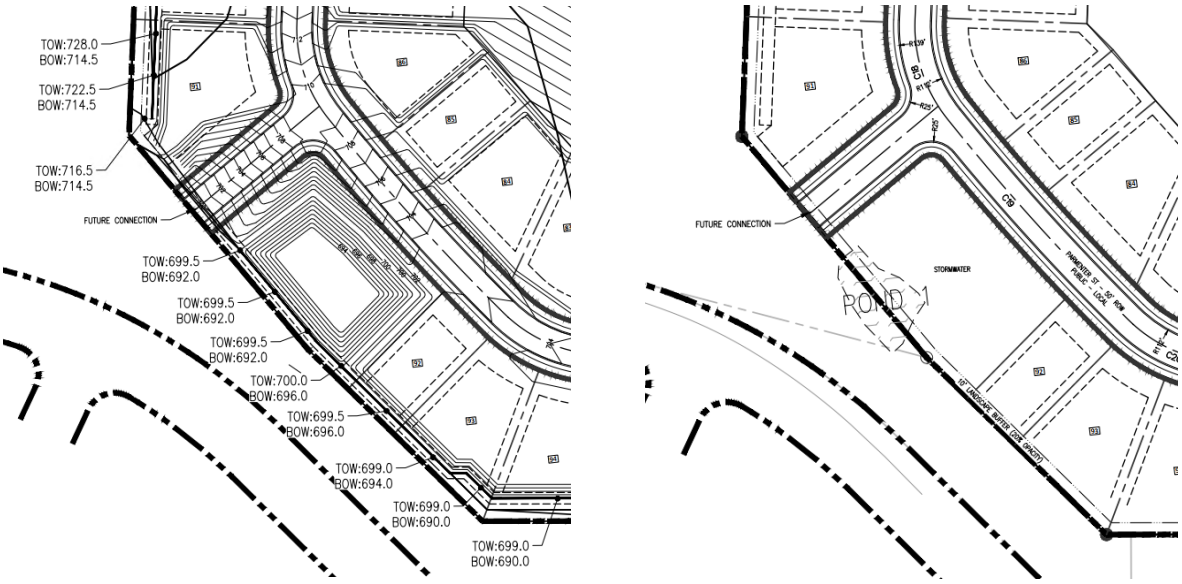
CONFORMITY WITH ZONING ORDINANCE

The Revised Final PUD Master Plan conforms to the RM-1 and R-6 standards of applicable zoning ordinance (3638), as modified by previous PUD approvals.

- **The Revised Final PUD Master Plan reduces the total number of units from 431 to 430.**
- **The Revised Final PUD Master Plan adds retaining walls.**
  - The applicant has identified the retaining walls on the plans in red with a line weight similar to the parcel boundaries.
  - On the current iteration of the plan, walls are placed in 11-foot-wide easements.
  - A wall is used within a stormwater detention facility above an existing pond near the southwest portion of Phase 2 (see comments from Engineering in the DRC summary later in this report).

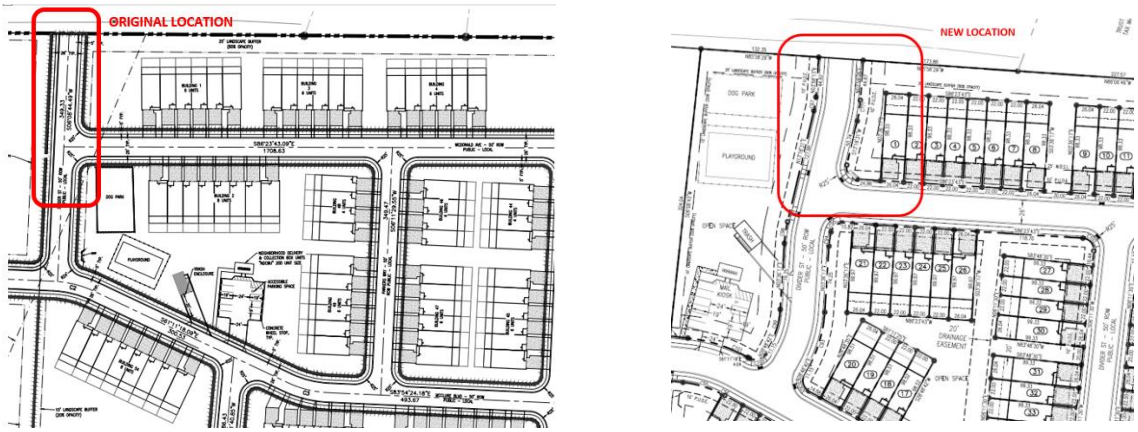


Grading & General Layout Showing Retaining Wall above Pond within Stormwater Detention



Grading & General Layout of same are on 2022 Final PUD Master Plan

- **The revised Final PUD Master Plan alters the layout of Phase One**
  - Each iteration of the PUD Master Plan has depicted a roadway connection with the abutting property to the north.
  - The Final PUD Master Plan approved in 2022 showed the connection along the western boundary line of Phase One.
  - At the request of Development Services staff, the applicant relocated the connection further east. The shift provides a better functioning alignment with the adjacent property.
  - The change resulted in the relocation of the dog park and playground as well as several townhome units.



Relocation of Roadway Connection (Note Associated Changes to Layout)

- Additionally, the application has altered the location of signage and a trash compactor in Phase One.

The Preliminary Plat conforms to the RM-1 and R-6 standards of applicable zoning ordinance (3638), as modified by the Final PUD Master Plan. The plan makes extensive use of retaining walls. The Preliminary Plat provides a public right-of-way connection to Nashville Highway.

- The proposed structures conform to the setbacks and other bulk standards of § 6.3.8 of Ordinance 3638. The Preliminary Plat conforms to the Final PUD Master Plan, provided Planning Commission approves the requested revisions and landscape buffers are maintained.
- The Preliminary Plat provides open space for stormwater facilities, wetland protection, and resident recreation.
- The Preliminary Plat provides for the improvement and dedication of a 50-foot wide public right-of-way to be called McClure Boulevard. The right of way will provide access to the development and the commercial parcels enfronting Nashville Highway.
- The Preliminary Plat also establishes a connection to the abutting property near the northeast corner of Phase One.
- The landscape buffers conform to the requirements of Article 11 of Ordinance § 3638, except that the location of retaining walls is modified by PUD. The plan utilizes retaining wall in the landscape buffers and throughout the development. The walls are shown in red on the Preliminary Plat.
- The plat complies with the limited use standards for Townhomes at § 8.3.2 of Ordinance 3638.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary Plat at its September 2023 meeting, as directed by § **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above. Among the Technical Comments, staff requested that the applicant update the request to include a revision to the Final PUD Master Plan.

As required by § **8.5.21.Z** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **8.5.21.Z** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development.[2] Approvable changes include modification in the location "of Buildings and Structures if required by engineering or other circumstances not foreseen at the time the of Final Master PUD Development Plan" (p.465).

The Planning Commission is the Decision-Making Authority for all Preliminary Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.2** of the Subdivision Regulations.

Section **8.5.21.Z.3** also establish the criteria for Planning Commission review and action on revisions to a Final PUD Master Plan. The applicant's proposed changes meet these criteria.

> *Collectively, all such modifications approved by the Planning Commission shall not in the aggregate result in:*
>
> *(1) Any increase in the number of Dwelling Units from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; or*
>
> *(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan[.]*

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
>
> *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*

[2] Section 9.3 of the Zoning Ordinance defines "Development" includes "making or planning for [hu]man-made changes to land" (p. 490). Although no "Actual Construction" has commenced, the applicant's ongoing activities are within the meaning of the term Development. The Planning Commission may approve minor revisions to a Master Plan during development without additional approval by City Council. The Zoning Administrator may not authorize changes administrative adjustments until after the development is complete.

3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its September 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 revisions to details of the plan to better conform to Preliminary PUD Master Plan and the applicable zoning ordinance.
- Planning requested an update on the status of all necessary approvals from the Tennessee Department of Environmental Conservation (TDEC).
- Planning also asked the applicant to provide the planning commission with an update related to communications with neighboring property owners. Staff have received comments from adjoining properties to the south expressing various compatibility concerns.
- **Engineering** requested adjustments to the design of streets, cul-de-sacs, and stormwater facilities to conform to the Preliminary PUD Master Plan and the applicable engineering standards.
- The City Engineer also expressed concern regarding the consolidation of multiple watersheds and the storage capacity of an associated detention pond utilizing existing infrastructure outflow. The applicant provided additional information. Staff discussion related to this concern is provided below.
- The City Engineer again cautioned against the use of retaining walls within stormwater detention facilities. The applicant acknowledged the risks associated with the structures but reiterated the opinion that the design is not a cause for concern.
- Columbia Water System's (**CPWS**) consultant (Inflow) noted that the applicant's water availability letter was dated July 12, 2023 and would expire in 120 days.
- **Wastewater** requested a larger area for the pump station. The applicant revised the plans accordingly.
- **Maury County Schools** noted that the site is currently in the attendance zones of Battle Creek Elementary, Battle Creek Middle, Spring Hill 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

Property comprising the commercial portion of the PUD, now under separate ownership, is part of this request. The property was conveyed into separate ownership by deed, and not through subdivision. The PUD depicts a right-of-way across the property. The owner of that property has joined as an applicant under this request for the purpose of dedicating right of way where an easement was previously shown. Any approval should unambiguously include dedication of right-of-way to create McClure Boulevard.

Staff is concerned about the advisability of using retaining walls to detain stormwater. Engineering strongly recommends against the practice. Staff provided a technical comment expressing concern that failure of these walls could create risks for downstream property and infrastructure. The Planning Commission does not have to approve this revision to the Final PUD Master Plan. Planning staff advises that the Planning Commission consult with the City Engineer to better understand the risks associated with these revisions to the Final PUD Master Plan.

The Wastewater Department has worked with the applicant to identify through multiple iterations of the plan. Wastewater indicated in technical comments that the sewerage plan presented in the Preliminary Plat is satisfactory. Conditional approval subject to technical comments should specifically require development of the site in compliance with Standard Sewer Specifications, no sanitary sewer depths greater than twenty feet, utilization of a single pump station, and no allowance for grinder pumps.

Stormwater pond 2.1 should be designed to specification recommended by the City Engineer based on the city's past experience and the professional expertise of the City Engineer and Assistant City Engineer. Engineering has requested additional information about the capacity of one of the applicant's proposed stormwater detention ponds. The detention pond labeled pond 2.1 on the applicant's plans will receive and store stormwater from the southern section of the development. The applicant's plans depict the consolidation of three existing watersheds into a single watershed directed to pond 2.1. The outflow from the pond passes through an existing 24-inch corrugated metal pipe under Grove Park Way, near the southwest corner of the development site. At DRC, the City Engineer requested additional analysis to determine whether the pond will provide adequate storage for the consolidated watershed during a rain event. The applicant responded with analysis indicating that the existing pipe can receive 20 cubic feet per second (CFS) during peak flow without overtopping the roadway. According to the applicant, the pond and the 24-inch pipe will be adequate for a 25-year storm event. However, during a 100-year storm event, the pond will not provide enough storage to prevent stormwater from overtopping the roadway. According to the applicant, this condition already exists and the

development will not increase the flow received by the existing infrastructure. Engineering will require a full analysis of downstream storm structures during administrative review of site construction documents. The Planning Commission may request this analysis prior to approval of the revised PUD Master Plan. Planning staff recommends that Planning Commission not approve a revision to the PUD Master Plan without assurance that development of the site under the proposed plan is feasible without the acquisition of additional property or future revisions to the plan.

SAMPE 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 8.5.21.Z of the City of Columbia Zoning Ordinance have been satisfied, along with section 2.2.6 of the Subdivision Regulations, and approve the revision to the Final Planned Unit Development Master Plan, and approve the Preliminary Plat as presented *[,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 8.5.21.Z of the City of Columbia Zoning Ordinance have been satisfied, along with section 2.2.6 of the Subdivision Regulations, and approve the revision to the Final Planned Unit Development Master Plan, and approve the Preliminary Plat, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the requested revisions to the Final Planned Unit Development Master Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 8.5.21 of the City of Columbia Zoning Ordinance, and section 2.2.6 of the Subdivision Regulations are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, 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.

W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT

October 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.

Resubmittal

Dear Mr. McCarthy,

I am writing on behalf of W&A Engineering, the principal engineering firm for the proposed 430-unit (revised count based on this resubmittal) residential development, McClure Farms. I would like to extend our gratitude for the thorough review and the insightful questions that were raised at the Planning Commission meeting on October 11, 2023. We have revised our original submission and addressed the 7 items that were raised during the meeting. Below we have listed the items that were discussed with our response. Additionally, we have included the revised drawings supporting these adjustments.

1. **A callout indicating the depth of the buffer adjacent to the retaining wall on lot 91 (now renumbered with this resubmission as lot 90) will be at least 15 feet**.

   The retaining wall has been eliminated (see item 3 below) and with this elimination the buffer has been extended to 15 feet.

2. **Provide vegetation along the wall on lot 91 (now renumbered with this resubmission as lot 90).**

   Additional vegetation has been added in the design details to the back perimeter of this lot.

3. **Elimination of retaining wall along the rear property lines of lots 91, 92, 93, 94, and 95 (now renumbered with this resubmission as lots 90, 91, 92, 93, and 94).**

   The retaining wall behind these lots has been eliminated. We have redesigned the grading to accommodate this retaining wall elimination.

4. **Redesign of pond 5.1 to the satisfaction of the City Engineer, per comments from Douglas.**

   Pond 5.1 has been redesigned incorporating feedback from Douglas eliminating the cantilever retaining wall. With this redesign we have verified that the pond capacity has not been reduced.

5. **Redesign of Pond 2.1 per comments from Douglas.**

   Pond 2.1 has been redesigned incorporating feedback from Douglas eliminating the cantilever retaining wall. With this redesign we have verified that the pond capacity has not been reduced.

6. **If retaining walls are used to contain a stormwater pond, a statement regarding liability in the event of failure.**

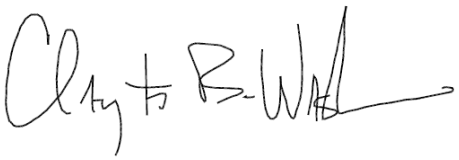
   Retaining walls utilized for stormwater detention have been eliminated with this resubmission so therefore we believe this should no longer be a concern.

7. **If retaining walls are used to contain a stormwater pond, acknowledgement, and agreement by the developer to pay for 3rd party analysis of retaining wall design, the 3rd party expert to be selected by the City Engineer.**

   Retaining walls utilized for stormwater detention have been eliminated with this resubmission so therefore we believe this should no longer be a concern.

These 7 items have been reflected in this resubmission package and they are reflected in the technical drawings included. We appreciate the cooperation extended to our team through this process.

Sincerely,



Clayton B. Washburn, PE

PRELIMINARY PLAT - PHASE 1 - 4

FOR

McCLURE FARMS

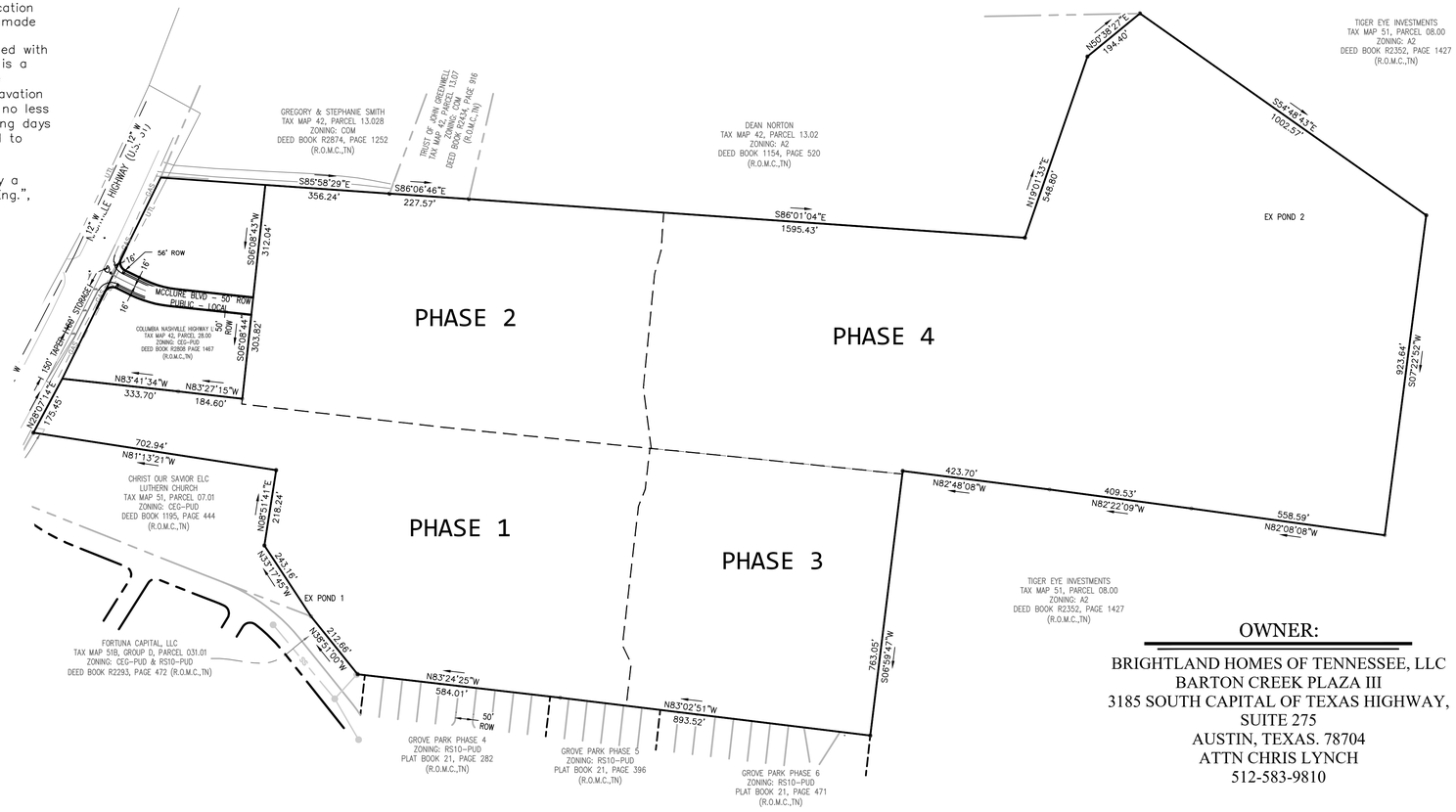
2504 NASHVILLE HWY

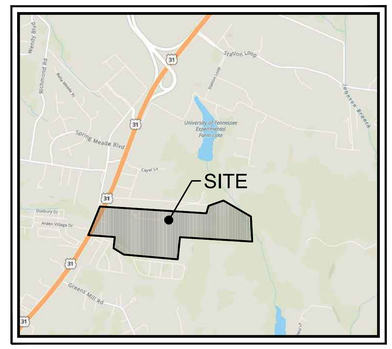
COLUMBIA, MAURY COUNTY, #38401

95.29-ACRE SITE
ISSUED 10-18-2023
W&A PROJECT # 220047

NOTES:

1. The purpose of this preliminary plat is to create 115 lots and 315 Town-Home Units.
2. Property is identified as a portion of parcel 6.00 on Maury County, Tennessee Property Map: 51 in the civil district. Property is located in the city of Columbia and accessed from Nashville Highway.
3. Subject properties are currently zoned RS6-PUD per the City of Columbia GIS Mapping.
4. All distances shown are in feet and decimals thereof.
5. This property is NOT located in an area designated as a "Special Flood Hazard Area" as per the Federal Emergency Management Agency "National Flood Insurance Program" Rate Map No. 47119C0180E. (Zone X), (Map Revised APRIL 16, 2007).
6. 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. Special attention has been taken to indicate the approximate nature of the utilities, shown hereon. 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 are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown must 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 three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and to avoid any possible hazard or conflict.
8. All property corners that were set are marked by a 1/2" Rebar with a yellow cap that reads "W&A Eng.", unless otherwise noted.





VICINITY MAP
SCALE: NTS

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SCALE 1" = 200' 0 100 200 400

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	OVERALL LAYOUT
4	PLAT – PHASE 1
5	PLAT – PHASE 2
6	PLAT – PHASE 3
7	PLAT – PHASE 4
8	PLAT – PHASE 4
9	UTILITY – PHASE 1
10	UTILITY – PHASE 2
11	UTILITY – PHASE 3
12	UTILITY – PHASE 4
13	GRADING – PHASE 1
14	GRADING – PHASE 2
15	GRADING – PHASE 3
16	GRADING – PHASE 4
17	SLOPE ANALYSIS
18	DETAIL SHEET
19	DETAIL SHEET

ARAP #NR2208.3559

PHASING TIMELINE:
PHASE 1: SEPTEMBER 2023 – AUGUST 2024
PHASE 2: AUGUST 2024 – FEBRUARY 2025
PHASE 3: AUGUST 2025 – MAY 2026
PHASE 4: AUGUST 2025 – MAY 2027

EXISTING TREE CANOPY: 23.15 ACRES
TREE CANOPY RETAINED: 6.98 ACRES

CURRENT SCHOOL ZONES:
- BATTLE CREEK ELEMENTARY SCHOOL
- BATTLE CREEK MIDDLE SCHOOL
- SPRING HILL HIGH SCHOOL

1) NO RESIDENCE IS GUARANTEED ZONE TO A SPECIFIC SCHOOL.
2) ALL ZONES ARE SUBJECT TO CHANGE YEARLY.

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.

THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22-0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.

OWNER:
BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III
3185 SOUTH CAPITAL OF TEXAS HIGHWAY,
SUITE 275
AUSTIN, TEXAS. 78704
ATTN CHRIS LYNCH
512-583-9810

DEVELOPER:
BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III
3185 SOUTH CAPITAL OF TEXAS HIGHWAY,
SUITE 275
AUSTIN, TEXAS. 78704
ATTN CHRIS LYNCH
512-583-9810

ENGINEER:
W & A ENGINEERING
4101 CHARLOTTE AVE. E215
NASHVILLE, TN. 37209
ATTN: CLAYTON WASHBURN, PE
615-813-1086

SURVEYOR:
W & A ENGINEERING
4101 CHARLOTTE AVE. E215
NASHVILLE, TN. 37209
ATTN: ADAM BLEDSOE, PLS
615-610-1023

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. 811

REVISIONS

DATE	COMMENT
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DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
CIVIL
ENGINEERING
LICENSED
ARCHITECT
TENNESSEE NO. 3099
10/18/2023

W&A PROJECT #: 220047

COVER

SHEET 1 OF 19

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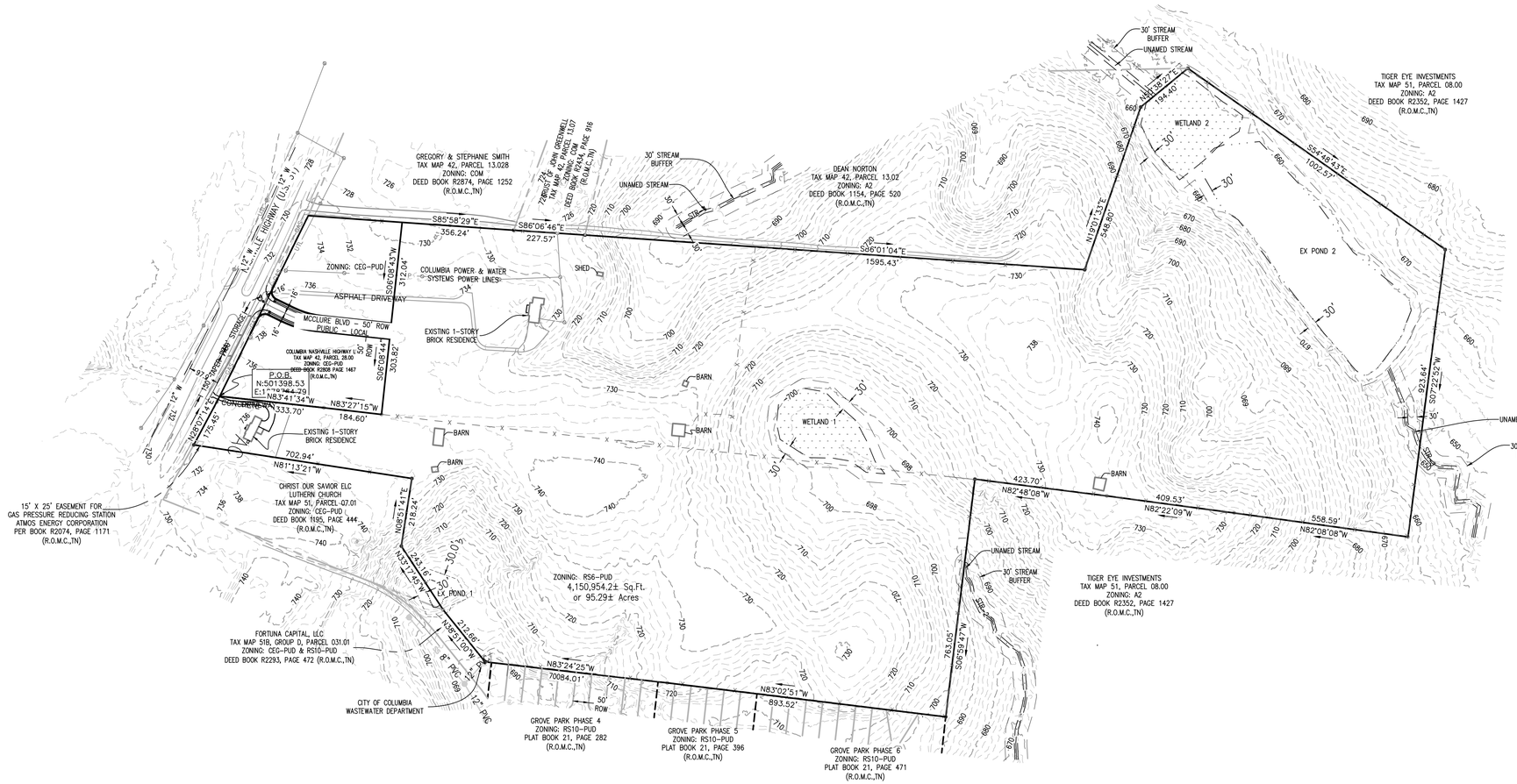

SCALE 1" = 150'

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W&A Engineering

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TRAFFIC ENGINEERING · SURVEYING
ECONOMIC DEVELOPMENT

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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. 811

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
SURVEYOR
TENNESSEE NO. 3099
10/18/2023

W&A PROJECT #: 220047

EXISTING CONDITIONS

SHEET 2 OF 19

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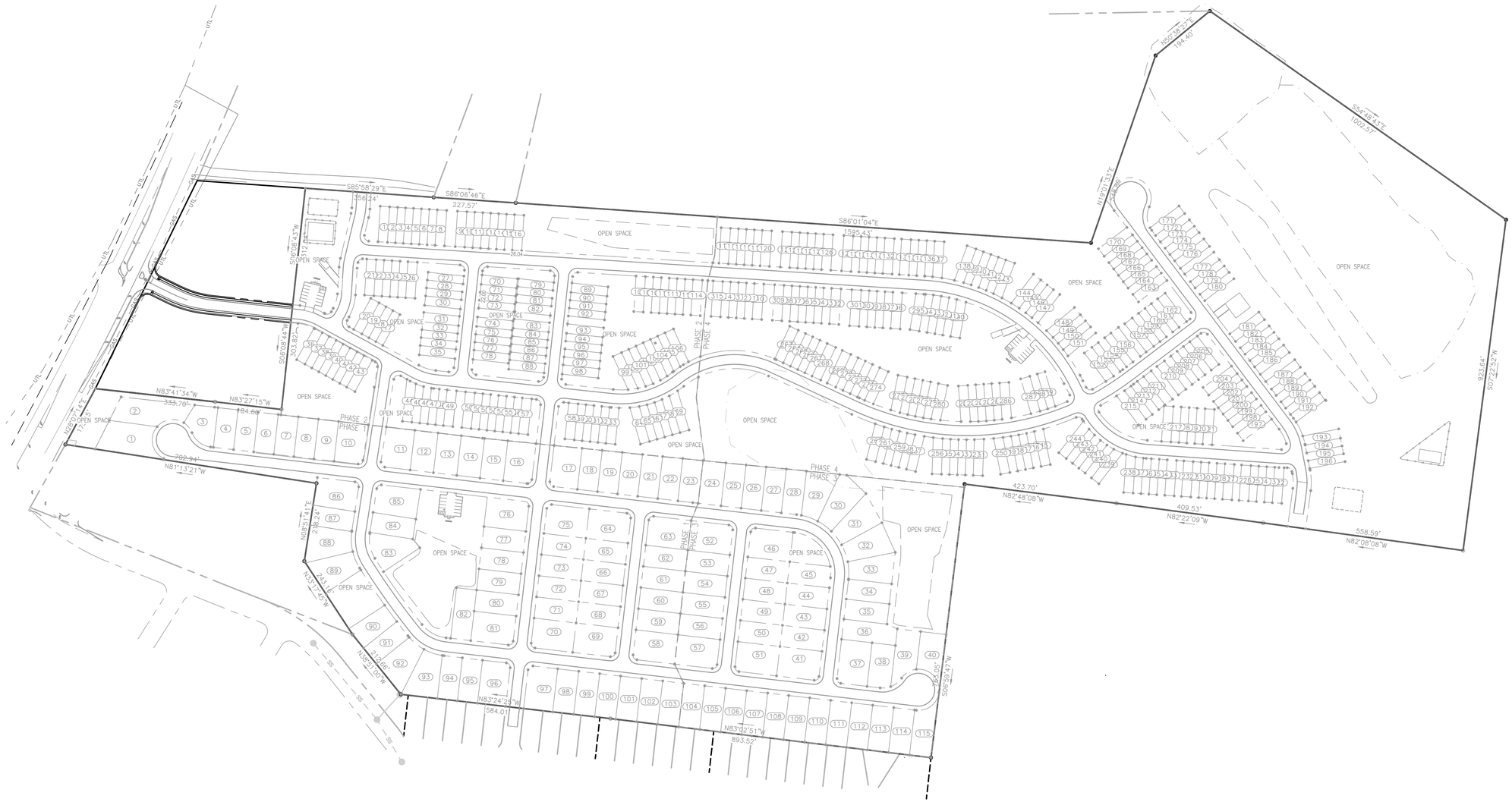
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N60°38'57"E
194.40'
S54°48'43"E
1002.57'
N19°01'53"E
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S06°59'47"W
851.05'
N82°48'08"W
423.70'
N82°22'09"W
409.53'
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558.59'
N83°24'25"W
584.01'
N83°02'51"W
893.52'
N39°51'09"W
212.68'
N33°11'45"W
232.14'
N09°35'14"E
218.24'
N81°13'21"W
782.94'
N83°27'15"W
584.68'
N83°41'34"W
333.78'
N06°09'43"W
303.82'
S06°09'43"W
312.28'
N09°07'14"E
OPEN SPACE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
PHASE 13
PHASE 14
PHASE 15
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PHASE 17
PHASE 18
PHASE 19
PHASE 20
PHASE

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.

N
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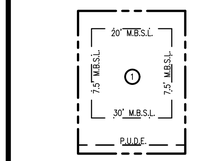
SCALE 1" = 60'
30 60 120

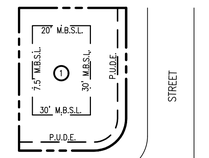
SURVEY LEGEND
P.O.B. – POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE
PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER

INTERIOR LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SITE DATA	
PHASE 1	
LOTS	69
OPEN SPACE	103106.40 SF
	2.37 AC

THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22-0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.32	13826.52
1	1.59	69230.98
1	0.46	20048.90

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
1	0.29	12644.46'
2	0.29	12780.17'
3	0.17	7427.50'
4	0.14	6194.81'
5	0.14	6197.03'
6	0.14	6199.25'
7	0.14	6201.47'
8	0.14	6203.69'
9	0.14	6205.91'
10	0.21	8930.45'
11	0.21	8993.64'
12	0.16	7171.23'
13	0.16	7174.55'
14	0.16	7159.77'
15	0.17	7190.55'
16	0.20	8763.60'
17	0.20	8845.43'
18	0.15	6422.99'
19	0.15	6465.92'
20	0.15	6508.85'
21	0.15	6551.78'
22	0.15	6594.72'
23	0.15	6701.01'
58	0.22	9563.08'
59	0.16	6903.00'
60	0.16	6903.00'
61	0.16	6903.00'
62	0.16	6903.00'
63	0.22	9563.13'
64	0.22	9563.10'
65	0.16	6903.00'
66	0.16	6903.00'
67	0.16	6903.00'
68	0.16	6903.00'
69	0.22	9563.10'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
70	0.22	9563.07'
71	0.16	6903.00'
72	0.16	6903.00'
73	0.16	6903.00'
74	0.16	6903.00'
75	0.22	9563.13'
76	0.22	9563.24'
77	0.16	6903.00'
78	0.16	6903.00'
79	0.16	6903.00'
80	0.16	6903.00'
81	0.22	9563.13'
82	0.18	7896.00'
83	0.20	8891.08'
84	0.15	6720.00'
85	0.22	9685.30'
86	0.21	9278.88'
87	0.15	6552.01'
88	0.23	9947.36'
89	0.22	9455.10'
90	0.17	7336.35'
91	0.15	6558.01'
92	0.23	9844.10'
93	0.22	9697.60'
94	0.15	6720.92'
95	0.15	6721.17'
96	0.22	9391.35'
97	0.22	9692.70'
98	0.16	7023.07'
99	0.16	7023.48'
100	0.16	7024.55'
101	0.16	7040.37'
102	0.16	7062.24'
103	0.16	7084.12'

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N11°42'31"W	103.94'	57.00
C2	N81°29'50"E	81.51'	57.00
C3	S39°23'07"E	36.12'	57.00
C4	S52°19'22"E	68.37'	63.00
C5	N52°43'26"E	18.37'	12.00
C6	N37°16'34"W	19.33'	12.00
C7	N08°24'44"E	2.35'	150.00
C8	S02°43'57"E	56.00'	150.00
C9	S22°48'01"E	49.08'	150.00
C10	S32°16'04"E	6.70'	2025.00
C11	S34°01'42"E	117.75'	2025.00
C12	S36°29'15"E	56.08'	2025.00
C13	S37°59'25"E	50.15'	2025.00
C14	S39°49'03"E	5.85'	150.00
C15	S50°57'37"E	52.49'	150.00
C16	S71°17'13"E	53.94'	150.00
C17	S82°30'03"E	4.78'	150.00
C18	S38°24'27"E	18.85'	12.00
C19	S51°35'33"W	18.85'	12.00
C20	S38°24'27"E	18.85'	12.00
C21	S51°35'33"W	18.85'	12.00
C22	N38°24'27"W	18.85'	12.00
C23	N51°35'33"E	18.85'	12.00
C24	S61°03'24"E	78.04'	100.00
C25	S36°04'34"E	180.88'	1975.00
C26	S32°48'46"E	44.10'	1975.00
C27	S11°39'21"E	71.62'	100.00
C28	S51°43'58"W	17.97'	12.01
C29	S37°16'34"E	19.33'	12.00
C30	N51°35'33"E	18.85'	12.00
C31	N38°24'27"W	18.85'	12.00
C32	N51°35'33"E	18.85'	12.00
C33	S38°24'27"E	18.85'	12.00
C34	S51°35'33"W	18.85'	12.00

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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. 811

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
ENGINEERING
COMMERCE
TENNESSEE NO. 3089
10/18/2023

W&A PROJECT #: 220047

PHASE 1

PRELIMINARY PLAT

SHEET 4 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\PLAT\2-Sheets - CAD\PP - PHASE 1 - 220047.dwg, 10/17/23 03:52:05 PM, opcm

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	2216.85'
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'

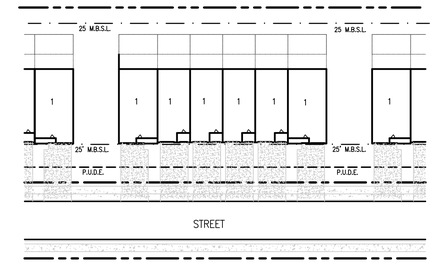
CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C55	N73°14'28"W	46.31'	125.00
C56	N61°54'29"W	3.14'	125.00
C57	N26°09'49"W	15.89'	13.00
C58	N63°50'11"E	24.95'	13.00
C59	S64°06'21"E	17.82'	175.00
C60	S70°43'29"E	22.61'	175.00
C61	S78°02'56"E	22.13'	175.00
C62	S82°47'21"E	6.83'	175.00
C63	S38°39'14"E	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
C73	S53°36'22"W	21.15'	275.00
C74	S57°29'17"W	47.79'	225.00
C75	N66°08'49"E	35.99'	275.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C76	N60°41'30"E	16.38'	275.00
C77	N57°57'49"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°47'26"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	49.56'	125.00
C92	N16°11'18"W	20.42'	13.00
C93	N16°12'29"E	63.79'	145.00
C95	N53°27'24"E	18.22'	13.00
C96	S36°32'36"E	22.62'	13.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
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	69.23'	175.00
C102	S40°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
C218	S08°38'22"W	23.63'	145.00

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.94	40885.98
1	0.74	32167.15
1	0.85	36929.32
1	2.06	89622.59
1	1.11	48220.86
1	0.66	28788.39
1	0.40	17221.99
1	0.43	18940.27

SITE DATA	
PHASE 2	
LOTS	114
OPEN SPACE	312776.55 SF
	7.19 AC



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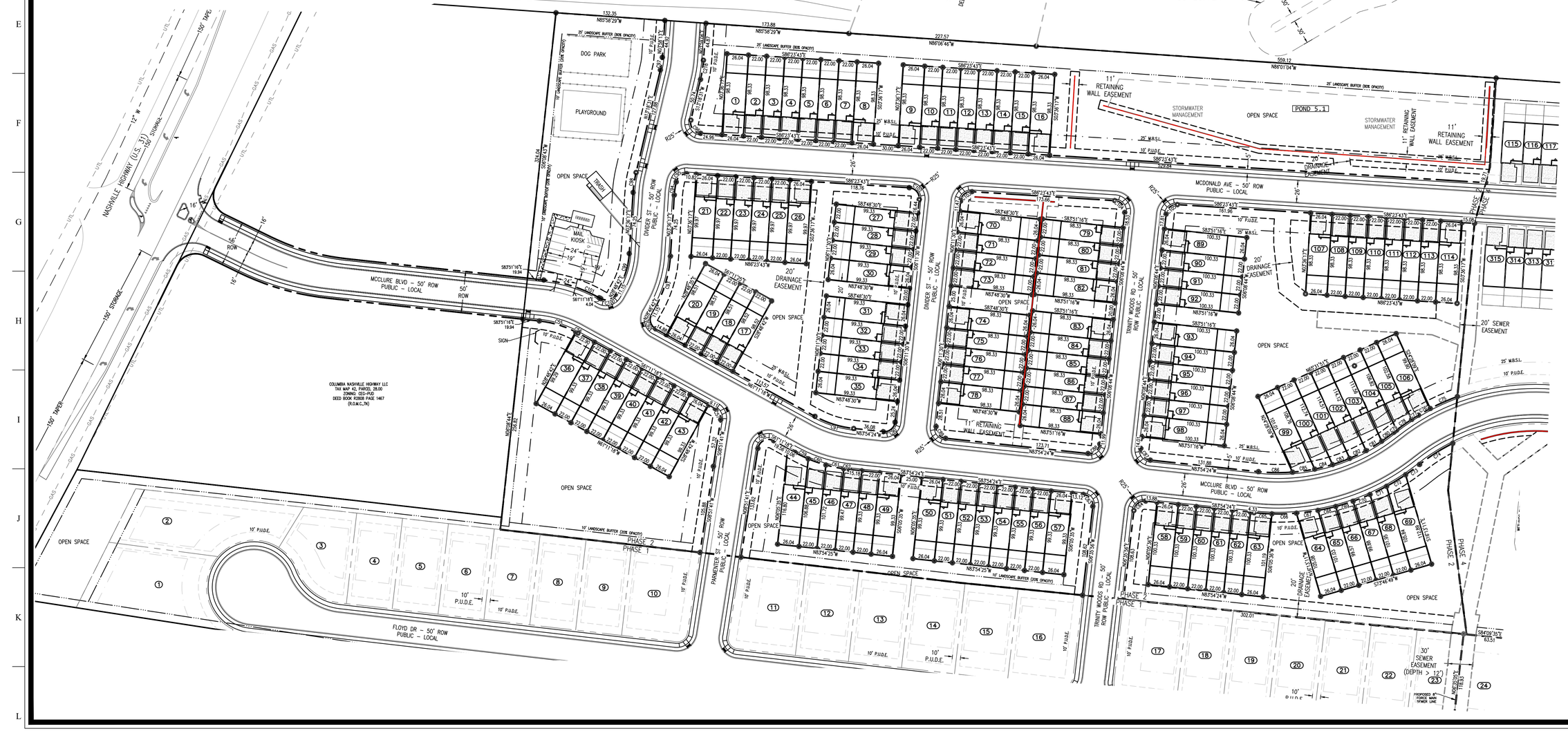
SCALE: NTS



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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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. 811

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
LICENSED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 2009
10/18/2023

W&A PROJECT #: 220047

PHASE 2

PRELIMINARY PLAT

SHEET 5 OF 19

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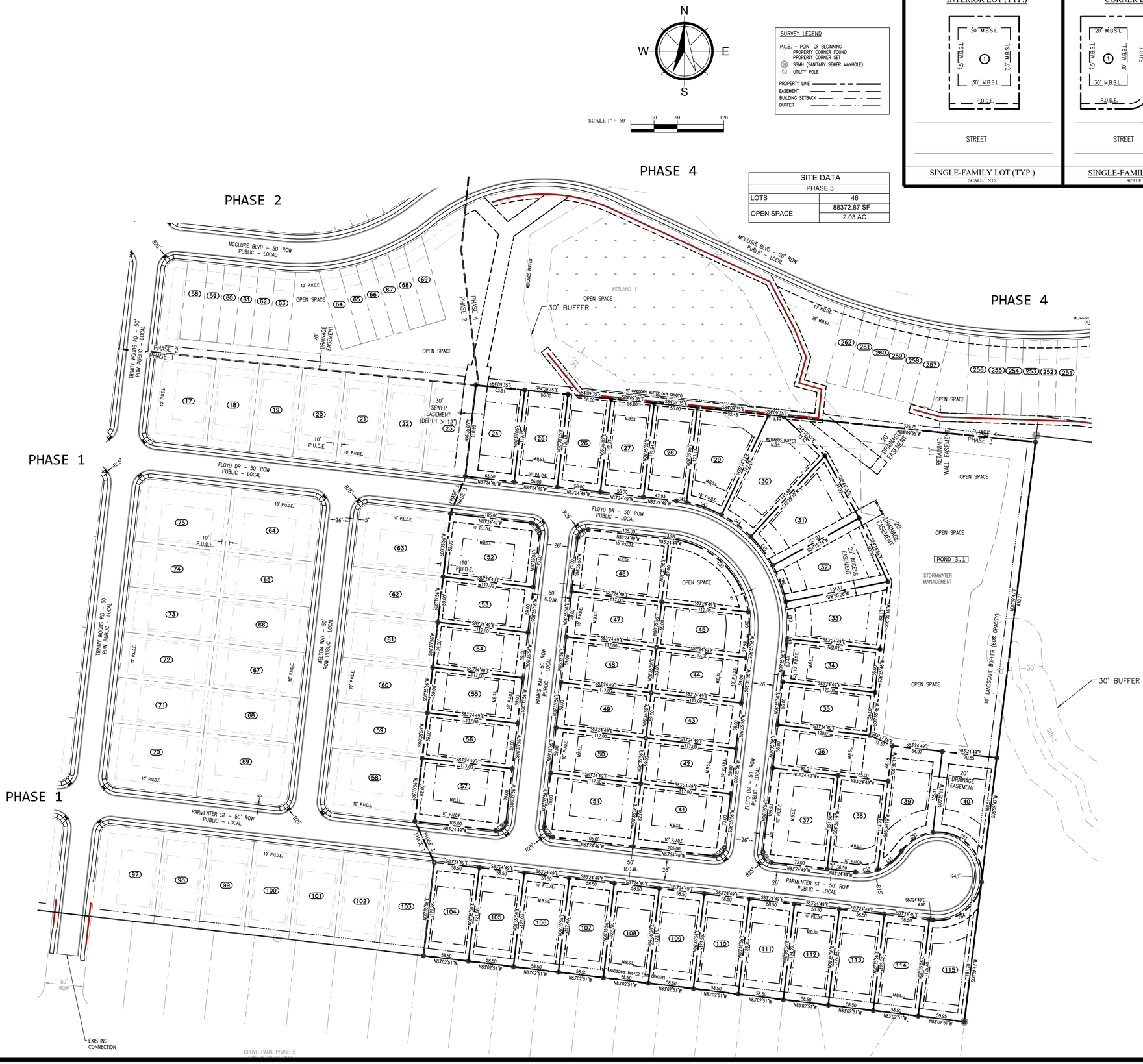
Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
24	0.17	7578.25'
25	0.15	6726.74'
26	0.16	6767.57'
27	0.16	6808.40'
28	0.16	6852.11'
29	0.21	9050.77'
30	0.23	9976.69'
31	0.21	9051.69'
32	0.21	8945.98'
33	0.19	8404.72'
34	0.15	6720.33'
35	0.15	6720.46'
36	0.19	8253.51'
37	0.24	10297.25'
38	0.18	7834.82'
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'
104	0.16	7106.00'
105	0.16	7127.87'
106	0.16	7149.75'
107	0.16	7171.62'
108	0.17	7193.50'
109	0.17	7215.38'
110	0.17	7237.25'
111	0.17	7259.13'
112	0.17	7281.00'
113	0.17	7302.88'
114	0.17	7324.76'
115	0.19	8268.83'

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	1.87	81475.97
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°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



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: 10/18/2023



10/18/2023

W&A PROJECT #: 220047

PHASE 3

PRELIMINARY PLAT

SHEET 6 OF 19

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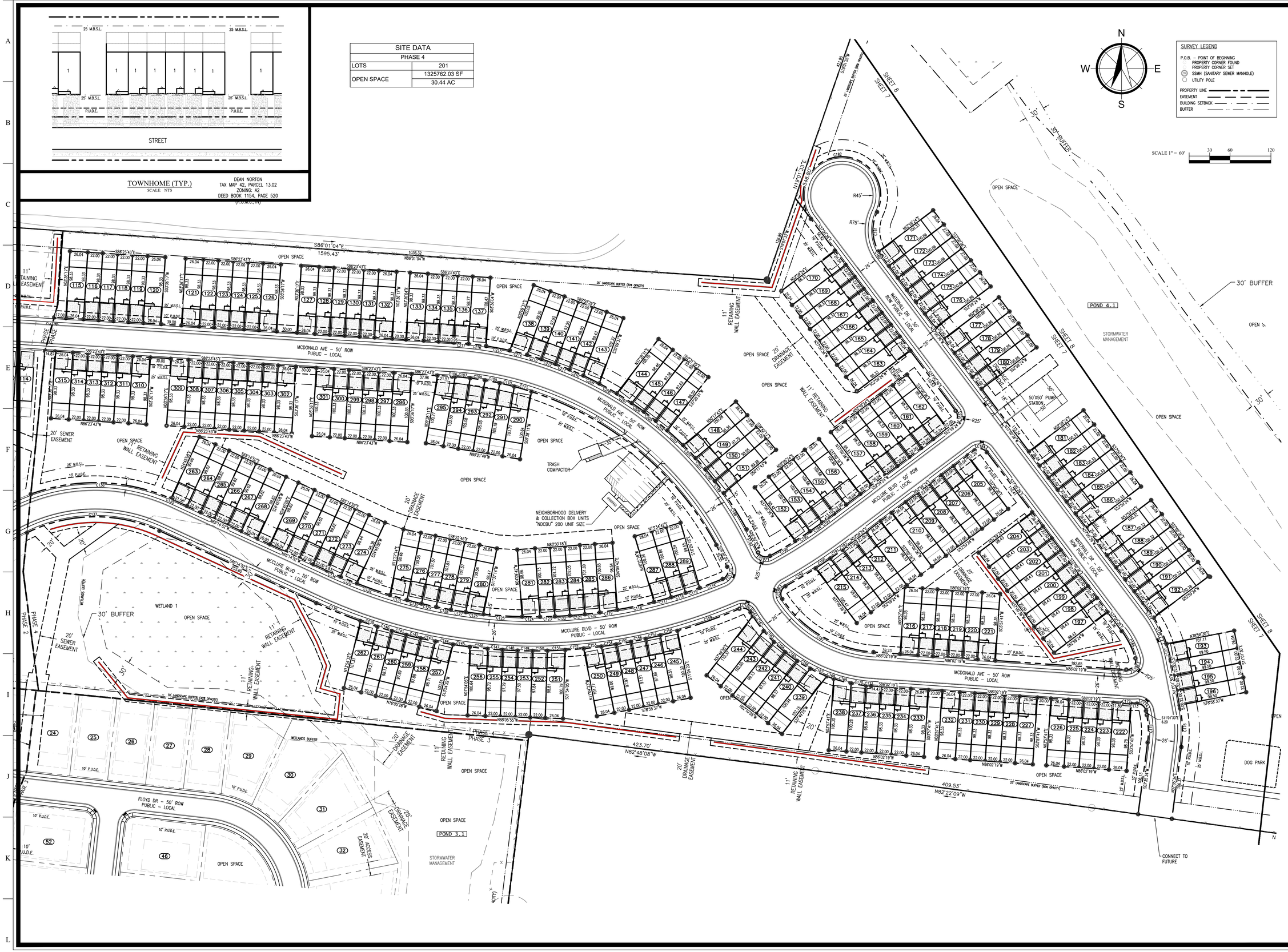

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
LICENSED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
REGISTERED
TENNESSEE NO. 3009
10/18/2023

W&A PROJECT #: 220047

PHASE 4

PRELIMINARY PLAT

SHEET 7 OF 19

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Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
115	0.06	2560.77'
116	0.05	2163.33'
117	0.05	2163.33'
118	0.05	2163.33'
119	0.05	2163.33'
120	0.06	2560.77'
121	0.06	2560.77'
122	0.05	2163.33'
123	0.05	2163.33'
124	0.05	2163.33'
125	0.05	2163.33'
126	0.06	2560.77'
127	0.06	2560.77'
128	0.05	2163.33'
129	0.05	2163.33'
130	0.05	2163.33'
131	0.05	2163.33'
132	0.06	2560.77'
133	0.06	2560.77'
134	0.05	2163.33'
135	0.05	2163.33'
136	0.05	2166.41'
137	0.06	2591.42'
138	0.06	2618.29'
139	0.05	2167.21'
140	0.05	2147.88'
141	0.05	2148.81'
142	0.05	2170.00'
143	0.06	2624.02'
144	0.06	2590.44'
145	0.05	2154.83'
146	0.05	2145.63'
147	0.05	2156.68'
148	0.06	2583.68'
149	0.05	2155.48'
150	0.05	2152.08'
151	0.05	2168.93'
152	0.06	2585.85'
153	0.05	2208.36'
154	0.05	2214.87'
155	0.05	2215.03'
156	0.06	2621.96'
157	0.06	2560.77'
158	0.05	2163.33'
159	0.05	2163.33'
160	0.05	2163.33'
161	0.05	2163.33'
162	0.06	2560.77'
163	0.06	2560.77'
164	0.05	2163.33'
165	0.05	2163.33'
166	0.05	2163.33'
167	0.05	2163.33'
168	0.05	2163.33'
169	0.05	2163.33'
170	0.06	2560.77'
176	0.06	2626.56'
197	0.06	2563.28'
198	0.05	2165.46'
199	0.05	2165.46'
200	0.05	2165.46'
201	0.05	2165.46'
202	0.05	2165.46'
203	0.05	2165.46'
204	0.06	2563.28'
205	0.06	2560.77'
206	0.05	2163.33'
207	0.05	2163.33'
208	0.05	2163.33'
209	0.05	2163.33'
210	0.06	2560.77'
211	0.06	2560.77'
212	0.05	2163.33'
213	0.05	2163.50'
214	0.05	2169.73'
215	0.06	2594.95'
216	0.06	2561.32'
217	0.05	2163.80'
218	0.05	2163.80'
219	0.05	2163.80'
220	0.05	2163.80'
221	0.06	2561.32'
222	0.06	2562.91'
223	0.05	2163.33'
224	0.05	2163.33'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
225	0.05	2163.33'
226	0.06	2560.77'
227	0.06	2560.77'
228	0.05	2163.33'
229	0.05	2163.33'
230	0.05	2163.33'
231	0.05	2163.33'
232	0.06	2560.77'
233	0.06	2560.77'
234	0.05	2163.33'
235	0.05	2163.33'
236	0.05	2163.65'
237	0.05	2182.14'
238	0.06	2669.95'
239	0.06	2702.47'
240	0.05	2186.19'
241	0.05	2149.22'
242	0.05	2159.80'
243	0.05	2218.25'
244	0.06	2769.56'
245	0.06	2586.66'
246	0.05	2157.07'
247	0.05	2146.13'
248	0.05	2149.14'
249	0.05	2166.09'
250	0.06	2605.14'
251	0.06	2597.08'
252	0.05	2162.03'
253	0.05	2147.58'
254	0.05	2147.07'
255	0.05	2160.51'
256	0.06	2593.98'
257	0.06	2592.01'
258	0.05	2161.32'
259	0.05	2150.14'
260	0.05	2152.89'
261	0.05	2169.60'
262	0.06	2608.98'
263	0.06	2594.36'
264	0.06	2191.67'
265	0.05	2191.67'
266	0.05	2191.67'
267	0.05	2191.67'
268	0.06	2594.30'
269	0.06	2594.30'
270	0.05	2191.67'
271	0.05	2191.67'
272	0.05	2191.67'
273	0.05	2190.70'
274	0.06	2577.84'
275	0.06	2593.33'
276	0.05	2224.54'
277	0.05	2239.51'
278	0.05	2239.56'
279	0.05	2224.68'
280	0.06	2593.63'
281	0.06	2598.25'
282	0.05	2228.19'
283	0.05	2242.71'
284	0.05	2242.30'
285	0.05	2226.97'
286	0.06	2595.75'
287	0.06	2622.05'
288	0.05	2216.69'
289	0.05	2202.31'
290	0.06	2663.98'
291	0.05	2299.83'
292	0.05	2321.05'
293	0.05	2319.88'
294	0.05	2296.30'
295	0.06	2660.12'
296	0.06	2612.85'
297	0.05	2207.33'
298	0.05	2207.33'
299	0.05	2207.33'
300	0.05	2207.33'
301	0.06	2612.85'
302	0.06	2560.77'
303	0.05	2163.33'
304	0.05	2163.33'
305	0.05	2163.33'
306	0.05	2163.33'
307	0.05	2163.33'
308	0.05	2163.33'
309	0.06	2560.77'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
310	0.06	2560.77'
311	0.05	2163.33'
312	0.05	2163.33'
313	0.05	2163.33'
314	0.05	2163.33'
315	0.06	2560.77'

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	2.74	119459.55
1	0.83	36161.37
1	3.08	134142.41
1	4.30	187474.66
1	19.48	848524.04

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C106	S86°04'59"E	4.61'	476.11
C107	S84°28'42"E	22.06'	476.11
C108	S81°49'36"E	22.01'	476.11
C109	S79°10'41"E	22.01'	476.11
C110	S76°31'38"E	22.05'	476.11
C111	S73°37'20"E	26.23'	476.11
C112	S50°17'57"E	361.39'	476.11
C113	S20°20'48"W	21.26'	13.00
C114	S68°39'22"W	36.21'	714.00
C115	S70°59'34"W	22.02'	714.00
C116	S72°45'33"W	22.00'	714.00
C117	S74°41'14"W	26.05'	714.00
C118	S77°56'47"W	55.18'	714.00
C119	S81°12'31"W	26.13'	714.00
C120	S83°08'27"W	22.03'	714.00
C121	S84°54'26"W	22.00'	714.00
C122	S86°40'23"W	22.00'	714.00
C123	S88°26'22"W	22.02'	714.00
C124	N89°37'43"W	26.12'	714.00
C125	N86°17'31"W	57.04'	714.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C166	S59°20'58"E	22.18'	225.00
C167	S65°35'05"E	26.79'	225.00
C168	S70°22'03"E	10.78'	225.00
C169	S75°07'07"E	26.54'	225.00
C170	S81°18'33"E	22.08'	225.00
C171	S85°04'47"E	7.53'	225.00
C172	S87°51'09"E	14.25'	225.00
C173	N89°14'52"E	8.52'	225.00
C174	S51°25'52"E	18.34'	13.00
C175	S01°42'58"E	40.62'	125.00
C183	S07°59'24"W	20.42'	13.00
C184	S82°00'36"E	20.42'	13.00
C185	S26°40'33"E	45.09'	125.00
C186	S38°48'36"W	25.03'	13.00
C187	N59°45'01"W	160.59'	175.00
C188	N13°50'30"E	21.47'	13.00
C189	N59°12'44"E	51.54'	764.00
C190	N56°18'05"E	26.09'	764.00
C191	N54°29'53"E	22.01'	764.00
C192	N53°19'53"E	9.10'	764.00

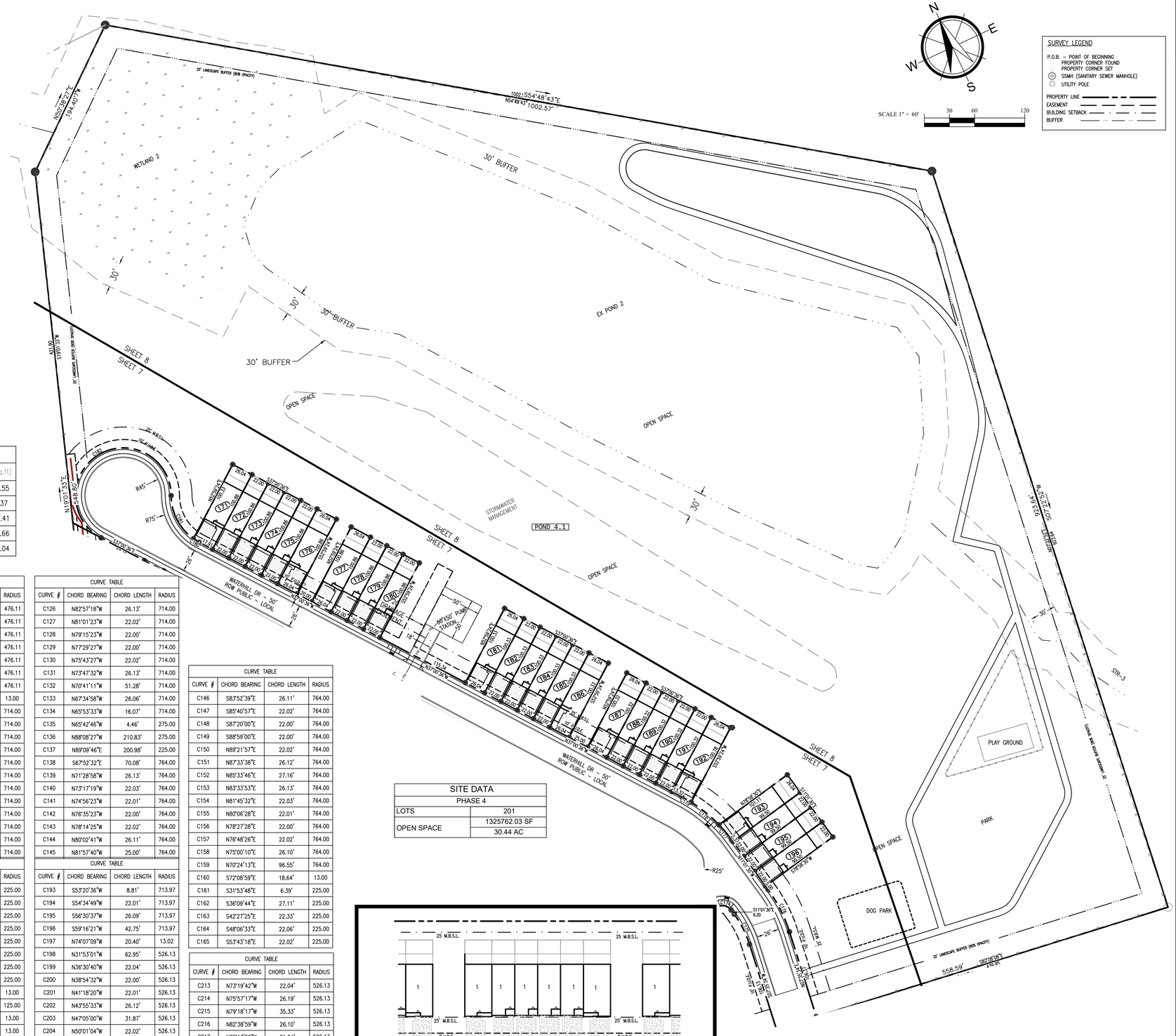
CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C126	N82°57'18"W	26.13'	714.00
C127	N81°01'23"W	22.02'	714.00
C128	N79°15'23"W	22.00'	714.00
C129	N77°29'27"W	22.00'	714.00
C130	N75°43'27"W	22.02'	714.00
C131	N73°47'32"W	26.13'	714.00
C132	N70°41'11"W	51.28'	714.00
C133	N67°34'58"W	26.06'	714.00
C134	N65°53'33"W	16.07'	714.00
C135	N65°42'46"W	4.46'	275.00
C136	N88°08'27"W	210.83'	275.00
C137	N89°09'46"E	200.98'	225.00
C138	S67°52'32"E	70.08'	764.00
C139	N71°28'58"W	26.13'	764.00
C140	N73°17'19"W	22.03'	764.00
C141	N74°56'23"W	22.01'	764.00
C142	N76°35'23"W	22.00'	764.00
C143	N78°14'25"W	22.02'	764.00
C144	N80°02'41"W	26.11'	764.00
C145	N81°57'40"W	25.00'	764.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C193	S53°20'36"W	8.81'	713.97
C194	S54°34'49"W	22.01'	713.97
C195	S56°30'37"W	26.09'	713.97
C196	S59°16'21"W	42.75'	713.97
C197	N74°07'09"W	20.40'	13.02
C198	N31°53'01"W	62.95'	526.13
C199	N36°30'40"W	22.04'	526.13
C200	N38°54'32"W	22.00'	526.13
C201	N41°18'20"W	22.01'	526.13
C202	N43°55'33"W	26.12'	526.13
C203	N47°05'00"W	31.87'	526.13
C204	N50°01'04"W	22.02'	526.13
C205	N52°24'53"W	22.00'	526.13
C206	N54°48'42"W	22.02'	526.13
C207	N57°26'03"W	26.14'	526.13
C208	N60°28'08"W	29.60'	526.13
C209	N63°30'26"W	26.20'	526.13
C210	N66°08'04"W	22.05'	526.13
C211	N68°32'00"W	22.01'	526.13
C212	N70°55'47"W	22.01'	526.13

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C146	S83°52'39"E	26.11'	764.00
C147	S85°40'57"E	22.02'	764.00
C148	S87°20'00"E	22.00'	764.00
C149	S88°59'00"E	22.00'	764.00
C150	N89°21'57"E	22.02'	764.00
C151	N87°33'38"E	26.12'	764.00
C152	N85°33'46"E	27.16'	764.00
C153	N83°33'53"E	26.13'	764.00
C154	N81°45'32"E	22.03'	764.00
C155	N80°06'28"E	22.01'	764.00
C156	N78°27'28"E	22.00'	764.00
C157	N76°48'26"E	22.02'	764.00
C158	N75°00'10"E	26.10'	764.00
C159	N70°24'13"E	96.55'	764.00
C160	S72°08'59"E	18.64'	13.00
C161	S31°53'48"E	6.39'	225.00
C162	S36°09'44"E	27.11'	225.00
C163	S42°27'25"E	22.33'	225.00
C164	S48°06'33"E	22.06'	225.00
C165	S53°43'18"E	22.02'	225.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C213	N73°19'42"W	22.04'	526.13
C214	N75°57'17"W	26.19'	526.13
C215	N79°18'17"W	35.33'	526.13
C216	N82°38'59"W	26.10'	526.13
C217	N85°13'00"W	21.04'	526.13

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF
	30.44 AC


N
E
S
W
SCALE 1" = 60'
30
60
120
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
25' LANDSCAPE BUFFER (NON OPACITY)
N50°28'57"E
1394.40'
1002.57'
S54°48'43"E
1002.57'
WETLAND 2
30' BUFFER
30'
EX POND 2
OPEN SPACE
STORMWATER MANAGEMENT
POND 4.1
SHEET 8
SHEET 7
N19°01'32"E
548.80'
R45'
R75'
WATERHILL DR - 50' ROW PUBLIC - LOCAL
S71°10'36"E
S70°00'36"E
N70°00'36"W
S70°00'36"E
N20°59'24"E
S20°59'24"W
N69°00'36"W
S69

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.

SCALE 1" = 60'

SURVEY LEGEND

P.O.B. – POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE

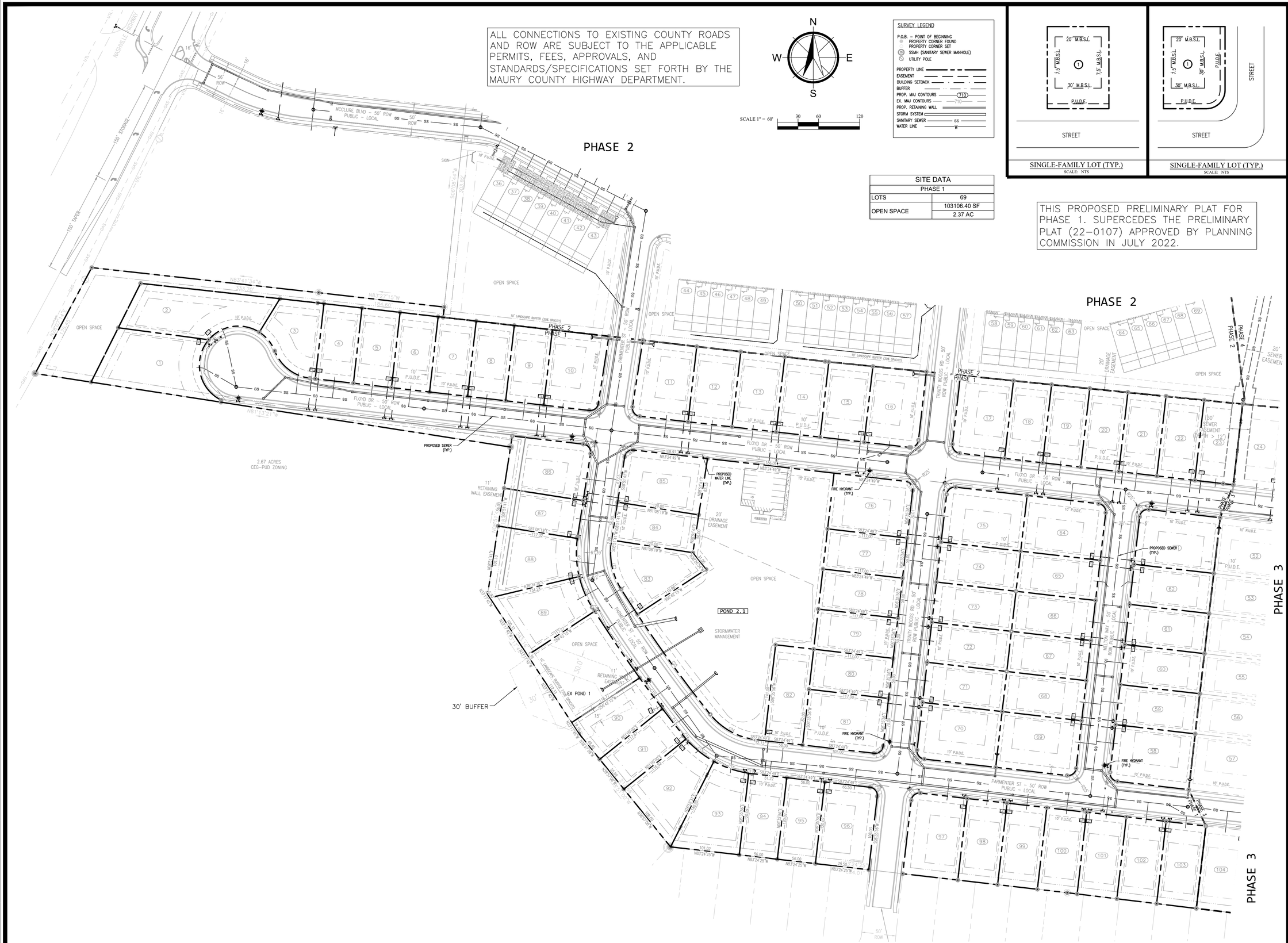
PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER
PROP. MAJ CONTOURS
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SITE DATA	
PHASE 1	
LOTS	69
OPEN SPACE	103106.40 SF
	2.37 AC

THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22–0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.



W&A Engineering

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TRAFFIC ENGINEERING · SURVEYING
ECONOMIC DEVELOPMENT

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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. 811

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3099
10/18/2023

W&A PROJECT #: 220047

PHASE 1

UTILITIES

SHEET 9 OF 19

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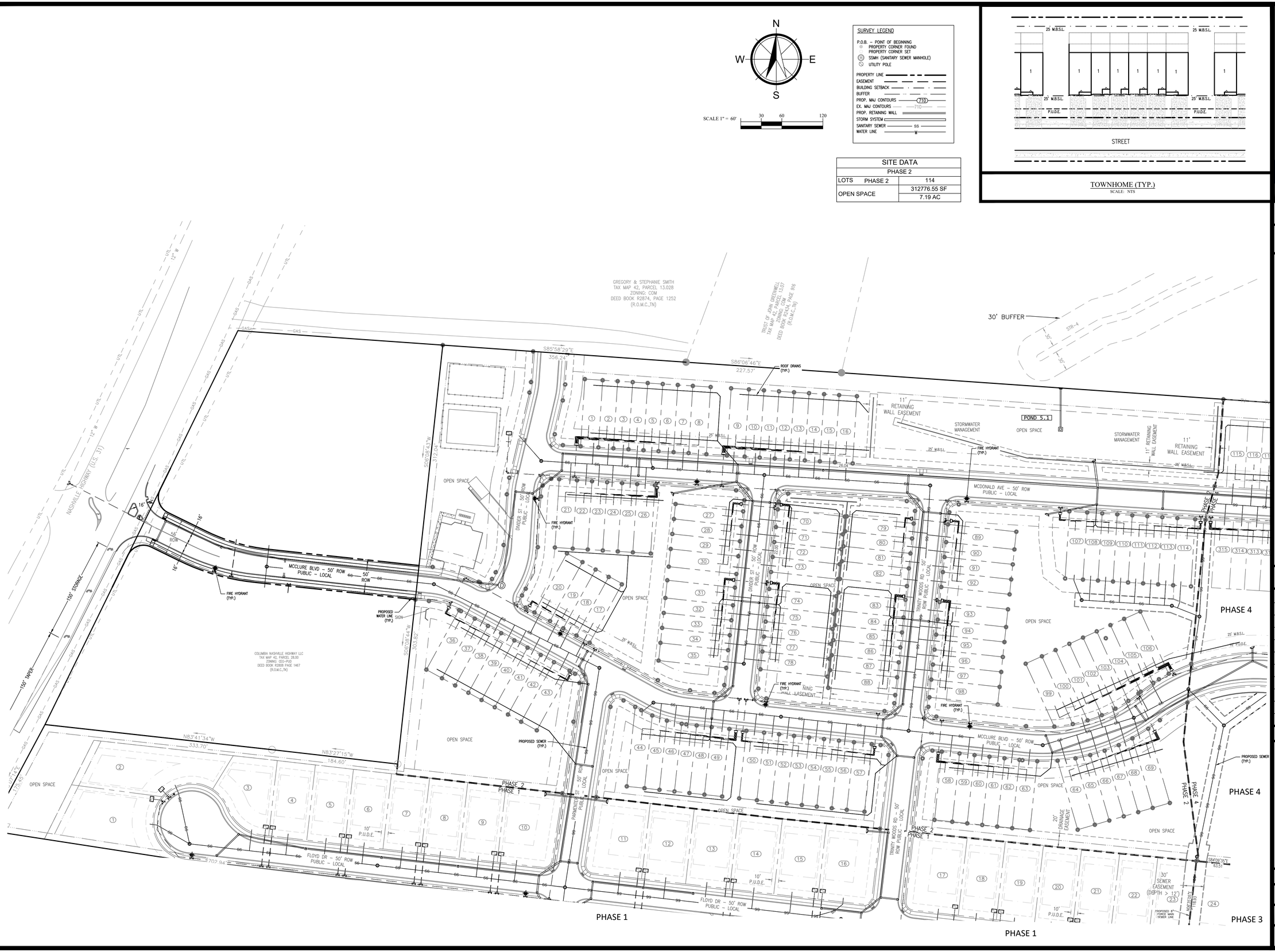

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
LICENSED LAND SURVEYOR
No. XVI
AGRICULTURE
TENNESSEE NO. 2009
10/18/2023

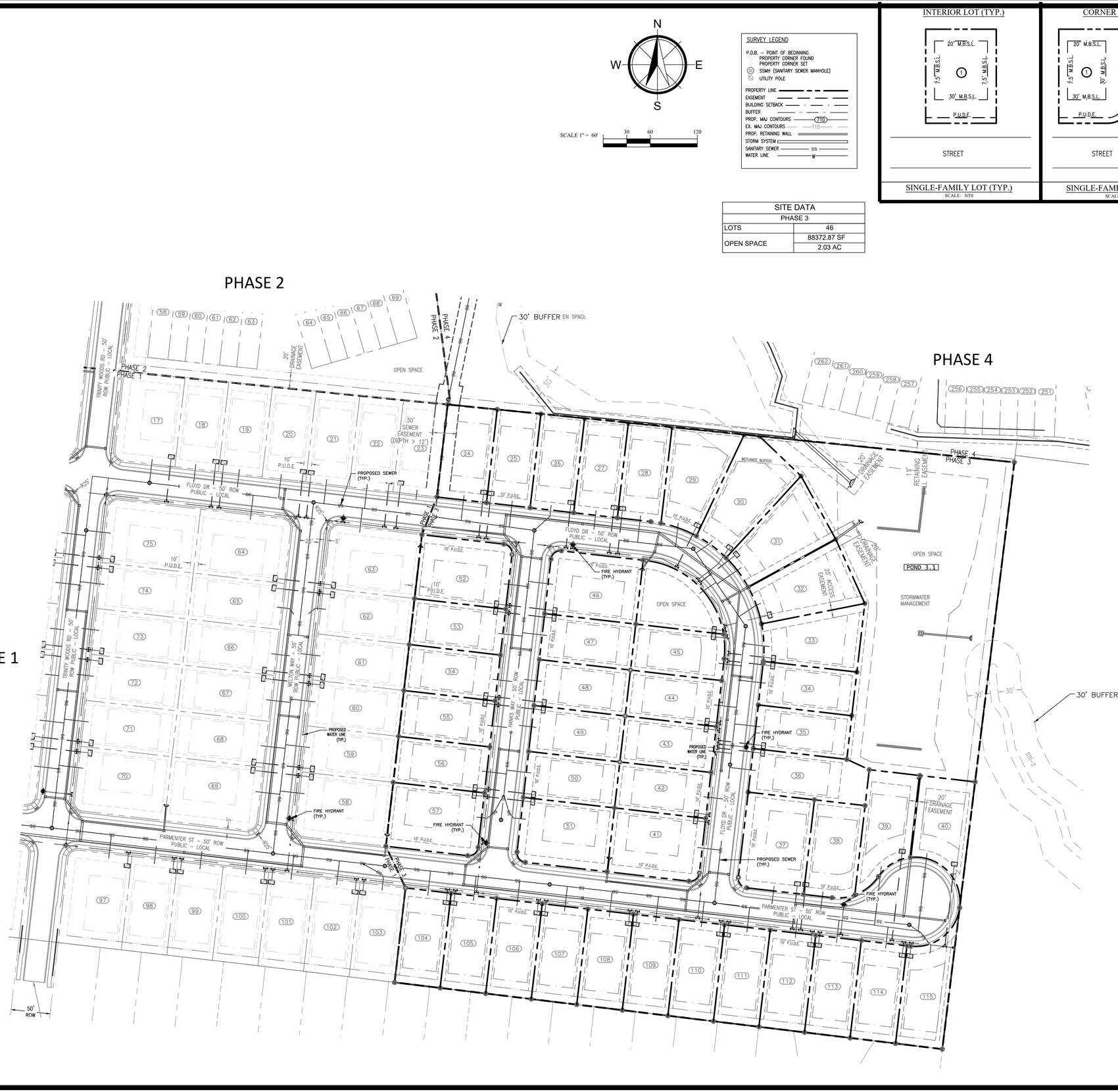
W&A PROJECT #: 220047

PHASE 2

UTILITIES

SHEET 10 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\PLATS\Sheets - CAD\PP - PHASE 2 - 220047.dwg 10-17-23 05:18:18 PM opesm



SCALE 1" = 60' (30 60 120)

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	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

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

REVISIONS

DATE	COMMENT
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DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCIAL
RESIDENTIAL
TENNESSEE NO. 3099
10/18/2023

W&A PROJECT #: 220047

PHASE 3

UTILITIES

SHEET 11 OF 19

X:\Projects\2022\22047- McClure Farms\Design Construction\PLAT\2-Sheets - CAD\PP - PHASE 3 - 220047.dwg (6-17-23 (8:44:30 PM openin

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 —

N
W E
S

SCALE 1" = 60' 30 60 120

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF
	30.44 AC

NOTE
REMAINING AREA OF PHASE 4 TO BE USED AS OPEN SPACE/STORMWATER DETENTION. SEE CONSTRUCTION PLANS FOR DETAILS.

DEAN NORTON
TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(R.O.M.C.,TN)

S86°01'04"E 1595.43

N19°01'57"E 145.00'

N82°48'08"W 423.70'

N82°22'09"W 409.53'

PHASE 3

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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. 811

REVISIONS

DATE	COMMENT
	-
	-
	-
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	-
	-
	-
	-
	-

DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
No. XVI
STATE OF TENNESSEE
AGRICULTURE
COMMERCIAL
TENNESSEE NO. 3009
10/18/2023

W&A PROJECT #: 220047

PHASE 4

UTILITIES

SHEET 12 OF 19

X:\Projects\2022\220047-McClure Farms\Design\Construction\PLAT\2-Sheets - CAD\PP - PHASE 4 - 220047.dwg 10-17-23 05:55:28 PM opesn

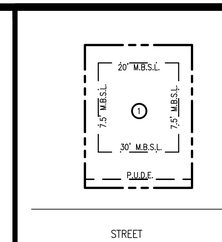
ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY THE MAURY COUNTY HIGHWAY DEPARTMENT.

N
W E
S

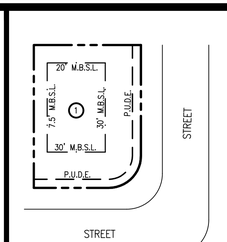
SCALE 1" = 60'
30 60 120

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
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SITE DATA	
PHASE 1	
LOTS	69
OPEN SPACE	103106.40 SF
	2.37 AC

THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22-0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.

PHASE 2

PHASE 2

PHASE 3

PHASE 3

POND 2.1
STORMWATER MANAGEMENT

30' BUFFER

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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. 811

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3065
10/18/2023

W&A PROJECT #: 220047

PHASE 1

GRADING

SHEET 13 OF 19

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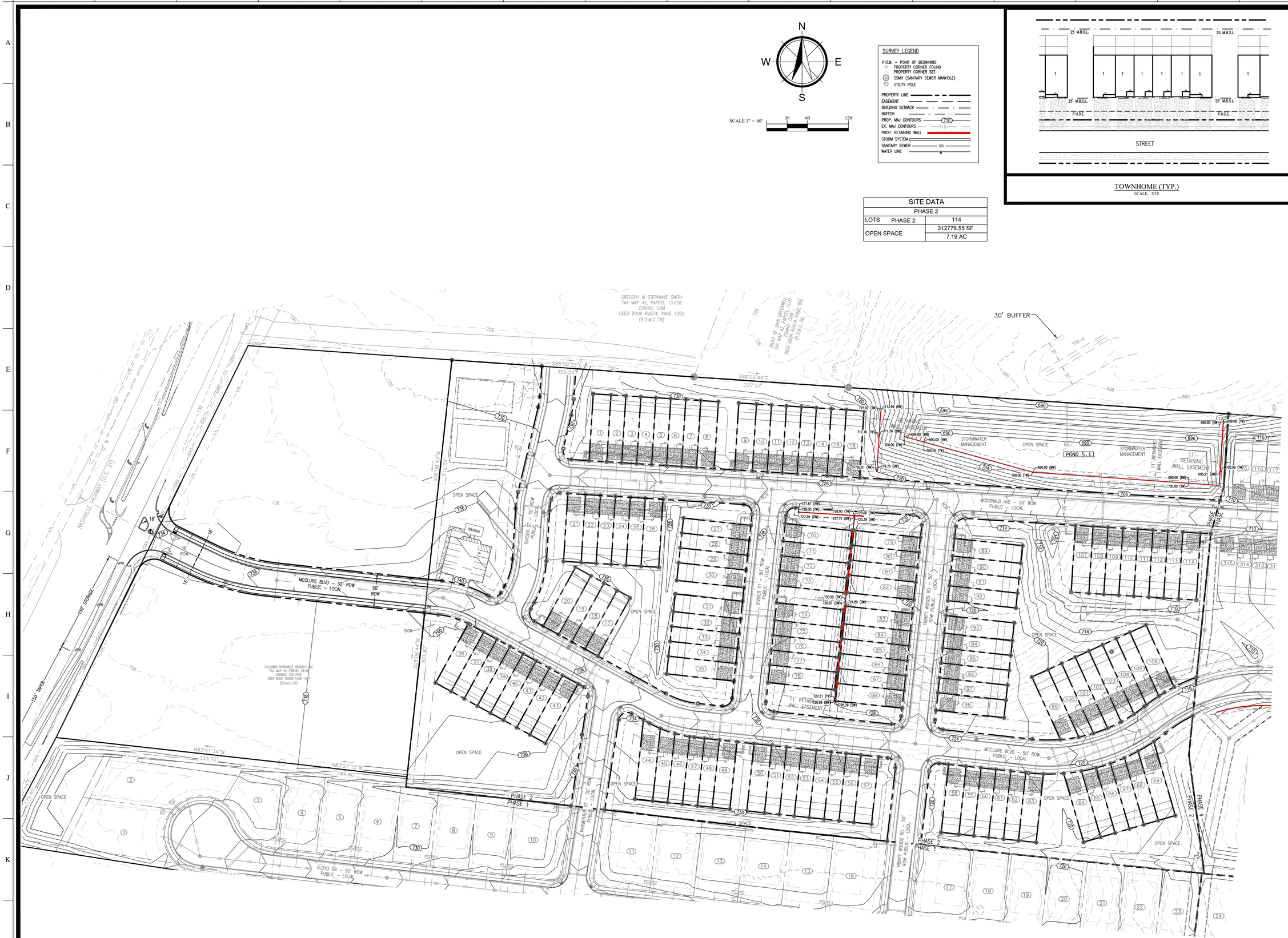

TOWNHOME (TYP.)
SCALE: NTS

SITE DATA		
PHASE 2		
LOTS	PHASE 2	114
OPEN SPACE		312776.55 SF
		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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DATE: 10/18/2023

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REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3009
10/18/2023

W&A PROJECT #: 220047

PHASE 2

GRADING

SHEET 14 OF 19

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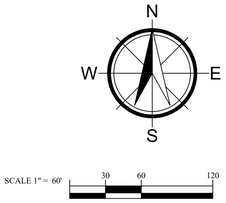
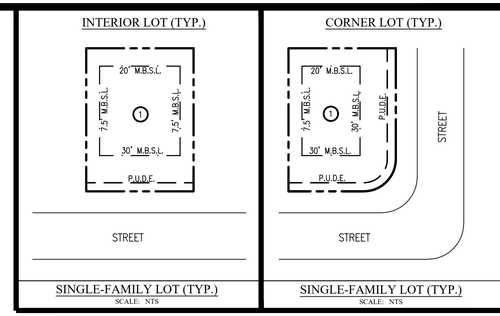


SURVEY LEGEND

- 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



SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	88372.87 SF
	2.03 AC

PHASE 2

PHASE 1

PHASE 4



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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
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DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
AND COMMERCE
TENNESSEE NO. 3083
10/18/2023

W&A PROJECT #: 220047

PHASE 3

GRADING

SHEET 15 OF 19

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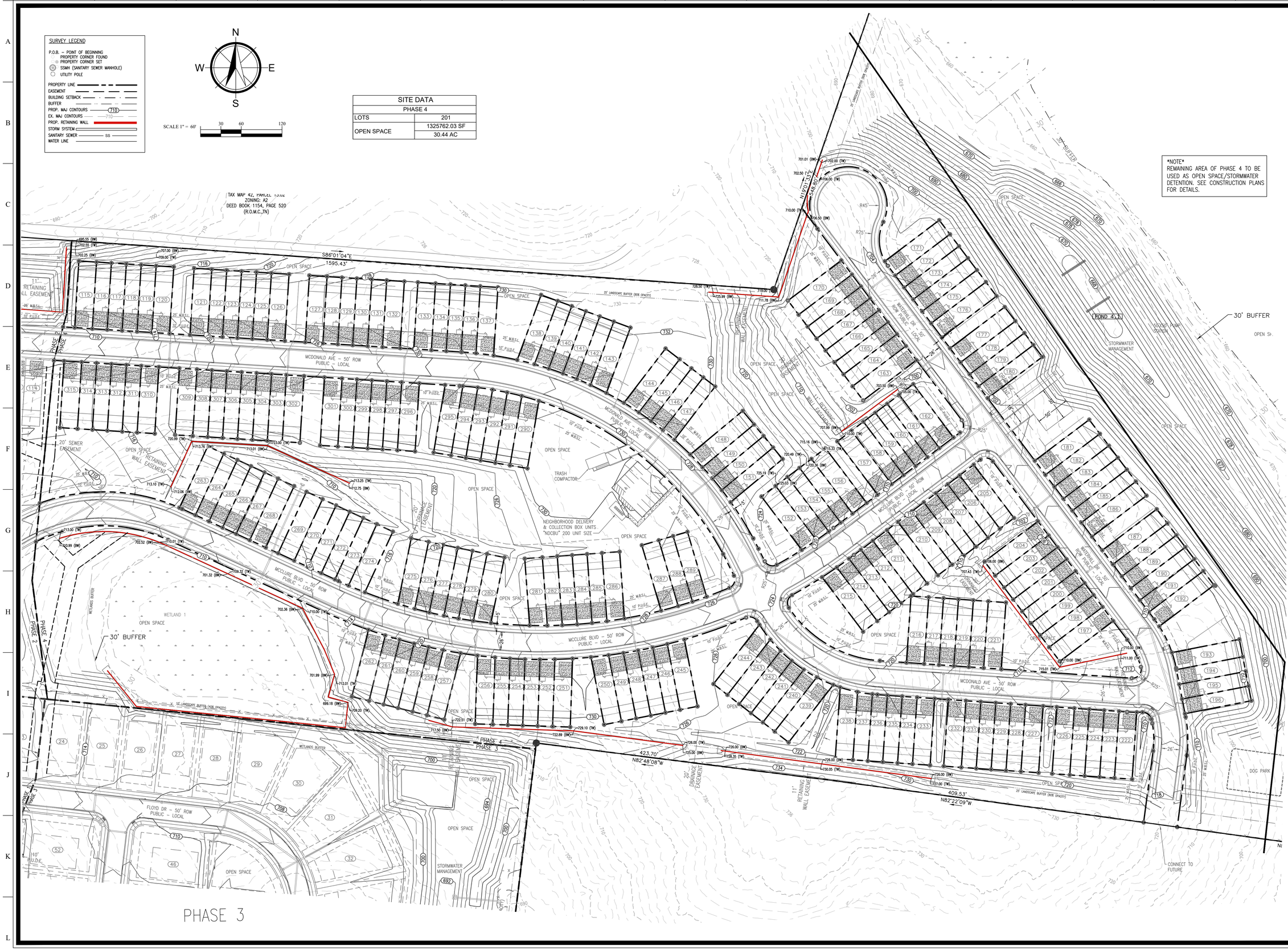

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF
	30.44 AC

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: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3099
10/18/2023

W&A PROJECT #: 220047

PHASE 4

GRADING

SHEET 16 OF 19

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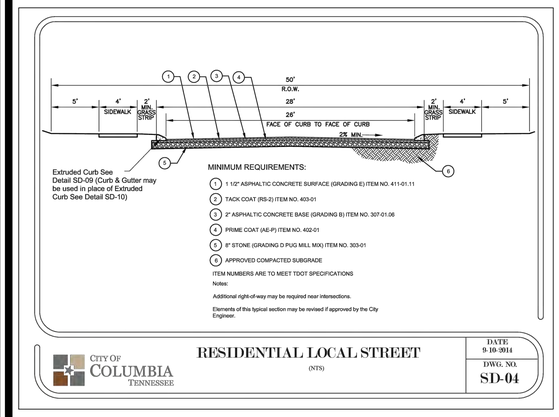
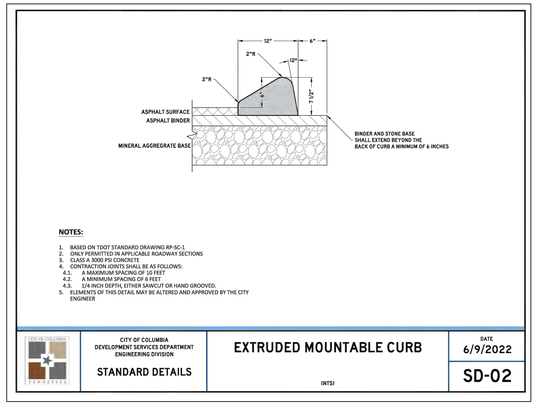
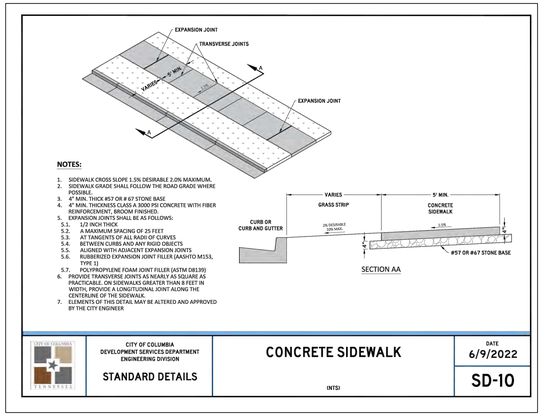
N
W
E
S
SCALE 1" = 150'
0
75
150
300
OPEN SPACE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3
OPEN SPACE 4
OPEN SPACE 5
OPEN SPACE 6
OPEN SPACE 7
OPEN SPACE 8
OPEN SPACE 9
OPEN SPACE 10
OPEN SPACE 11
OPEN SPACE 12
OPEN SPACE 13
OPEN SPACE



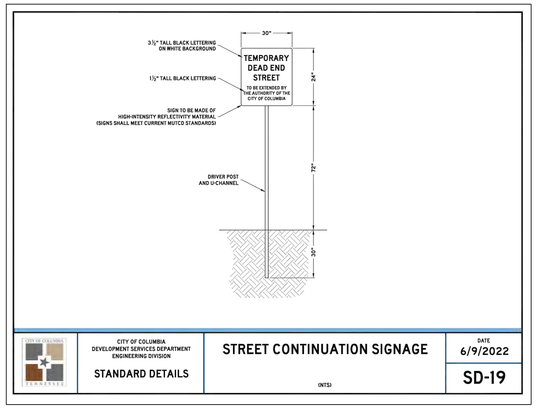
RESIDENTIAL LOCAL STREET SECTION



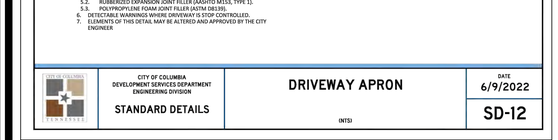
EXTRUDED CURB



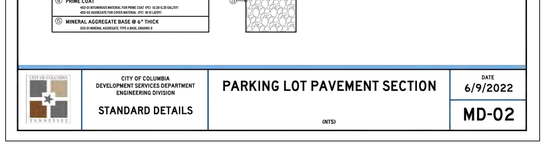
CONCRETE SIDEWALK



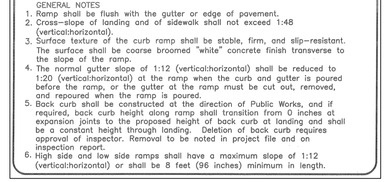
TEMPORARY DEAD END SIGN



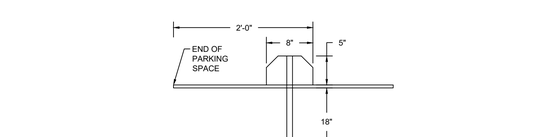
DRIVEWAY APRON



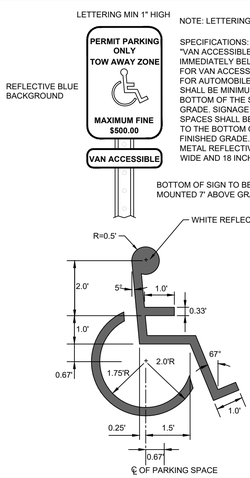
PARKING LOT PAVEMENT SECTION



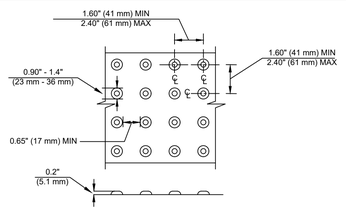
SIDEWALK RAMP



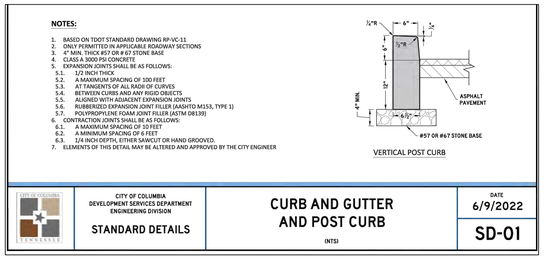
WHEEL STOP



HANDICAP PARKING SIGN AND PAINTED SYMBOL



TRUNCATED DOMES



POST CURB

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT

DATE: 10/18/2023

ADAM C. BLEDSOE REGISTERED LAND SURVEYOR XVI STATE OF TENNESSEE AGRICULTURE SURVEYOR COMMERCE TENNESSEE NO. 3009
10/18/2023

W&A PROJECT #: 220047

PHASE 1 - 4

DETAILS

SHEET 18 OF 19

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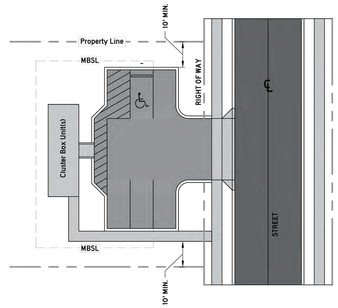
NOTES:

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 ENCROACH 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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

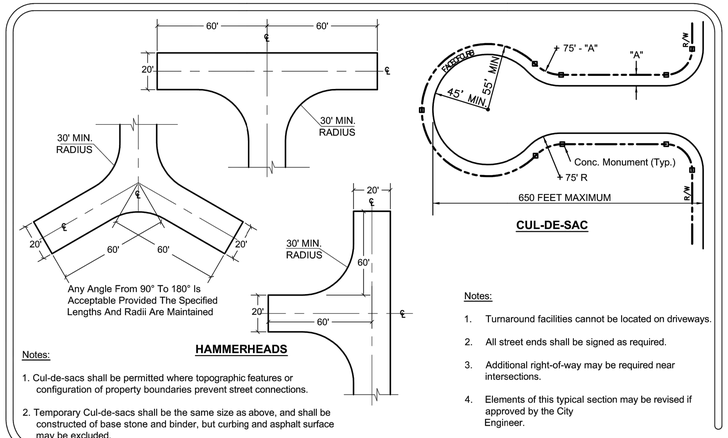
STANDARD DETAILS

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.

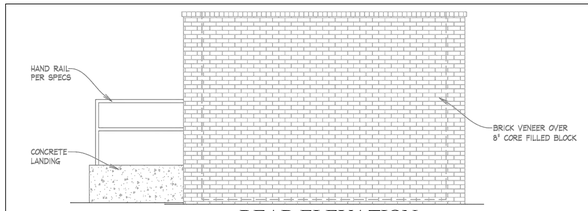
CITY OF COLUMBIA TENNESSEE

TURN-A-ROUND DETAIL

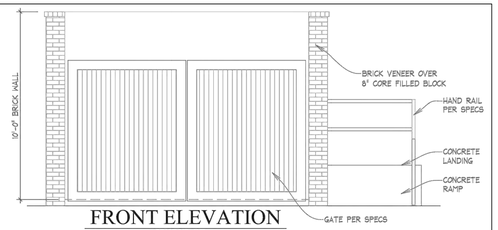
(NTS)

DATE
9-9-2015

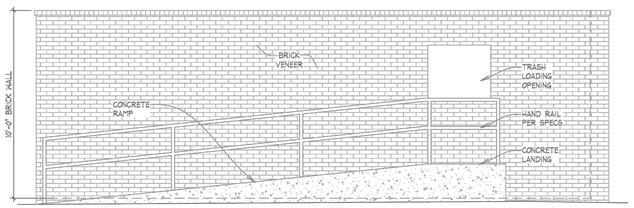
DWG. NO.
SD-08



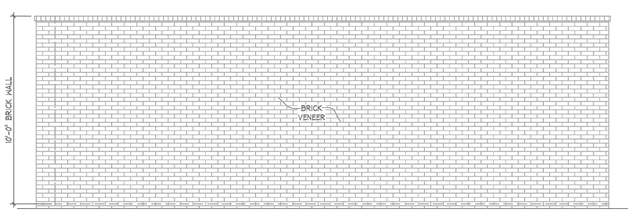
REAR ELEVATION
SCALE 3/8"=1'-0"



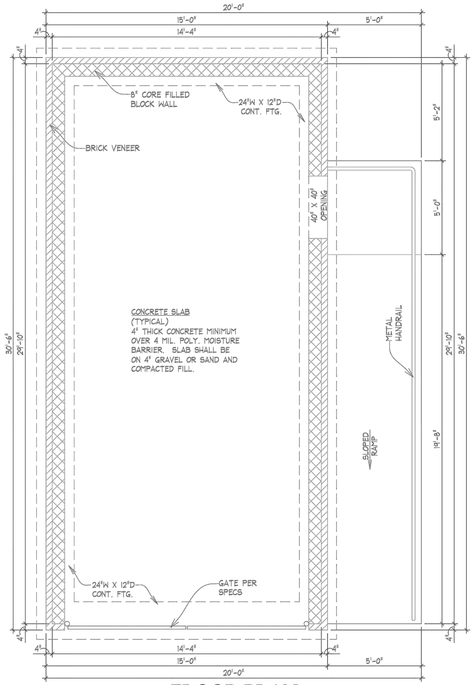
FRONT ELEVATION
SCALE 3/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 3/8"=1'-0"



LEFT SIDE ELEVATION
SCALE 3/8"=1'-0"



FLOOR PLAN
SCALE 3/8"=1'-0"

COMPACTOR ENCLOSURE

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2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT
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DATE: 10/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 2009

10/18/2023

W&A PROJECT #: 220047

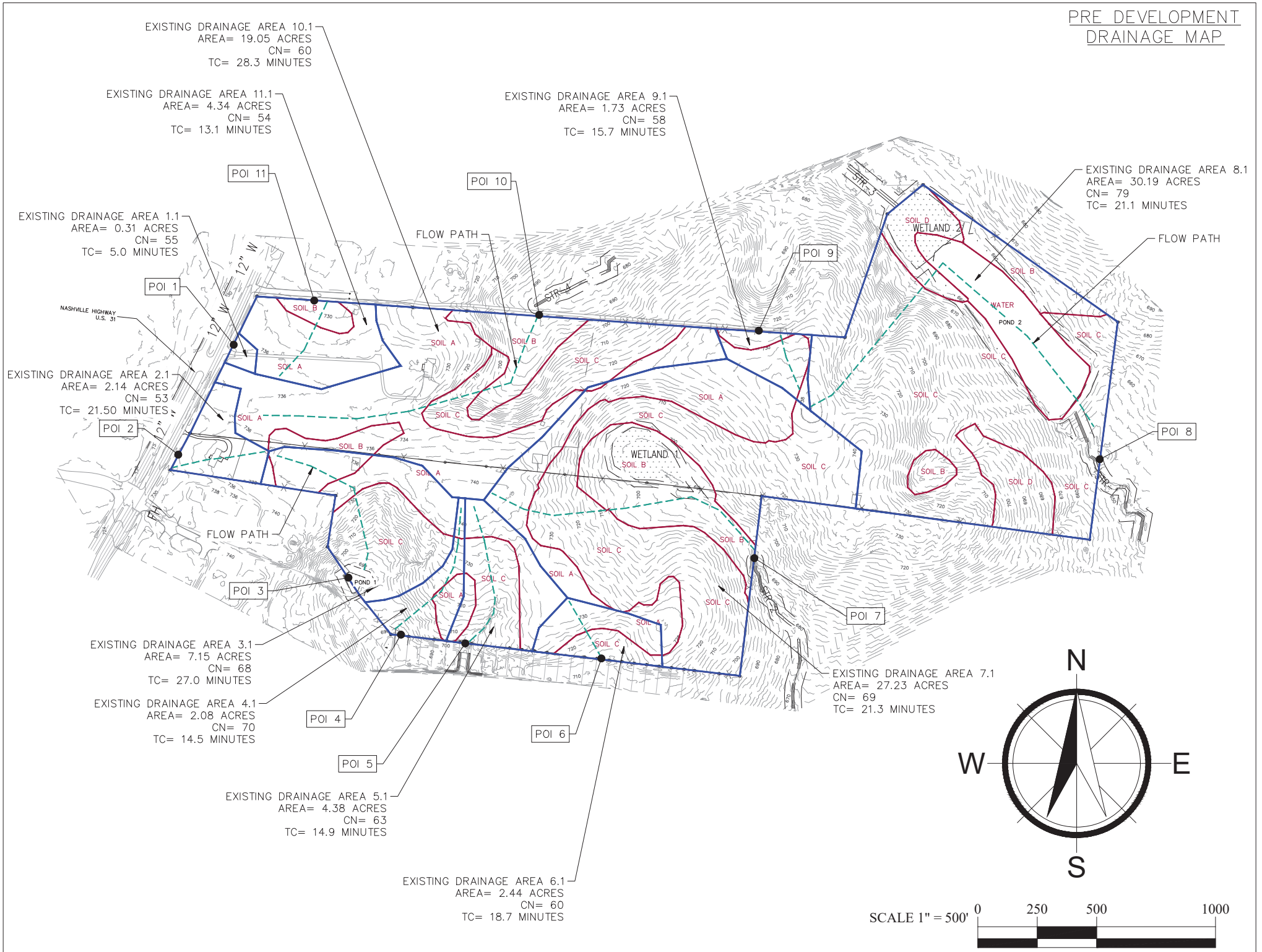
PHASE 1 - 4

DETAILS

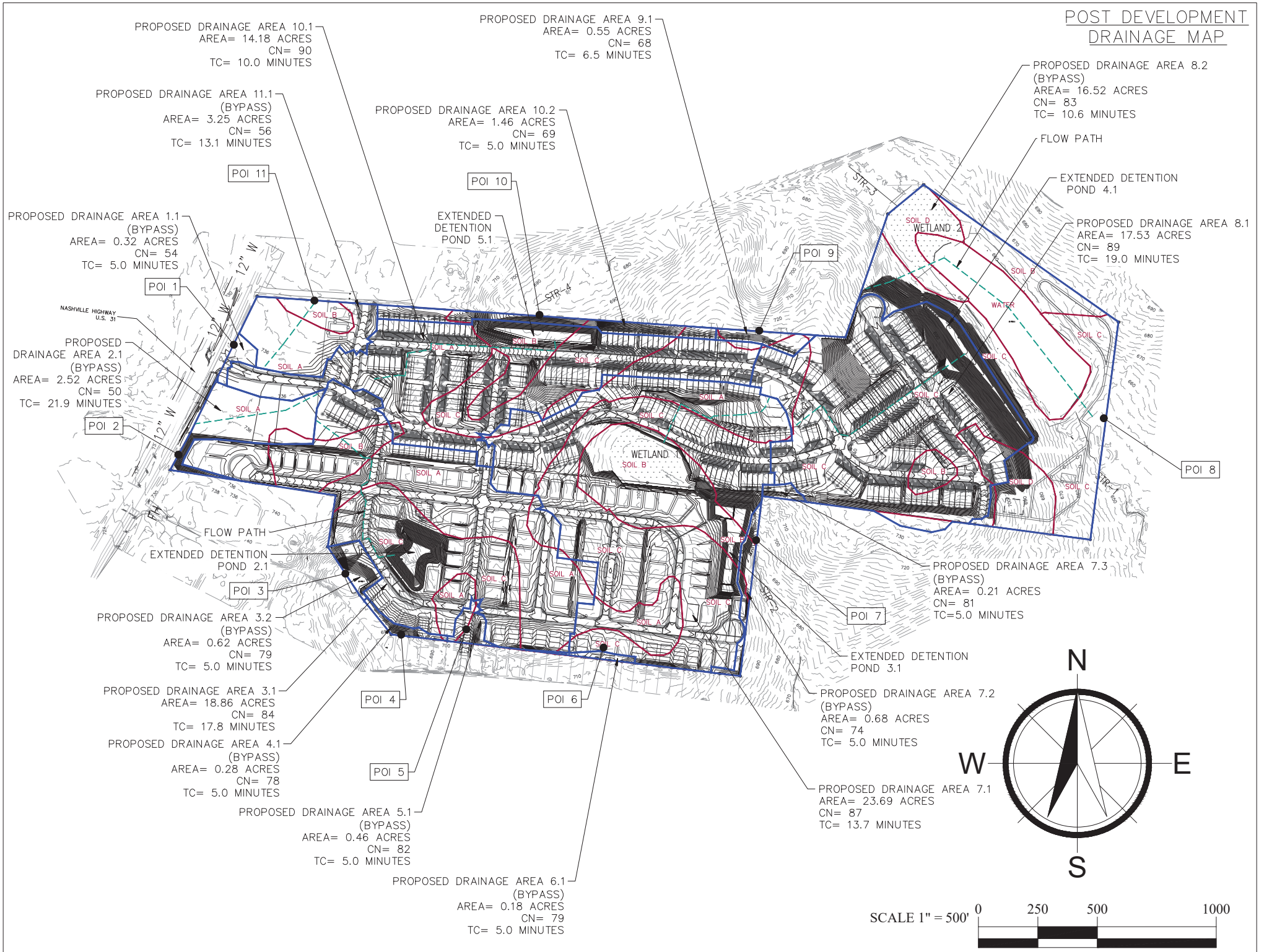
SHEET 19 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\3-SHEETS\SD PLAT DETAILS-220047.dwg 10-17-23 03:00:52 PM rgeun

PRE DEVELOPMENT DRAINAGE MAP



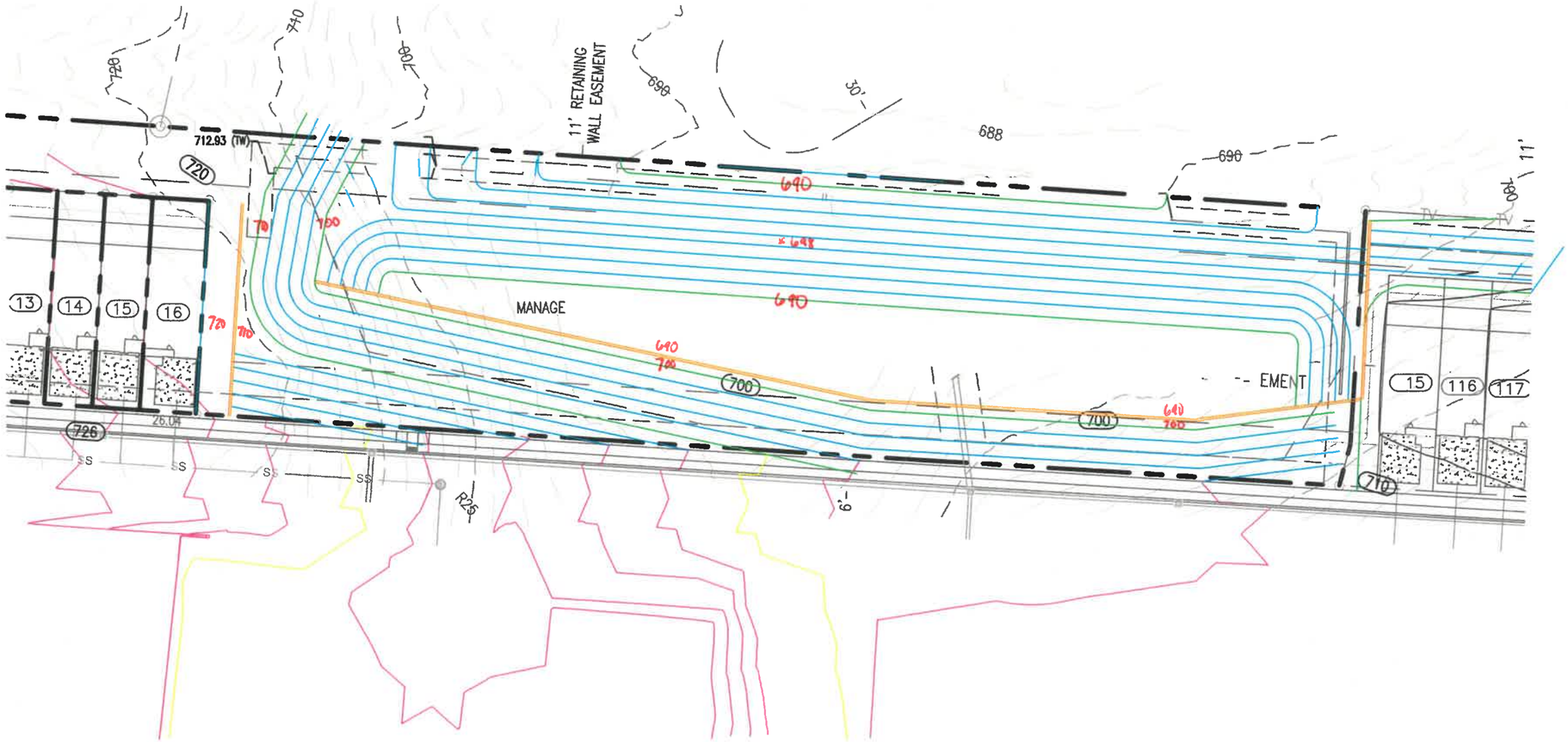
POST DEVELOPMENT DRAINAGE MAP



McClure Farms- POI Results

				Peak Flow (cfs)					
Basin	DA	CN	Tc	2yr	5yr	10yr	25yr	50yr	100yr
EXISTING DA1.1	0.31	55	5.0	**0.19**	**0.40**	**0.59**	**0.87**	**1.11**	**1.37**
PROPOSED DA 1.1	0.32	52	5.0	0.17	0.38	0.57	0.85	1.10	1.36
PROPOSED POI 1				**0.17**	**0.38**	**0.57**	**0.85**	**1.10**	**1.36**
EXISTING DA 2.1	2.14	53	21.5	**0.45**	**1.15**	**1.86**	**3.01**	**4.03**	**5.14**
PROPOSED DA 2.1	2.52	50	21.9	0.27	0.90	1.60	2.79	3.89	5.10
PROPOSED POI 2				**0.27**	**0.90**	**1.60**	**2.79**	**3.89**	**5.10**
EXISTING DA 3.1	7.15	68	27.0	**6.56**	**10.29**	**13.50**	**18.10**	**21.95**	**25.98**
PROPOSED DA 3.1	18.86	84	17.8	49.03	65.16	78.12	95.98	110.24	124.68
PROPOSED DA 3.2	0.62	82	5.0	0.65	0.09	1.09	1.37	1.59	1.81
EXTENDED DETENTION 2.1				2.78	8.18	11.82	15.45	17.74	19.71
PROPOSED POI 3				**2.81**	**8.24**	**11.91**	**15.56**	**17.87**	**19.86**
EXISTING DA 4.1	2.08	70	14.5	**3.09**	**4.65**	**6.00**	**7.91**	**9.50**	**11.14**
PROPOSED DA 4.1	0.28	78	5.0	0.84	1.16	1.42	1.78	2.07	2.37
PROPOSED POI 4				**0.84**	**1.16**	**1.42**	**1.78**	**2.07**	**2.37**
EXISTING DA 5.1	4.38	63	14.9	**4.04**	**6.80**	**9.22**	**12.77**	**15.82**	**19.03**
PROPOSED DA 5.1	0.46	82	5.0	1.61	2.15	2.59	3.20	3.68	4.17
PROPOSED POI 5				**1.61**	**2.15**	**2.59**	**3.20**	**3.68**	**4.17**
EXISTING DA 6.1	2.44	60	18.7	**1.51**	**2.81**	**3.97**	**5.68**	**7.15**	**8.70**
PROPOSED DA 6.1	0.18	79	5.0	0.56	0.77	0.94	1.17	1.36	1.55
PROPOSED POI 6				**0.56**	**0.77**	**0.94**	**1.17**	**1.36**	**1.55**
EXISTING DA 7.1	27.23	69	21.3	**31.74**	**48.81**	**63.40**	**84.33**	**101.90**	**120.14**
PROPOSED DA 7.1	23.69	87	13.7	74.14	96.30	114.00	138.00	157.20	176.59
PROPOSED DA 7.2	0.68	74	5.0	1.72	2.44	3.04	3.90	4.60	5.32
PROPOSED DA 7.3	0.21	81	5.0	0.71	0.95	1.15	1.43	1.65	1.88
EXTENDED DETENTION 3.1				2.46	9.68	22.26	35.49	37.28	38.60
PROPOSED POI 7				**3.39**	**9.91**	**22.73**	**36.11**	**37.99**	**39.40**
EXISTING DA 8.1	30.19	79	21.1	**59.03**	**81.86**	**100.62**	**126.53**	**147.55**	**168.96**
PROPOSED DA 8.1	17.53	89	19.0	53.92	69.17	81.32	97.75	110.88	124.13
PROPOSED DA 8.2	16.52	83	10.6	51.42	68.72	82.69	101.77	117.10	132.64
EXTENDED DETENTION 4.1				3.22	11.08	20.90	40.27	45.29	47.05
PROPOSED POI 8				**52.14**	**69.51**	**83.52**	**98.83**	**111.79**	**124.88**
EXISTING DA 9.1	1.73	58	15.7	**0.96**	**1.90**	**2.74**	**4.00**	**5.08**	**6.23**
PROPOSED DA 9.1	0.55	68	6.5	1.03	1.56	2.00	2.63	3.16	3.72
PROPOSED POI 9				**1.03**	**1.56**	**2.00**	**2.63**	**3.16**	**3.72**
EXISTING DA 10.1	19.05	60	28.3	**8.88**	**16.60**	**23.73**	**34.28**	**43.32**	**52.90**
PROPOSED DA 10.1	14.18	90	10.0	55.48	70.59	82.60	98.83	111.79	124.88
PROPOSED DA 10.2	1.46	69	5.0	2.89	4.31	5.51	7.21	8.64	10.14
EXTENDED DETENTION 5.1				1.00	4.26	9.48	31.67	37.89	40.08
PROPOSED POI 10				**3.54**	**5.05**	**10.00**	**32.66**	**39.06**	**41.43**
EXISTING DA 11.1	4.34	54	13.1	**1.62**	**3.82**	**5.99**	**9.28**	**12.14**	**15.21**
PROPOSED DA 11.1	3.25	56	13.1	1.64	3.50	5.23	7.83	10.07	12.46
PROPOSED POI 11				**1.64**	**3.50**	**5.23**	**7.83**	**10.07**	**12.46**

	WATER QUALITY VOLUME REQUIRED (CU. FT)	FOREBAY VOLUME REQUIRED (CU. FT)	WATER QUALITY VOLUME PROVIDED (CU. FT)	FOREBAY VOLUME PROVIDED (CU. FT)	BOTTOM OF POND	TOP OF POND	100-YR WATER SURFACE ELEVATION
EXTENDED DETENTION POND 2.1	76400	11460	83567	12535	693.5	708.5	706.06
EXTENDED DETENTION POND 3.1	112748	16912	121460	18219	691.5	701.0	699.22
EXTENDED DETENTION POND 4.1	92569	13885	96779	14517	667.0	679.0	677.79
EXTENDED DETENTION POND 5.1	78804	11821	84408	12661	689.0	698.0	697.09



11' RETAINING WALL EASEMENT
712.93 (TW)
720
710
700
690
688
30'
11'
13
14
15
16
726
26.04
MANAGE
EMENT
15
116
117
710
R25
6'

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: 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.

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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

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PUD Specific Items

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

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

Checklist Completed By:

Owen Penn		10/18/2023
Print Name	Signature	Date

W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT

October 18th, 2023

To: City of Columbia Development Services

Re: Resubmittal for McClure Farms Preliminary Plat Phase 1 thru Phase 4

2504 Nashville Hwy – Columbia, Maury County, TN 38401

To whom it may concern:

As part of the request for Preliminary Plat approval for Phase 1 thru Phase 4, we are making the following resubmittal:

- Updated Planning Commission Preliminary Plat Application
- Preliminary Plat Checklist

- 1 copy – Preliminary Plat Phases 1-4 Resubmittal
- Technical Review Response From Planning Commission Meeting

If you have any questions or need additional information, please feel free to contact us at the number below.
Sincerely,

Owen Penn
Openn@waengineering.com
615-813-1051

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: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) McClure Farms Phases 1-4 ☐ Total Number of Lots ~~431~~ 430 ☐ Total acreage 95.29

Rev. 4/14/2022

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

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

APPLICANT

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

NAME	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		8/16/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brightland Homes - Shannon Barksdale		8/16/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Columbia Nashville Highway, LLC - Mark McDonald 9/15/23

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	

Melissa Sanders

From: Kevin McCarthy
Sent: Sunday, October 1, 2023 3:25 PM
To: Gina Munsey
Cc: Austin Brass; Melissa Sanders
Subject: RE: [External] Re: McClure Farms

Good afternoon, Ms. Munsey. As far as I can ascertain, the only notice in 2021 and 2022 was published in the paper. Those requests renewed and finalized the underlying master plan. When the plan of development was first approved in 2007, notice would have been published in the paper, posted on the subject site, and mailed to adjacent property owners. However, as you know, the homes that are currently along the southern boundary of the subject site were constructed later, between 2017 and 2020. The owners of the land upon which Grove Park was developed, and all other adjacent parcels, would have been notified.

The December 2022 application requested approval to subdivide the property according to the approved plan of development. This type of request does not trigger notice to adjacent properties as it does not alter the underlying rights to develop the site. However, staff raised technical concerns which caused the applicant to modify the location of amenities, home sites, and roads within the plan. During technical review of their next application, in May of this year, I determined that the changes were substantial enough to constitute a revision of the PUD Master Plan. That triggered the notice requirements under our current zoning ordinance. The public should be aware of the request and the Planning Commission should have the ability to evaluate the change as a revision to the underlying entitlements.

To be clear, the owner of the property had (and still has) rights to develop the site which pre-date the development of the property to the south. It is the modification to that plan which is under review and the public is encouraged to participate in that process. For now, the City has not approved any disturbance to the site. Property owners do not need the City's approval to remove trees. For new developments, there are tree canopy protection requirements under the current zoning ordinance, but unfortunately those do not apply in this case. Land disturbance does require a permit. When I posted signs on the property Friday evening, I noticed more equipment and a small dirt pile on the site. I have asked the Engineering division to investigate (they enforce the sotrmwater ordinance which is the basis for regulating land disturbance).

The most recent request related to McClure is on the Planning Commission agenda for October 11th. As I mentioned, we posted signs on Friday. Adjacent property owners should receive mailed notice, if they haven't already. This week we will work on publishing the supporting material to the City's website. We have asked the applicant for additional information about some of their technical plans. To the best of my knowledge they intend to proceed with the current request. If they do withdraw or request a deferral, we will add a note to the agenda as soon as we know: https://columbiatn.portal.civicclerk.com/event/1352/overview.

Please feel free to contact our office for additional information. If I am not available, Melissa Sanders can answer any procedural/historical questions and Austin Brass can speak to substantive details.

Kevin C. McCarthy, AICP
City Planner & Zoning Administrator
700 N. Garden Street
Columbia, TN 38401
Office Phone: 931.560.1531
kmccarthy@columbiatn.com

CITY OF COLUMBIA
TENNESSEE

From: Gina Munsey <gina.munsey@gmail.com>
Sent: Monday, September 18, 2023 3:28 PM
To: Kevin McCarthy <kmccarthy@columbiatn.com>
Cc: Austin Brass <abrass@columbiatn.com>; Melissa Sanders <msanders@columbiatn.com>
Subject: Re: [External] Re: McClure Farms

Good afternoon,

I'm following up again on the below, and look forward to your response.

Respectfully,
Gina Munsey

On Mon, Aug 28, 2023 at 11:09 AM Gina Munsey <gina.munsey@gmail.com> wrote:

> Good morning Kevin,
>
> Thank you for your reply. I see now the city did approve the changes to and development of the McClure Farms property -- including clear-cutting trees as shown on the PUD -- but it was back in August of 2021. It is relevant to note this was long before the sale of the land was posted, and long before any neighboring residents were even made aware the property would be developed.
>
> Did the city send notices to residents in the adjoining neighborhood of Grove Park prior to approving this development in August 2021?
>
> Were neighboring residents invited to that Planning Commission meeting?
>
> Did the general public even know about the development, let alone have a chance to voice concerns about the landscape buffer, tree canopy retention, plans to merge neighborhoods via road stubs, or other other number of relevant issues?
>
> It appears the city made these decisions behind closed doors. It appears by the time the city notifies the public and invites residents to comment on developers' plans, the city has already given developers the approval to do what they want. The notices sent to the public are mere tokens.
>
> Sincerely,
> Gina Munsey
>
> On Thu, Aug 24, 2023 at 10:02 PM Kevin McCarthy <kmccarthy@columbiatn.com> wrote:

Ms. Munsey,

I understand your frustration. City staff did not approve the clearing. They can remove trees without the City's approval. If the development had been approved under the current Ordinance, it would have tree protection areas which could not be removed without mitigation. The Master Plan was approved at a public meeting (long before I worked for the City) and created a "vested right" to develop the site as approved. The applicant is requesting revisions to some elements of the Master Plan, as well as approval of the Preliminary Plat. That opens up some aspects of the plan of development to scrutiny by the public and the Planning Commission, but it doesn't remove the vested right in the previously approved plan. They do need the Preliminary Plat approval before they can submit construction documents and actually develop the site. However, they can prepare the site while those requests are under consideration. Consequently, it is possible that you will see activity on the property.

Keivn C. McCarthy, AICP

City Planner

From: Gina Munsey <gina.munsey@gmail.com>
Sent: Thursday, August 24, 2023 2:18 PM
To: Kevin McCarthy <kmccarthy@columbiatn.com>
Cc: Austin Brass <abrass@columbiatn.com>; Melissa Sanders <msanders@columbiatn.com>
Subject: Re: [External] Re: McClure Farms

Mr. McCarthy,

Thank you for your response. I understand "clear vegetation" means "cut down trees." When did the city approve this?

Following the letters sent to adjacent property owners ahead of the July meeting, some residents here in the adjacent neighborhood of Grove Park wished to publicly address the developer and the members of the Planning Commission regarding the issue of Tree Canopy Protection listed on the PUD (please see my original email dated 12 July 2023). No members of the public were able to voice concerns about this or any other issue, due to the applicant withdrawing the request.

While I understand the city will alert our neighborhood prior to the next meeting, it is very obvious to everyone those notices will arrive too late, since the developer has already begun clearing (or, in plain English, cutting down trees.)

By allowing the developer to "to do as much as possible on the site before they get approval of the Preliminary Plat", you have deprived the public of the ability to speak out about concerns regarding the existing vegetation, existing natural features, and existing tree canopy. This is wrong.

Please let me know when the city approved clearing the vegetation and removing the tree canopy, why these sorts of decisions are made behind closed doors without public comment, and how a building plan which removes virtually all existing trees meets the standards for Tree Canopy Retention.

Sincerely,
Gina Munsey

On Thu, Aug 24, 2023 at 12:31 PM Kevin McCarthy <kmccarthy@columbiatn.com> wrote:

Ms. Munsey,

Thank you for your question. The work on the site is limited to demolition of the existing structure and clearing vegetation. The applicant submitted a Preliminary Plat in May of 2023. The request was withdrawn just before it would have been presented to Planning Commission in July. The Preliminary Plat establishes detailed plans for the layout of lots and the installation of infrastructure. It implements the previously approved Planned Unit Development Master Plan (a regulatory plan for the development). The applicant submitted a new request for Preliminary Plat this week (along with a request to revise portions of the PUD Master Plan). It will progress to the October Planning Commission meeting, provided they provide a timely and complete response to staff technical comments following the Development Review Committee meeting in September. We will post signs on the property, publish notice of the agenda, and send letters to adjacent property owners closer to the Planning Commission meeting. My understanding is that the applicant is trying to do as much as possible on the site before they get approval of the Preliminary Plat. I have listed the approvals/requests for review below.

- February 2007/August 2007 – City Council approved a rezoning of the subject property (then known as Foster and Hood properties).
- September 2021 – City Council approved a Preliminary PUD Master Plan for McClure Farms.
- July 2022 – The Planning Commission approved a Final Planned Unit Development Master Plan and Phase 1 Preliminary Plat for McClure Farms.
- December 2022 – The applicant submitted a revised Preliminary Plat for all four phases. The applicant subsequently withdrew that application due to concerns from city staff.
- May 2023 – They submitted another Preliminary Plat and revision to the Final PUD Master Plan. This one was withdrawn just before it would have been presented to Planning Commission. Again, the applicant withdrew (at the request of planning staff) due to concerns about various aspects of the development.
- August 2023 – The applicant submitted a Preliminary Plat and revision to the Final PUD Master Plan. Technical review is pending (may or may not proceed to October Planning Commission).

Please let us know if you have additional questions.

Thanks!

Kevin C. McCarthy, AICP

City Planner

From: Gina Munsey <gina.munsey@gmail.com>
Sent: Wednesday, August 23, 2023 1:18 PM
To: Development Services <Development@columbiatn.com>
Subject: [External] Re: McClure Farms

Good afternoon,

I am a property owner in the subdivision adjacent McClure Farms (see below email). I understand the McClure Farms line item was pulled from the July 12 Planning Commission meeting. It was not included in the August meeting, and is not listed for the September meeting. Can you help me understand why, despite this, construction is currently underway on the McClure Farms property?

Sincerely,
Gina Munsey

On Wed, Jul 12, 2023 at 2:43 PM Gina Munsey <gina.munsey@gmail.com> wrote:

> Good afternoon,
>
> I am a property owner in Grove Park subdivision, writing to you about the proposed McClure Farms development. I am unable to be at the meeting today at 4 p.m., however, I request that you read my below comment during the meeting.
>
> Of most particular concern to me is the planned deforestation and destruction of trees in Phase 1 of the development. This is a blatant disregard for Tree Canopy Retention. I see that this box has been checked on the PUD Checklist, but the drawing of the property does not in any way indicate retention of the existing tree canopy; in fact, it indicates that the majority of the tree canopy, existing vegetation, and forested areas will be destroyed.

The developer claims to be preserving greenspace by adding "natural features" such as landscaping to the front of each lot after constructing these homes, but is beginning the project by coming in to Columbia and doing the exact opposite: clear-cutting an established natural greenspace barrier between the existing Grove Park development and the proposed development. Prospective buyers seeking to relocate to McClure would certainly see the existing tree canopy and forested areas as an asset and as representative of the rural beauty of our local area; AKA, one of the reasons people seek to move here. This section of trees in Phase 1 serves not only as a natural means of noise reduction, but also as a privacy barrier between McClure homes and Grove Park homes.

Many of my neighbors are not, in fact, opposed to more neighbors, as we all know progress is the way of the future, but we do take particular offense to the destruction of natural beauty in an area we all know and love. The only reason to clear cut trees -- by any means an asset to any property -- is the greed of the developer who merely wishes to fit more units onto the property (and perhaps a city commission who turns a deaf ear to local citizens asking again and again for more responsible development.)

Sincerely,
Gina Munsey

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PRELIMINARY PLAT - PHASE 1 - 4

FOR

McCLURE FARMS

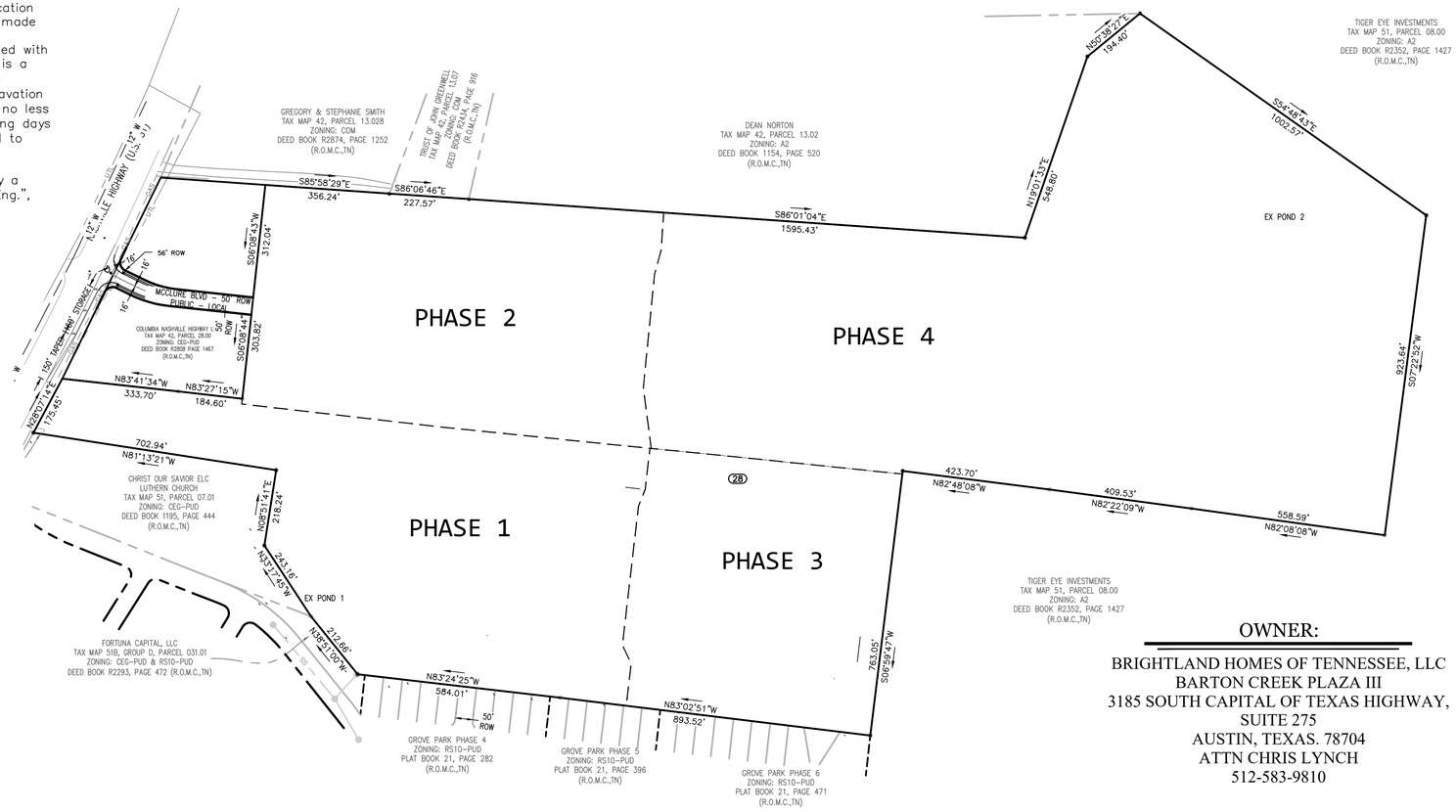
2504 NASHVILLE HWY

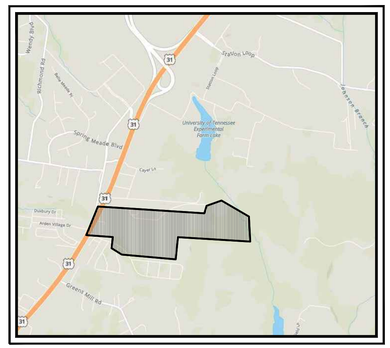
COLUMBIA, MAURY COUNTY, #38401

95.29-ACRE SITE
ISSUED 9-18-2023
W&A PROJECT # 220047

NOTES:

1. The purpose of this preliminary plat is to create 116 lots and 315 Town-Home Units.
2. Property is identified as a portion of parcel 6.00 on Maury County, Tennessee Property Map: 51 in the civil district. Property is located in the city of Columbia and accessed from Nashville Highway.
3. Subject properties are currently zoned RS6-PUD per the City of Columbia GIS Mapping.
4. All distances shown are in feet and decimals thereof.
5. This property is NOT located in an area designated as a "Special Flood Hazard Area" as per the Federal Emergency Management Agency "National Flood Insurance Program" Rate Map No. 47119C0180E. (Zone X), (Map Revised APRIL 16, 2007).
6. 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. Special attention has been taken to indicate the approximate nature of the utilities, shown hereon. 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 are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown must 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 three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and to avoid any possible hazard or conflict.
8. All property corners that were set are marked by a 1/2" Rebar with a yellow cap that reads "W&A Eng.", unless otherwise noted.





VICINITY MAP
SCALE: NTS

N
W
E
S

SCALE 1" = 200' 0 100 200 400

ARAP #NR2208.3559

PHASING TIMELINE:
PHASE 1: SEPTEMBER 2023 – AUGUST 2024
PHASE 2: AUGUST 2025 – FEBRUARY 2025
PHASE 3: AUGUST 2025 – MAY 2026
PHASE 4: AUGUST 2025 – MAY 2027

EXISTING TREE CANOPY: 23.15 ACRES
TREE CANOPY RETAINED: 6.98 ACRES

CURRENT SCHOOL ZONES:
- BATTLE CREEK ELEMENTARY SCHOOL
- BATTLE CREEK MIDDLE SCHOOL
- SPRING HILL HIGH SCHOOL

1) NO RESIDENCE IS GUARANTEED ZONE TO A SPECIFIC SCHOOL.
2) ALL ZONES ARE SUBJECT TO CHANGE YEARLY.

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.

THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22-0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	OVERALL LAYOUT
4	PLAT – PHASE 1
5	PLAT – PHASE 2
6	PLAT – PHASE 3
7	PLAT – PHASE 4
8	PLAT – PHASE 4
9	UTILITY – PHASE 1
10	UTILITY – PHASE 2
11	UTILITY – PHASE 3
12	UTILITY – PHASE 4
13	GRADING – PHASE 1
14	GRADING – PHASE 2
15	GRADING – PHASE 3
16	GRADING – PHASE 4
17	SLOPE ANALYSIS
18	DETAIL SHEET
19	DETAIL SHEET

OWNER:
BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III
3185 SOUTH CAPITAL OF TEXAS HIGHWAY,
SUITE 275
AUSTIN, TEXAS. 78704
ATTN CHRIS LYNCH
512-583-9810

DEVELOPER:
BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III
3185 SOUTH CAPITAL OF TEXAS HIGHWAY,
SUITE 275
AUSTIN, TEXAS. 78704
ATTN CHRIS LYNCH
512-583-9810

ENGINEER:
W & A ENGINEERING
4101 CHARLOTTE AVE. E215
NASHVILLE, TN. 37209
ATTN: CLAYTON WASHBURN, PE
615-813-1086

SURVEYOR:
W & A ENGINEERING
4101 CHARLOTTE AVE. E215
NASHVILLE, TN. 37209
ATTN: ADAM BLEDSOE, PLS
615-610-1023

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

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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

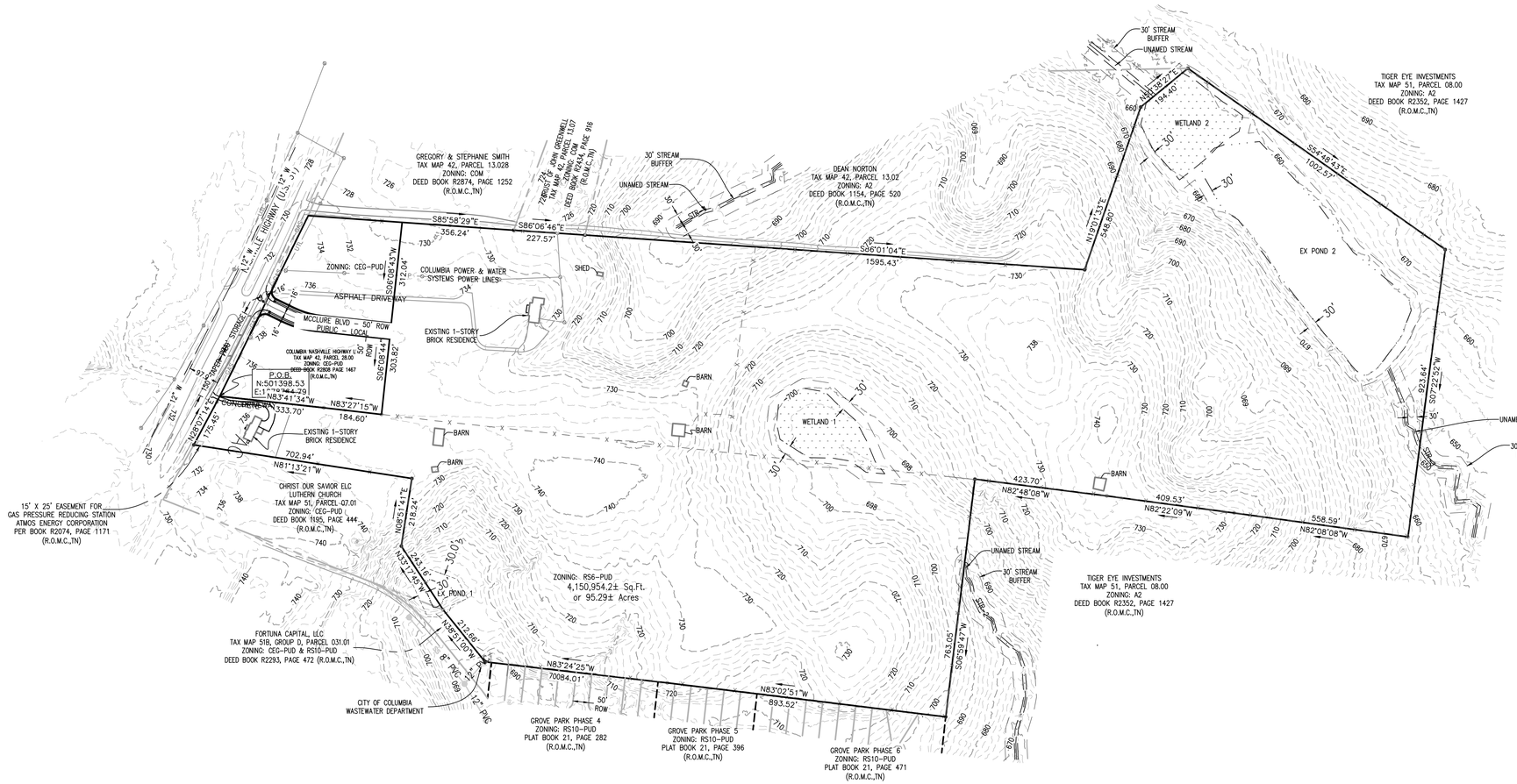
ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
STATE OF TENNESSEE
AGRICULTURE
AT
TENNESSEE NO. 3099
9/18/2023

W&A PROJECT #: 220047

COVER

SHEET 1 OF 19

X:\Projects\2022\22047- McClure Farms\Design Construction\PLAT\2-Sheets - CAD\PP - PHASE 1 - 220047.dwg, 9/18/23 09:09:49 AM, epcm



N

W E

S

SCALE 1" = 150' 0 75 150 300

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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

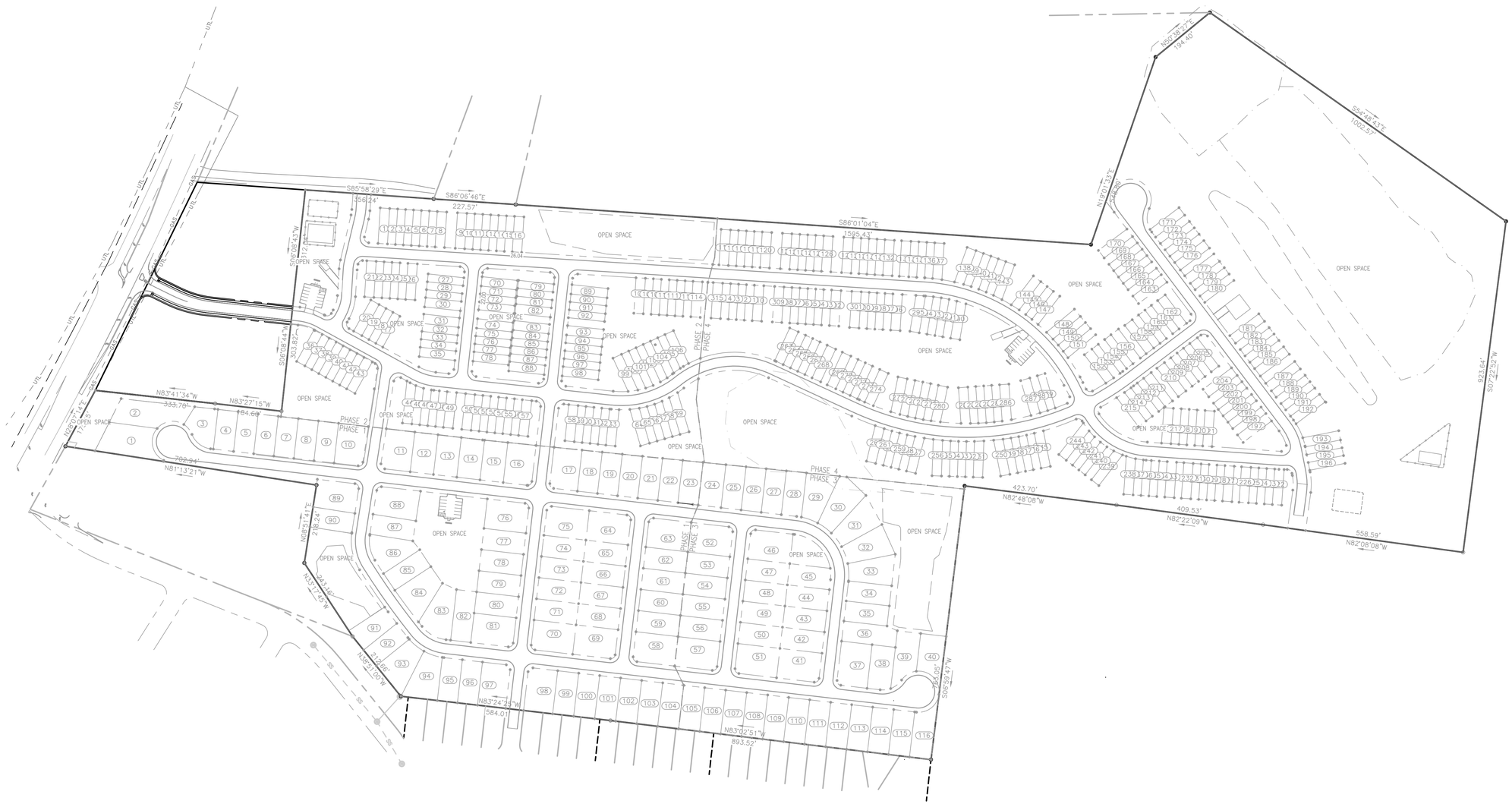
ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 3099
9/18/2023

W&A PROJECT #: 220047

EXISTING CONDITIONS

SHEET 2 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\PLAT\2-Sheets - CAD\ECND-PLAT-220047.dwg 9-18-23 09:56:00 AM epsmi



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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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
TENNESSEE NO. 3093
9/18/2023

W&A PROJECT #: 220047

PHASE 1 - 4

OVERALL LAYOUT

SHEET 3 OF 19

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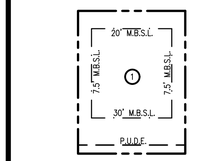
N
W E
S

SCALE 1" = 60'
30 60 120

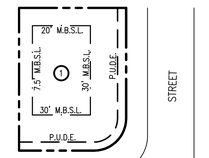
SURVEY LEGEND
P.O.B. – POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE
PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER

INTERIOR LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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.

PHASE 2

PHASE 3

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.76	33239.21
1	0.46	20048.90
1	0.98	42576.52

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
1	0.29	12644.46'
2	0.29	12780.17'
3	0.17	7427.50'
4	0.14	6194.81'
5	0.14	6197.03'
6	0.14	6199.25'
7	0.14	6201.47'
8	0.14	6203.69'
9	0.14	6205.91'
10	0.21	8930.45'
11	0.21	8993.64'
12	0.16	7171.23'
13	0.16	7174.55'
14	0.16	7159.77'
15	0.17	7190.55'
16	0.20	8763.60'
17	0.20	8845.43'
18	0.15	6422.99'
19	0.15	6465.92'
20	0.15	6508.85'
21	0.15	6551.78'
22	0.15	6594.72'
23	0.15	6701.01'
58	0.22	9563.08'
59	0.16	6903.00'
60	0.16	6903.00'
61	0.16	6903.00'
62	0.16	6903.00'
63	0.22	9563.13'
64	0.22	9563.10'
65	0.16	6903.00'
66	0.16	6903.00'
67	0.16	6903.00'
68	0.16	6903.00'
69	0.22	9563.10'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
71	0.16	6903.00'
72	0.16	6903.00'
73	0.16	6903.00'
74	0.16	6903.00'
75	0.22	9563.13'
76	0.22	9563.24'
77	0.16	6903.00'
78	0.16	6903.00'
79	0.16	6903.00'
81	0.22	9563.13'
82	0.18	7896.00'
83	0.23	10151.72'
84	0.23	9803.15'
85	0.15	6699.59'
86	0.20	8891.08'
87	0.15	6720.00'
88	0.22	9685.30'
89	0.21	9278.88'
90	0.15	6552.01'
91	0.17	7335.85'
92	0.15	6558.01'
93	0.23	9844.10'
94	0.22	9697.60'
95	0.15	6720.98'
96	0.15	6721.17'
97	0.22	9391.35'
98	0.22	9692.70'
99	0.16	7023.07'
100	0.16	7023.48'
101	0.16	7024.55'
102	0.16	7040.37'
103	0.16	7062.24'
104	0.16	7084.12'

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N11°42'31"W	103.94'	57.00
C2	N81°29'50"E	81.51'	57.00
C3	S39°23'07"E	36.12'	57.00
C4	S52°19'22"E	68.37'	63.00
C5	N52°43'26"E	18.37'	12.00
C6	N37°16'34"W	19.33'	12.00
C7	N08°24'44"E	2.35'	150.00
C8	N12°06'18"W	105.08'	150.00
C9	N33°56'01"W	124.44'	2324.82
C10	N36°42'55"W	39.96'	1609.33
C11	N37°59'26"W	50.13'	2025.46
C12	N39°49'03"W	5.85'	150.00
C13	N50°57'37"W	52.49'	150.00
C14	N71°17'13"W	53.94'	150.00
C15	N38°24'27"W	18.85'	12.00
C16	S51°35'33"W	18.85'	12.00
C17	S38°24'27"E	18.85'	12.00
C18	S51°35'33"W	18.85'	12.00
C19	N38°24'27"W	18.85'	12.00
C20	N51°35'33"E	18.85'	12.00
C21	S61°03'24"E	78.04'	100.00
C22	S38°28'30"E	15.49'	1975.00
C23	S36°39'50"E	109.38'	1975.00
C24	S34°15'53"E	56.01'	1975.00
C25	S32°48'46"E	44.10'	1975.00
C26	S11°39'21"E	71.62'	100.00
C27	S51°43'58"W	17.97'	12.01
C28	S37°16'34"E	19.33'	12.00
C29	N51°35'33"E	18.85'	12.00
C30	N38°24'27"W	18.83'	11.97
C31	N38°24'27"W	18.85'	12.00
C32	N51°35'33"E	18.85'	12.00
C33	S38°24'27"E	18.85'	12.00
C34	S51°35'33"W	18.85'	12.00

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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
No. 2703
STATE OF TENNESSEE
AGRICULTURE
LAND
COMMERCE
TENNESSEE NO. 3089
9/18/2023

W&A PROJECT #: 220047

PHASE 1

PRELIMINARY PLAT

SHEET 4 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\PLAT\2-Sheets - CAD\PP - PHASE 1 - 220047.dwg, 9-18-23 09:11:29 AM, epeim

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	2216.85'
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'

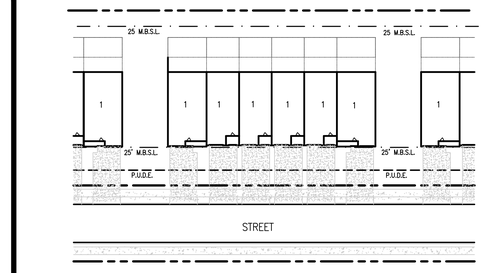
CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C???	S36°32'36"E	22.62'	13.00
C???	S08°38'22"W	23.63'	145.00
C55	N73°14'28"W	46.31'	125.00
C56	N61°54'29"W	3.14'	125.00
C57	N26°09'49"W	15.89'	13.00
C58	N63°50'11"E	24.95'	13.00
C59	S64°06'21"E	17.82'	175.00
C60	S70°43'29"E	22.61'	175.00
C61	S78°02'56"E	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
C73	S53°36'22"W	21.15'	275.00

CURVE TABLE			
CURVE #	CHORD BEARING	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	N57°57'49"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°47'26"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	49.56'	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	69.23'	175.00
C102	S40°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

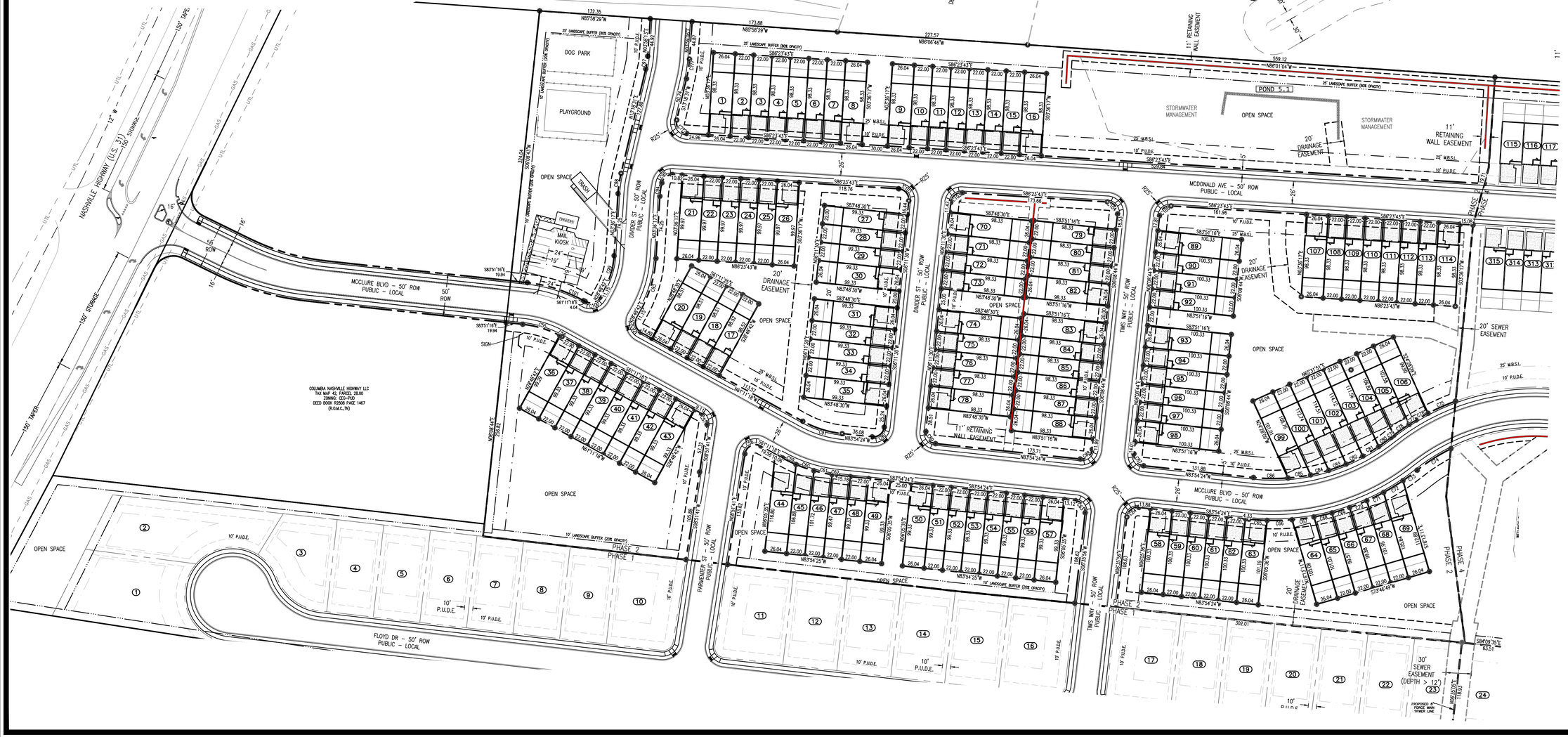
SITE DATA	
PHASE 2	
LOTS	114
OPEN SPACE	312776.55 SF
	7.19 AC



TOWNHOME (TYP.)
SCALE: NTS



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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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
LICENSED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 2009
9/18/2023

W&A PROJECT #: 220047

PHASE 2

PRELIMINARY PLAT

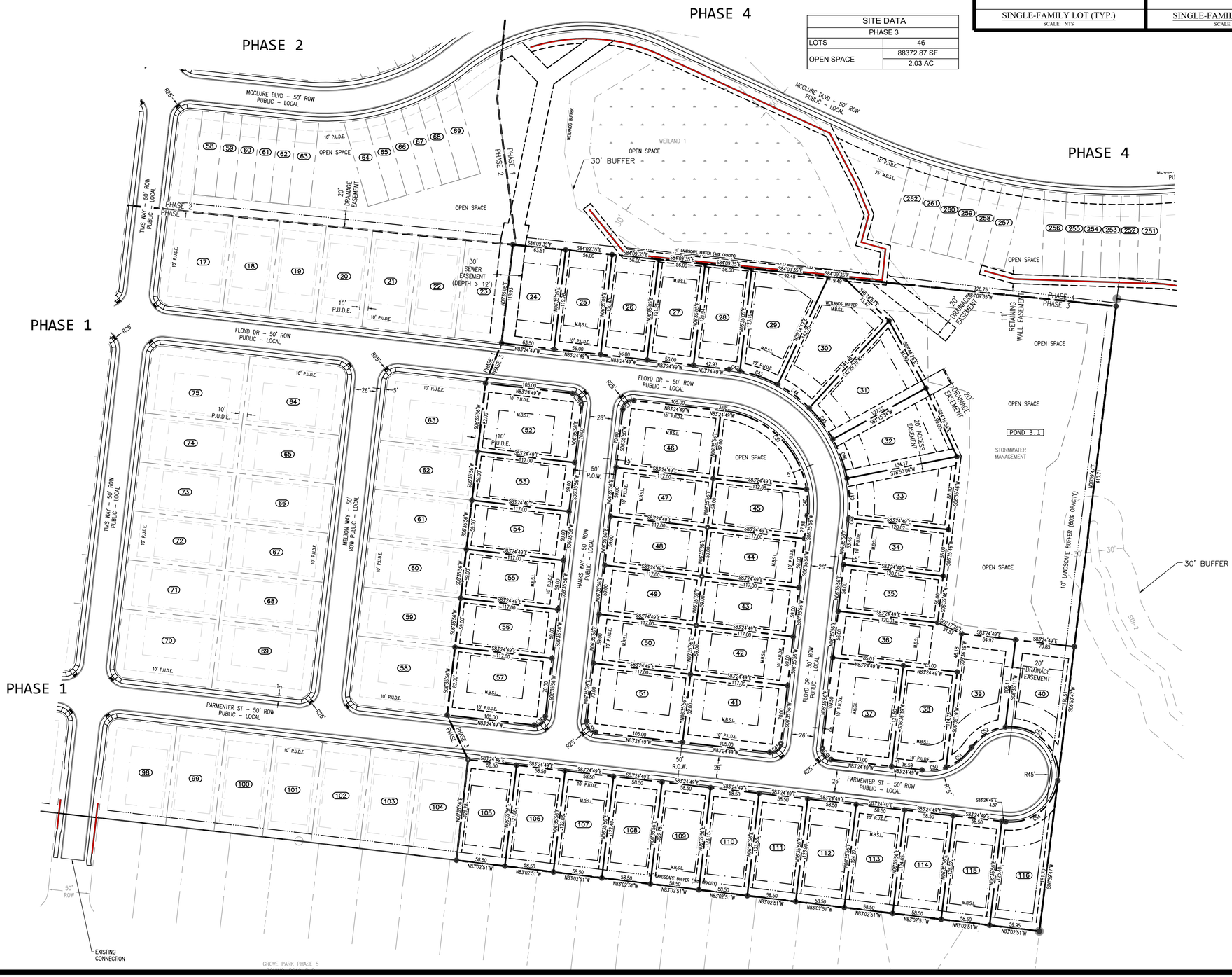
SHEET 5 OF 19

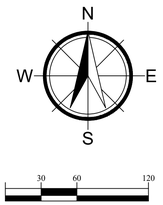
X:\Projects\2022\220047- McClure Farms\Design Construction\PLAT\2-Sheets - CAD PP - PHASE 2 - 220047.dwg 9-18-23 09:27:20 AM opcm

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
24	0.17	7578.25'
25	0.15	6726.74'
26	0.16	6767.57'
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	8268.83'

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

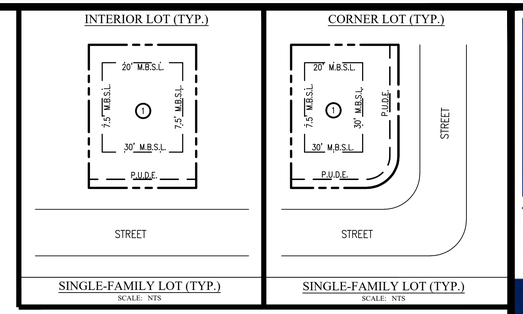




SURVEY LEGEND

- P.O.B. – POINT OF BEGINNING
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- SSMH (SANITARY 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

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

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DATE	COMMENT
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_	_
_	_

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
OWNER
TENNESSEE NO. 3009
9/18/2023

W&A PROJECT #: 220047

PHASE 3

PRELIMINARY PLAT

SHEET 6 OF 19

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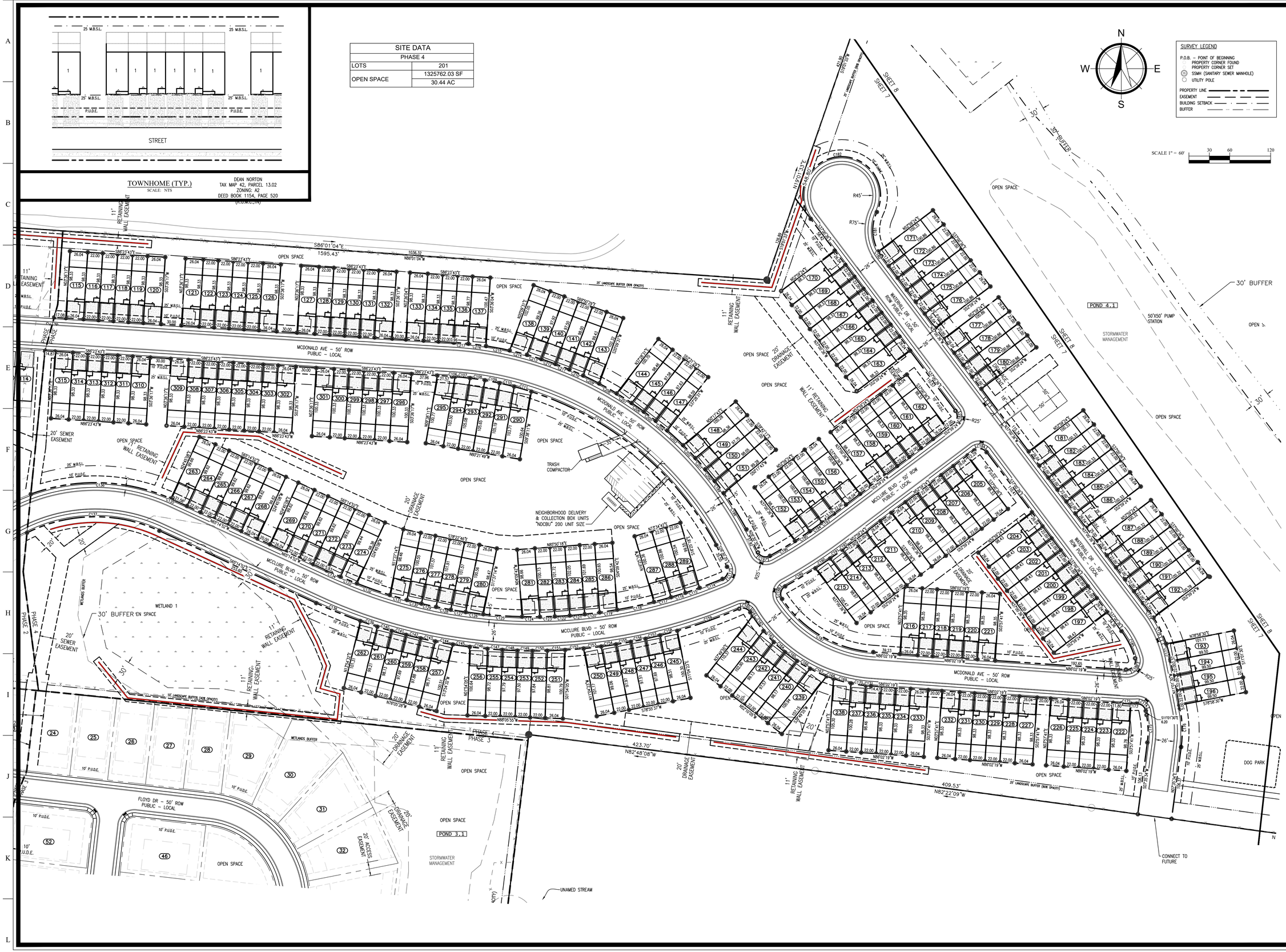

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
LICENSED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
REGISTERED
TENNESSEE NO. 3009
9/18/2023

W&A PROJECT #: 220047

PHASE 4

PRELIMINARY PLAT

SHEET 7 OF 19

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Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
115	0.06	2560.77'
116	0.05	2163.33'
117	0.05	2163.33'
118	0.05	2163.33'
119	0.05	2163.33'
120	0.06	2560.77'
121	0.06	2560.77'
122	0.05	2163.33'
123	0.05	2163.33'
124	0.05	2163.33'
125	0.05	2163.33'
126	0.06	2560.77'
127	0.06	2560.77'
128	0.05	2163.33'
129	0.05	2163.33'
130	0.05	2163.33'
131	0.05	2163.33'
132	0.06	2560.77'
133	0.06	2560.77'
134	0.05	2163.33'
135	0.05	2163.33'
136	0.05	2166.41'
137	0.06	2591.42'
138	0.06	2618.29'
139	0.05	2167.21'
140	0.05	2147.88'
141	0.05	2148.81'
142	0.05	2170.00'
143	0.06	2624.02'
144	0.06	2590.44'
145	0.05	2154.83'
146	0.05	2145.63'
147	0.05	2156.68'
148	0.06	2583.68'
149	0.05	2155.48'
150	0.05	2152.08'
151	0.05	2168.93'
152	0.06	2585.85'
153	0.05	2208.36'
154	0.05	2214.87'
155	0.05	2215.03'
156	0.06	2621.96'
157	0.06	2560.77'
158	0.05	2163.33'
159	0.05	2163.33'
160	0.05	2163.33'
161	0.05	2163.33'
162	0.06	2560.77'
163	0.06	2560.77'
164	0.05	2163.33'
165	0.05	2163.33'
166	0.05	2163.33'
167	0.05	2163.33'
168	0.05	2163.33'
169	0.05	2163.33'
170	0.06	2560.77'
176	0.06	2626.56'
197	0.06	2563.28'
198	0.05	2165.46'
199	0.05	2165.46'
200	0.05	2165.46'
201	0.05	2165.46'
202	0.05	2165.46'
203	0.05	2165.46'
204	0.06	2563.28'
205	0.06	2560.77'
206	0.05	2163.33'
207	0.05	2163.33'
208	0.05	2163.33'
209	0.05	2163.33'
210	0.06	2560.77'
211	0.06	2560.77'
212	0.05	2163.33'
213	0.05	2163.50'
214	0.05	2169.73'
215	0.06	2594.95'
216	0.06	2561.32'
217	0.05	2163.80'
218	0.05	2163.80'
219	0.05	2163.80'
220	0.05	2163.80'
221	0.06	2561.32'
222	0.06	2562.91'
223	0.05	2163.33'
224	0.05	2163.33'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
225	0.05	2163.33'
226	0.06	2560.77'
227	0.06	2560.77'
228	0.05	2163.33'
229	0.05	2163.33'
230	0.05	2163.33'
231	0.05	2163.33'
232	0.06	2560.77'
233	0.06	2560.77'
234	0.05	2163.33'
235	0.05	2163.33'
236	0.05	2163.65'
237	0.05	2182.14'
238	0.06	2669.95'
239	0.06	2702.47'
240	0.05	2186.19'
241	0.05	2149.22'
242	0.05	2159.80'
243	0.05	2218.25'
244	0.06	2769.56'
245	0.06	2586.66'
246	0.05	2157.07'
247	0.05	2146.13'
248	0.05	2149.14'
249	0.05	2166.09'
250	0.06	2605.14'
251	0.06	2597.08'
252	0.05	2162.03'
253	0.05	2147.58'
254	0.05	2147.07'
255	0.05	2160.51'
256	0.06	2593.98'
257	0.06	2592.01'
258	0.05	2161.32'
259	0.05	2150.14'
260	0.05	2152.89'
261	0.05	2169.60'
262	0.06	2608.98'
263	0.06	2594.36'
264	0.05	2191.67'
265	0.05	2191.67'
266	0.05	2191.67'
267	0.05	2191.67'
268	0.06	2594.30'
269	0.06	2594.30'
270	0.05	2191.67'
271	0.05	2191.67'
272	0.05	2191.67'
273	0.05	2190.70'
274	0.06	2577.84'
275	0.06	2593.33'
276	0.05	2224.54'
277	0.05	2239.51'
278	0.05	2239.56'
279	0.05	2224.68'
280	0.06	2593.63'
281	0.06	2598.25'
282	0.05	2228.19'
283	0.05	2242.71'
284	0.05	2242.30'
285	0.05	2226.97'
286	0.06	2595.75'
287	0.06	2622.05'
288	0.05	2216.69'
289	0.05	2202.31'
290	0.06	2663.98'
291	0.05	2299.83'
292	0.05	2321.05'
293	0.05	2319.88'
294	0.05	2296.30'
295	0.06	2660.12'
296	0.06	2612.85'
297	0.05	2207.33'
298	0.05	2207.33'
299	0.05	2207.33'
300	0.05	2207.33'
301	0.06	2612.85'
302	0.06	2560.77'
303	0.05	2163.33'
304	0.05	2163.33'
305	0.05	2163.33'
306	0.05	2163.33'
307	0.05	2163.33'
308	0.05	2163.33'
309	0.06	2560.77'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
310	0.06	2560.77'
311	0.05	2163.33'
312	0.05	2163.33'
313	0.05	2163.33'
314	0.05	2163.33'
315	0.06	2560.77'

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	19.48	848524.04
1	0.83	36161.37
1	3.08	134142.41
1	4.30	187474.66
1	2.74	119459.55

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C106	S86°04'59"E	4.61'	476.11
C107	S84°28'42"E	22.06'	476.11
C108	S81°49'36"E	22.01'	476.11
C109	S79°10'41"E	22.01'	476.11
C110	S76°31'38"E	22.05'	476.11
C111	S73°37'20"E	26.23'	476.11
C112	S50°17'57"E	361.39'	476.11
C113	S20°20'48"W	21.26'	13.00
C114	S68°39'22"W	36.21'	714.00
C115	S70°59'34"W	22.02'	714.00
C116	S72°45'33"W	22.00'	714.00
C117	S74°41'14"W	26.05'	714.00
C118	S77°56'47"W	55.18'	714.00
C119	S81°12'31"W	26.13'	714.00
C120	S83°08'27"W	22.03'	714.00
C121	S84°54'26"W	22.00'	714.00
C122	S86°40'23"W	22.00'	714.00
C123	S88°26'22"W	22.02'	714.00
C124	N89°37'43"W	26.12'	714.00
C125	N86°17'31"W	57.04'	714.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C166	S59°20'58"E	22.18'	225.00
C167	S65°35'05"E	26.79'	225.00
C168	S70°22'03"E	10.78'	225.00
C169	S75°07'07"E	26.54'	225.00
C170	S81°18'33"E	22.08'	225.00
C171	S85°04'47"E	7.53'	225.00
C172	S87°51'09"E	14.25'	225.00
C173	N89°14'52"E	8.52'	225.00
C174	S51°25'52"E	18.34'	13.00
C175	S01°42'58"E	40.62'	125.00
C183	S07°59'24"W	20.42'	13.00
C184	S82°00'36"E	20.42'	13.00
C185	S26°40'33"E	45.09'	125.00
C186	S38°48'36"W	25.03'	13.00
C187	N59°45'01"W	160.59'	175.00
C188	N13°50'30"E	21.47'	13.00
C189	N59°12'44"E	51.54'	764.00
C190	N56°18'05"E	26.09'	764.00
C191	N54°29'53"E	22.01'	764.00
C192	N53°19'53"E	9.10'	764.00

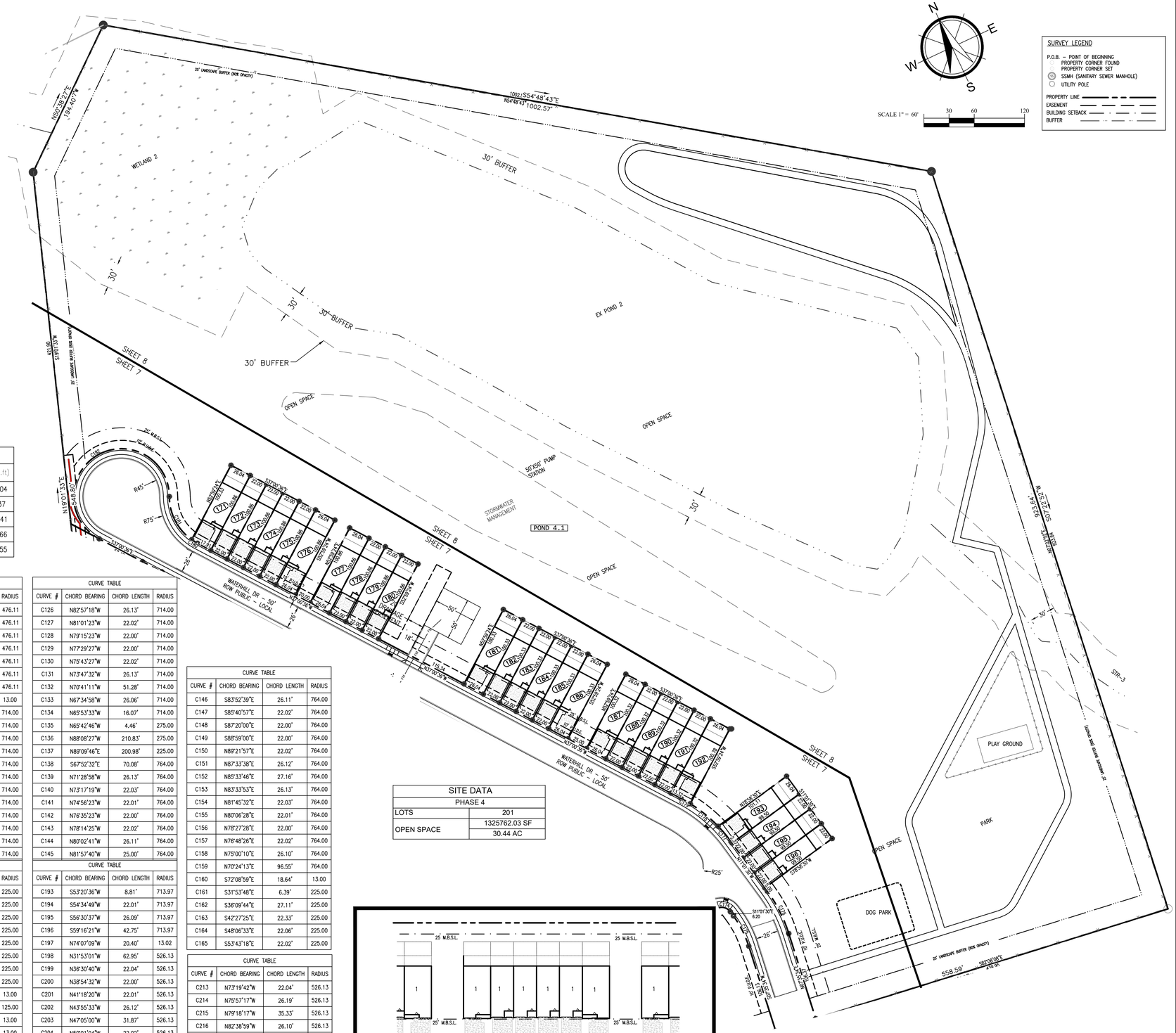
CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C126	N82°57'18"W	26.13'	714.00
C127	N81°01'23"W	22.02'	714.00
C128	N79°15'23"W	22.00'	714.00
C129	N77°29'27"W	22.00'	714.00
C130	N75°43'27"W	22.02'	714.00
C131	N73°47'32"W	26.13'	714.00
C132	N70°41'11"W	51.28'	714.00
C133	N67°34'58"W	26.06'	714.00
C134	N65°53'33"W	16.07'	714.00
C135	N65°42'46"W	4.46'	275.00
C136	N88°08'27"W	210.83'	275.00
C137	N89°09'46"E	200.98'	225.00
C138	S67°52'32"E	70.08'	764.00
C139	N71°28'58"W	26.13'	764.00
C140	N73°17'19"W	22.03'	764.00
C141	N74°56'23"W	22.01'	764.00
C142	N76°35'23"W	22.00'	764.00
C143	N78°14'25"W	22.02'	764.00
C144	N80°02'41"W	26.11'	764.00
C145	N81°57'40"W	25.00'	764.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C193	S53°20'36"W	8.81'	713.97
C194	S54°34'49"W	22.01'	713.97
C195	S56°30'37"W	26.09'	713.97
C196	S59°16'21"W	42.75'	713.97
C197	N74°07'09"W	20.40'	13.02
C198	N31°53'01"W	62.95'	526.13
C199	N36°30'40"W	22.04'	526.13
C200	N38°54'32"W	22.00'	526.13
C201	N41°18'20"W	22.01'	526.13
C202	N43°55'33"W	26.12'	526.13
C203	N47°05'00"W	31.87'	526.13
C204	N50°01'04"W	22.02'	526.13
C205	N52°24'53"W	22.00'	526.13
C206	N54°48'42"W	22.02'	526.13
C207	N57°26'03"W	26.14'	526.13
C208	N60°28'08"W	29.60'	526.13
C209	N63°30'26"W	26.20'	526.13
C210	N66°08'04"W	22.05'	526.13
C211	N68°32'00"W	22.01'	526.13
C212	N70°55'47"W	22.01'	526.13

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C146	S83°52'39"E	26.11'	764.00
C147	S85°40'57"E	22.02'	764.00
C148	S87°20'00"E	22.00'	764.00
C149	S88°59'00"E	22.00'	764.00
C150	N89°21'57"E	22.02'	764.00
C151	N87°33'38"E	26.12'	764.00
C152	N85°33'46"E	27.16'	764.00
C153	N83°33'53"E	26.13'	764.00
C154	N81°45'32"E	22.03'	764.00
C155	N80°06'28"E	22.01'	764.00
C156	N78°27'28"E	22.00'	764.00
C157	N76°48'26"E	22.02'	764.00
C158	N75°00'10"E	26.10'	764.00
C159	N70°24'13"E	96.55'	764.00
C160	S72°08'59"E	18.64'	13.00
C161	S31°53'48"E	6.39'	225.00
C162	S36°09'44"E	27.11'	225.00
C163	S42°27'25"E	22.33'	225.00
C164	S48°06'33"E	22.06'	225.00
C165	S53°43'18"E	22.02'	225.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C213	N73°19'42"W	22.04'	526.13
C214	N75°57'17"W	26.19'	526.13
C215	N79°18'17"W	35.33'	526.13
C216	N82°38'59"W	26.10'	526.13
C217	N85°13'00"W	21.04'	526.13

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF
	30.44 AC



TOWNHOME (TYP.)
SCALE: NTS

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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
OWNERS
TENNESSEE NO. 3009
9/18/2023

W&A PROJECT #: 220047

PHASE 4

PRELIMINARY PLAT

SHEET 8 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\PLAT\2-Sheets - CAD PP - PHASE 4 - 220047.dwg 9/18/23 09:59:26 AM epcm

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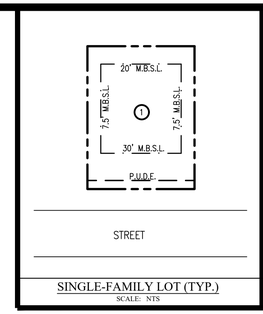
N
W E
S

SCALE 1" = 60'
30 60 120

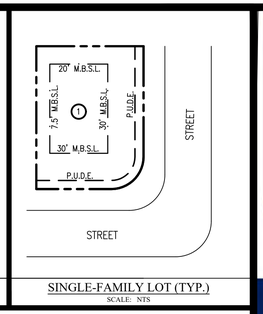
SURVEY LEGEND

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



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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.

PHASE 2

PHASE 2

PHASE 3

PHASE 3

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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
LAND
COMMERCIAL
TENNESSEE NO. 3089
9/18/2023

W&A PROJECT #: 220047

PHASE 1

UTILITIES

SHEET 9 OF 19

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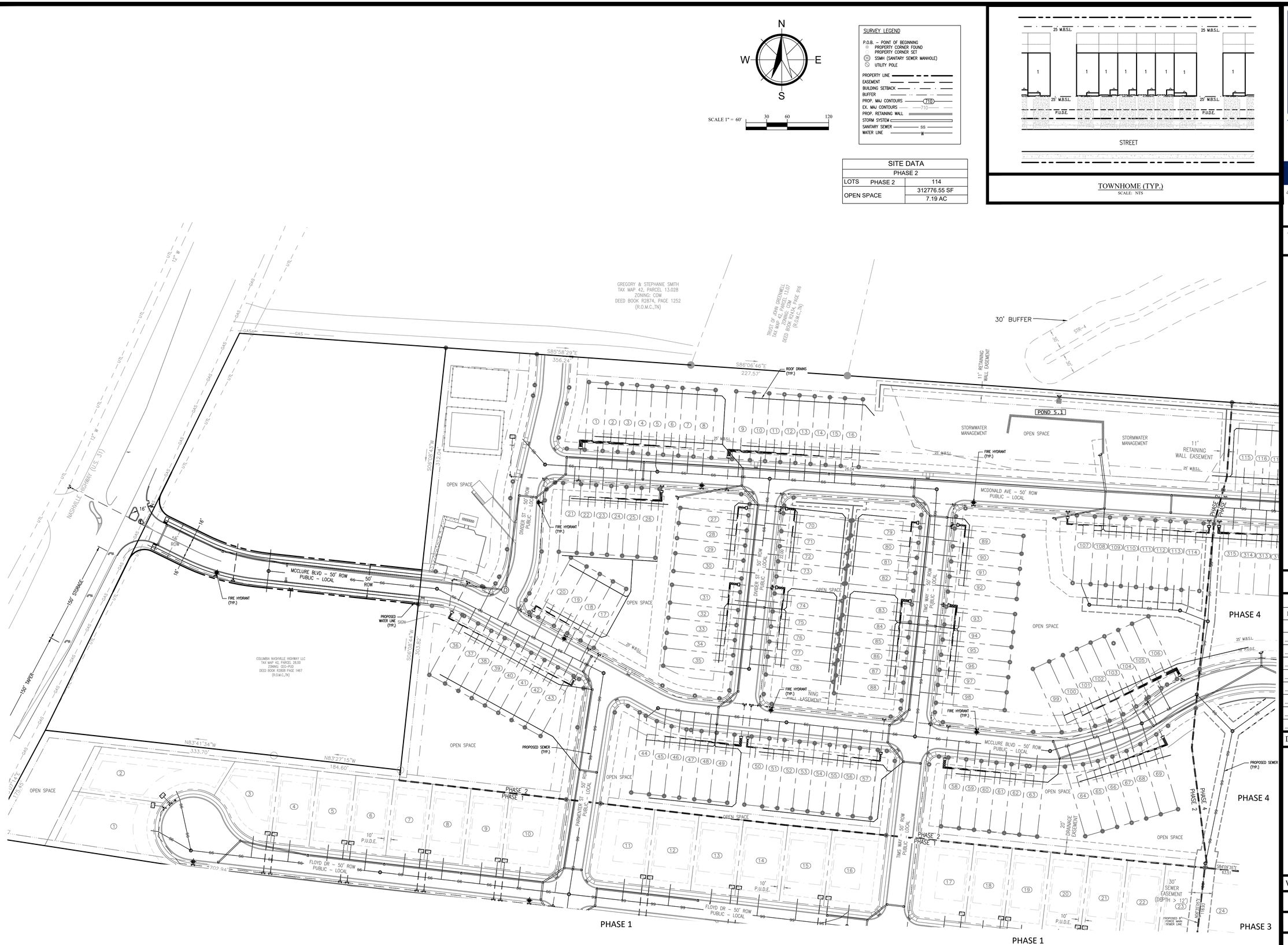

SITE DATA		
PHASE 2		
LOTS	PHASE 2	114
OPEN SPACE		312776.55 SF
		7.19 AC

TOWNHOME (TYP.)
SCALE: NTS

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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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3099
9/18/2023

W&A PROJECT #: 220047

PHASE 2

UTILITIES

SHEET 10 OF 19

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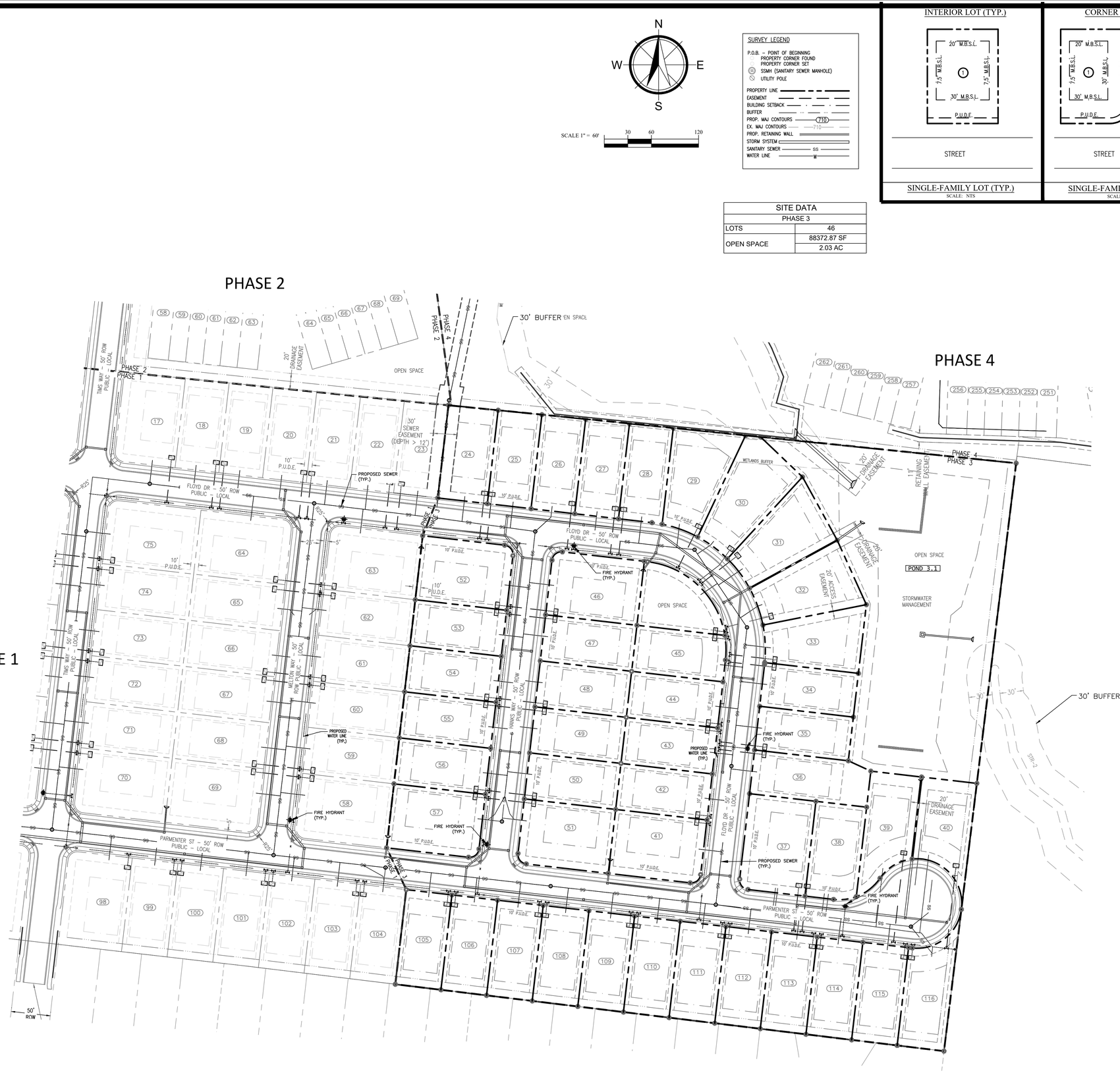

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SCALE 1" = 60' 30 60 120

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

INTERIOR LOT (TYP.)

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 3009
9/18/2023

W&A PROJECT #: 220047

PHASE 3

UTILITIES

SHEET 11 OF 19

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SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1325762.03 SF
	30.44 AC

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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3099
9/18/2023

W&A PROJECT #: 220047

PHASE 4

UTILITIES

SHEET 12 OF 19

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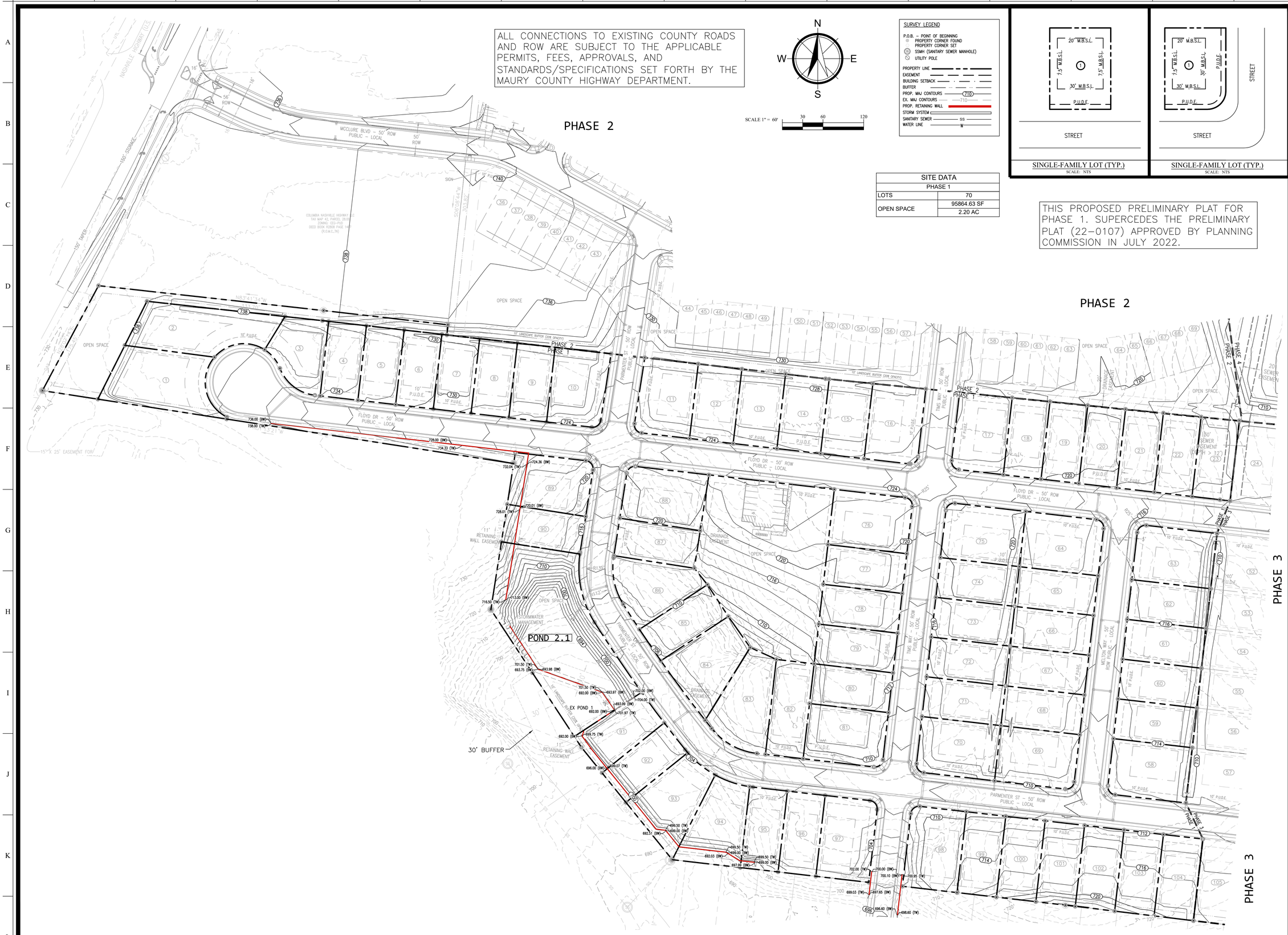

N
W E
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SCALE 1" = 60'

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
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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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COMMERCE
TENNESSEE NO. 3099
9/18/2023

W&A PROJECT #: 220047

PHASE 1

GRADING

SHEET 13 OF 19

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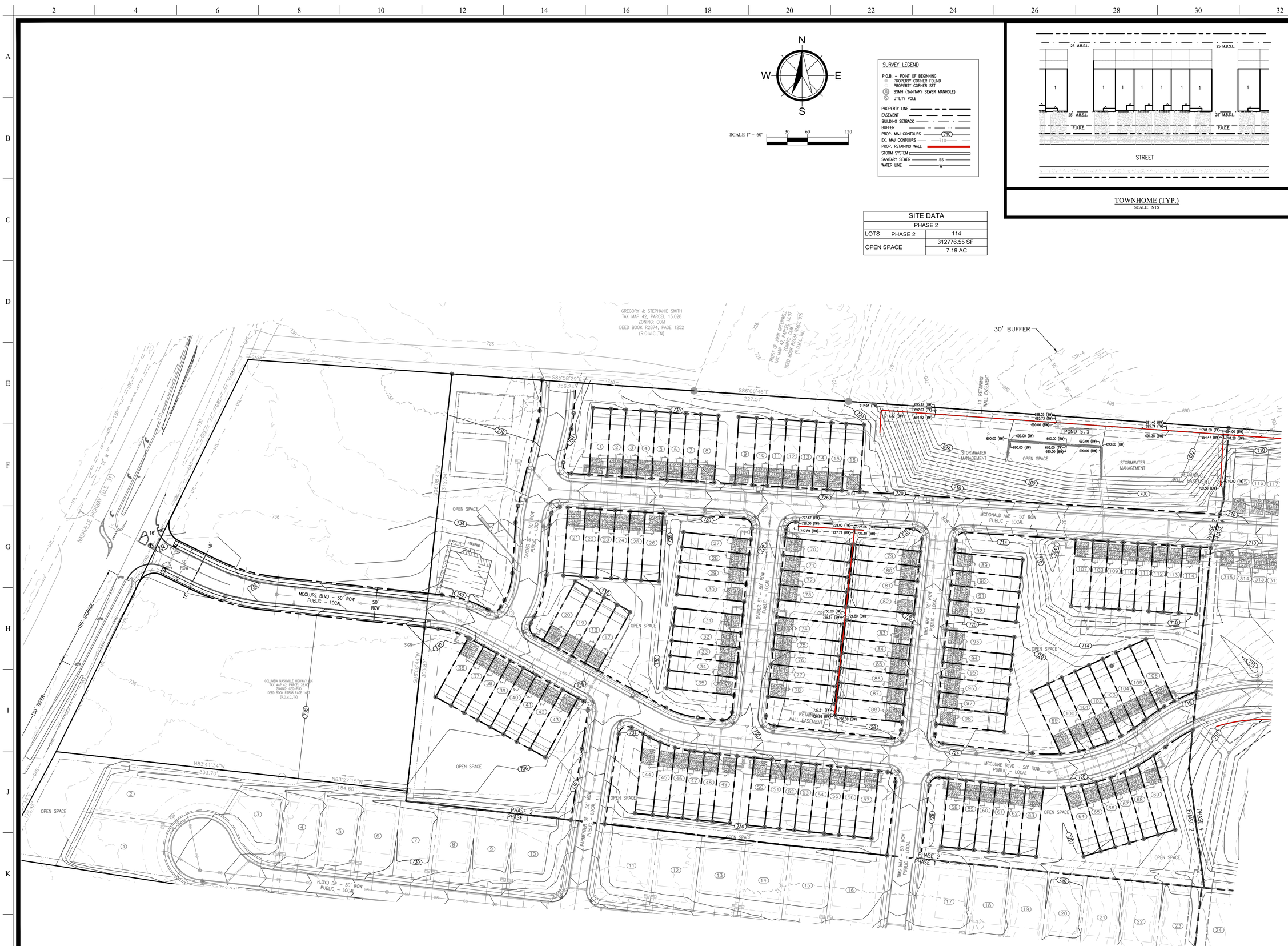

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 3099
9/18/2023

W&A PROJECT #: 220047

PHASE 2

GRADING

SHEET 14 OF 19

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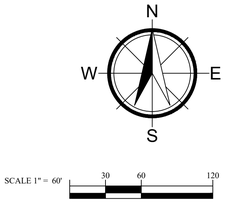
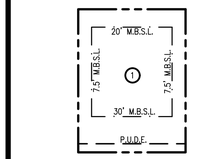


SURVEY LEGEND

P.O.B. – POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE

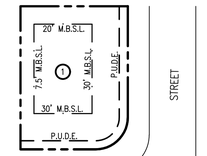
PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER
PROP. MAJ CONTOURS
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE

INTERIOR LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)



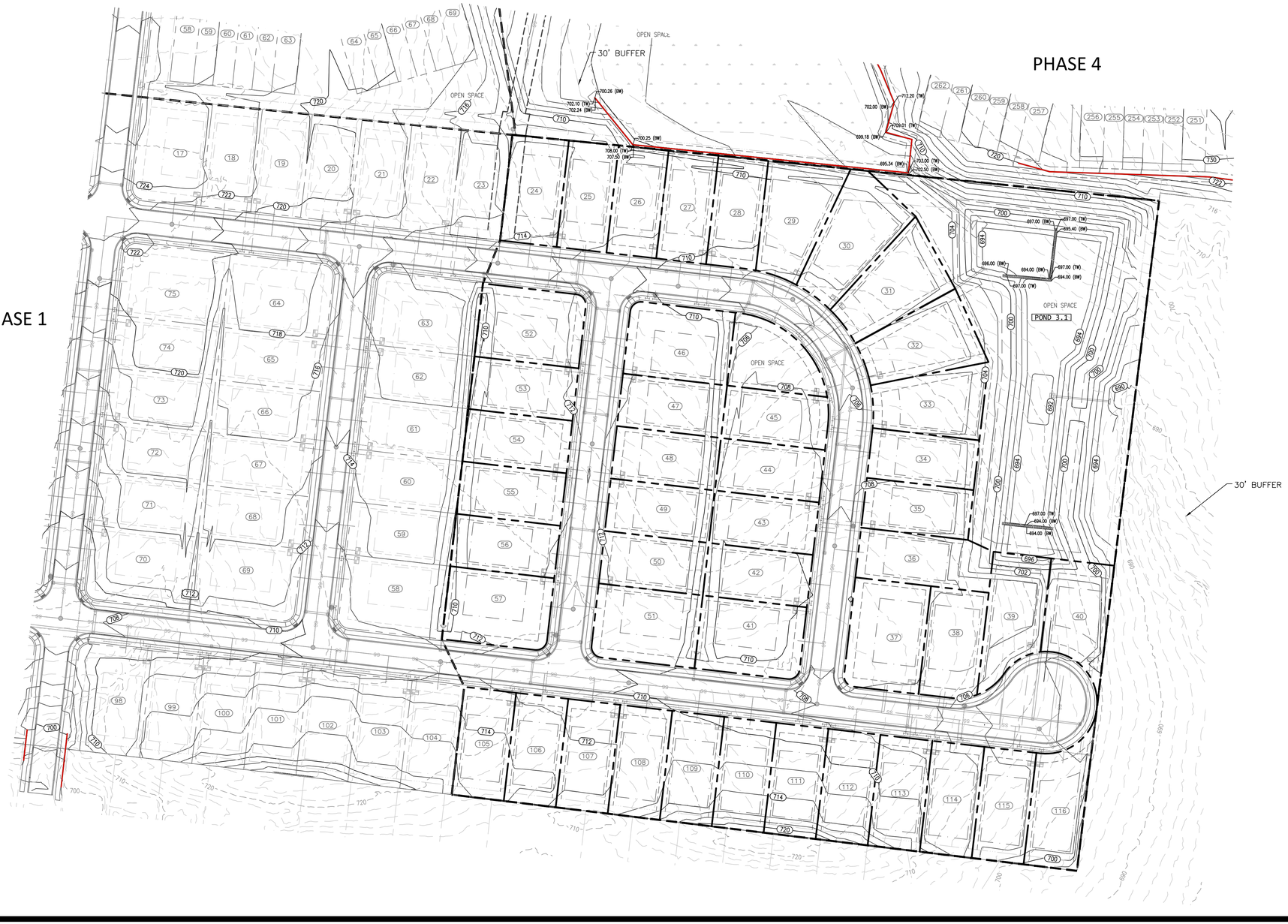
SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	88372.87 SF
	2.03 AC

PHASE 2

PHASE 4

PHASE 1



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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. 811

REVISIONS

DATE	COMMENT
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	-
	-

DATE: 9/18/2023



W&A PROJECT #: 220047

PHASE 3

GRADING

SHEET 15 OF 19

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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
EX. MAJ CONTOURS
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

NOTE
REMAINING AREA OF PHASE 4 TO BE USED AS OPEN SPACE/STORMWATER DETENTION. SEE CONSTRUCTION PLANS FOR DETAILS.

TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(R.O.M.C.,TN)

S86°01'04"E 1595.43'

N19°01'17"E 548.69'

N82°48'08"W 423.70'

N82°22'09"W 409.53'

MCDONALD AVE – 50' ROW PUBLIC – LOCAL

MCCLURE BLVD – 50' ROW PUBLIC – LOCAL

FLOYD DR – 50' ROW PUBLIC – LOCAL

POND 4.1

30' BUFFER

20' LANDSCAPE BUFFER (BOX GRADE)

11' RETAINING WALL EASEMENT

20' DRAINAGE EASEMENT

WETLAND 1

WETLANDS BUFFER

OPEN SPACE

TRASH COMPACTOR

NEIGHBORHOOD DELIVERY & COLLECTION BOX UNITS "NDCBU" 200 UNIT SIZE

STORMWATER MANAGEMENT

DOG PARK

BARN

CONNECT TO FUTURE

UNAMED STREAM

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 3

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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
AMERICA
TENNESSEE NO. 3009
9/18/2023

W&A PROJECT #: 220047

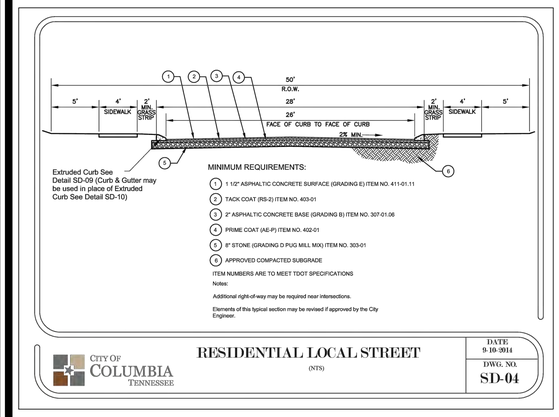
PHASE 4

GRADING

SHEET 16 OF 19

X:\Projects\2022\220047-McClure Farms\Design\Construction\PLAT\2-Sheets - CAD\PP - PHASE 4 - 220047.dwg 9-18-23 09:52:23 AM epcm


N
W
E
S
SCALE 1" = 150'
0
75
150
300
OPEN SPACE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3
OPEN SPACE 4
OPEN SPACE 5
OPEN SPACE 6
OPEN SPACE 7
OPEN SPACE 8
OPEN SPACE 9
OPEN SPACE 10
OPEN SPACE 11
OPEN SPACE 12
OPEN SPACE 13
OPEN SPACE

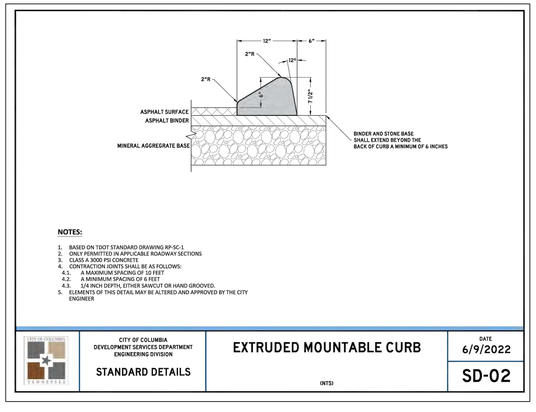


CITY OF COLUMBIA TENNESSEE

RESIDENTIAL LOCAL STREET
(NTS)

DATE 9-10-2014
DWG. NO. SD-04

RESIDENTIAL LOCAL STREET SECTION



NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   4.1. A MAXIMUM SPACING OF 10 FEET
   4.2. A MINIMUM SPACING OF 6 FEET
   4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

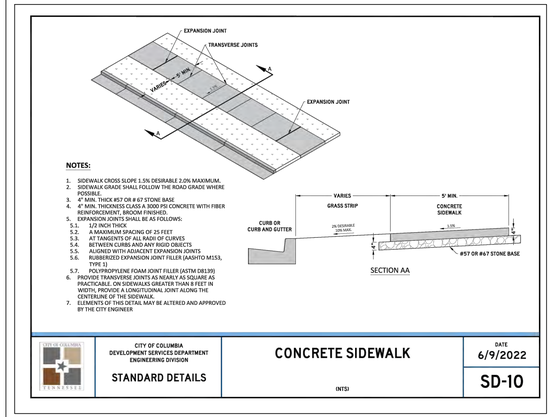
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

EXTRUDED MOUNTABLE CURB
(NTS)

DATE 6/9/2022
SD-02

EXTRUDED CURB



NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK
   5.2. A MAXIMUM SPACING OF 25 FEET
   5.3. AT TANGENTS OF ALL RADII OF CURVES
   5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

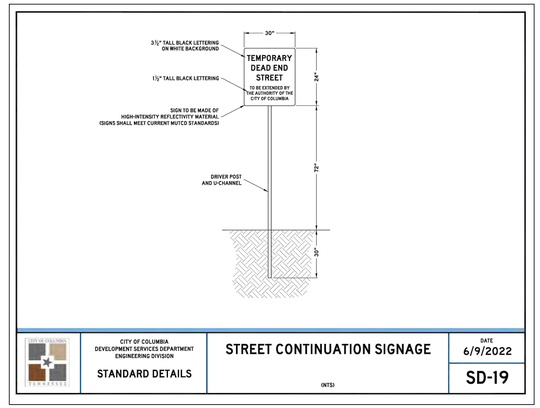
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

CONCRETE SIDEWALK
(NTS)

DATE 6/9/2022
SD-10

CONCRETE SIDEWALK



CITY OF COLUMBIA TENNESSEE

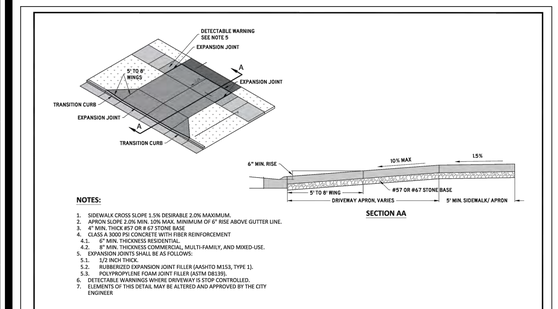
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

STREET CONTINUATION SIGNAGE
(NTS)

DATE 6/9/2022
SD-19

TEMPORARY DEAD END SIGN



NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   4.5. 6" MIN. THICKNESS RESIDENTIAL.
   4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK.
   5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

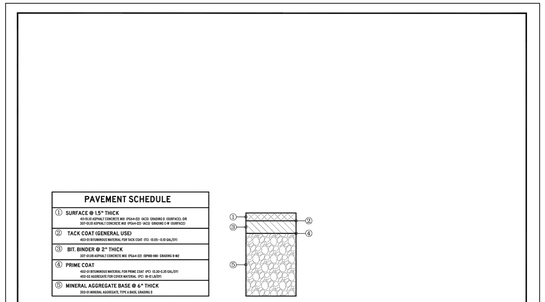
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

DRIVEWAY APRON
(NTS)

DATE 6/9/2022
SD-12

DRIVEWAY APRON



CITY OF COLUMBIA TENNESSEE

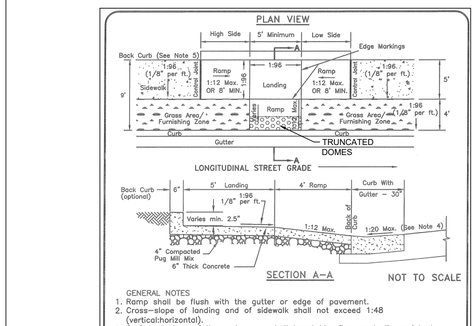
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

PARKING LOT PAVEMENT SECTION
(NTS)

DATE 6/9/2022
MD-02

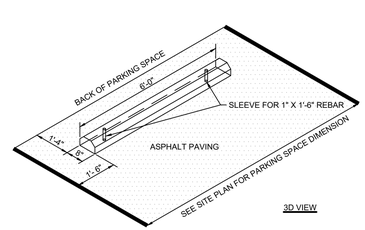
PARKING LOT PAVEMENT SECTION



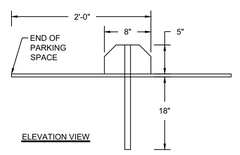
GENERAL NOTES

1. Ramp shall be flush with the gutter or edge of pavement.
2. Cross–slope of landing and of sidewalk shall not exceed 1:48 (vertical:horizontal).
3. Surface texture of the curb ramp shall be stable, firm, and slip–resistant. The surface shall be coarse broomed "white" concrete finish transverse to the slope of the ramp.
4. The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
5. Back curb shall be constructed at the direction of Public Works, and if required, back curb height along ramp shall transition from 0 inches at expansion joints to the proposed height of back curb at landing and shall be a constant height through landing. Deletion of back curb requires approval of inspector. Removal to be noted in project file and on inspection report.
6. High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) or shall be 8 feet (96 inches) minimum in length.

SIDEWALK RAMP

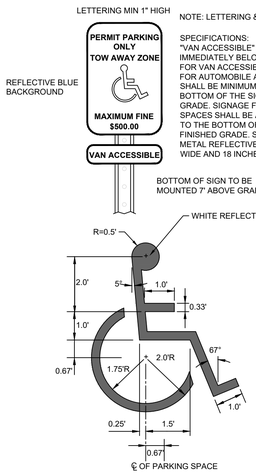


3D VIEW



ELEVATION VIEW

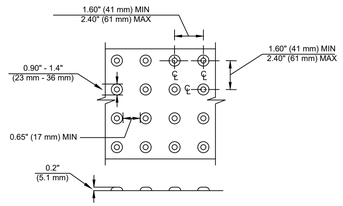
WHEEL STOP



NOTE: LETTERING & SYMBOL IN WHITE

SPECIFICATIONS:
"VAN ACCESSIBLE" SHALL BE MOUNTED IMMEDIATELY BELOW THE STANDARD SIGN FOR VAN ACCESSIBLE SPACES. SIGNAGE FOR AUTOMOBILE ACCESSIBLE SPACES SHALL BE MINIMUM OF 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE FOR VAN ACCESSIBLE SPACES SHALL BE A MINIMUM OF 84 INCHES TO THE BOTTOM OF THE SIGN ABOVE FINISHED GRADE. SIGNAGE SHALL BE BLUE METAL REFLECTIVE AT LEAST 12 INCHES WIDE AND 18 INCHES LONG.

HANDICAP PARKING SIGN AND PAINTED SYMBOL



NOTES:

1. SIZE: DETECTABLE WARNINGS SHALL BE 24 INCHES IN DIRECTION OF THE PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
2. LOCATION: THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE OR OTHER POTENTIAL HAZARD IS 6 TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD, SUCH AS A REFLECTIVE POOL EDGE OR THE DYNAMIC ENVELOPE OF RAIL OPERATIONS.
3. DOME SIZE AND SPACING: TRUNCATED DOMES SHALL HAVE A BASE DIAMETER OF 0.9 TO 1.4 INCHES AT THE BOTTOM, A DIAMETER OF 0.45 TO 0.91 INCHES AT THE TOP, THE TOP DIAMETER SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE OF THE DIAMETER, A HEIGHT OF 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF 2.40 INCHES DESIRABLE, 1.6 INCHES MINIMUM MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT. DOMES SHALL HAVE A SQUARE ARRANGEMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. VISUAL CONTRAST: DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING SURFACE.
3. CONTRACTOR SHALL REFER TO MANUFACTURE'S RECOMMENDATION FOR INSTALLATION.

TRUNCATED DOMES



NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 07 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK
   5.2. A MAXIMUM SPACING OF 100 FEET
   5.3. AT TANGENTS OF ALL RADII OF CURVES
   5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   6.1. A MAXIMUM SPACING OF 10 FEET
   6.2. A MINIMUM SPACING OF 6 FEET
   6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

VERTICAL POST CURB

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

CURB AND GUTTER AND POST CURB
(NTS)

DATE 6/9/2022
SD-01

POST CURB

W&A Engineering
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING - SURVEYING
ECONOMIC DEVELOPMENT
4101 CHARLOTTE AVE. SUITE E215
Nashville, TN 37209
P: (615) 610-1023
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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. 811

REVISIONS

DATE	COMMENT

DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3009
9/18/2023

W&A PROJECT #: 220047

PHASE 1 - 4

DETAILS

SHEET 18 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\3-SHEETS\S1 PLAT DETAILS-220047.dwg 9-18-23 09:24:45 AM epenn

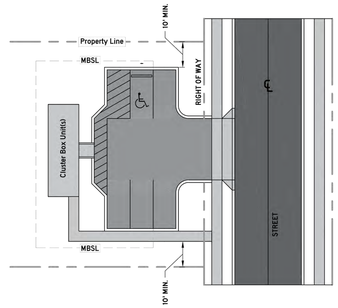
NOTES:

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 ENCROACH 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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

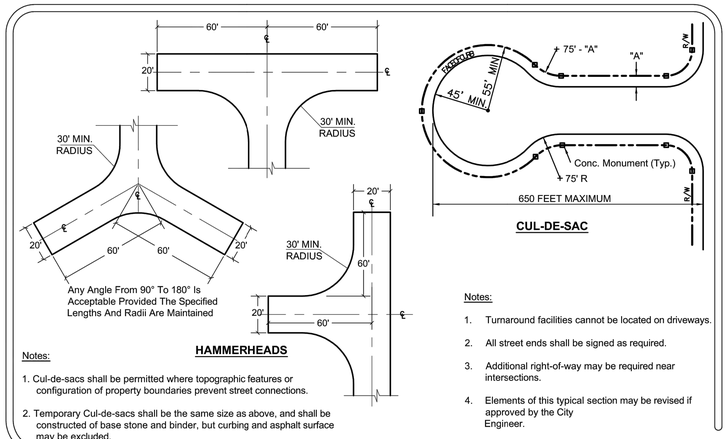
STANDARD DETAILS

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.

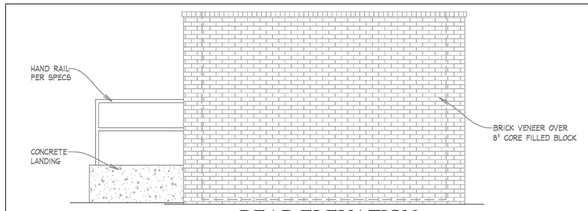
CITY OF COLUMBIA TENNESSEE

TURN-A-ROUND DETAIL

(NTS)

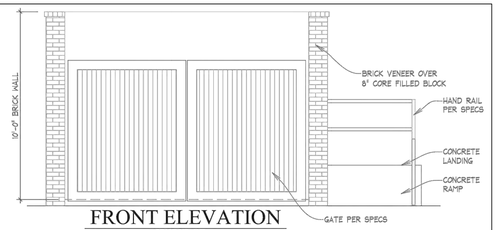
DATE 9-9-2015

DWG. NO. **SD-08**



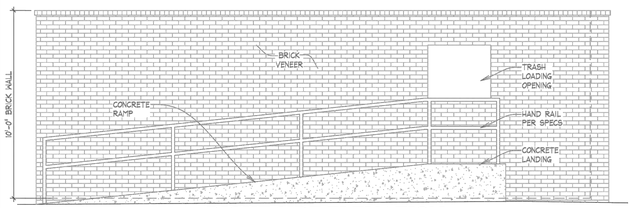
REAR ELEVATION

SCALE 3/8"=1'-0"



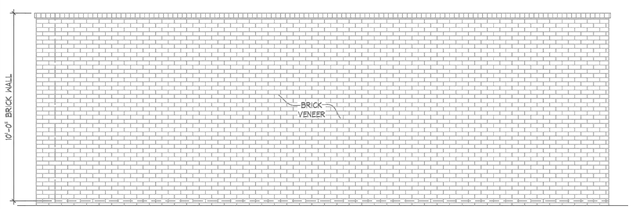
FRONT ELEVATION

SCALE 3/8"=1'-0"



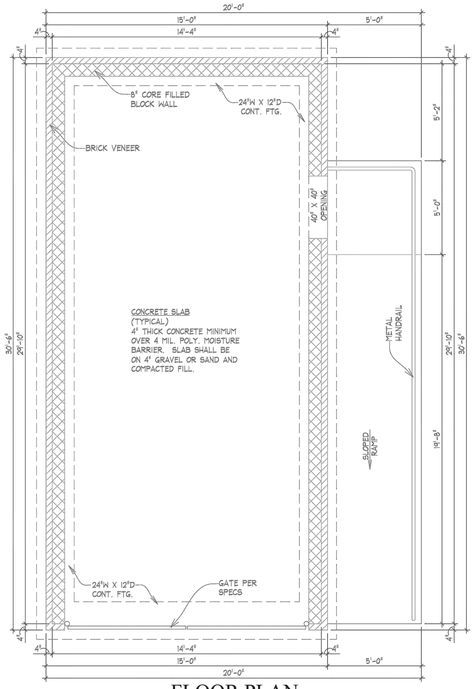
RIGHT SIDE ELEVATION

SCALE 3/8"=1'-0"



LEFT SIDE ELEVATION

SCALE 3/8"=1'-0"



FLOOR PLAN

SCALE 3/8"=1'-0"

COMPACTOR ENCLOSURE

W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING - SURVEYING
ECONOMIC DEVELOPMENT

4101 CHARLOTTE AVE. SUITE E215
Nashville, TN 37209
P: (615) 610-1023
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PRELIMINARY PLAT
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MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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

REVISIONS

DATE	COMMENT
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DATE: 9/18/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
SUMNER
TENNESSEE NO. 2009

9/18/2023

W&A PROJECT #: 220047

PHASE 1 - 4

DETAILS

SHEET 19 OF 19

X:\Projects\2022\220047- McClure Farms\Design\Construction\3-SHEETS\SP PLAT DETAILS-220047.dwg 9-18-23 09:23:58 AM openn

CITY OF
COLUMBIA
TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: 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.

CITY OF
COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

- ☒ 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.

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PUD Specific Items

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

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

Checklist Completed By:

Owen Penn		9/18/2023
Print Name	Signature	Date

W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
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

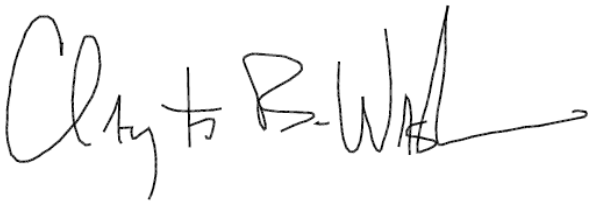
Duck River Electric Membership Corp

34. No Comments.

We appreciate the cooperation extended to our team through this process.

Sincerely,

Clayton B. Washburn, PE



W&A Engineering

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SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT

September 18th, 2023

To: City of Columbia Development Services

Re: Resubmittal for McClure Farms Preliminary Plat Phase 1 thru Phase 4

2504 Nashville Hwy – Columbia, Maury County, TN 38401

To whom it may concern:

As part of the request for Preliminary Plat approval for Phase 1 thru Phase 4, we are making the following resubmittal:

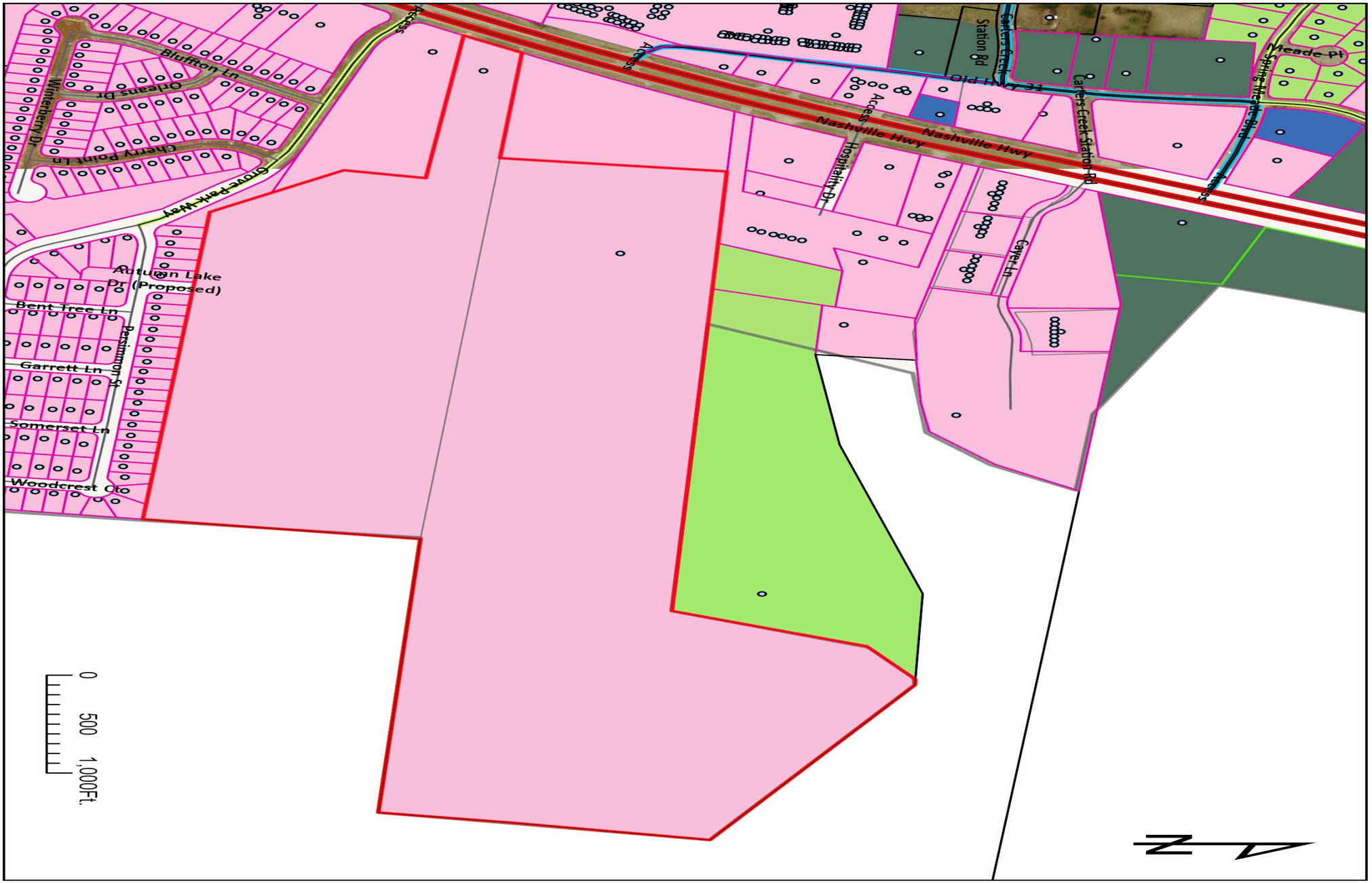
- Updated Planning Commission Preliminary Plat Application
- Preliminary Plat Checklist

- 1 copy – Preliminary Plat Phases 1-4 Resubmittal
- Technical Review Response from City Comments
- Preliminary Storm Analysis of Downstream Structure
- Digital copy of all aforementioned documents (USB Drive)

If you have any questions or need additional information, please feel free to contact us at the number below.

Sincerely,

Owen Penn
Openn@waengineering.com
615-813-1051



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

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: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) McClure Farms Phases 1-4 ☐ Total Number of Lots 431 ☐ Total acreage 95.29

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		8/16/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brightland Homes - Shannon Barksdale		8/16/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Columbia Nashville Highway, LLC - Mark McDonald 9/15/23

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

DEVELOPMENT REVEW 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.

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.
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 radius of 25 ft.
17. Waterhill Dr: Culdesac 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.
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.

Maury County E911

24. We do not have any street names approved or reserved for this development. 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.

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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.

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 - PHASE 1 - 4

FOR

McCLURE FARMS

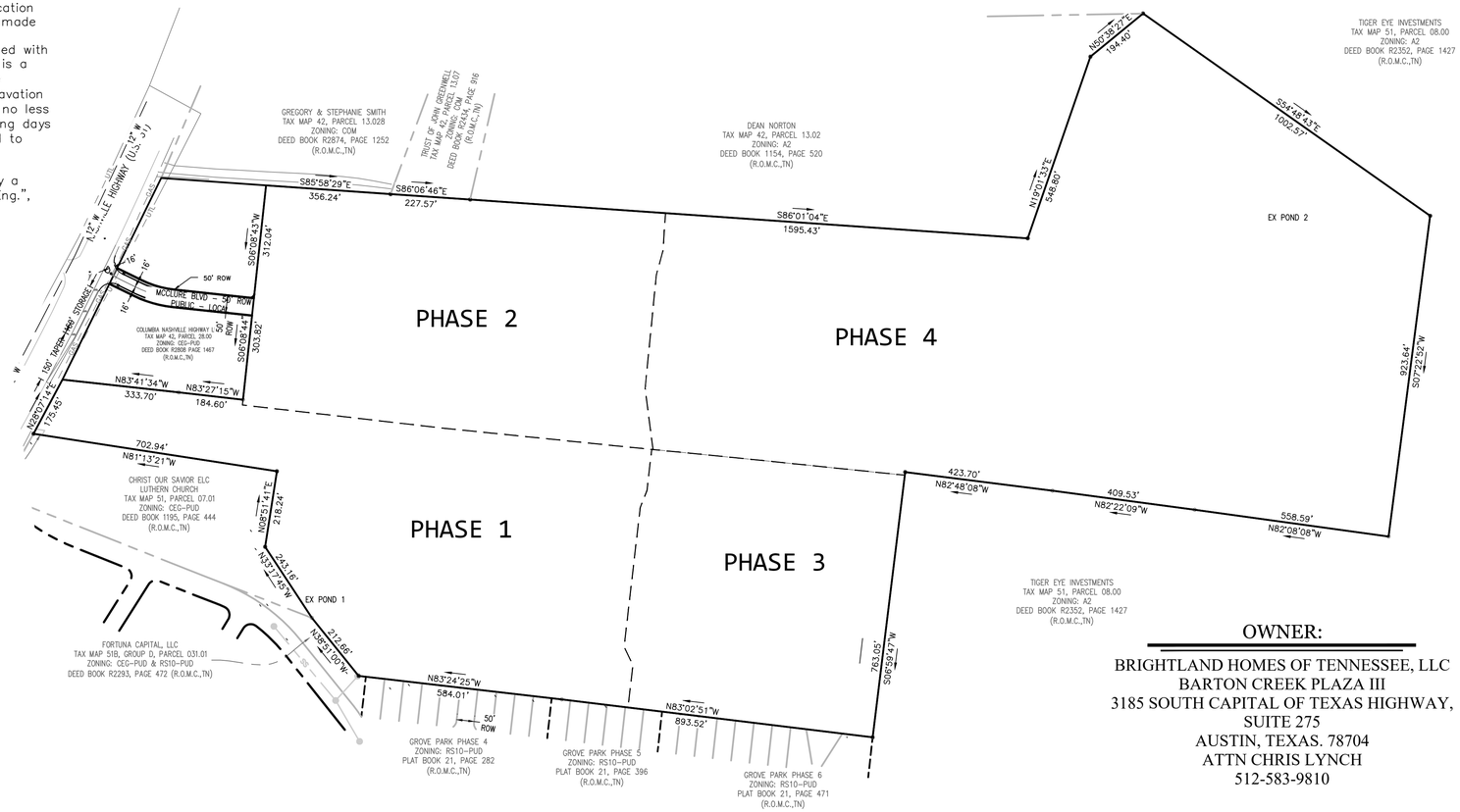
2504 NASHVILLE HWY

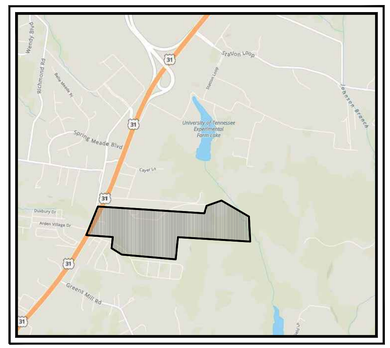
COLUMBIA, MAURY COUNTY, #38401

95.29-ACRE SITE
ISSUED 8-21-2023
W&A PROJECT # 220047

NOTES:

1. The purpose of this preliminary plat is to create 116 lots and 314 Town–Home Units.
2. Property is identified as a portion of parcel 6.00 on Maury County, Tennessee Property Map: 51 in the civil district. Property is located in the city of Columbia and accessed from Nashville Highway.
3. Subject properties are currently zoned RS6–PUD per the City of Columbia GIS Mapping.
4. All distances shown are in feet and decimals thereof.
5. This property is NOT located in an area designated as a "Special Flood Hazard Area" as per the Federal Emergency Management Agency "National Flood Insurance Program" Rate Map No. 47119C0180E. (Zone X), (Map Revised APRIL 16, 2007).
6. 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. Special attention has been taken to indicate the approximate nature of the utilities, shown hereon. 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 are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown must 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 three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and to avoid any possible hazard or conflict.
8. All property corners that were set are marked by a 1/2" Rebar with a yellow cap that reads "W&A Eng.", unless otherwise noted.





VICINITY MAP
SCALE: NTS

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SCALE 1" = 200' 0 100 200 400

ARAP #NR2208.3559

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	OVERALL LAYOUT
4	PLAT – PHASE 1
5	PLAT – PHASE 2
6	PLAT – PHASE 3
7	PLAT – PHASE 4
8	PLAT – PHASE 4
9	UTILITY – PHASE 1
10	UTILITY – PHASE 2
11	UTILITY – PHASE 3
12	UTILITY – PHASE 4
13	GRADING – PHASE 1
14	GRADING – PHASE 2
15	GRADING – PHASE 3
16	GRADING – PHASE 4
17	SLOPE ANALYSIS
18	DETAIL SHEET

PHASING TIMELINE:
PHASE 1: SEPTEMBER 2023 – AUGUST 2024
PHASE 2: AUGUST 2025 – FEBRUARY 2025
PHASE 3: AUGUST 2025 – MAY 2026
PHASE 4: AUGUST 2025 – MAY 2027

EXISTING TREE CANOPY: 23.15 ACRES
TREE CANOPY RETAINED: 6.98 ACRES

CURRENT SCHOOL ZONES:
- BATTLE CREEK ELEMENTARY SCHOOL
- BATTLE CREEK MIDDLE SCHOOL
- SPRING HILL HIGH SCHOOL

1) NO RESIDENCE IS GUARANTEED ZONE TO A SPECIFIC SCHOOL.
2) ALL ZONES ARE SUBJECT TO CHANGE YEARLY.

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.

THIS PROPOSED PRELIMINARY PLAT FOR PHASE 1. SUPERCEDES THE PRELIMINARY PLAT (22–0107) APPROVED BY PLANNING COMMISSION IN JULY 2022.

OWNER:

BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III
3185 SOUTH CAPITAL OF TEXAS HIGHWAY,
SUITE 275
AUSTIN, TEXAS. 78704
ATTN CHRIS LYNCH
512-583-9810

DEVELOPER:

BRIGHTLAND HOMES OF TENNESSEE, LLC
BARTON CREEK PLAZA III
3185 SOUTH CAPITAL OF TEXAS HIGHWAY,
SUITE 275
AUSTIN, TEXAS. 78704
ATTN CHRIS LYNCH
512-583-9810

ENGINEER:

W & A ENGINEERING
4101 CHARLOTTE AVE. E215
NASHVILLE, TN. 37209
ATTN: CLAYTON WASHBURN, PE
615-813-1086

SURVEYOR:

W & A ENGINEERING
4101 CHARLOTTE AVE. E215
NASHVILLE, TN. 37209
ATTN: ADAM BLEDSOE, PLS
615-610-1023

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

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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. 811

REVISIONS

DATE	COMMENT
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DATE: 8/21/2023

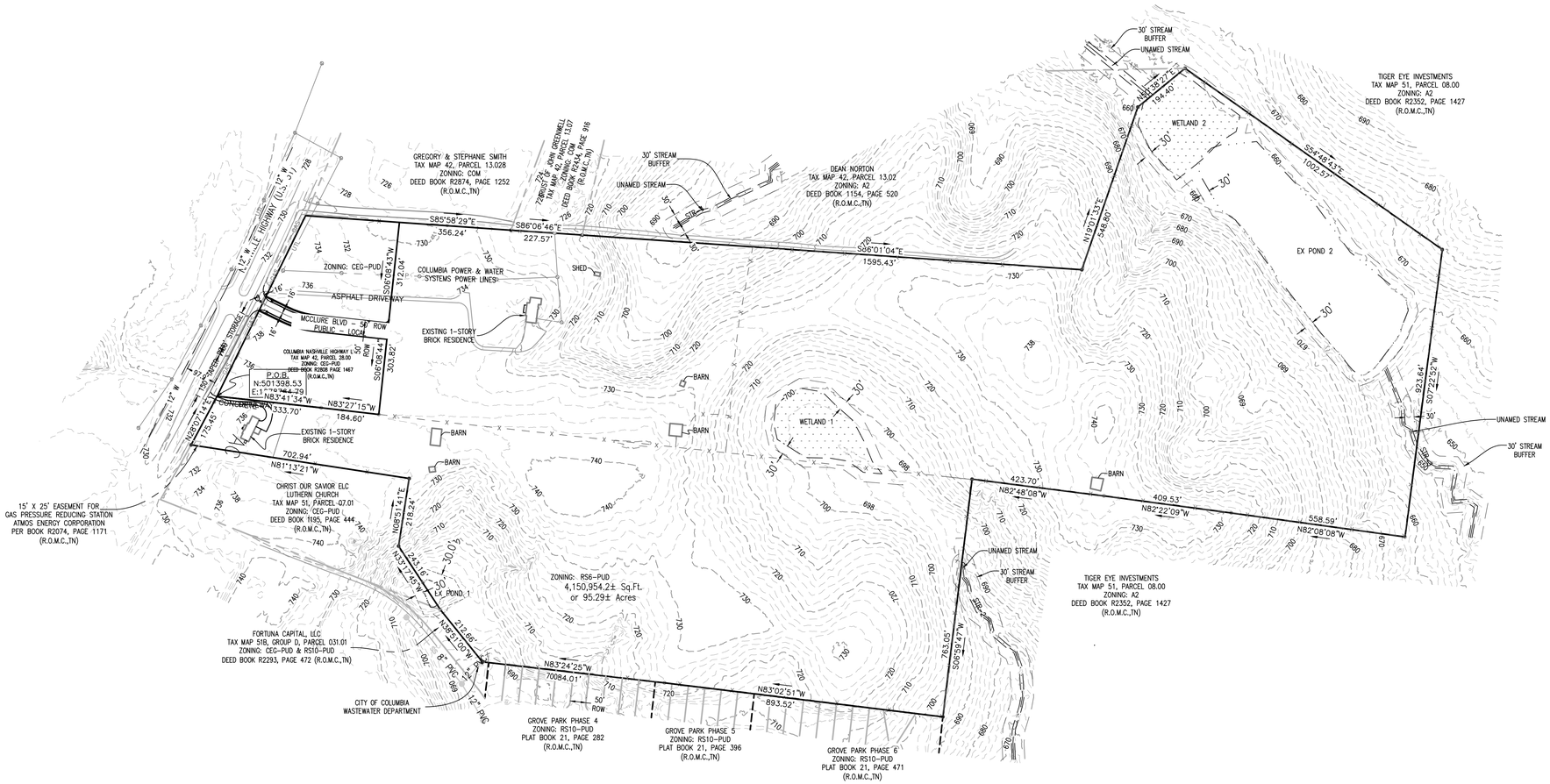
ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 3099
8/21/2023

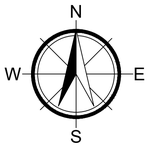
W&A PROJECT #: 220047

COVER

SHEET 1 OF 18

X:\Projects\2022\22047- McClure Farms\Design Construction\PLAT\2-Sheets - CAD\PP - PHASE 1 - 22047.dwg, 8/18/23 10:34:35 AM, epcm





SCALE 1" = 150' 0 75 150 300

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

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

REVISIONS

DATE	COMMENT

DATE: 8/21/2023

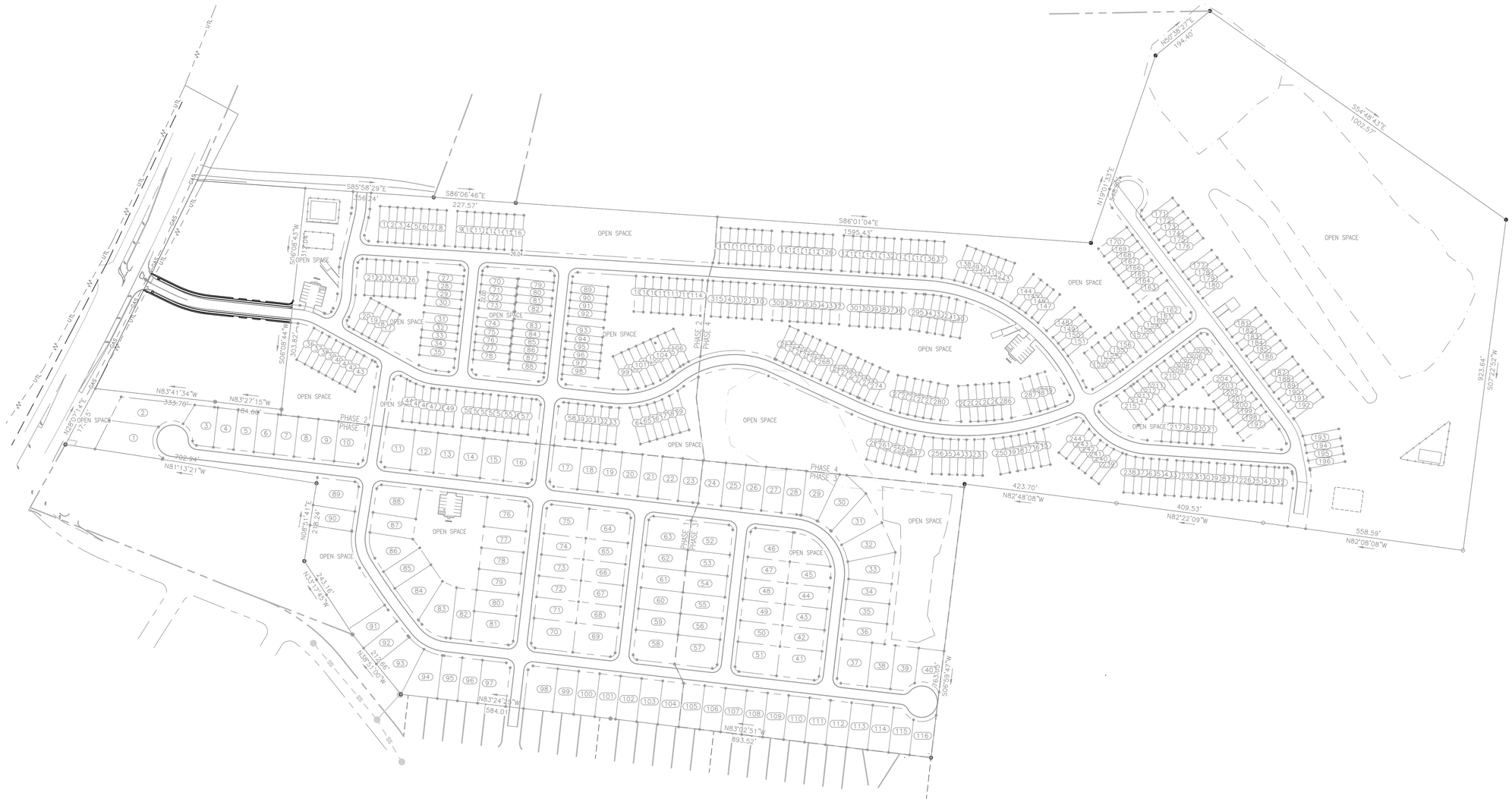
ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 3099
8/21/2023

W&A PROJECT #: 220047

EXISTING CONDITIONS

SHEET 2 OF 18

X:\Projects\2022\220047- McClure Farms\Design\Construction\PLAT\2-Sheets - CAD\ECND-PLAT-220047.dwg 8-18-23 10:29:18 AM epsmi



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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. 811

REVISIONS

DATE	COMMENT

DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3065
8/21/2023

W&A PROJECT #: 220047

PHASE 1 - 4

OVERALL LAYOUT

SHEET 3 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.

N
W E
S

SCALE 1" = 60'
30 60 120

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

INTERIOR LOT (TYP.)
20' M.B.S.L.
7.5' M.B.S.L.
30' M.B.S.L.
P.U.D.E.
STREET
SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)
20' M.B.S.L.
7.5' M.B.S.L.
30' M.B.S.L.
P.U.D.E.
STREET
SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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.

NASHVILLE HIGHWAY (U.S. 31) – 150' STORAGE
MCCLURE BLVD – 50' ROW PUBLIC – LOCAL
FLOYD DR – 50' ROW PUBLIC – LOCAL
PARMENTER ST – 50' ROW PUBLIC – LOCAL
TIMS WAY – 50' ROW PUBLIC – LOCAL
MELTON WAY – 50' ROW PUBLIC – LOCAL
COLUMBIA NASHVILLE HIGHWAY LLC
TAX MAP 42, PARCEL 28.00
ZONING: CEG-PUD
DEED BOOK R2808 PAGE 1467
(R.O.M.C., TN)
PHASE 2
PHASE 3
OPEN SPACE
STORMWATER MANAGEMENT POND 2.1
EX. POND 1
20' DRAINAGE EASEMENT
20' SEWER EASEMENT
30' SEWER EASEMENT
11' RETAINING WALL EASEMENT
30' BUFFER
10' LANDSCAPE BUFFER (50% OPACITY)
10' P.U.D.E.
SIGN

Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.76	33239.21
1	0.46	20048.90
1	0.98	42576.52

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
1	0.29	12787.72'
2	0.30	13074.98'
3	0.18	7975.32'
4	0.14	6194.81'
5	0.14	6197.03'
6	0.14	6199.25'
7	0.14	6201.47'
8	0.14	6203.69'
9	0.14	6205.91'
10	0.21	8930.45'
11	0.21	8993.64'
12	0.16	7171.23'
13	0.16	7174.55'
14	0.16	7159.77'
15	0.17	7190.55'
16	0.20	8763.60'
17	0.20	8845.43'
18	0.15	6422.99'
19	0.15	6465.92'
20	0.15	6508.85'
21	0.15	6551.78'
22	0.15	6594.72'
23	0.15	6701.01'
58	0.22	9563.08'
59	0.16	6903.00'
60	0.16	6903.00'
61	0.16	6903.00'
62	0.16	6903.00'
63	0.22	9563.13'
64	0.22	9563.10'
65	0.16	6903.00'
66	0.16	6903.00'
67	0.16	6903.00'
68	0.16	6903.00'
69	0.22	9563.10'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
70	0.22	9563.07'
71	0.16	6903.00'
72	0.16	6903.00'
73	0.16	6903.00'
74	0.16	6903.00'
75	0.22	9563.13'
76	0.22	9563.24'
77	0.16	6903.00'
78	0.16	6903.00'
79	0.16	6903.00'
80	0.16	6903.00'
81	0.22	9563.13'
82	0.18	7896.00'
83	0.23	10151.72'
84	0.23	9803.15'
85	0.15	6699.59'
86	0.20	8891.08'
87	0.15	6720.00'
88	0.22	9685.30'
89	0.21	9278.88'
90	0.15	6552.01'
91	0.17	7335.85'
92	0.15	6558.01'
93	0.23	9844.10'
94	0.22	9697.60'
95	0.15	6720.98'
96	0.15	6721.17'
97	0.22	9391.35'
98	0.22	9692.70'
99	0.16	7023.07'
100	0.16	7023.48'
101	0.16	7024.55'
102	0.16	7040.37'
103	0.16	7062.24'
104	0.16	7084.12'

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N08°05'11"W	100.89'	55.00
C2	N83°02'16"E	74.05'	55.00
C3	S28°54'10"E	56.61'	55.00
C4	S41°24'51"E	17.59'	12.00
C5	N52°43'26"E	18.37'	12.00
C6	N37°16'34"W	19.33'	12.00
C7	N08°24'44"E	2.35'	150.00
C8	N12°06'18"W	105.08'	150.00
C9	N33°56'01"W	124.44'	2324.82
C10	N36°42'55"W	39.96'	1609.33
C11	N37°59'26"W	50.13'	2025.46
C12	N39°49'03"W	5.85'	150.00
C13	N50°57'37"W	52.49'	150.00
C14	N71°17'13"W	53.94'	150.00
C15	N38°24'27"W	18.85'	12.00
C16	S51°35'33"W	18.85'	12.00
C17	S38°24'27"E	18.85'	12.00
C18	S51°35'33"W	18.85'	12.00
C19	N38°24'27"W	18.85'	12.00
C20	N51°35'33"E	18.85'	12.00
C21	S61°03'24"E	78.04'	100.00
C22	S38°28'30"E	15.49'	1975.00
C23	S36°39'50"E	109.38'	1975.00
C24	S34°15'53"E	56.01'	1975.00
C25	S32°48'46"E	44.10'	1975.00
C26	S11°39'21"E	71.62'	100.00
C27	S51°43'58"W	17.97'	12.01
C28	S37°16'34"E	19.33'	12.00
C29	N51°35'33"E	18.85'	12.00
C30	N38°24'27"W	18.83'	11.97
C31	N38°24'27"W	18.85'	12.00
C32	N51°35'33"E	18.85'	12.00
C33	S38°24'27"E	18.85'	12.00
C34	S51°35'33"W	18.85'	12.00

W&A Engineering
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING · SURVEYING
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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. 811

REVISIONS

DATE	COMMENT
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-	-

DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
No. 2703
STATE OF TENNESSEE
AGRICULTURE
ARCHITECTURE
COMMERCE
TENNESSEE NO. 2703
8/21/2023

W&A PROJECT #: 220047

PHASE 1

PRELIMINARY PLAT

SHEET 4 OF 18

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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	2216.85'
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'

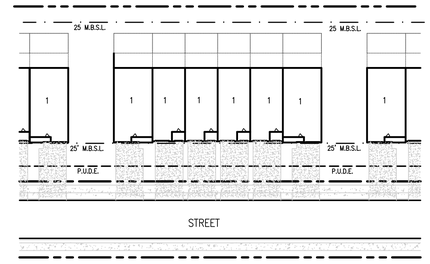
CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C55	N73°14'28"W	46.31'	125.00
C56	N61°54'29"W	3.14'	125.00
C57	N26°09'49"W	15.89'	13.00
C58	N63°50'11"E	24.95'	13.00
C59	S64°06'21"E	17.82'	175.00
C60	S70°43'29"E	22.61'	175.00
C61	S78°02'56"E	22.13'	175.00
C62	S82°47'21"E	6.83'	175.00
C63	S38°39'14"E	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
C73	S53°36'22"W	21.15'	275.00
C74	S57°29'17"W	47.79'	225.00
C75	N66°08'49"E	35.99'	275.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C76	N60°41'30"E	16.38'	275.00
C77	N57°57'49"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°47'26"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	49.56'	125.00
C92	N16°11'18"W	20.42'	13.00
C93	N16°12'29"E	63.79'	145.00
C94	N53°27'24"E	18.22'	13.00
C95	S36°32'36"E	22.62'	13.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C96	S08°38'22"W	23.63'	145.00
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	69.23'	175.00
C102	S40°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	0.94	40885.98
1	0.74	32167.15
1	2.06	89622.59
1	0.85	36929.32
1	1.11	48220.86
1	0.40	17221.99
1	0.43	18940.27
1	0.66	28788.39

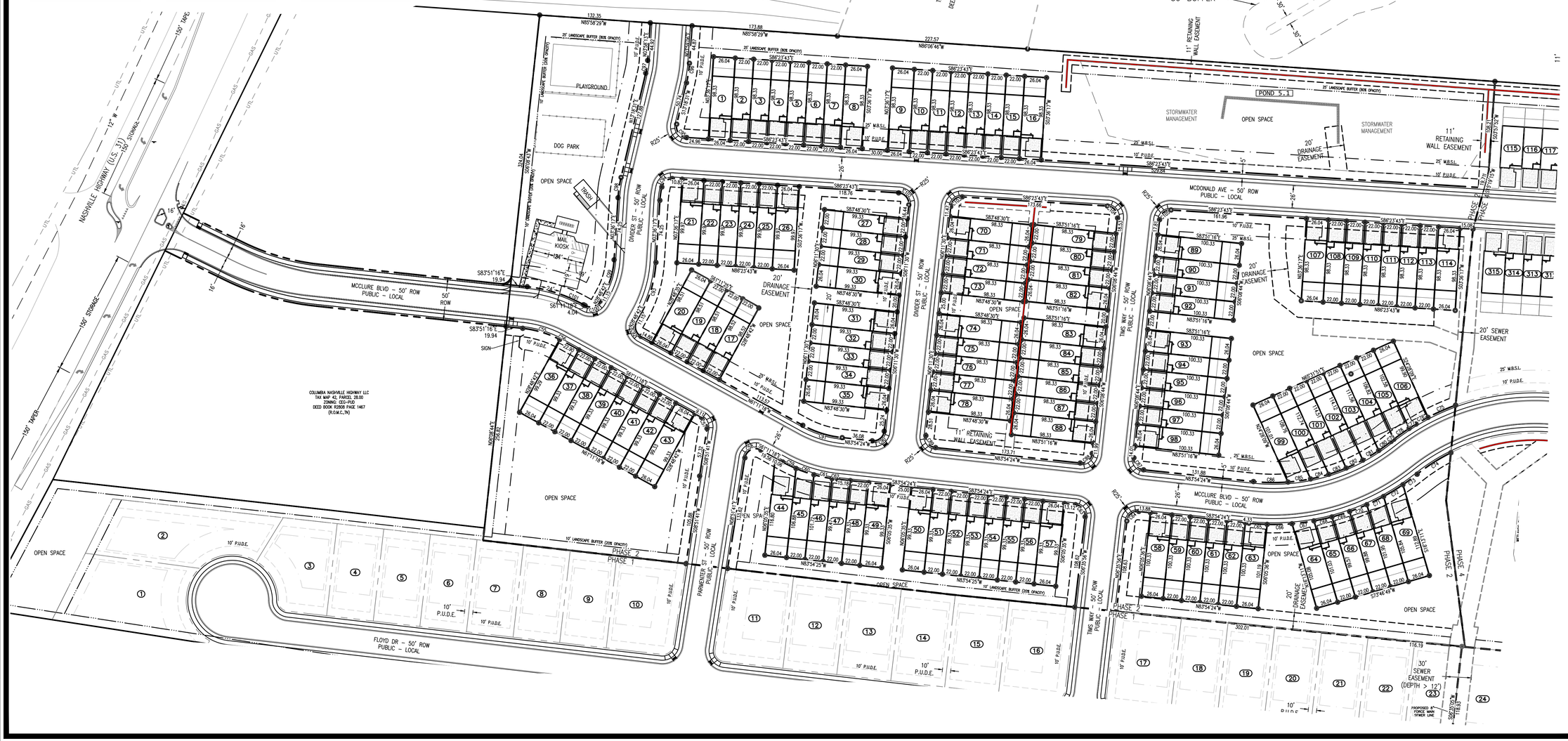
SITE DATA	
PHASE 2	
LOTS	114
OPEN SPACE	312776.55 SF
	7.19 AC



TOWNHOME (TYP.)
SCALE: NTS



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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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. 811

REVISIONS

DATE	COMMENT
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-	-

DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
ONWARD
TENNESSEE NO. 3009
8/21/2023

W&A PROJECT #: 220047

PHASE 2

PRELIMINARY PLAT

SHEET 5 OF 18

X:\Projects\2022\220047 - McClure Farms\Design\Construction\PLAT\2-Sheets <CAD PP - PHASE 2 - 220047.dwg 8-21-23 09:04:49 AM opcm

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
24	0.17	7578.23'
25	0.15	6726.70'
26	0.16	6767.51'
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



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2504 NASHVILLE HIGHWAY - 95.29 AC
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REVISIONS

DATE	COMMENT
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DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
No. 2009
AGRICULTURE
TENNESSEE
TENNESSEE NO. 2009
8/21/2023

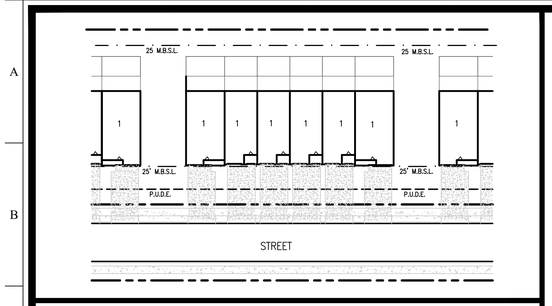
W&A PROJECT #: 220047

PHASE 3

PRELIMINARY PLAT

SHEET 6 OF 18

X:\Projects\2022\220047- McClure Farms\Design Construction\PLATS\Sheets <CAD PP - PHASE 3 - 220047.dwg 8-17-23 05:04:19 PM -spcm



TOWNHOME (TYP.)
SCALE: NTS

DEAN NORTON
TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(0.00 AC.±)

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1326562.46 SF
	30.45 AC

N
W
E
S
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
SCALE 1" = 60'
30 60 120
S86°01'04"E 1595.43'
N86°01'04"W 1036.32
N82°48'08"W 423.70'
N82°22'09"W 409.53'
N86°02'19"W 192.65'
N03°57'41"E 100.00'
S03°57'41"W 100.00'
N86°02'19"W 39.23'
N86°02'19"W 14.47'
S86°02'19"E 14.47'
N86°02'19"W 11.80'
S86°02'19"E 11.80'
N03°57'41"E 6.25'
S03°57'41"W 6.25'
N86°02'19"W 26.04'
S86°02'19"E 26.04'
N03°57'41"E 100.33'
S03°57'41"W 100.33'
N86°02'19"W 98.33'
S86°02'19"E 98.33'
S03°57'41"W 98.33'
N03°57'41"E 98.33'
S03°57'41"W 98.46'
N03°57'41"E 98.46'
S03°57'41"W 98.59'
N03°57'41"E 98.59'
S03°57'41"W 99.50'
N03°57'41"E 99.50'
S16°58'35"W 101.11'
N16°58'35"E 101.11'
S16°58'35"W 99.50'
N16°58'35"E 99.50'
S03°57'41"W 100.00'
N03°57'41"E 100.00'
S03°57'41"W 100.00'
N03°57'41"E 100.00'
S03°57'41"W 100.00'
N03°57'41"E 100.00

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
115	0.06	2560.77'
116	0.05	2163.33'
117	0.05	2163.33'
118	0.05	2163.33'
119	0.05	2163.33'
120	0.06	2560.77'
121	0.06	2560.77'
122	0.05	2163.33'
123	0.05	2163.33'
124	0.05	2163.33'
125	0.05	2163.33'
126	0.06	2560.77'
127	0.06	2560.77'
128	0.05	2163.33'
129	0.05	2163.33'
130	0.05	2163.33'
131	0.05	2163.33'
132	0.06	2560.77'
133	0.06	2560.77'
134	0.05	2163.33'
135	0.05	2163.33'
136	0.05	2166.41'
137	0.06	2591.42'
138	0.06	2618.29'
139	0.05	2167.21'
140	0.05	2147.88'
141	0.05	2148.81'
142	0.05	2170.00'
143	0.06	2624.02'
144	0.06	2590.44'
145	0.05	2154.83'
146	0.05	2145.63'
147	0.05	2156.68'
148	0.06	2583.68'
149	0.05	2155.48'
150	0.05	2152.08'
151	0.05	2168.93'
152	0.06	2585.85'
153	0.05	2208.36'
154	0.05	2214.87'
155	0.05	2215.03'
156	0.06	2621.96'
157	0.06	2560.77'
158	0.05	2163.33'
159	0.05	2163.33'
160	0.05	2163.33'
161	0.05	2163.33'
162	0.06	2560.77'
163	0.06	2560.77'
164	0.05	2163.33'
165	0.05	2163.33'
166	0.05	2163.33'
167	0.05	2163.33'
168	0.05	2163.33'
169	0.05	2163.33'
170	0.06	2560.77'
171	0.06	2612.85'
172	0.05	2207.33'
173	0.05	2207.33'
174	0.05	2207.33'
175	0.05	2207.33'
176	0.06	2612.85'
177	0.06	2591.15'
178	0.05	2189.00'
179	0.05	2189.00'
180	0.05	2189.00'
181	0.06	2612.85'
182	0.05	2207.33'
183	0.05	2207.33'
184	0.05	2207.33'
185	0.05	2207.33'
186	0.06	2612.85'
187	0.06	2612.50'
188	0.05	2207.04'
189	0.05	2207.04'
190	0.05	2207.04'
191	0.05	2207.04'
192	0.06	2612.52'
193	0.06	2603.82'
194	0.05	2189.00'
195	0.05	2189.00'
196	0.05	2189.00'
197	0.06	2563.28'
198	0.05	2165.46'
199	0.05	2165.46'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
200	0.05	2165.46'
201	0.05	2165.46'
202	0.05	2165.46'
203	0.05	2165.46'
204	0.06	2563.28'
205	0.06	2560.77'
206	0.05	2163.33'
207	0.05	2163.33'
208	0.05	2163.33'
209	0.05	2163.33'
210	0.06	2560.77'
211	0.06	2560.77'
212	0.05	2163.33'
213	0.05	2163.50'
214	0.05	2169.73'
215	0.06	2594.95'
216	0.06	2561.32'
217	0.05	2163.80'
218	0.05	2163.80'
219	0.05	2163.80'
220	0.05	2163.80'
221	0.06	2561.32'
222	0.06	2562.91'
223	0.05	2163.33'
224	0.05	2163.33'
225	0.05	2163.33'
226	0.06	2560.77'
227	0.06	2560.77'
228	0.05	2163.33'
229	0.05	2163.33'
230	0.05	2163.33'
231	0.05	2163.33'
232	0.06	2560.77'
233	0.06	2560.77'
234	0.05	2163.33'
235	0.05	2163.33'
236	0.05	2163.65'
237	0.05	2182.14'
238	0.06	2669.95'
239	0.06	2702.47'
240	0.05	2186.19'
241	0.05	2149.22'
242	0.05	2159.80'
243	0.05	2218.25'
244	0.06	2769.56'
245	0.06	2586.66'
246	0.05	2157.07'
247	0.05	2146.13'
248	0.05	2149.14'
249	0.05	2166.09'
250	0.06	2605.14'
251	0.06	2597.08'
252	0.05	2162.03'
253	0.05	2147.58'
254	0.05	2147.07'
255	0.05	2160.51'
256	0.06	2593.98'
257	0.06	2592.01'
258	0.05	2161.32'
259	0.05	2150.14'
260	0.05	2152.89'
261	0.05	2169.60'
262	0.06	2608.98'
263	0.06	2594.36'
264	0.05	2191.67'
265	0.05	2191.67'
266	0.05	2191.67'
267	0.05	2191.67'
268	0.06	2594.30'
269	0.06	2594.30'
270	0.05	2191.67'
271	0.05	2191.67'
272	0.05	2191.67'
273	0.05	2190.70'
274	0.06	2577.84'
275	0.06	2593.33'
276	0.05	2224.54'
277	0.05	2239.51'
278	0.05	2239.56'
279	0.05	2224.68'
280	0.06	2593.63'
281	0.06	2598.25'
282	0.05	2228.19'
283	0.05	2242.71'
284	0.05	2242.30'

Lot Area Table		
Lot #	Area (acre)	Area (sq.ft)
285	0.05	2226.97'
286	0.06	2595.75'
287	0.06	2622.05'
288	0.05	2216.69'
289	0.05	2202.31'
290	0.06	2663.98'
291	0.05	2299.83'
292	0.05	2321.05'
293	0.05	2319.88'
294	0.05	2296.30'
295	0.06	2660.12'
296	0.06	2612.85'
297	0.05	2207.33'
298	0.05	2207.33'
299	0.05	2207.33'
300	0.05	2207.33'
301	0.06	2612.85'
302	0.06	2560.77'
303	0.05	2163.33'
304	0.05	2163.33'
305	0.05	2163.33'
306	0.05	2163.33'
307	0.05	2163.33'
308	0.05	2163.33'
309	0.06	2560.77'
310	0.06	2560.77'
311	0.05	2163.33'
312	0.05	2163.33'
313	0.05	2163.33'
314	0.05	2163.33'
315	0.06	2560.77'

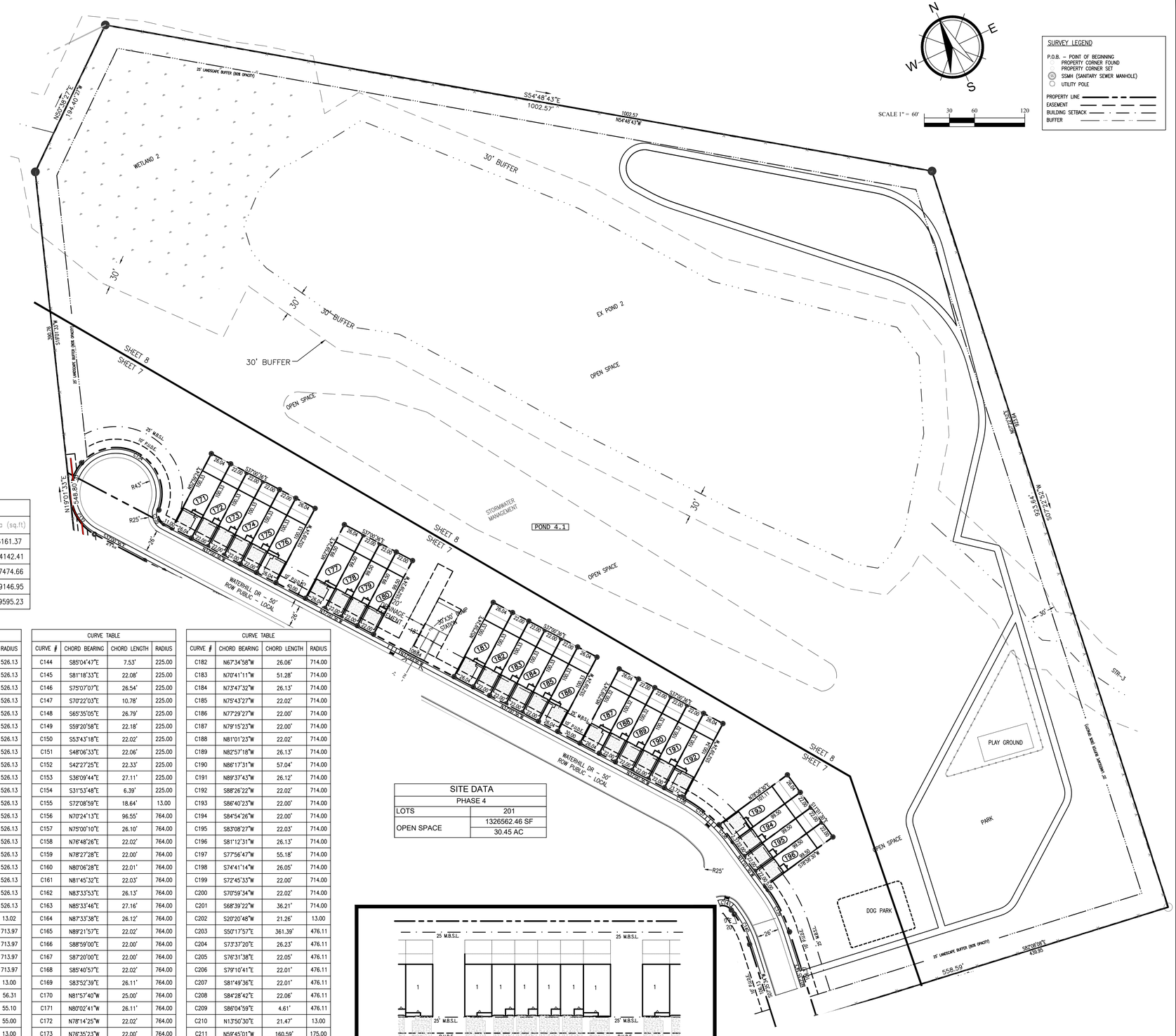
Open Space Table		
Open Space	Area (acre)	Area (sq.ft)
1	0.83	36161.37
1	3.08	134142.41
1	4.30	187474.66
1	19.49	849146.95
1	2.75	119595.23

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C106	N85°13'00"W	21.04'	526.13
C107	N82°38'59"W	26.10'	526.13
C108	N79°18'17"W	35.33'	526.13
C109	N75°57'17"W	26.19'	526.13
C110	N73°19'42"W	22.04'	526.13
C111	N70°55'47"W	22.01'	526.13
C112	N68°32'00"W	22.01'	526.13
C113	N66°08'04"W	22.05'	526.13
C114	N63°30'26"W	26.20'	526.13
C115	N60°28'08"W	29.60'	526.13
C116	N57°26'03"W	26.14'	526.13
C117	N54°48'42"W	22.02'	526.13
C118	N52°24'53"W	22.00'	526.13
C119	N50°01'04"W	22.02'	526.13
C120	N47°05'00"W	31.87'	526.13
C121	N43°55'33"W	26.12'	526.13
C122	N43°55'33"W	26.12'	526.13
C123	N41°18'20"W	22.01'	526.13
C124	N38°54'32"W	22.00'	526.13
C125	N31°53'01"W	62.95'	526.13
C126	N74°07'09"W	20.40'	13.02
C127	S59°16'21"W	42.75'	713.97
C128	S56°30'37"W	26.09'	713.97
C129	S54°34'49"W	22.01'	713.97
C130	S53°20'36"W	8.81'	713.97
C131	S07°59'24"W	20.42'	13.00
C132	S09°19'11"E	52.32'	56.31
C133	S43°30'05"W	44.20'	55.10
C134	N33°24'34"W	152.90'	55.00
C135	N04°36'43"E	18.89'	13.00
C136	N36°37'50"W	2.32'	175.00
C137	N27°31'31"W	53.30'	175.00
C138	N14°54'44"W	23.75'	175.00
C139	N01°42'58"W	56.86'	175.00
C140	S01°42'58"E	40.62'	125.00
C141	S51°25'52"E	18.34'	13.00
C142	N89°14'52"E	8.52'	225.00
C143	S87°51'09"E	14.25'	225.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C144	S85°04'47"E	7.53'	225.00
C145	S81°18'33"E	22.08'	225.00
C146	S75°07'07"E	26.54'	225.00
C147	S70°22'03"E	10.78'	225.00
C148	S65°35'05"E	26.79'	225.00
C149	S59°20'58"E	22.18'	225.00
C150	S53°43'18"E	22.02'	225.00
C151	S48°06'33"E	22.06'	225.00
C152	S42°27'25"E	22.33'	225.00
C153	S36°09'44"E	27.11'	225.00
C154	S31°53'48"E	6.39'	225.00
C155	S72°08'59"E	18.64'	13.00
C156	N70°24'13"E	96.55'	764.00
C157	N75°00'10"E	26.10'	764.00
C158	N76°48'26"E	22.02'	764.00
C159	N78°27'28"E	22.00'	764.00
C160	N80°06'28"E	22.01'	764.00
C161	N81°45'32"E	22.03'	764.00
C162	N83°33'53"E	26.13'	764.00
C163	N85°33'46"E	27.16'	764.00
C164	N87°33'38"E	26.12'	764.00
C165	N89°21'57"E	22.02'	764.00
C166	S88°59'00"E	22.00'	764.00
C167	S87°20'00"E	22.00'	764.00
C168	S85°40'57"E	22.02'	764.00
C169	S83°52'39"E	26.11'	764.00
C170	N81°57'40"W	25.00'	764.00
C171	N80°02'41"W	26.11'	764.00
C172	N78°14'25"W	22.02'	764.00
C173	N76°35'23"W	22.00'	764.00
C174	N74°56'23"W	22.01'	764.00
C175	N73°17'19"W	22.03'	764.00
C176	N71°28'58"W	26.13'	764.00
C177	S67°52'32"E	70.08'	764.00
C178	N89°09'46"E	200.98'	225.00
C179	N88°08'27"W	210.83'	275.00
C180	N65°42'46"W	4.46'	275.00
C181	N65°53'33"W	16.07'	714.00

CURVE TABLE			
CURVE #	CHORD BEARING	CHORD LENGTH	RADIUS
C182	N67°34'58"W	26.06'	714.00
C183	N70°41'11"W	51.28'	714.00
C184	N73°47'32"W	26.13'	714.00
C185	N75°43'27"W	22.02'	714.00
C186	N77°29'27"W	22.00'	714.00
C187	N79°15'23"W	22.00'	714.00
C188	N81°01'23"W	22.02'	714.00
C189	N82°57'18"W	26.13'	714.00
C190	N86°17'31"W	57.04'	714.00
C191	N89°37'43"W	26.12'	714.00
C192	S88°26'22"W	22.02'	714.00
C193	S86°40'23"W	22.00'	714.00
C194	S84°54'26"W	22.00'	714.00
C195	S83°08'27"W	22.03'	714.00
C196	S81°12'31"W	26.13'	714.00
C197	S77°56'47"W	55.18'	714.00
C198	S74°41'14"W	26.05'	714.00
C199	S72°45'33"W	22.00'	714.00
C200	S70°59'34"W	22.02'	714.00
C201	S68°39'22"W	36.21'	714.00
C202	S20°20'48"W	21.26'	13.00
C203	S50°17'57"E	361.39'	476.11
C204	S73°37'20"E	26.23'	476.11
C205	S76°31'38"E	22.05'	476.11
C206	S79°10'41"E	22.01'	476.11
C207	S81°49'36"E	22.01'	476.11
C208	S84°28'42"E	22.06'	476.11
C209	S86°04'59"E	4.61'	476.11
C210	N13°50'30"E	21.47'	13.00
C211	N59°45'01"W	160.59'	175.00
C212	S38°48'36"W	25.03'	13.00
C213	S26°40'33"E	45.09'	125.00
C214	S82°00'36"E	20.42'	13.00
C215	N53°19'53"E	9.10'	764.00
C216	N54°29'53"E	22.01'	764.00
C217	N56°18'05"E	26.09'	764.00
C218	N59°12'44"E	51.54'	764.00

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1326562.46 SF
	30.45 AC



TOWNHOME (TYP.)
SCALE: NTS

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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. 811

REVISIONS

DATE	COMMENT

DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2065
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.

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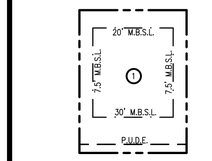
W E
S

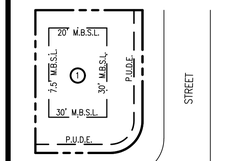
SCALE 1" = 60'
30 60 120

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
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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.

PHASE 2

PHASE 2

PHASE 3

PHASE 3

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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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
LAND
COMMERCIAL
TENNESSEE NO. 3039
8/21/2023

W&A PROJECT #: 220047

PHASE 1

UTILITIES

SHEET 9 OF 18

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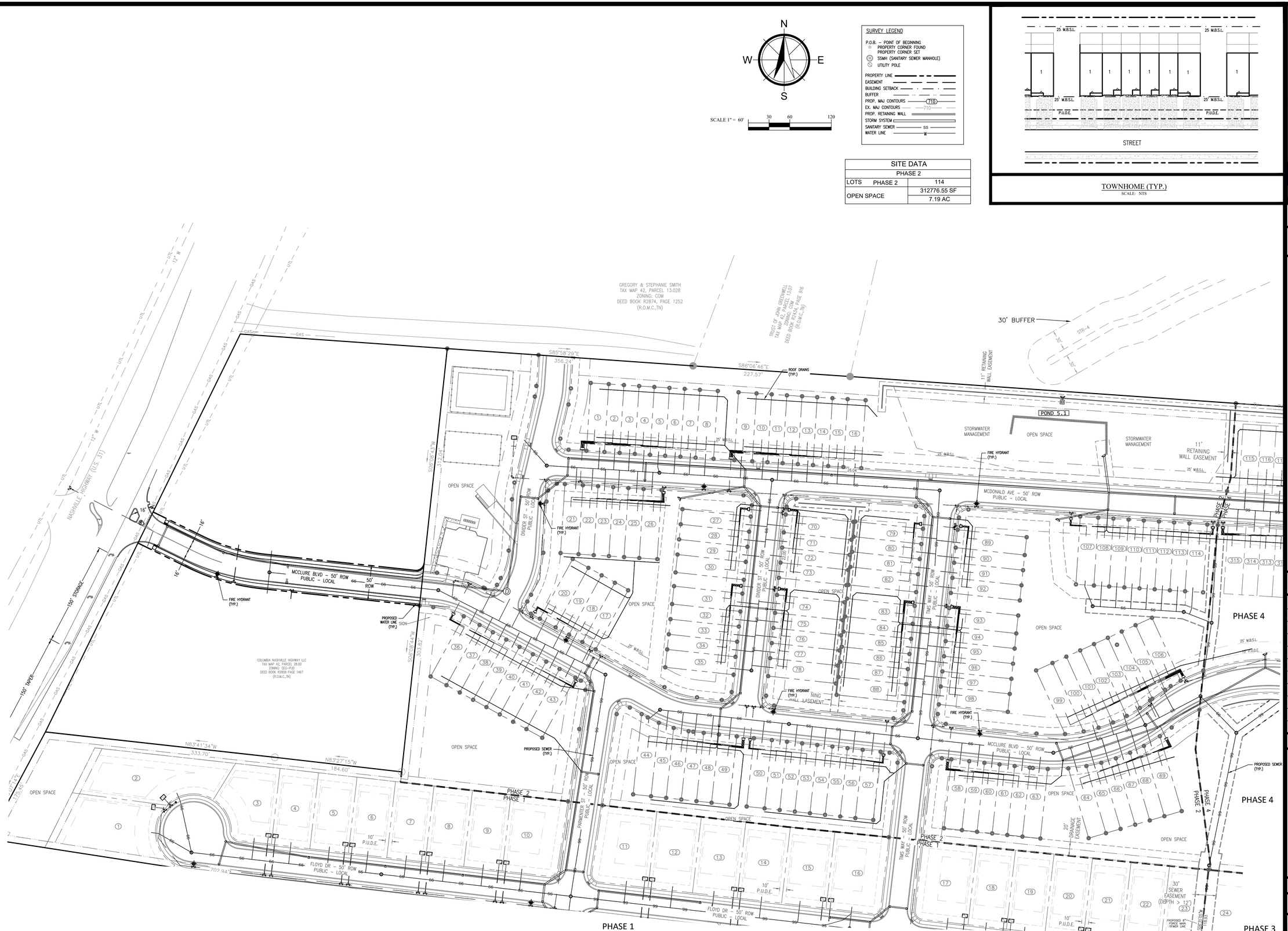

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PRELIMINARY PLAT
PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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REVISIONS

DATE	COMMENT

DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
DEPARTMENT OF AGRICULTURE
STATE OF TENNESSEE
TENNESSEE NO. 3009
8/21/2023

W&A PROJECT #: 220047

PHASE 2

UTILITIES

SHEET 10 OF 18

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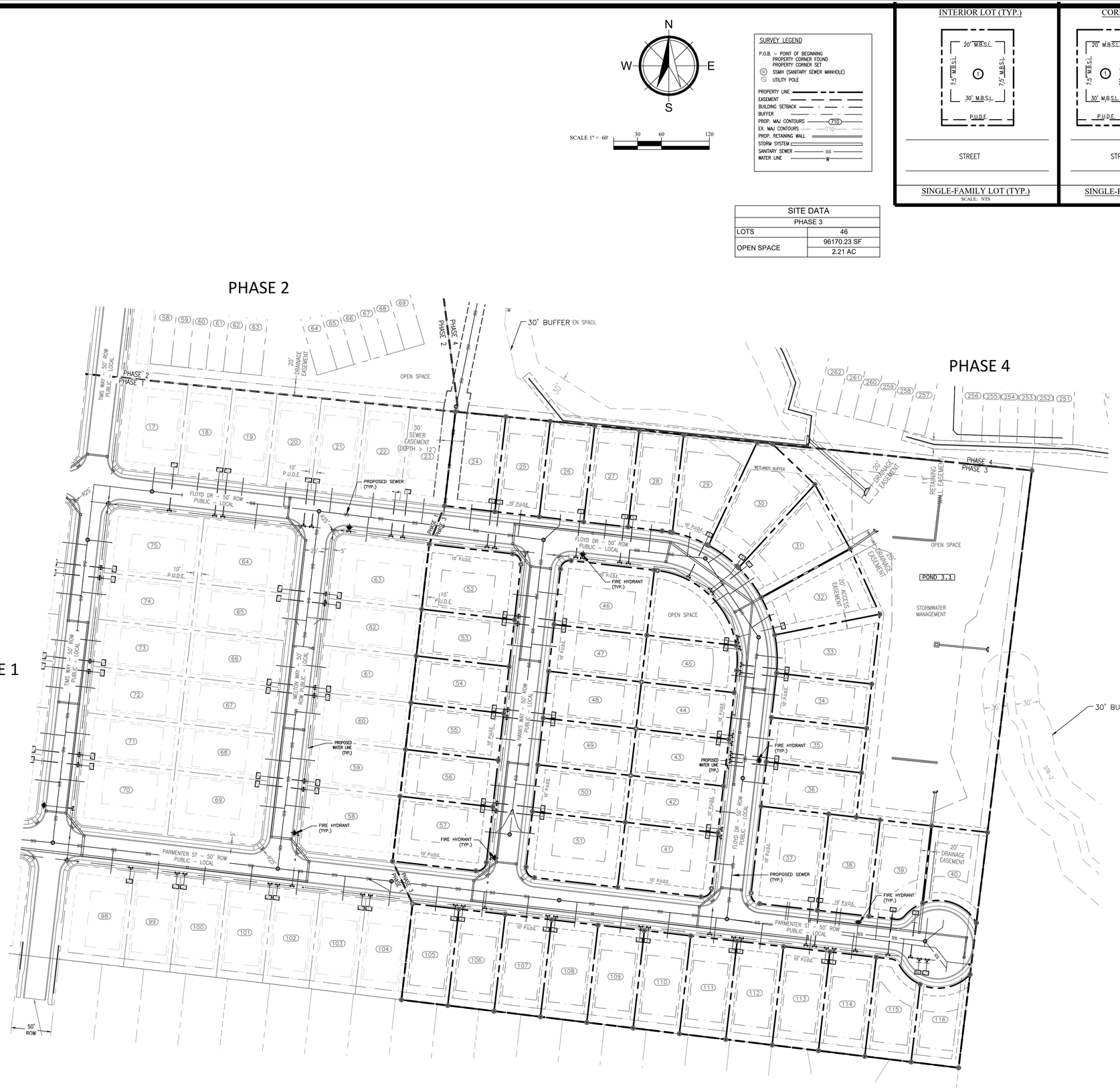

N
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SCALE 1" = 60' 30 60 120

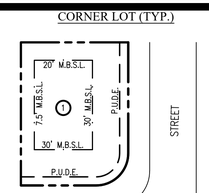
SURVEY LEGEND

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

INTERIOR LOT (TYP.)

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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

DATE	COMMENT
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DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 3009
8/21/2023

W&A PROJECT #: 220047

PHASE 3

UTILITIES

SHEET 11 OF 18

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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 —

N
W E
S

SCALE 1" = 60'
30 60 120

SITE DATA	
PHASE 4	
LOTS	201
OPEN SPACE	1326562.46 SF
	30.45 AC

NOTE
REMAINING AREA OF PHASE 4 TO BE USED AS OPEN SPACE/STORMWATER DETENTION. SEE CONSTRUCTION PLANS FOR DETAILS.

DEAN NORTON
TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(R.O.M.C.,TN)

S86°01'04"E 1595.43'

N19°01'57"E 548.90'

N82°48'08"W 423.70'

N82°22'09"W 409.53'

MCDONALD AVE – 50' ROW PUBLIC LOCAL

MCCLURE BLVD – 50' ROW PUBLIC LOCAL

FLOYD DR – 50' ROW PUBLIC LOCAL

PHASE 1
PHASE 2
PHASE 3
PHASE 4

30' BUFFER
25' LANDSCAPE BUFFER (80% OPACITY)
11' RETAINING WALL EASEMENT
20' SEWER EASEMENT
20' DRAINAGE EASEMENT
OPEN SPACE
STORMWATER MANAGEMENT
POND 4.1
WETLAND 1
WETLANDS BUFFER
PROPOSED WATER LINE (TYP.)
PROPOSED SEWER (TYP.)
FIRE HYDRANT (TYP.)
STORM DRAIN (TYP.)
TRASH COMPACTOR
NEIGHBORHOOD DELIVERY & COLLECTION BOX UNITS "NDCBU" 200 UNIT SIZE
MCCLURE BLVD SERVICE LOOP
30'X30' PUMP STATION
UNAMED STREAM
DOG PARK
CONNECT TO FUTURE

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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
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	-
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	-
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	-
	-

DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE
RESIDENTIAL
COMMERCIAL
TENNESSEE NO. 3083
8/21/2023

W&A PROJECT #: 220047

PHASE 4

UTILITIES

SHEET 12 OF 18

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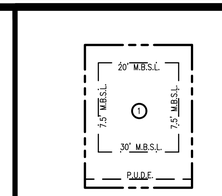
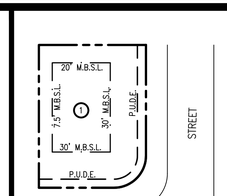
SCALE 1" = 60'
30 60 120

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
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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.

PHASE 2

PHASE 2

PHASE 3

PHASE 3

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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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
ENGINEERING
COMMERCE
TENNESSEE NO. 3069
8/21/2023

W&A PROJECT #: 220047

PHASE 1

GRADING

SHEET 13 OF 18

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TOWNHOME (TYP.)
SCALE: NTS

SITE DATA		
PHASE 2		
LOTS	PHASE 2	114
OPEN SPACE		312776.55 SF
		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

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3099
8/21/2023

W&A PROJECT #: 220047

PHASE 2

GRADING

SHEET 14 OF 18

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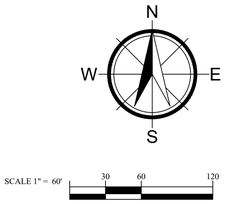
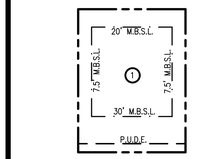


SURVEY LEGEND

P.O.B. – POINT OF BEGINNING
PROPERTY CORNER FOUND
PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE

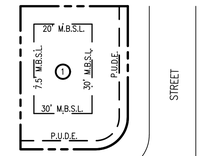
PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER
PROP. MAJ CONTOURS
EX. MAJ CONTOURS
PROP. RETAINING WALL
STORM SYSTEM
SANITARY SEWER
WATER LINE

INTERIOR LOT (TYP.)



SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)



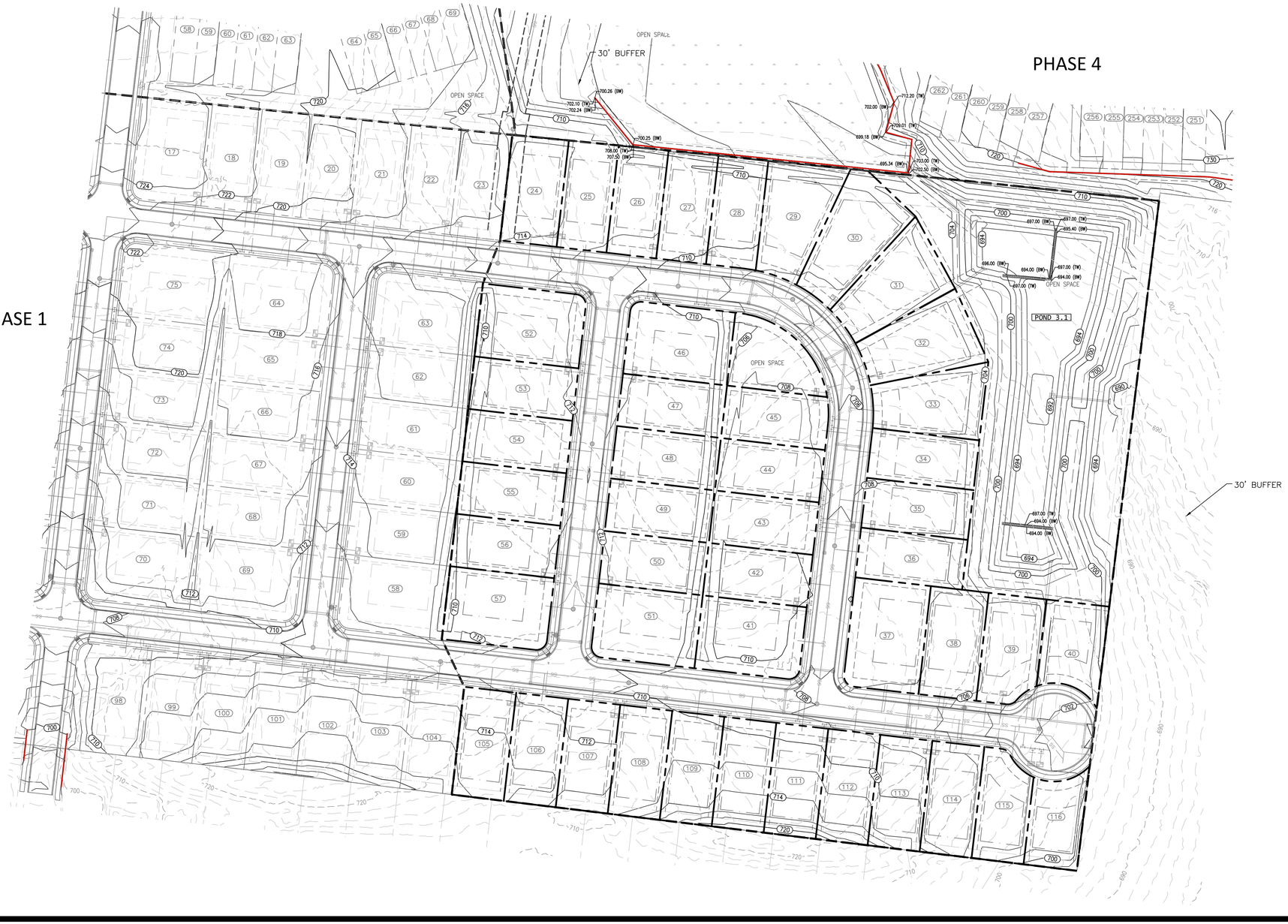
SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

SITE DATA	
PHASE 3	
LOTS	46
OPEN SPACE	96170.23 SF
	2.21 AC

PHASE 2

PHASE 4

PHASE 1



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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. 811

REVISIONS

DATE	COMMENT
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DATE: 8/21/2023

ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
AND COMMERCE
TENNESSEE NO. 3089
8/21/2023

W&A PROJECT #: 220047

PHASE 3

GRADING

SHEET 15 OF 18

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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
EX. MAJ CONTOURS
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	1326562.46 SF
	30.45 AC

NOTE
REMAINING AREA OF PHASE 4 TO BE USED AS OPEN SPACE/STORMWATER DETENTION. SEE CONSTRUCTION PLANS FOR DETAILS.

TAX MAP 42, PARCEL 13.02
ZONING: AZ
DEED BOOK 1154, PAGE 520
(R.O.M.C.,TN)

S86°01'04"E 1595.43'

N19°01'04"E 548.69'

N82°48'08"W 423.70'

N82°22'09"W 409.53'

MCDONALD AVE – 50' ROW PUBLIC – LOCAL

MCCLURE BLVD – 50' ROW PUBLIC – LOCAL

FLOYD DR – 50' ROW PUBLIC – LOCAL

POND 4.1

30' BUFFER

25' LANDSCAPE BUFFER (80% OPACITY)

11' RETAINING WALL EASEMENT

20' DRAINAGE EASEMENT

20' SEWER EASEMENT

OPEN SPACE

STORMWATER MANAGEMENT

30'X30' PUMP STATION

TRASH COMPACTOR

NEIGHBORHOOD DELIVERY & COLLECTION BOX UNITS "NDCBU" 200 UNIT SIZE

DOG PARK

WETLAND 1

WETLANDS BUFFER

UNAMED STREAM

CONNECT TO FUTURE

PHASE 2

PHASE 3

PHASE 4

PHASE 3

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MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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ADAM C. BLEDSOE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
RESIDENTIAL
COMMERCIAL
TENNESSEE NO. 3003
8/21/2023

W&A PROJECT #: 220047

PHASE 4

GRADING

SHEET 16 OF 18

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MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
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ADAM C. BLEDSOE
LICENSED LAND SURVEYOR
No. XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 3009
8/21/2023

W&A PROJECT #: 220047

EXISTING SLOPE ANALYSIS

SHEET 17 OF 18

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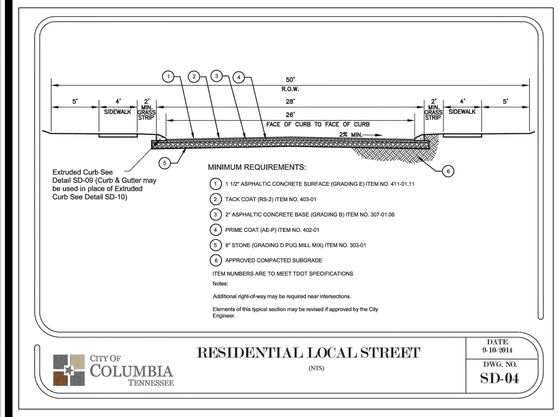
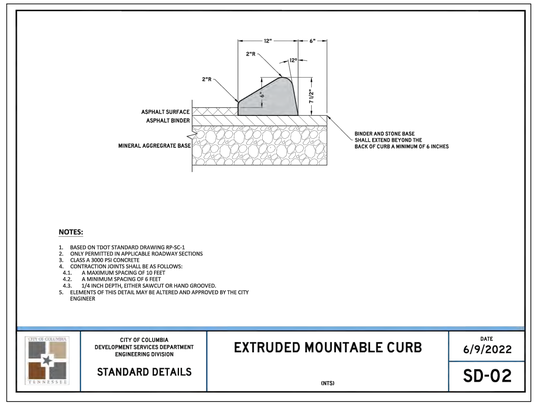
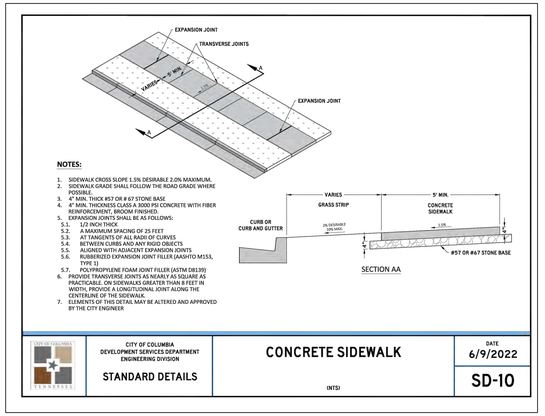


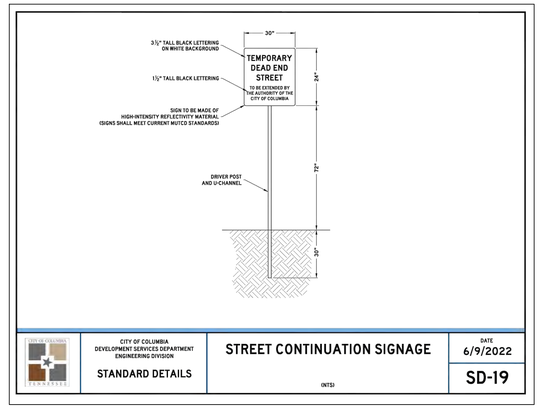
RESIDENTIAL LOCAL STREET SECTION



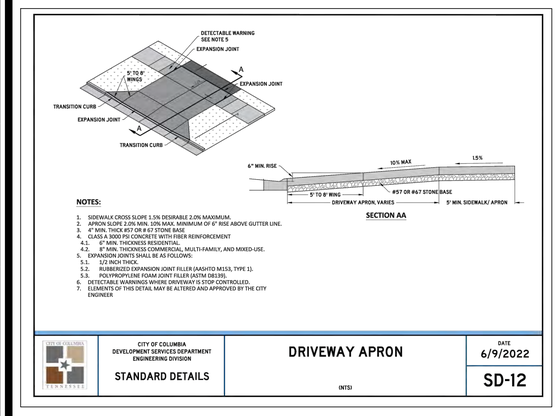
EXTRUDED CURB



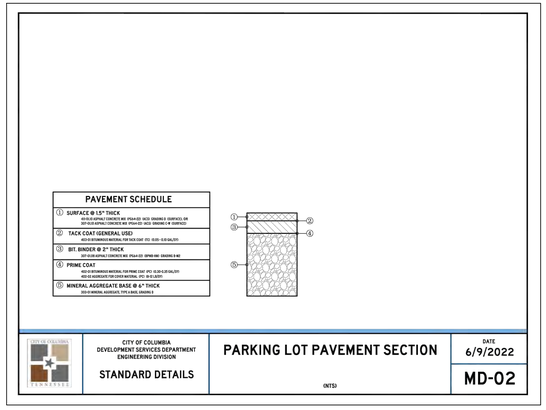
CONCRETE SIDEWALK



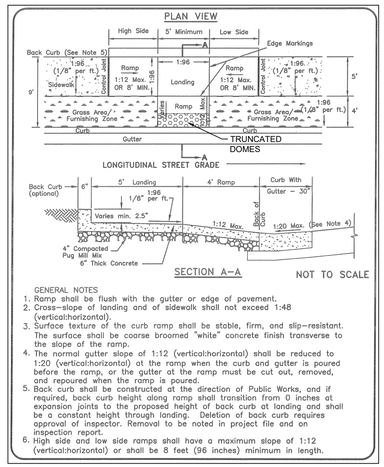
TEMPORARY DEAD END SIGN



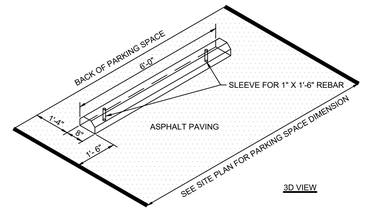
DRIVEWAY APRON

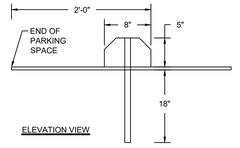


PARKING LOT PAVEMENT SECTION

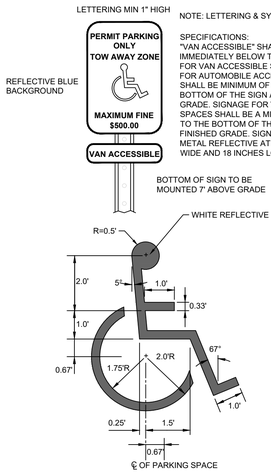


SIDEWALK RAMP

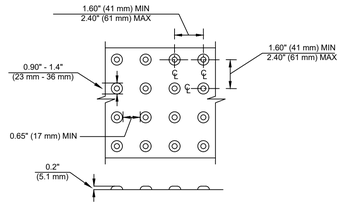




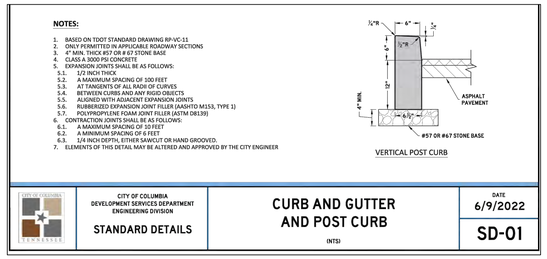
WHEEL STOP



HANDICAP PARKING SIGN AND PAINTED SYMBOL



TRUNCATED DOMES



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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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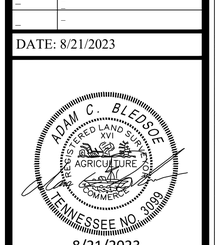

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PHASE 1 - 4

DETAILS

SHEET 18 OF 18

X:\Projects\2022\220047- McClure Farms\Design\Construction\3-SHEETS\S1 PLAT DETAILS-220047.dwg 8-18-23 10:58:17 AM openn

ACCESS EASEMENT REALIGNED FOR NASHVILLE HIGHWAY IMPROVEMENTS

EASEMENT WIDENED DUE TO SEWER DEPTH

RETAINING WALLS AND EASEMENTS ADDED, LOT 91 HAS BEEN ADJUSTED TO THE EAST OF THE POND, AND THE STUB ROAD HAS BEEN REMOVED

PHASE 2

PHASE 3

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

SCALE 1" = 60' (30, 60, 120)

INTERIOR LOT (TYP.)

20' M.B.S.L. / 7.5' M.B.S.L. / 7.5' M.B.S.L. / 30' M.B.S.L. / P.U.D.E. / STREET

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

CORNER LOT (TYP.)

20' M.B.S.L. / 7.5' M.B.S.L. / 30' M.B.S.L. / P.U.D.E. / STREET

SINGLE-FAMILY LOT (TYP.)
SCALE: NTS

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PHASE 1 - 4
MCCLURE FARMS
2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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DATE: 8/21/2023

ADAM C. BLEDSOE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 3089

8/21/2023

W&A PROJECT #: 220047

PHASE 1

COMP EXHIBIT PRELIMINARY PLAT PHASE 1

SHEET 1 OF 4

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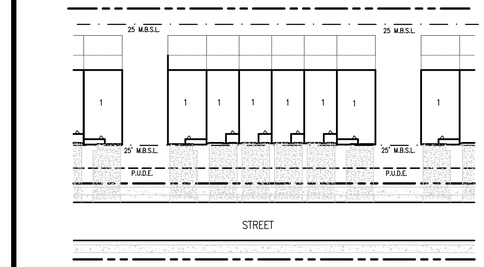
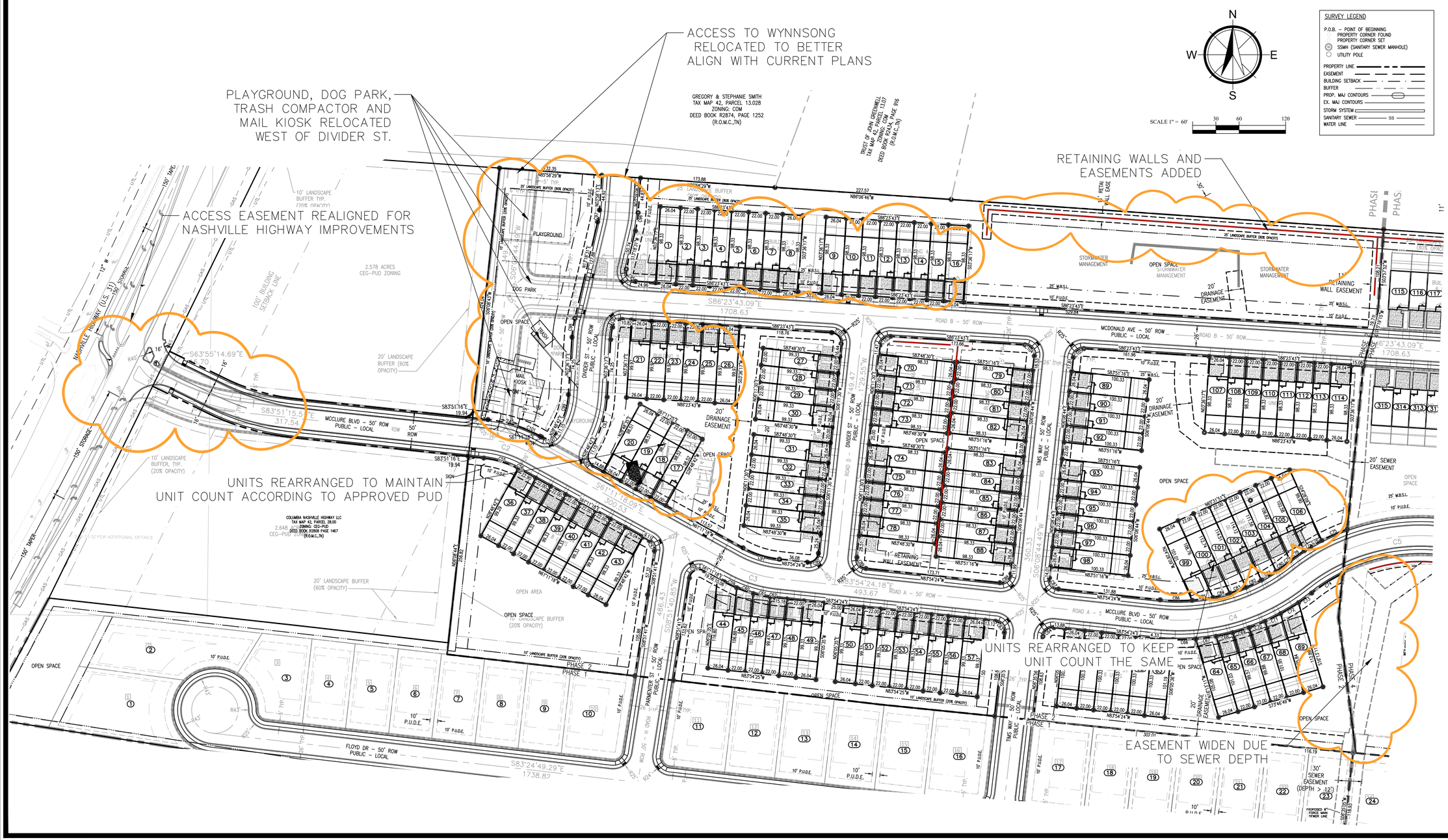


TOWNHOME (TYP.)
SCALE: NTS



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
EX. MAJ CONTOURS
STORM SYSTEM
SANITARY SEWER — SS
WATER LINE

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2504 NASHVILLE HIGHWAY - 95.29 AC
COLUMBIA, MAURY COUNTY, TN. 38401

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ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
ONWARD
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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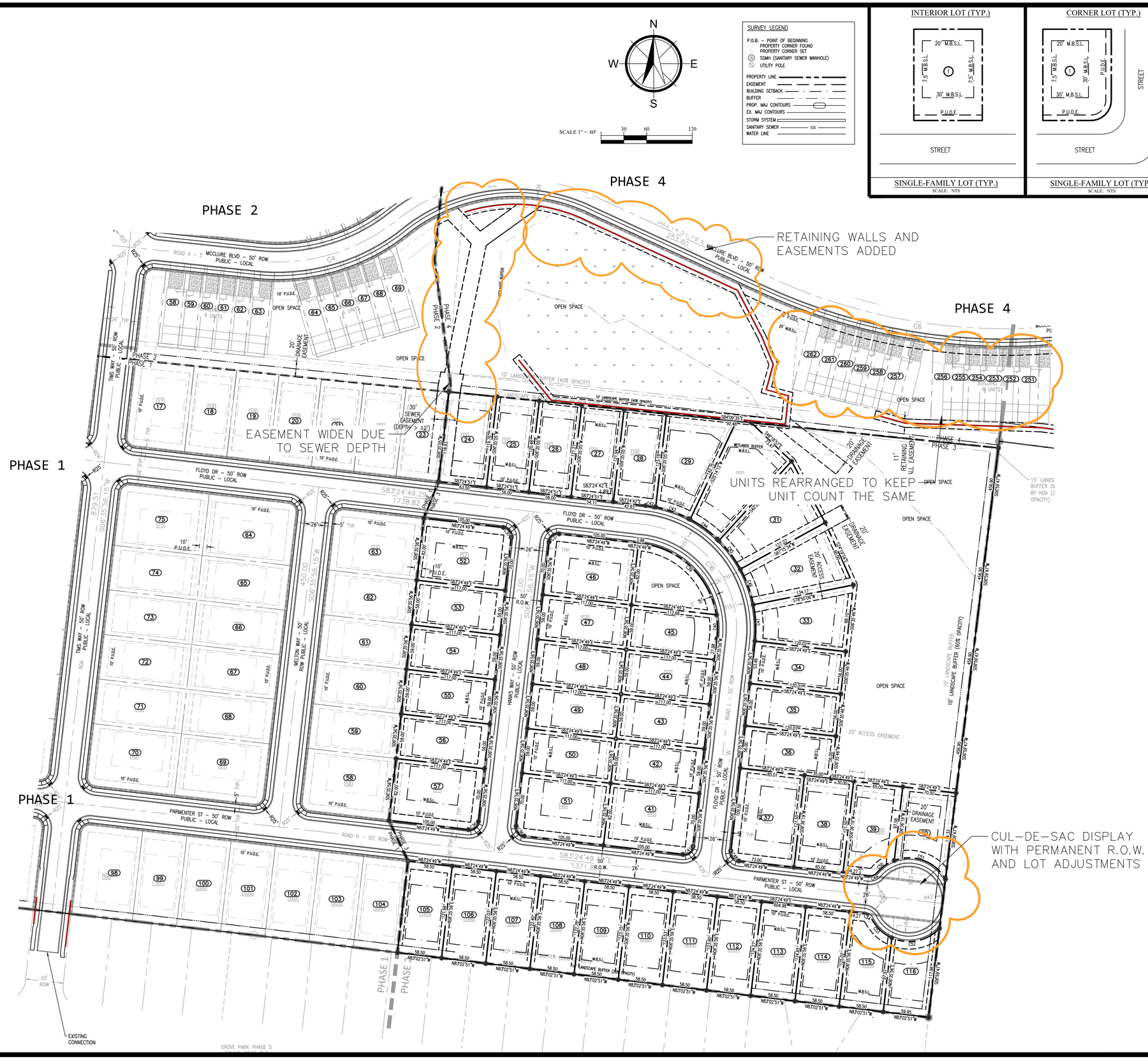

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ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 3009
8/21/2023

W&A PROJECT #: 220047

PHASE 3

COMP EXHIBIT PRELIMINARY PLAT PHASE 3

SHEET 3 OF 4

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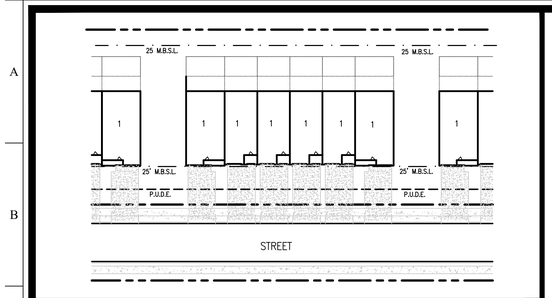

TOWNHOME (TYP.)
SCALE: NTS

DEAN NORTON
TAX MAP 42, PARCEL 13.02
ZONING: A2
DEED BOOK 1154, PAGE 520
(0.00AC.±/1N)

SURVEY LEGEND
P.O.B. – POINT OF BEGINNING
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PROPERTY CORNER SET
SSMH (SANITARY SEWER MANHOLE)
UTILITY POLE
PROPERTY LINE
EASEMENT
BUILDING SETBACK
BUFFER
PROP. MAJ CONTOURS
EX. MAJ CONTOURS
STORM SYSTEM
SANITARY SEWER
WATER LINE

N
W
E
S

SCALE 1" = 60'
30 60 120

S86°01'04"E 1595.43'
N86°01'04"W 1036.32
S86°02'18.62"E 568.44
S86°23'43.09"E 1708.63
S65°14'57.5"E 253.65'
S26°30'36.08"E 34.84'
S37°05'36.08"E 700.41'
S52°59'23.92"E 71.51'
S37°01'29.56"E 73.37'
S37°35'34.04"W 108.46'
N82°48'08"W 423.70'
N82°22'09"W 402.53'

PHASE 1
PHASE 2
PHASE 3
PHASE 4

SHEET 8
SHEET 7

OPEN SPACE
STORMWATER MANAGEMENT
WETLAND 1
WETLANDS BUFFER
TRASH COMPACTOR
TRASH ENCLOSURE
NEIGHBORHOOD DELIVERY & COLLECTION BOX UNITS "NDCBU" 200 UNIT SIZE
30'X30' PUMP STATION
DOG PARK
UNNAMED STREAM STREAM PER COLUMBIA GIS
CONNECT TO FUTURE

MCDONALD AVE – 50' ROW PUBLIC – LOCAL
MCCLURE BLVD – 50' ROW PUBLIC – LOCAL
FLOYD DR – 50' ROW PUBLIC – LOCAL
WATERFALL DR – 50' ROW PUBLIC – LOCAL

11' RETAINING WALL EASEMENT
20' SEWER EASEMENT
20' DRAINAGE EASEMENT
20' ACCESS EASEMENT
30' BUFFER
25' LANDSCAPE BUFFER (80% OPACITY)
25' LANDSCAPE BUFFER (60% OPACITY)
10' LANDSCAPE BUFFER (40% OPACITY)
25' LANDSCAPE BUFFER (60% OPACITY)
15' LANDSCAPE BUFFER OWNED BY HOA (20% OPACITY)

RETAINING WALLS AND EASEMENTS ADDED

UNITS REARRANGED TO KEEP UNIT COUNT THE SAME

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PHASE 1 - 4
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ADAM C. BLEDSOE
REGISTERED LAND SURVEYOR
XVI
BY AGRICULTURE
COMMERCE
TENNESSEE NO. 2009
8/21/2023

W&A PROJECT #: 220047

PHASE 4

COMP EXHIBIT PRELIMINARY PLAT PHASE 4

SHEET 4 OF 4

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Brightland HOMES

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.

Barton Creek Plaza III | 3815 South Capital of Texas Highway, Suite 210 | Austin, Texas 78704 | p. 512.330.9366 | f. 512.330.9755
brightlandhomes.com

Brightland HOMES

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

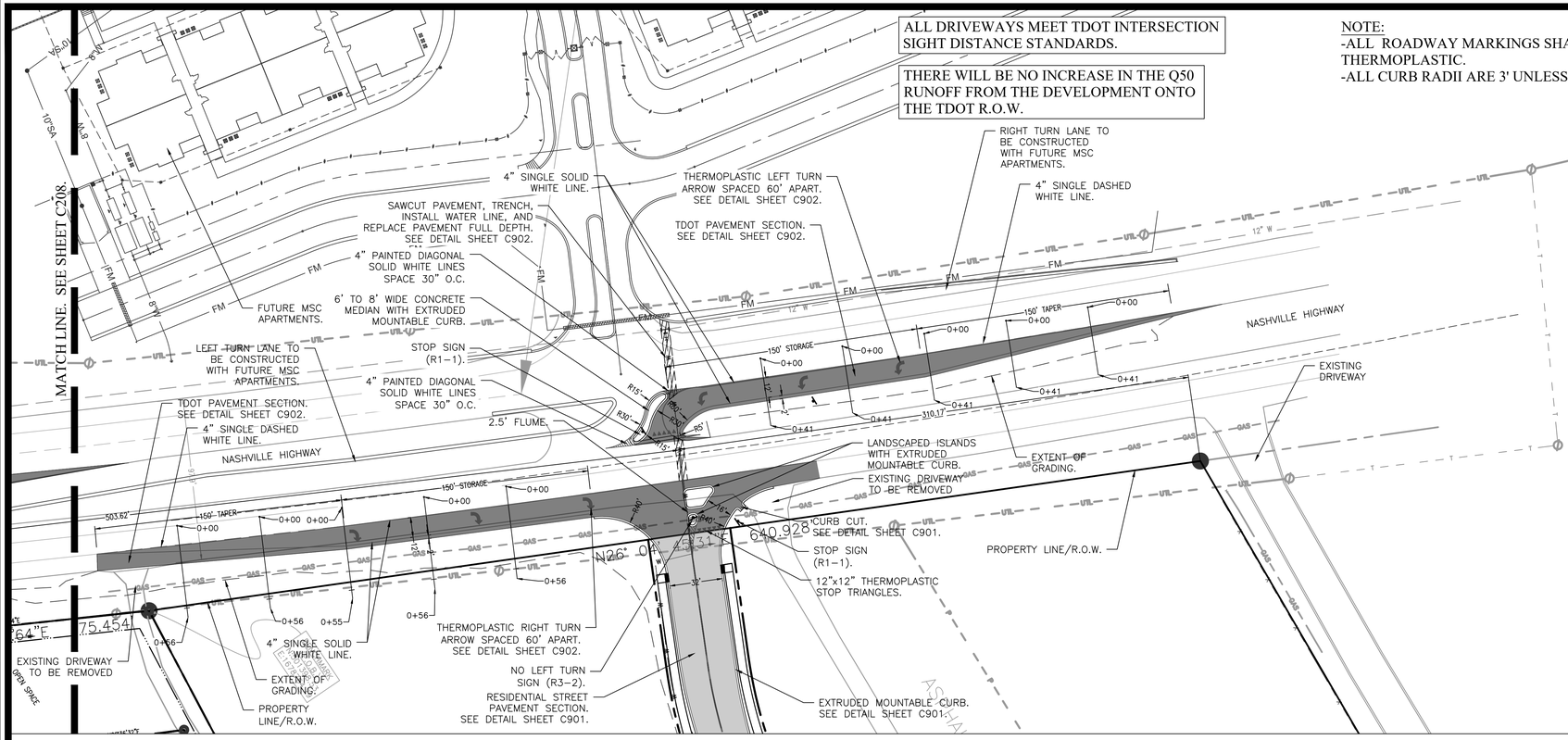
By: Brightland Homes I, Inc.,
a Texas corporation, General Partner

By: _____
Chris Lynch,
President of Land Operations

ALL DRIVEWAYS MEET TDOT INTERSECTION SIGHT DISTANCE STANDARDS.

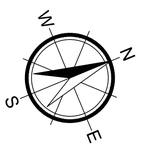
THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO THE TDOT R.O.W.

NOTE:
-ALL ROADWAY MARKINGS SHALL BE THERMOPLASTIC.
-ALL CURB RADII ARE 3' UNLESS SPECIFIED.

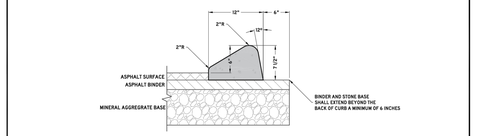




SITE VICINITY MAP



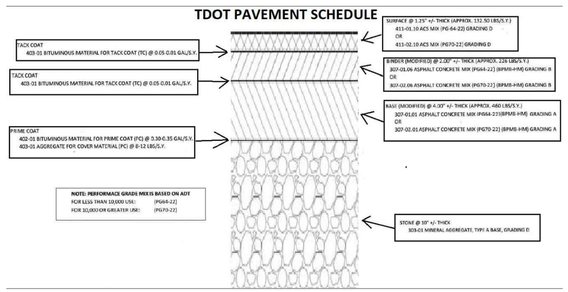
SCALE 1" = 40'
20 40 80



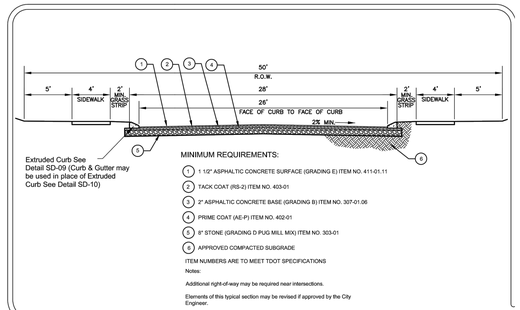
NOTES:
1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   4.1. A MAXIMUM SPACING OF 10 FEET
   4.2. A MINIMUM SPACING OF 4 FEET
   4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
5. 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	(NTS)	SD-02

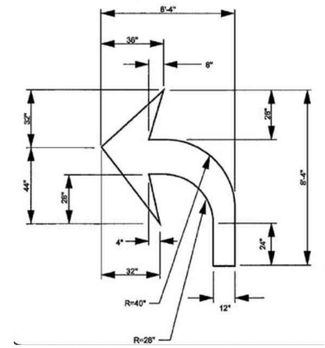
TDOT PAVEMENT SCHEDULE



NOTE: PERFORMANCE GRADE MIX IS BASED ON ADT
FOR LESS THAN 10,000 USE: (PG64-22)
FOR 10,000 OR GREATER USE: (PG70-22)



CITY OF COLUMBIA TENNESSEE	RESIDENTIAL LOCAL STREET (NTS)	DATE 9-10-2014
		DWG. NO. SD-04



THERMOPLASTIC TURN ARROW

W&A Engineering
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TRAFFIC ENGINEERING · SURVEYING
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4101 Charlotte Avenue Ste. E215
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McCLURE FARMS
CONSTRUCTION PLANS

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY -101.07 ACRES

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REVISIONS

DATE	COMMENT
02-24-23	CITY OF COLUMBIA ENGINEERING & SEWER COMMENTS
05-03-23	PLANNING COMMISSION COMMENTS
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CONSTRUCTION DOCUMENTS

ISSUANCE DATE: 08-10-22



W&A PROJECT #: 220047

TDOT SITE PLAN

C630

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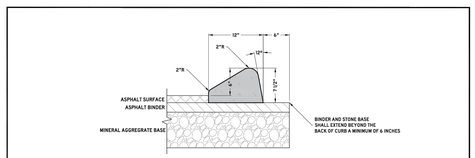
SITE VICINITY MAP

NOTE:
-ALL ROADWAY MARKINGS SHALL BE THERMOPLASTIC.
-ALL CURB RADII ARE 3' UNLESS SPECIFIED.

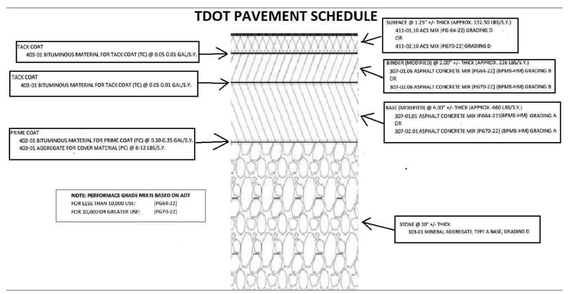
SCALE 1" = 40'
20 40 80

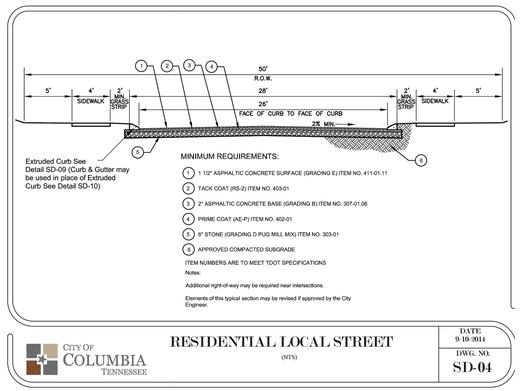


NOTES:

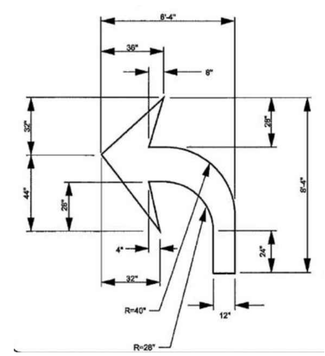
1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   4.1. AT THE BACK OF CURB ONLY
   4.2. A MINIMUM SPACING OF 4 FEET
   4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
5. ELEMENTS OF 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	(NTS)	SD-02





CITY OF COLUMBIA TENNESSEE	RESIDENTIAL LOCAL STREET (NTS)	DATE 9-10-2014
		DWG. NO. SD-04



THERMOPLASTIC TURN ARROW

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CONSTRUCTION PLANS

COLUMBIA, MAURY COUNTY, TN 38401

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CONSTRUCTION DOCUMENTS

ISSUANCE DATE: 08-10-22



W&A PROJECT #: 220047

TDOT SITE PLAN

C631

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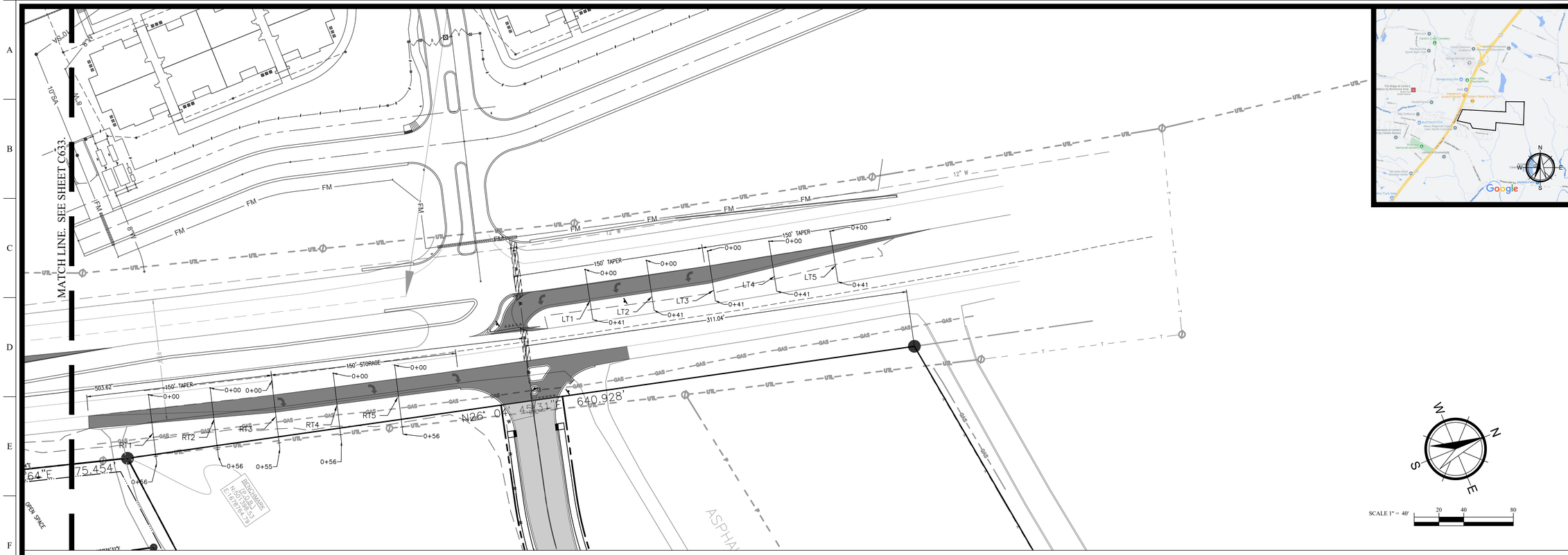

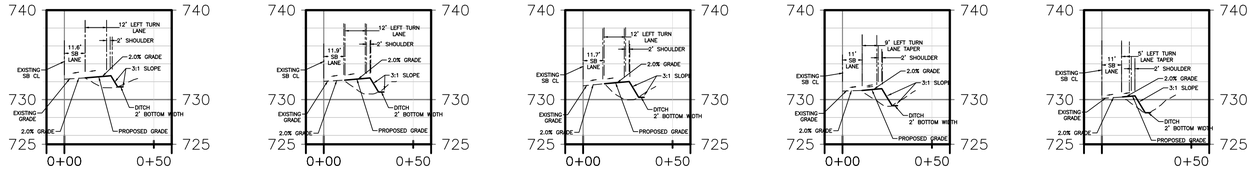

LT1
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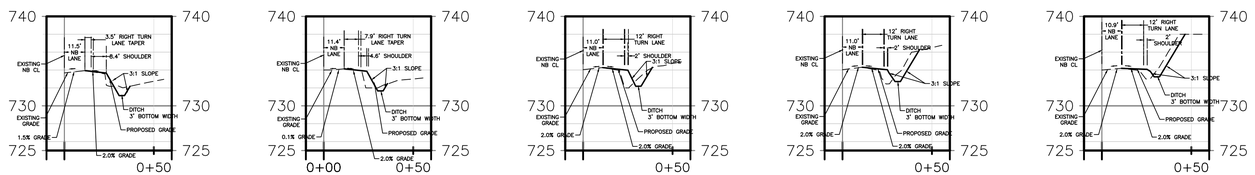
Vert:1"=10'

LT2
Horz:1"=40'
Vert:1"=10'

LT3
Horz:1"=40'
Vert:1"=10'

LT4
Horz:1"=40'
Vert:1"=10'

LT5
Horz:1"=40'
Vert:1"=10'



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Vert:1"=10'

RT5
Horz:1"=40'
Vert:1"=10'

TURN LANE CROSS-SECTIONS

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McCLURE FARMS CONSTRUCTION PLANS

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY -101.07 ACRES

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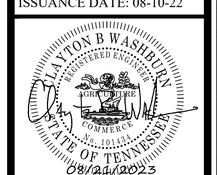
CONSTRUCTION DOCUMENTS

ISSUANCE DATE: 08-10-22



W&A PROJECT #: 220047

TDOT TURN LANE CROSS SECTIONS

C632

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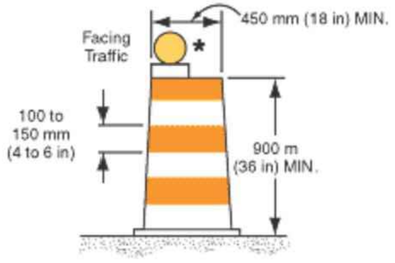
SITE VICINITY MAP

MATCH LINE. SEE SHEET C635.



TRAFFIC BARREL



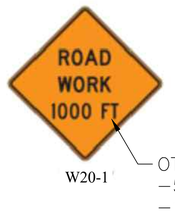
W20-1



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, TN 38401

2504 & 2524 NASHVILLE HIGHWAY -101.07 ACRES

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REVISIONS

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05-03-23	PLANNING COMMISSION COMMENTS
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CONSTRUCTION DOCUMENTS

ISSUANCE DATE: 08-10-22

CLAYTON B WASHBURN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 101431 STATE OF TENNESSEE 08/24/2023

W&A PROJECT #: 220047

TDOT TEMPORY TRAFFIC CONTROL PLAN

C634

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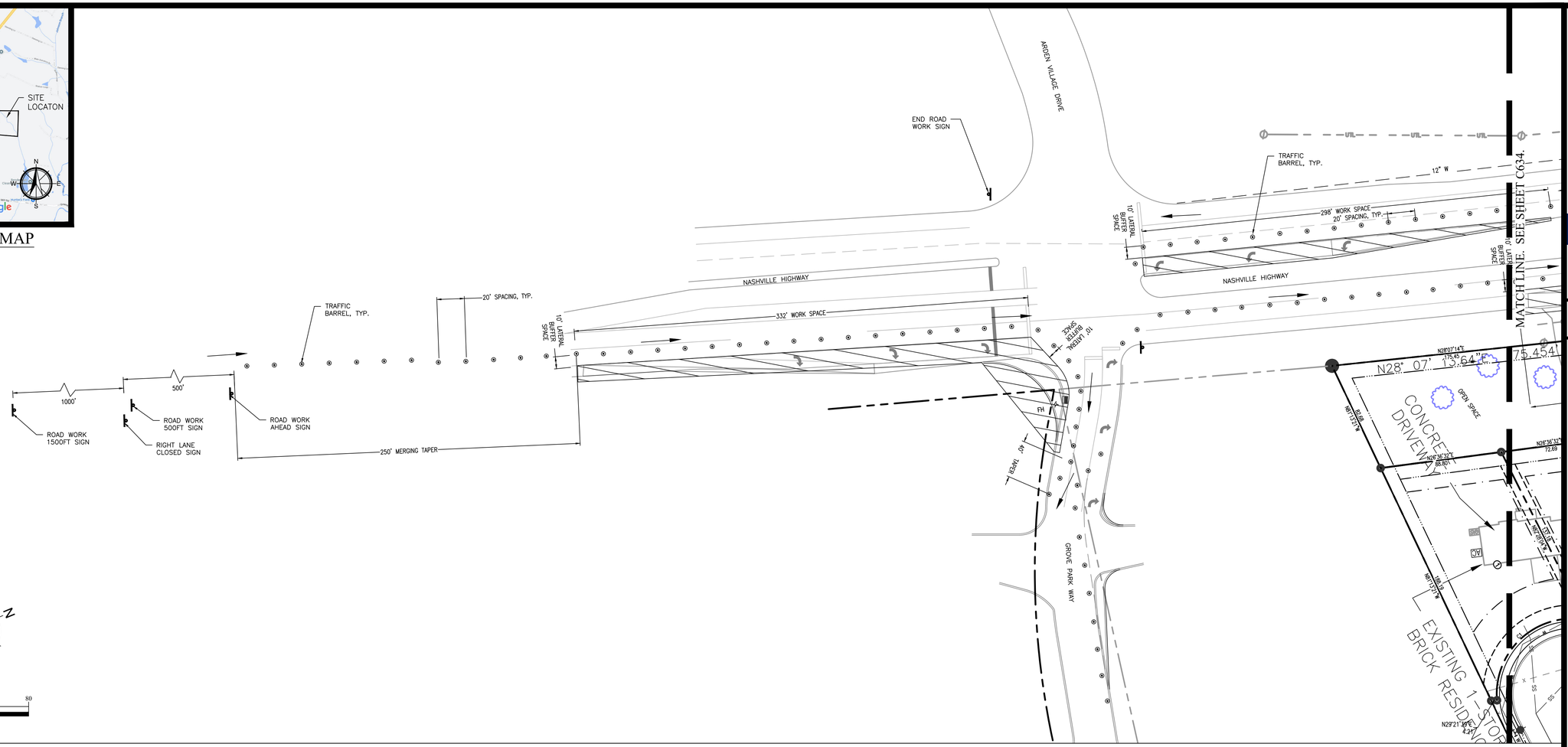
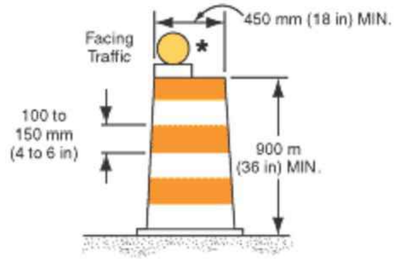
SITE VICINITY MAP





TRAFFIC BARREL



TEMPORARY TRAFFIC CONTROL SIGNAGE

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CONSTRUCTION DOCUMENTS

ISSUANCE DATE: 08-10-22

CLAYTON B WASHBURN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 101434
STATE OF TENNESSEE
08/24/2023

W&A PROJECT #: 220047

TDOT TEMPORY TRAFFIC CONTROL PLAN

C635

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CITY OF
COLUMBIA
TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: 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.

CITY OF
COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

- ☒ 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.

CITY OF
COLUMBIA
TENNESSEE

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

PUD Specific Items

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

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

Checklist Completed By:

Owen Penn		8/16/2023
Print Name	Signature	Date

W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT

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

W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT

August 21, 2023

To: City of Columbia Development Services

Re: McClure Farms Preliminary Plat Phase 1 thru Phase 4

2504 Nashville Hwy – Columbia, Maury County, TN 38401

To whom it may concern:

As part of the request for Preliminary Plat approval for Phase 1 thru Phase 4, we are making the following submittal:

- Planning Commission Preliminary Plat Application
- Preliminary Plat Checklist

- Master PUD Minor Revision Letter
- Master PUD Minor Revision Exhibit
- Traffic Improvement Commitment Letter (updated)
- 1 copy – Preliminary Plat Phases 1-4
- 1 copy – Nashville Highway Improvement Plans
- Digital copy of all aforementioned documents (USB Drive)

If you have any questions or need additional information, please feel free to contact us at the number below.
Sincerely,

Owen Penn
Openn@waengineering.com
615-813-1051

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: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) McClure Farms Phases 1-4 ☐ Total Number of Lots 431 ☐ Total acreage 95.29

Rev. 4/14/2022

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

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

APPLICANT

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

NAME	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		8/16/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brightland Homes - Shannon Barksdale		8/16/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

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: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards with check list completed ❑ Columbia Water System Availability Letter **Plats/PUDs:** ❑ Project Name (include Sections & Phases) McClure Farms Phases 1-4 ❑ Total Number of Lots 431 ❑ Total acreage 95.29

Rev. 4/14/2022

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

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

APPLICANT

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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		8/16/2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brightland Homes - Shannon Barksdale		8/16/2023
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

Morningside Lane Rezoning

Project #:	23-0379	Location:	Map 89E F Parcel 1.01, 1.02
Applicant:	WES Engineers & Surveyors	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests to rezone a 4.28-acre property located near the current terminus of Morningside Lane from CD-3L (Neighborhood Large-Lot Character District) to CD-4 (General Urban Character District). The subject site is composed of two existing lots of record. The current zoning designation permits low density single-family residences. The requested zoning designation accommodates a medium density mix of residential and commercial uses. The concept provided by the applicant depicts development of the site for detached single family homes. The Zoning Ordinance permits two dwelling units per acre in CD-3L and twelve dwelling units per acre in CD-4.

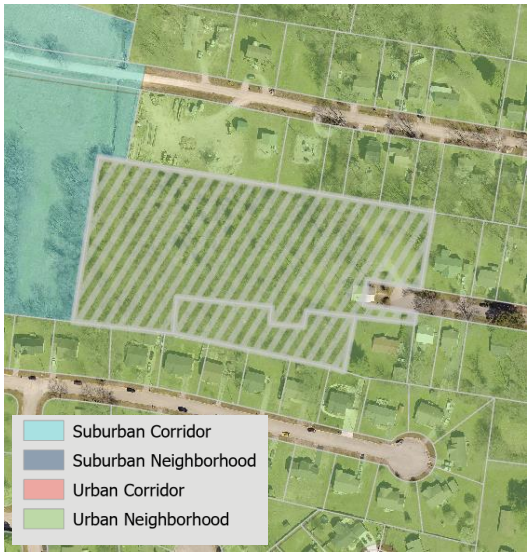
- The DRC reviewed this proposal at its October 2023 meeting.
- The request is consistent with Connect Columbia, the City's comprehensive plan.
- The concept plan generally indicates that it is possible to develop the site in conformity with the requested standards.
- Rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan; greater detail will be required at the time of any subsequent site development plan and preliminary plat.
- The concept plan depicts development of the infill site with a 550-foot extension of Morningside Lane beyond its current terminus.
- Although the subject property is not located in an Area of Change, the single-family standards of the CD-4 character district are compatible with the established pattern of the surrounding neighborhood. The development depicted in the concept plan effectively extends the Sunset Park Subdivision.
- 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-3L	Single Family	Single Family House	+/- 4.28 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Urban Neighborhood	CD-3L	Single-Family
North	Urban Neighborhood	CD-3	Utility Facility/Single Family
South	Urban Neighborhood	CD-4	Single-Family
East	Urban Neighborhood	CD-3	Single-Family
West	Suburban Neighborhood	CD-3L	Single-Family

The subject property is currently vacant except for an unoccupied single-family home constructed in 1940. The property is located at the current terminus of Morningside Lane. It sits between a very large residential property to the west and medium density neighborhoods on the east, north, and south. One of the parcels bordering the property on the north contains a utility facility. The area is a mix of CD-3L, CD-3, and CD-4 zoned parcels. The future land use of the subject property and most adjacent properties is Urban Neighborhood. The current zoning in the immediate vicinity of the site is **not consistent** with Connect Columbia, except for the CD-4 section to the south. Although the current zoning of the immediately surrounding Sunset Park Subdivision is CD-3, and therefore inconsistent with the Future Land Use Map, the platted lots are generally 50' wide, conforming to the CD-4 standard.

CONSISTENCY WITH CONNECT COLUMBIA

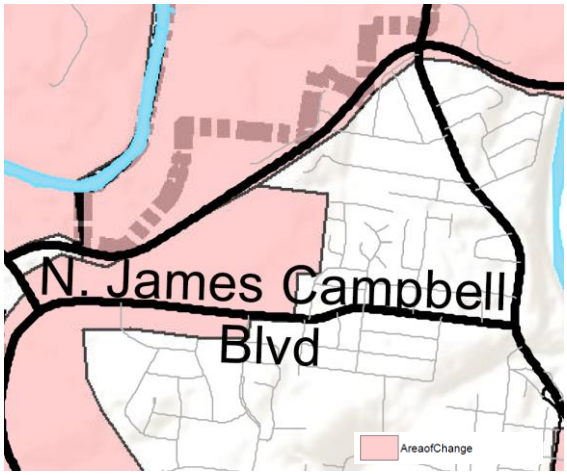
Urban Neighborhood: The future land use of the subject site is Urban Neighborhood. The Character Area is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The Future Land Use Plan indicates that "the general development pattern is defined by a single use activity on individual lots with a mixture of lot sizes" (Connect Columbia, p. 24). Future development should focus on context-responsive in-fill development that emphasizes connectivity and housing diversity. (Connect Columbia, p. 25). The future land use classification is implemented by the CD-4 and CD-5 character districts.

Urban Neighborhood

CHARACTER AREA MATRIX				
	Development Pattern	**Zoning Category and Uses**	**Infrastructure**	**Design Standard**
URBAN NEIGHBORHOOD	**Is the property in an Area of Change?** **No:** The development pattern is established. Changes to overall character of the area should rarely occur. **Yes:** The development pattern is evolving. Changes to area are likely as development occurs. New development should blend with existing, surrounding neighborhood assets.	**Residential Uses Zoning Category:** Low Density Residential, Medium High Residential, and High Residential Districts **Public and Civic Uses Zoning Category:** Religious Facilities, Government Facilities (low to medium impact), and Educational Facilities	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **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.	Scale: New dwellings and structures should aid in establishing the character of the area. Architecture: New developments or redevelopments 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 in the area was established and that 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 should pause to ensure the context of the area surrounding the subject property is considered in the review process. (Connect Columbia p. 14).

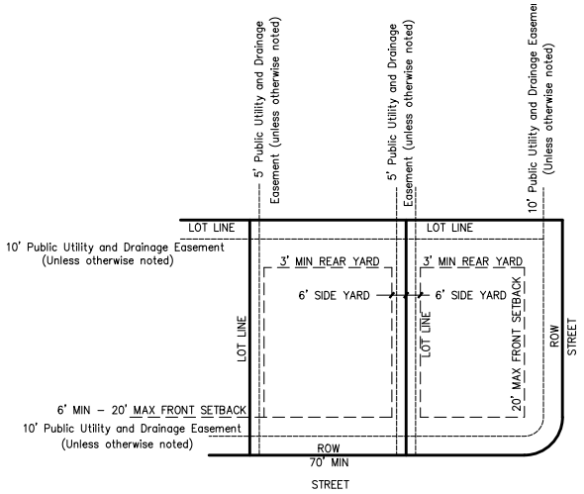


CONFORMITY WITH ZONING ORDINANCE

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 site development plan/preliminary plat must conform to 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.

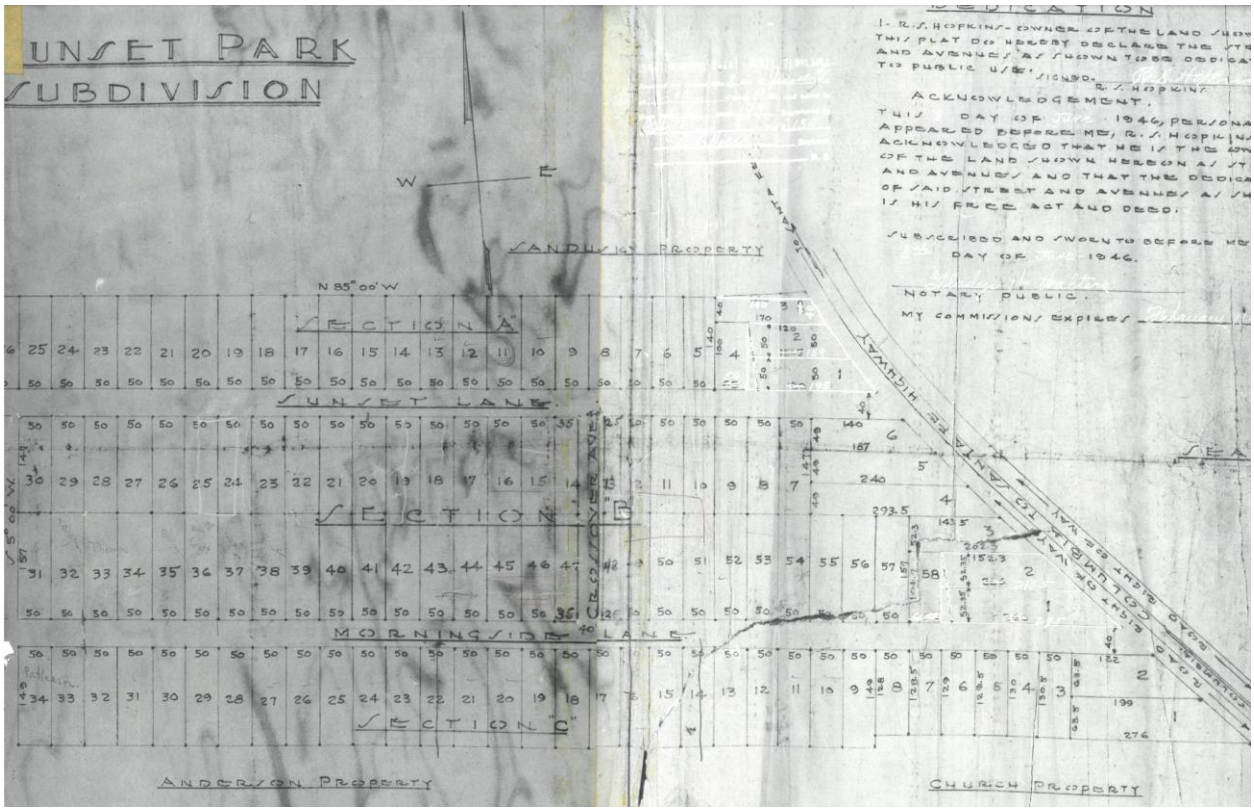
Lots, Building Sites & Bulk Standards

- **The concept plan depicts single family lots which generally conform to the CD-4 bulk standards listed in Table 4.3.1-D of the Zoning Ordinance.**
    - The Ordinance requires a minimum lot width of 50' for a single family home.
    - The Ordinance prescribes setbacks of:
        - 6' minimum and 20' maximum front setback principal and secondary frontages;
        - 6' side setback; and
        - 3' rear setback, measured from the rear property line; or 15' from the centerline of rear alley as applicable.
    - The applicant's concept proposes the creation of eighteen lots which conform to the minimum lot width and could accommodate homes conforming to the setbacks.



Conceptual Lots Conform to CD-4 Standards

- **The CD-4 lot standards extend the established pattern of Columbia**
    - The concept plan depicts development of the infill site with a 550-foot extension of Morningside Lane beyond its current terminus.
    - The Sunset Park Subdivision established 50-foot wide lots enfronting Morningside Lane and Sunset Lane, which run parallel to each other.
    - The single-family standards of the CD-4 character district are compatible with the established pattern of the surrounding neighborhood. The development depicted in the concept plan effectively extends the Sunset Park Subdivision through the subject site.



The standards of the requested zone are compatible with the lot dimensions of the surrounding neighborhood as established by the 1946 Sunset Park Subdivision Plat

Other Standards

- Conformity with other requirements of the Ordinance, including tree preservation, Civic Space, and design prescriptions will be reviewed at the time of preliminary plat or building permit as applicable.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its October 2023 meeting, as directed by **§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]; [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;
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 October 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 intended to aid the Planning Commission in its analysis of the requested change to zoning map.

[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."

- Planning requested a legal description of the smaller of the two parcels which compose the subject site.
- Planning also made a number of advisory comments. Specifically, planning staff noted that the design of homes for the lots will need to conform to the CD-4 standards at the time of building permit.
- Planning also advised the applicant to prepare to answer questions from the Commission and the community related to compatibility and character.
- **Wastewater** noted that sewer upgrades may be required at the time Site Development Plan and Preliminary Plat.
- Columbia Water System's (**CPWS**) consultant (Inflow) noted that water is available for the site and that a water availability letter was issued on September 15th.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. The subject site's future land use classification is Urban Neighborhood. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as PUDs.

Conditions affecting the area may have changed to a sufficient degree to warrant the Zoning Map Amendment. The comprehensive plan and the zoning ordinance encourage infill development. The subject property is located well inside the urbanized area of Columbia with existing services. The lot standards of the requested character district mimic the pattern of residential development established in 1946. The proposed rezoning allows the development of the property in a manner consistent with the comprehensive plan and compatible with adjacent residential properties.

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*].

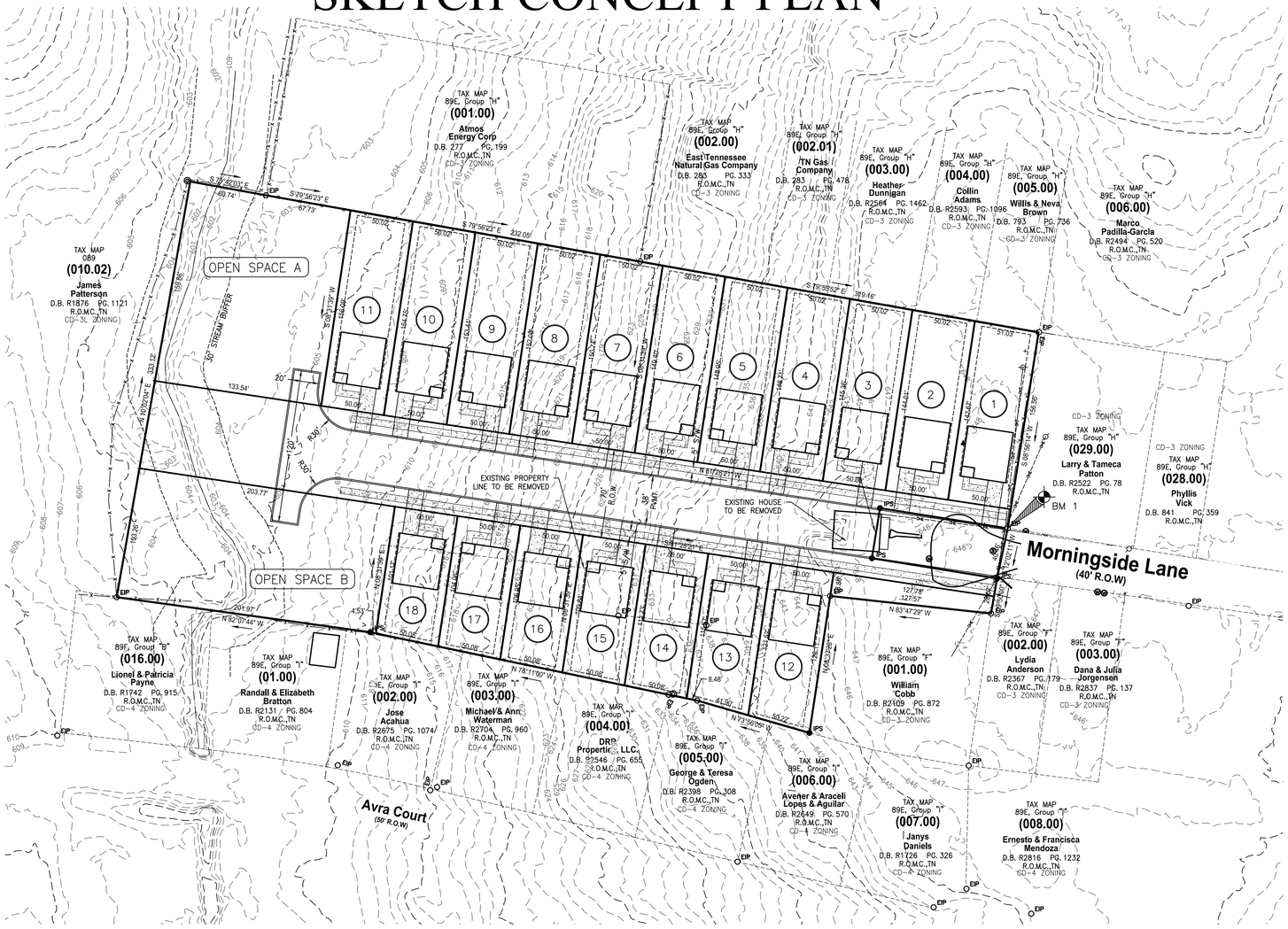
Deny:

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*].

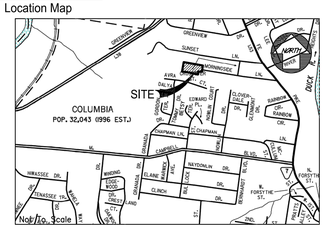
Defer:

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.

SKETCH CONCEPT PLAN



Location Map



SITE DATA:

OWNER: JACK POGUE, TRUSTEE
P.O. BOX 384
COLUMBIA, TN 38402

PARCEL NUMBER: TAX MAP 89E, GRP F, PARCEL 01.01
DEED BOOK: R2733, PG 1478

SUBJECT PARCEL ZONING: REQUEST CD-4, CURRENT CD-3L

ACREAGE OF SITE: 4.78 ACRES
(PROPOSED 47,745.95 S.F. - 1.10 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
6' MIN - 20' MAX FRONT
3' MIN - REAR
6' MIN - SIDE

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

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

PURPOSE NOTE: CONSTRUCT 548.54 L.F. OF ROADWAY AND PROVIDE 18 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.

BENCHMARK

BENCHMARK #1
IRON PIN
ELEV = 647.69'
N = 474,645.74
E = 1,657,815.38
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

WARNING! UTILITY LINES!

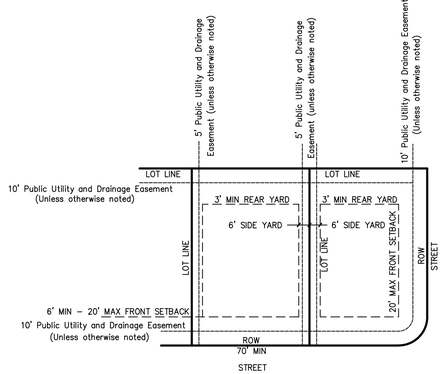
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

Tennessee811
Know what's below
Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (INT)
ASPHALT
CONCRETE
PARKING SPACES (14)



SUBDIVISION TYPICAL LOT LAYOUT

LOT AREA TABLE

LOT #	AREA S.F.	AREA Ac.
1	7,171.2	0.16
2	7,167.1	0.16
3	7,234.4	0.17
4	7,301.7	0.17
5	7,368.9	0.17
6	7,436.2	0.17
7	7,503.4	0.17
8	7,570.3	0.17
9	7,637.2	0.18
10	7,704.1	0.18
11	7,771.0	0.18
12	6,229.7	0.14
13	5,913.4	0.14
14	5,708.2	0.13
15	5,564.1	0.13
16	5,419.7	0.12
17	5,275.3	0.12
18	5,130.9	0.12

OPEN SPACE

OPEN SPACE	AREA S.F.	AREA Ac.
A	20,608.5	0.47
B	20,931.0	0.48

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0170E DATED APRIL 16, 2007.

GERALD W. DEVICK
REGISTERED ENGINEER
No. 107415
STATE OF TENNESSEE
geraldd@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

Client
RAINEY POGUE
P.O. BOX 384
COLUMBIA, TN 38402
931-215-1299

REVISIONS	DATE
ADDRESSED STAFF COMMENTS	10/12/23

POGUE CONCEPT SKETCH

MORNINGSIDE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SKETCH PLAN

Drawn: RP
Checked: GV
Approved: GV
Date: 9/18/23

Job. no. 23544
Scale:
Vertical: 1"=50'
Horizontal:

MP-1

FILE: J:_WES_Engineers_Surveyors 2023\23544 – Morningside – Pogue\Dwg\Engineering\23544 Morningside_base.dwg

October 16, 2023

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

RE: Project Name: 156 Morningside Lane (Rainey Pogue) 23-0379
City of Columbia Planning Commission Resubmittal

On behalf of Jack H Pogue Living Trust ETAL, c/o Rainey Pogue, the owner for the property proposed for rezoning, 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

2. Please add the proposed lot widths on the concept.
   Proposed lot widths (proposed dimensions) have been added to the concept.

3. 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.
   e. It has been determined that conditions affecting the area have changed to sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

   It would be the belief of the property owner that this property was mistakenly zoned CD-3L and the appropriate zoning would be CD-4 as requested. This property is a part of an existing neighborhood that includes predominately small residential lots with 50-ft fronts. A proposed zoning of CD-4 allows single family detached lots with 50-ft fronts as established in the neighborhood. Additionally, the properties directly to the south of this property as well as in that portion of the neighborhood community are presently zoned CD-4. The included concept demonstrates the proposed zoning being designed for single family, detached homes on lots that are proposed to be 50-ft in width.

4. Please provide metes and bounds legal description for TM 89E Group F Parcel 1.02.
   The deed for this parcel has been provided as a part of the resubmittal.

5. Advisory: Consider providing a typical lot layout that includes a typical building footprint, driveway, and parking. It is not required at this point, but it is advisable to confirm that the site can accommodate lots which meet the applicant's goals and conform to the standards of the Zoning Ordinance.
   A prototypical lot layout has been applied to the proposed lots as dimensioned on the concept.

6. Advisory: A current water availability letter is required throughout the entitlement process. The current letter will expire on January 13, 2024. Presuming a timely resubmittal to technical comments and a favorable recommendation from the planning Commission in November, the public hearing for this item will occur on January 11th. Any deferrals or delays will push the timeline beyond the currency of the water availability letter. The lead times for new letters can be long. Please monitor your progress and communicate with IDG and CPWS accordingly.
   We will watch the timing of this along with the resubmittal / approval process going forward. Thank you

7. Advisory: Planning staff will place signs on the property and send certified letters to adjacent property owners on or before October 27th. Please be prepared to address any concerns regarding compatibility with the established pattern of the surrounding area.
   Understood, I have shared these comments with the property owner's representative to make them aware of this.

Columbia Power

14. 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.
    Noted, thank you.

ATT

15. AT&T INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.
    Noted, thank you.

Wastewater

17. Since the location of this parcel is in the Royal Oaks pump station sewer shed, upgrades are required for the existing sanitary sewer infrastructure in this basin.
    Noted, thank you.

Columbia Water

18. "A water availability letter was issued on September 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." Water availability has been received and a copy has been included with the resubmittal.

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

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, October 10, 2023

ITEM NO.
23-0379

DESCRIPTION: Request rezoning from CD-3L to CD-4 of +/- 4.28 acres.

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 add the proposed lot widths on the concept.
3. 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.
4. Advisory: Consider providing a typical lot layout that includes a typical building footprint, driveway, and parking. It is not required at this point, but it is advisable to confirm that the site can accommodate lots which meet the applicant's goals and conform to the standards of the Zoning Ordinance.
5. Advisory: A current water availability letter is required throughout the entitlement process. The current letter will expire on January 13, 2024. Presuming a timely resubmittal to technical comments and a favorable recommendation from the planning Commission in November, the public hearing for this item will occur on January 11th. Any deferrals or delays will push the timeline beyond the currency of the water availability letter. The lead times for new letters can be long. Please monitor your progress and communicate with IDG and CPWS accordingly.
6. Advisory: Planning staff will place signs on the property and send certified letters to adjacent property owners on or before October 27th. Please be prepared to address any concerns regarding compatibility with the established pattern of the surrounding area.
7. Please provide legal description for TM 89E Group F Parcel 1.02

Fire

8. No comments

Building

9. No comments.

Police

10. No comments provided.

Maury County E911

11. No comment at this time.

Maury County Schools

12. No Comment.

Public Works

13. No comment.

Columbia Power

14. 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

15. ___ ATT INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Engineering

16. No comments on rezoning.

Wastewater

17. Since the location of this parcel is in the Royal Oaks pump station sewer shed, upgrades are required for the existing sanitary sewer infrastructure in this basin.

Columbia Water

18. "A water availability letter was issued on September 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

19. No comments provided.

Duck River Electric Membership Corp

20. No comments provided.

Maury County Highway Dept.

21. No comments provided.

CPWS BB

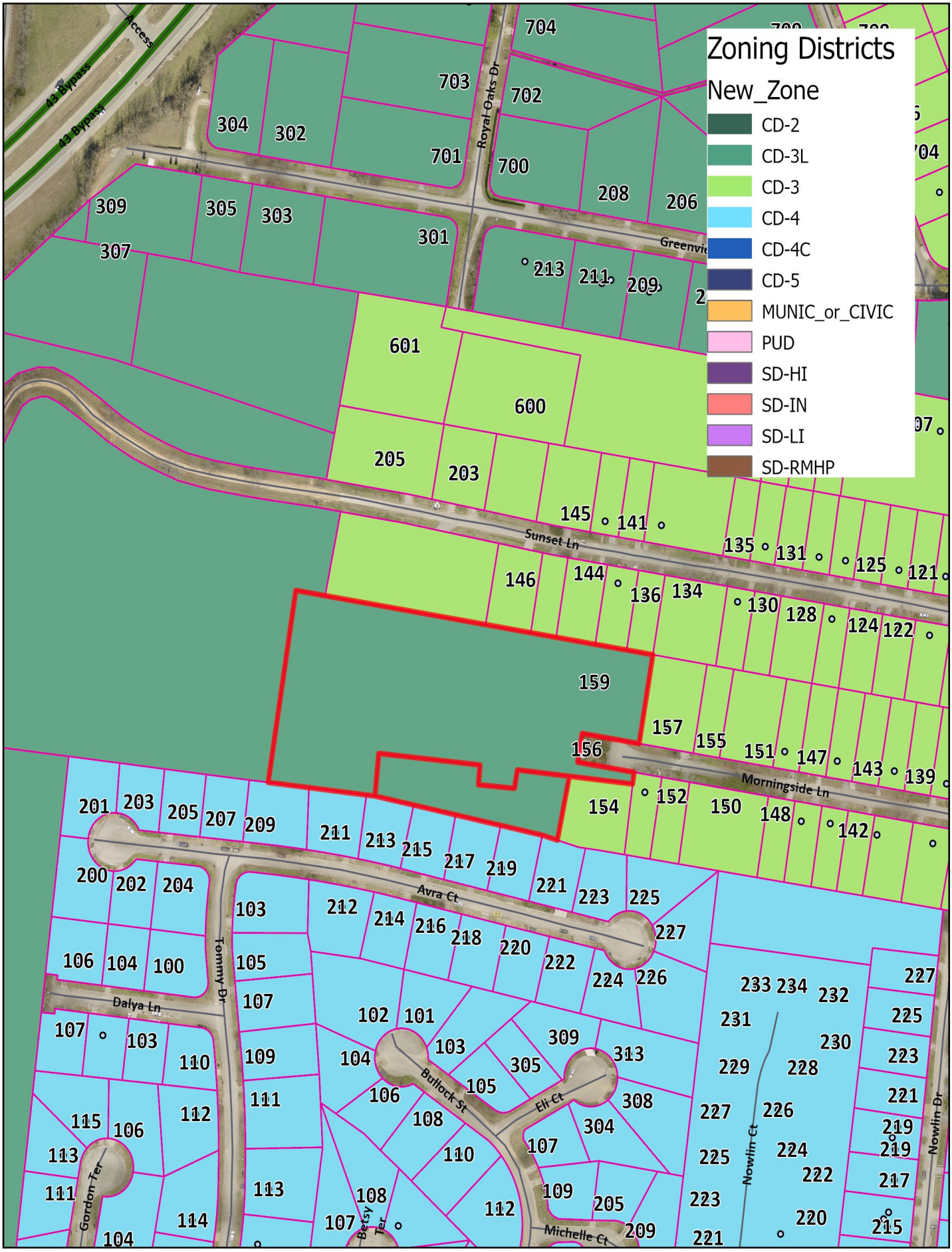
22. Plan to serve.

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.

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	350	86.4%
	Highland	1986	47,800	4.5	380	303	79.7%
	Howell	1999	81,600	17.5	700	642	91.7%
	Mt. Pleasant	1978	80,021	22	630	565	89.7%
	Riverside	1984	71,150	14	500	414	82.8%
	Spring Hill	1984	69,000	10	540	442	81.9%
	Woodard	1990	76,200	17	600	563	93.8%
	Wright	2005	97,765	18	740	633	85.5%
					5535	***4846***	***87.6%***
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	647	71.9%
	Mt. Pleasant	2001	113,938	29.2	550	415	75.5%
	Spring Hill	2010	158,106	39.49	950	522	54.9%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	***3189***	***73.3%***
High	Central	2016	296,740	55	1700	1412	83.1%
	Mt. Pleasant	1969	110,759	31	600	400	66.7%
	Spring Hill	1993	181,800	57	1200	1158	96.5%
					3500	***2970***	***84.9%***
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	406	81.2%
	Santa Fe	1964	94,225	24	650	532	81.8%
					2170	***1841***	***84.8%***
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		139	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	**550.27**	**15555**	**12985**	



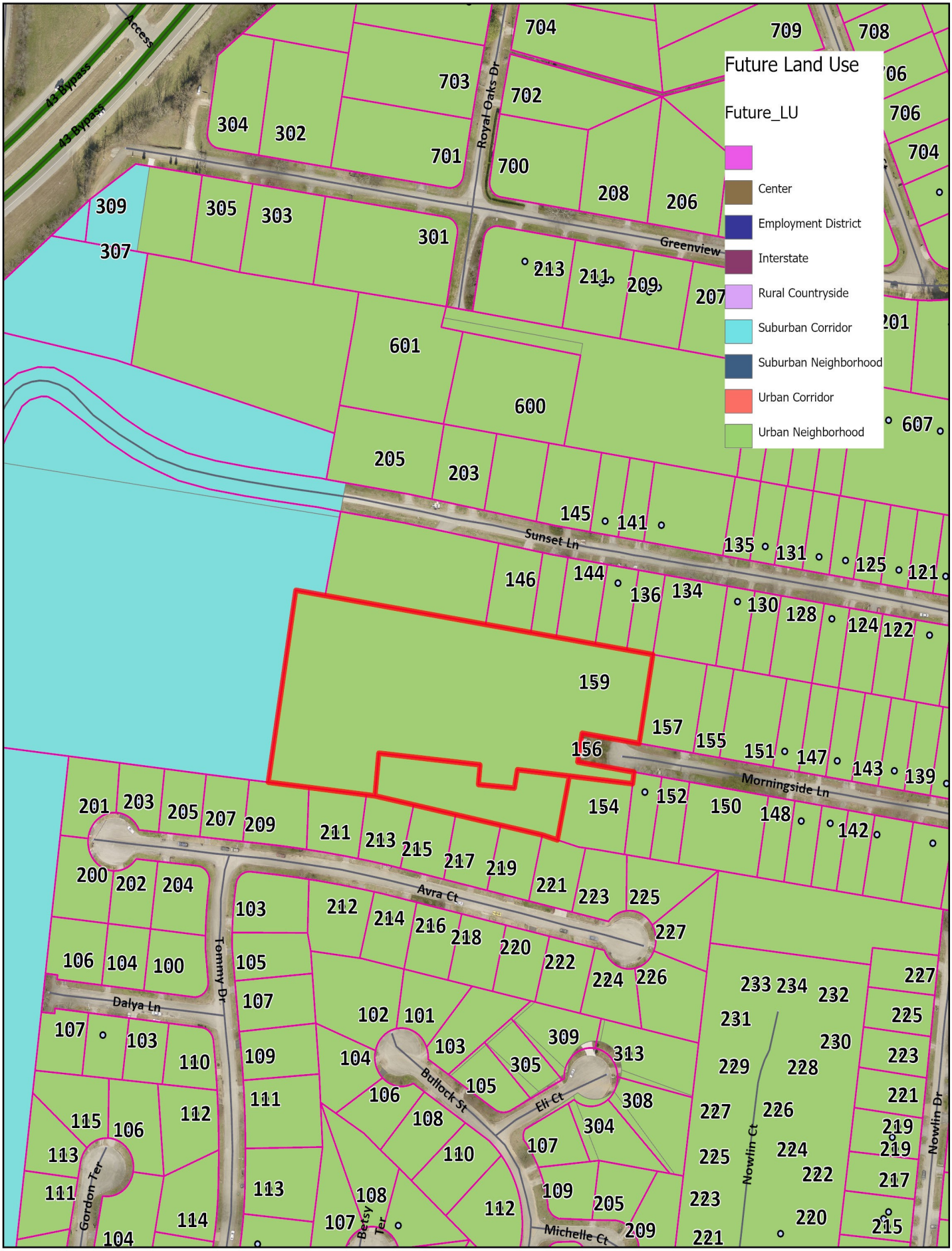
23-0379

TM 89E Group F Parcels 1.01 & 1.02

Morningside Lane

CITY OF COLUMBIA TENNESSEE

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

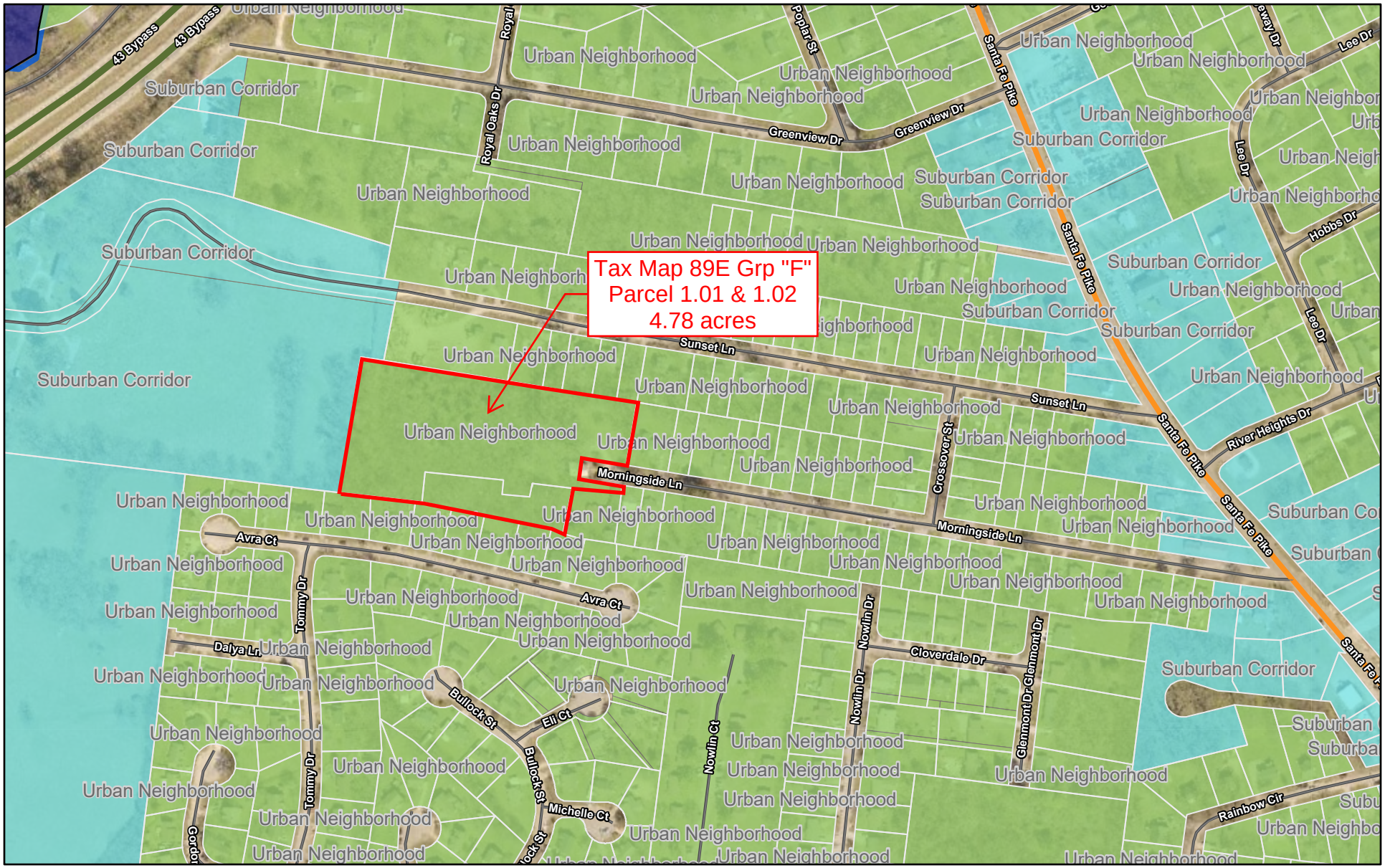


23-0379
TM 89E Group F Parcels 1.01 & 1.02
Morningside Lane

CITY OF COLUMBIA TENNESSEE

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

Morningside Lane Future Land Use



September 15, 2023

1:4,000

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Morningside Lane Zoning



September 15, 2023

1:4,000

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Plu Rainey Pogue

Prepared by:
Lewis W. Pogue
2201 County Club CT
Plant City, FL. 33566

SEND TAX NOTICE
Rainey Pogue
P.O. Box 384
Columbia TN 38402

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture made this 12 day of May, 2021, between JACK H. POGUE, TRUSTEE for Eric L. Pogue and Rainey J. Pogue, HEREINAFTER REFERRED TO AS " Grantor" and JACK H POGUE AS Trustee of the JACK H. POGUE LIVING TRUST, HEREINAFTER REFERRED TO AS "Grantee", for and in consideration of the sum of Ten Dollars ($10.00} and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is acknowledged, have granted, bargained, and sold to Grantee, the Grantees' heirs, assigns, and successors forever, the following described land, situate, lying and being in Maury County, Tennessee, to-wit:

Property Address: Morningside Lane

Subdivision: Sunset Park

Parcel ID/Tax ID: 089E F 001.02

Located in the Ninth (9th) Civil District of Maury County, Tennessee.

This being the same property conveyed by Travis Sargent Patterson and wife, Shirly A. Patterson to Jack H. Pogue, Trustee for Eric L. Pogue and Rainey J. Pogue with the deed recorded on Book 755, Pages 623 and 624, Register's Office County of Maury, Tennessee.

A more complete description of the metes and bounds for the property can be found recorded in Book 755 Pages 623 and 624, Register's Office Maury County, Tennessee.

In Witness Whereof, the said Grantor has hereunto set his hand the day and year first written above.

Jack H. Pogue

Jack H. Pogue

BK/PG: R2733/1486-1487
21010387

2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 248818	05/12/2021 - 03:16 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Witness Name: BONNIE G. HICKMAN Witness Signature: Bonnie G. Hickman

Witness Name: Julia A Kirk Witness Signature: Julia A Kirk

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Tennessee)

County of MAURY)

On May 12, 2021 before me, a notary public in and for said state, personally appeared Jack H Pogue, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Penny C Worley

Notary Public

My commission expires: 1·28·24

(NOTARIAL SEAL)

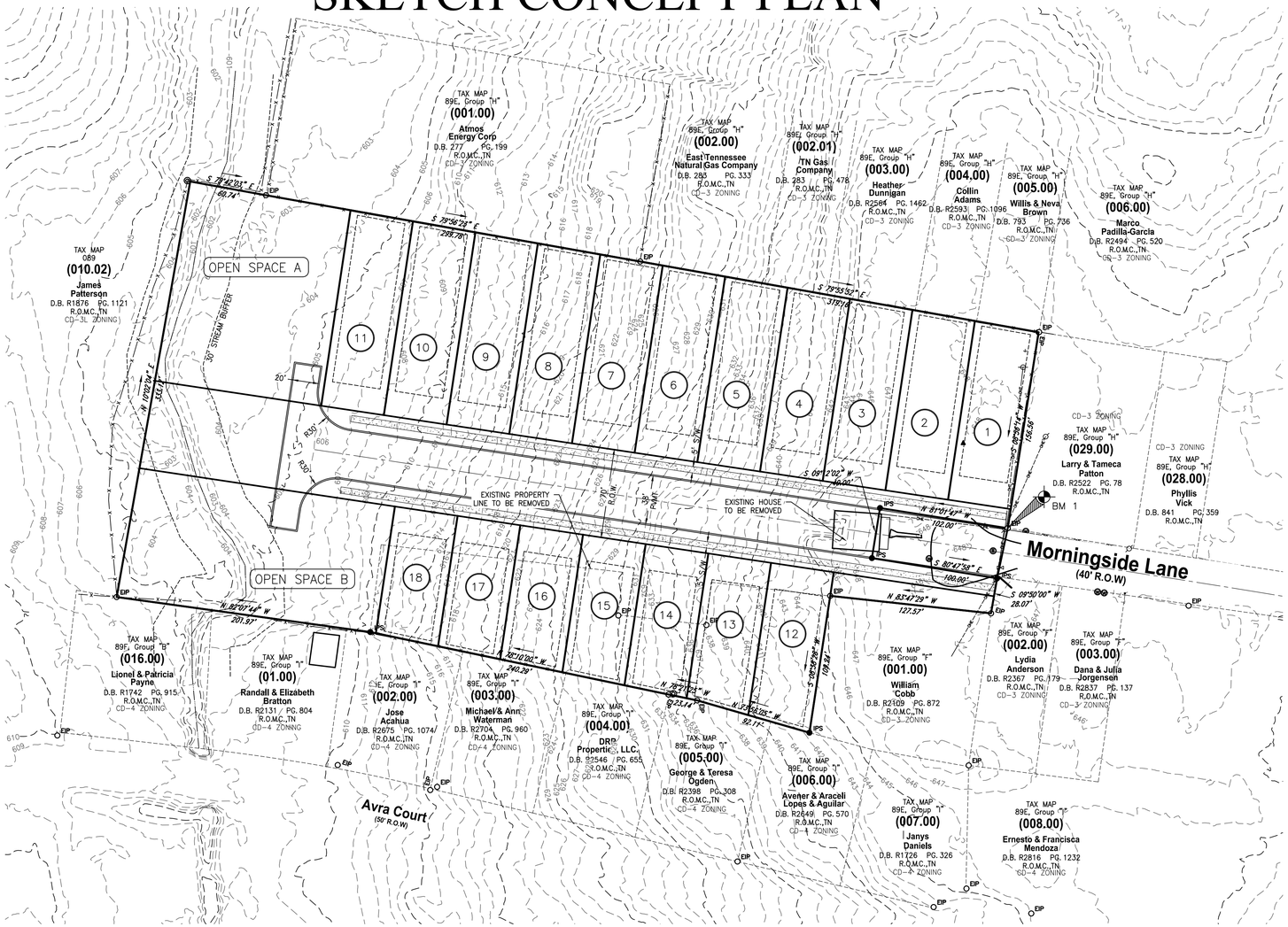
MAURY COUNTY REGISTER'S STATE OF TENNESSEE
I or we hereby declare the actual Consideration for this transfer or value of property transferred whichever is greater is $ 0 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.
Affiant
Subscribed and sworn before me this 12 day of May 2021

John Fleming
by jj (DR)

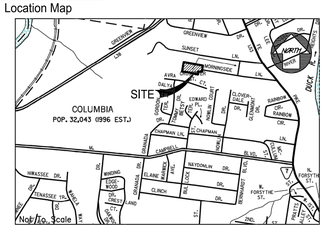
OFFICIAL SEAL
JOHN FLEMING
REGISTER OF DEEDS
MAURY CO TN

PENNY C. WORLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Jan 28, 2024
COUNTY OF WILLIAMSON

SKETCH CONCEPT PLAN



Location Map



TN GRID NORTH

© 2023

SITE DATA:

OWNER: JACK POGUE, TRUSTEE
P.O. BOX 384
COLUMBIA, TN 38402

PARCEL NUMBER: TAX MAP 89E, GRP F, PARCEL 01.01
DEED BOOK: R2733, PG 1478

SUBJECT PARCEL ZONING: REQUEST CD-4, CURRENT CD-3L

ACREAGE OF SITE: 4.78 ACRES
(PROPOSED 47,745.95 S.F. - 1.10 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
6' MIN - 20' MAX FRONT
3' MIN - REAR
6' MIN - SIDE

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

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

PURPOSE NOTE: CONSTRUCT 548.54 L.F. OF ROADWAY AND PROVIDE 18 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.

BENCHMARK

BENCHMARK #1
IRON PIN
ELEV = 647.69'
N = 474,645.74
E = 1,657,815.38
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

WARNING! UTILITY LINES!

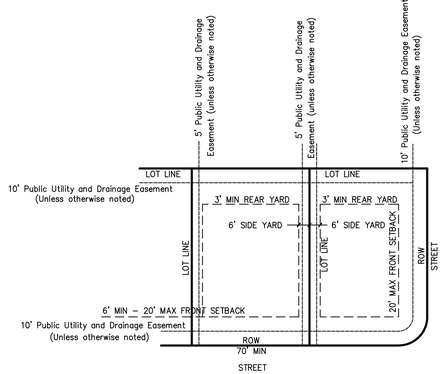
THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

Tennessee811
Know what's below
Call before you dig.

LEGEND

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

TREE LINE
STORM STRUCTURE LABEL (RT)
ASPHALT
CONCRETE
PARKING SPACES (14)



SUBDIVISION TYPICAL LOT LAYOUT

LOT AREA TABLE

LOT #	AREA S.F.	AREA Ac.
1	7,171.2	0.16
2	7,167.1	0.16
3	7,234.4	0.17
4	7,301.7	0.17
5	7,368.9	0.17
6	7,436.2	0.17
7	7,503.4	0.17
8	7,570.3	0.17
9	7,637.2	0.18
10	7,704.1	0.18
11	7,771.0	0.18
12	6,229.7	0.14
13	5,913.4	0.14
14	5,708.2	0.13
15	5,564.1	0.13
16	5,419.7	0.12
17	5,275.3	0.12
18	5,130.9	0.12

OPEN SPACE

OPEN SPACE	AREA S.F.	AREA Ac.
A	20,608.5	0.47
B	20,931.0	0.48

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

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CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0170E DATED APRIL 16, 2007.

GERALD W. VICK
REGISTERED ENGINEER
NO. 107415
STATE OF TENNESSEE
9-19-23
geraldv@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
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ENGINEERS & SURVEYORS

Client
RAINEY POGUE
P.O. BOX 384
COLUMBIA, TN 38402
931-215-1299

REVISIONS	DATE

POGUE CONCEPT SKETCH
MORNINGSIDE LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SKETCH PLAN

Drawn: RP | Checked: GV | Approved: GV | Date: 9/18/23

Job. no. 23544 | Scale: | Vertical: 1"=50' | Horizontal:

MP-1

FILE: J:_WES_Engineers_Surveyors 2023\23544 – Morningside – Pogue\Dwg\Engineering\23544 Morningside_base.dwg

P/k Rainey Pogue

Prepared by:
Lewis W. Pogue
2201 County Club CT
Plant City, FL. 33566

Send TAX Info to;
Rainey Pogue
P. O. Bx 384
Columbia, TN
38402

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture made this 12 day of May, 2021, between JACK H. POGUE, HEREINAFTER REFERRED TO AS " Grantor" and JACK H POGUE AS Trustee of the JACK H. POGUE LIVING TRUST, HEREINAFTER REFERRED TO AS "Grantee", for and in consideration of the sum of Ten Dollars ($10.00} and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is acknowledged, have granted, bargained, and sold to Grantee, the Grantees' heirs, assigns, and successors forever, the following described land, situate, lying and being in Maury County, Tennessee, to-wit:

Being a 4.12 acre's track of land located in the 9th Civil District of Maury County, Tennessee.

Property location: Morningside Lane, Columbia, Tennessee

Parcel ID/Tax ID: 089E F 001.01

Being the same property conveyed from James D. Patterson, Travis Sargent Patterson, Johnny D. Patterson and David Lee Patterson, to Jack H. Pogue, a one third undivided interest, and Jack H. Pogue, Trustee for Eric L. Pogue and Rainey J. Pogue a two-third undivided interest as tenants in common. and recorded in BK 753, PG's 110 & 111. Register's Office of Maury County, Tennessee.

A more complete description of metes and bounds for the property can be found as recorded in BK 753, PG' 110 and 111. Register's Office of Maury County, Tennessee.

In Witness Whereof, the said Grantor has set his hand the day and year first written above.

Jack H. Pogue

BK/PG: R2733/1478-1479
21010383

2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 248818	05/12/2021 - 03:16 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Witness Name: BONNIE G. HICKMAN Witness Signature: Bonnie G. Hickman

Witness Name: Julie A KIRK Witness Signature: Julie A Kirk

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Tennessee)

County of MAURY)

On May 12, 2021 before me, a notary public in and for said state, personally appeared Jack H Pogue, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL

Penny C Worley

Notary Public

My commission expires: 1-28-24

(NOTARIAL SEAL)

PENNY C. WORLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Jan 28, 2024
COUNTY OF WILLIAMSON

MAURY COUNTY REGISTER STATE OF TENNESSEE Page 2 of 2
For we hereby [illegible] the actual Consideration for this transfer or value of the property transferred whichever is greater is $ 0 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.
Rainey J Pogue Affiant
Subscribed and sworn before me this 12 day of MAY 2021
John Fleming
by jj (DR)

OFFICIAL SEAL
JOHN FLEMING
REGISTER OF DEEDS
MAURY CO TN



Location Map



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Carlson BRX7, utilizing Base and Rover.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV 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 lines 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, illumination, setback provisions, etc., are subject to City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel is as shown hereon.
7. This property currently identified as Tax Map No. 89E, Group "F", Parcel No. 001.01, 001.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2733, Page 1478, Book R2733, Page 1486
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and title search as provided by others and noted hereon.
13. 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 re-certification by the surveyor naming said person.
14. 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.
15. The certification is not an expressed or implied warranty or guarantee.
16. The property as shown hereon is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, as scaled graphically.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Surveyor's Certification (Tennessee)

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

Allen B. O'Leary, TN RLS #1987 — Date: 7/21/23

I hereby certify this is a true and accurate survey and meets or exceeds the current Minimum Standards adn Applications of a Category IV (Remote Sensing) survey as defined in T.C.A. 0820-03-.07C(5).

Equipment:	Carlson BRX7, Base and Rover
Positional Accuracy:	HRMS =0.04 SD=0.008, VRMS=0.075 SD=0.013
Geoid:	NGS2012B
Date:	June 2023

Legend

- EIP Iron Rod Found
- IPS Iron Rod Set
- I.P.F. Iron Pipe Found
- AXLE Axle Found
- Fence Post
- ECM Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- 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
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- 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
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G— Gas Line
- SA— Sanitary Sewer Line
- W— Water Line
- ST— Storm Sewer Line
- OH— Overhead Utility Line
- OHC— Overhead Cable Line
- OHE— Overhead Electric Line
- OHT— Overhead Telephone Line
- UG— Underground Utility Line
- UGC— Underground Cable Line
- UGE— Underground Electric Line
- UGT— Underground Telephone Line
- FM— Forced Main Line

allenowesengineers.com

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

Client
Rainey Pogue
P.O. BOX 384
Columbia, TN 38402
(931) 215-1299

PLAT OF SURVEY
Morningside Lane
Maury County, TN

DATE	REVISIONS

Drawn: B.O
Checked:
Approved:
Date: July 23, 2023

Job. no. 23544
Scale:
Vertical:
Horizontal:

FILE:J:\WES_Engineers_Surveyors 2023\23544 - Morningside - Pogue\Dwg\Survey\23544 Morningside Survey.dwg

CPWS

September 15, 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
156 Morningside Lane – 18 Units
Tax Map 089E, Parcel 1.01 and 1.02
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 18 single-family units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Minimum size 8-inch diameter water main must be installed from Santa Fe Pike to the development, to replace the existing 4- and 6-inch mains, with 8-inch mains through the development to Avra Court.

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.
- Prior to expiration of this water letter in 120 days, remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (18 SFUs)	$8,160.00

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and receipt by the applicant of any other related permits (TDOT, ARAP, etc), applicant may then request a pre-construction meeting with CPWS. Pre-con meeting will be scheduled for approximately 30 days out. Prior to pre-construction meeting, applicant must make payment of meter and impact fees or provide surety in lieu of full payment. If fees have not been paid 24 hours prior to the scheduled pre-con, meeting will be cancelled and rescheduled another 30 days out. 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 (18 meters)	$9,720.00
Impact Fee: $4,500 per 3/4" meter (18 meters)	$81,000.00
Total Meter and Impact Fees Due =	**$90,720.00**

- 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 me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

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

cc: Jonathan Hardin, CPWS
File 23-045

CD–4 TABLE 4.3.1–D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT



General Description

The CD–4 General Urban Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD–4 is an appropriate District for the Urban Neighborhood Character Area, the Employment Character Area, the Tom Hitch Special Area, the Industrial Road Special Area, the Bear Creek Pike "Node" Special Area, and the Interstate Gateway Special Area as described in the Comprehensive Plan.



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CITY OF COLUMBIA TENNESSEE

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

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	156 Morningside Lane		
	TAX MAP: 089E	GROUP: "F"	PARCEL: 1.01 & 1.02
SUMMARY OF NATURE OF REQUEST AND WORK	Requested rezoning of 4.28 acres in two tracts from CD-3L to CD-4.		

DATE OF PRE-APPLICATION CONFERENCE	5/3/2023	*Pre-application meetings are scheduled for Wednesdays.*

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

Rev. 4/14/2022

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

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

APPLICANT

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

NAME	WES Engineers & Surveyors	PHONE	(931) 388-2329
ADDRESS	2486 Nashville Hwy, CLMA	EMAIL	gerald@wesengineers.com

PROPERTY OWNER NAME	Jack H Pogue Living Trust ETAL c/o Rainey Pogue	PHONE	931-215-1299
ADDRESS	P.O. Box 384, CLMA 38402-0384	EMAIL	raineysisk@yahoo.com

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

Gerald Vick		9/18/23
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Rainey Pogue	Rainey Pogue	9/15/23
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

Oakwood Drive Rezoning

Project #:	23-0388	Location:	Map 89 Parcel 21.00
Applicant:	Louis Sloyan	Case Type(s):	Plan Amendment & Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Single Family Home(s)

PROJECT SUMMARY

The applicant requests to amend the Future Land Use Map of Connect Columbia, the city's Comprehensive Plan, and change the future land use classification of 56.7-acre parcel from Suburban Corridor to Suburban Neighborhood. The subject property is located on the north side of North James Campbell Boulevard near the intersection of Oakwood Drive. The applicant also requests to rezone the property from CD-3L (Neighborhood Large Lot Character District) to CD-3 (Neighborhood Character District). The current zoning designation permits low density single-family residences at two dwelling units per acre. The requested zoning designation permits medium density single-family residences at four dwelling units per acre.

- The DRC reviewed this proposal at its October 2023 meeting.
- The requested zoning designation is not consistent with Connect Columbia, the City's comprehensive plan.
- The applicant has requested an amendment to the Future Land Use Plan which supports the requested character district.
- 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. If the concept advances to a Site Development Plan, staff will recommend modifications to the concept which will bring it into greater conformity with the standards of the zoning ordinance.
- 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 and plan amendment requests.
- The Planning Commission must make separate motions for the plan amendment and the rezoning.
- 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-3L	Single Family	Single Family Residence	+/- 56.7 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	CD-3L	(Vacant) Single-Family
North	Suburban Corridor	CD-3L	Single-Family
South	Urban Neighborhood	CD-3	Single-Family
East	Urban Neighborhood	CD-3/CD-4	Single-Family
West	Urban Neighborhood	CD-3L/CD-4C/SD-LI	Light Industrial

A vacant single-family home currently occupies the subject site. The property sits between residential properties to the east, north, and south. It is bordered on the west by an industrial property. The property to the west, an approximately 70-acre parcel, is split zoned. It contains sections which are CD-3L, CD-4C, and SD-LI. The future land use of the subject property and the properties to the west is Suburban Corridor. The current zoning in of the site is **not consistent** with Connect Columbia.

CONSISTENCY WITH CONNECT COLUMBIA

The applicant requests an amendment to the future land use map as part of this request. The requested CD-3 zoning is not consistent with the current future land use classification of Suburban Corridor; it is consistent with the requested Suburban Neighborhood future land use classification. Both classifications are described below.

Current Future Land Use Classification

Suburban Corridor: The future land use of the subject site is Suburban Corridor. The Character Area is characterized by a mix of residential and commercial uses with intermixed and compatible civic uses. The Future Land Use Plan indicates that "the general development pattern is largely site specific" (Connect Columbia, p. 26). The specific character of the Corridor relies on the Area of Change determination. Development can take the form of single- and multi-use activity on a variety of lot sizes, depending on the surrounding development pattern (Connect Columbia, p. 26). The Character Area Matrix from page twenty-six 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-4C character district and PUDs.

CHARACTER AREA MATRIX				
	Development Pattern	**Zoning Category and Uses**	**Infrastructure**	**Design Standard**
SUBURBAN CORRIDOR	**Is the property in an Area of Change?** **No:** The development pattern is established. Changes to overall character of the area should rarely occur. **Yes:** The development pattern is evolving. Changes to area are likely as development occurs. New development should blend with existing, surrounding neighborhood assets.	**Residential Uses:** Low Density Residential, Medium High Residential, and High Residential Districts **Public and Civic Uses:** Religious, Day Care, Government, Medical, and Educational **Commercial Uses:** Hotels, Recreational, Restaurants, Retail, Personal Services, Self-Service Storage, Vehicle Sales and Service, and Wholesale Trade **Office Uses:** All office uses	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **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.	Scale: Buildings should be compatible with the established character of the area. Architecture: New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking: Parking should be contingent on the location of the site along the transect, becoming more subordinate to buildings as urbanity increases.

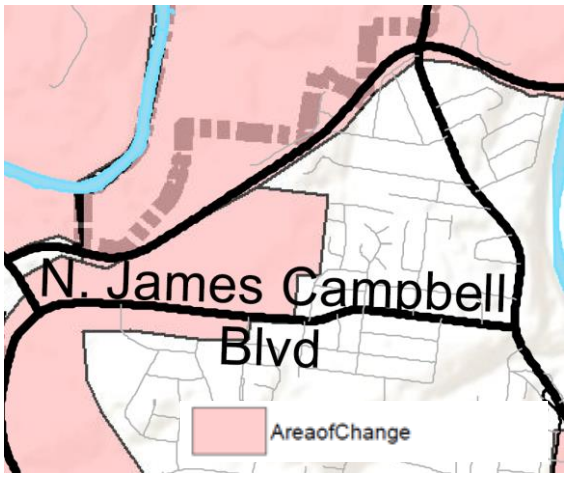
Requested Future Land Use Classification

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?** **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.	**Residential Uses Zoning Category:** Low Density Residential District and Medium Residential. **Public and Civic Uses Zoning Category:** Religious Facilities, Government Facilities (low impact), and Educational Facilities.	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **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.	Scale: New dwellings and structures should be compatible with the established character of the area. Architecture: 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 located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern in the area was evolving. Changes to the area are likely, but new development should blend with existing neighborhood assets. The designation does not necessarily mean that any particular development proposal is consistent with Connect Columbia. It does mean that the Planning Commission has previously determined that in this area, the development character is not fixed and change is expected over time (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-3 bulk standards listed in Table 4.3.1-C of the Zoning Ordinance.**
    - The Ordinance established minimum lot widths for single-family home lots:
        - 65' for single family homes with street-facing driveways; and
        - 40' for single family homes served by alleys.
    - The Ordinance prescribes setbacks of:
        - 25' minimum front setback on principal frontages and 20' on secondary frontages;
        - 8' side setback; and
        - 25' rear setback, measured from the rear property line; or 15' from the centerline of rear alley as applicable.
    - The applicant's concept proposes the creation of 130 lots which exceed the minimum lot width and could accommodate homes conforming to the setbacks.
        - Forty-six of the conceptual lots are at least 65' wide (corner lots are wider).
        - Eighty-four of the conceptual lots are served by alleys. These lots are at least 52' wide (corner lots are wider).
    - The larger lots are arranged on the outside of the concept plan.

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 parcel[1] 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.
- 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 800 feet of each lot within a CD-3 development.
- The concept plan depicts two playground spaces, a mid-block pedestrian connection which breaks up the largest block, and four additional "open spaces" which will presumably serve a Civic Spaces.
- Conformity with the standards for each Civic Space type will be evaluated at Site Development Plan and Preliminary Plat.

Type	Number
Playground	2
Pedestrian Path	1
Other Civic Spaces	4

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 concept plan indicates that 22.8 acres of the site (40%) is covered by existing tree canopy.
  - The concept depicts trees preservation of 12.5 acres (54% of existing canopy); which exceeds the minimum requirement.
  - Any subsequent Site Development Plan or Preliminary Plat will require a detailed tree preservation plan which identifies Specimen and Heritage trees, as well as other preservation priorities listed in the Ordinance.
  - The preservation of existing tree canopy may alter the site design.

Thoroughfares, Blocks, and Connectivity

- **Section 5.2 of the Zoning Ordinance requires that new Thoroughfares and Internal Drives be arranged to form blocks, provide for connectivity, and conform to specific standards.**

[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).

- The concept plan depicts new thoroughfares which form blocks, although some lots on the perimeter of the site are not arranged into blocks.
- The concept proposes a connection to the established adjacent neighborhood to the east via an extension of Dalya Lane.[2]
- Additional future connections are proposed to the north and the west.[3]
- Some of the proposed lots expose rears to North James Campbell Boulevard, a design which is disfavored by the zoning ordinance. Abutting the rears to property identified as open space circumvents the prohibition of through-lots at **§4.3.3** of the ordinance. Planning staff has provided advisory comments suggesting alternatives which the applicant has acknowledged.

Other Requirements

- **Conformity with other requirements of the Ordinance, including design prescriptions will be reviewed at the time of Site Development Plan or building permit as applicable.**

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its October 2023 meeting, as directed by **§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]; [4]

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;

[2,3] Plan-left is north on the concept.

[4] 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."

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

Section **8.5.20** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Future Land Use Map of the Comprehensive Plan. The Planning Commission is the recommending body for amendments of the Future Land Use Map under **§ 8.3.3.B.3** of the Zoning Ordinance. Section **8.5.20.B** allows for concurrent review of Comprehensive Plan Amendments and associated Rezonings; however, "decisions shall be rendered with separate motions."

Section **8.5.20.F** of the Zoning Ordinance establishes the review criteria for changes to the Future Land Use Map of Connect Columbia, the Columbia's comprehensive plan:

1. *Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;*
2. *Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;*
3. *Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;*
4. *Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and*
5. *Whether the subject parcel is of adequate shape and size to accommodate the proposed change.*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its October 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 intended to aid

the Planning Commission in its analysis of the requested change to zoning map. The applicant provided a narrative response to the request.

- Planning also asked the applicant to provide a narrative response to criterion **8.5.20.F** explaining why the request Future Land Use Map amendment is consistent with the intent and guiding principles of Connect Columbia, that the request is compatible with the surrounding area, and that the change will not create adverse impacts upon the surrounding area. This request is intended to aid the Planning Commission in its analysis of the requested change to zoning map. The applicant provided a narrative response to the request.
- Planning also made advisory comments related to the concept plan. Specifically, planning staff noted that the design depicts an arrangement of thoroughfares and blocks which results in lots with rears facing North James Campbell Boulevard. This is disfavored by the zoning ordinance. If the Future Land Use Map amendment and rezoning are approved, any future Site Development Plan should either reposition these lots with rear-to-rear configurations, utilize alternative enfrontment permitted by **4.3.1-C**, or utilize active civic space and effective screening to separate the private space from the public frontage. The applicant acknowledged this comment.
- **Wastewater** provided specific advisory comments related to the location of any required pump station and plans for its future elimination. The utility requests that if the rezoning is approved and the project proceeds to Site Development Plan, any future sanitary sewer designs direct flow toward Dalya Lane, near the northeast portion of the subject site. The applicant acknowledged this request.[5]
- The Office of the **Fire Marshal** provided an advisory comment on the concept plan. If the rezoning is approved and the project proceeds to Site Development Plan, any dead ends must include a fire apparatus turn-around. This would likely only impact the proposed future connection point at the northern portion of the concept.[6]
- Columbia Water System's (**CPWS**) consultant (Inflow) noted that the water availability letter issued on September 1, 2023 will expire in 120 days.
- **Maury County Schools** noted that the site is currently in the attendance zones of Riverside Elementary, Cox Middle School, 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.

[5, 6] Plan-left is north on the concept.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-3 zoning is not consistent with Connect Columbia. The subject site's future land use classification is Suburban Corridor. The future land use classification is implemented exclusively by the CD-4C character district, as well as PUDs. The applicant has requested a change to the Future Land Use Map from Suburban Corridor to Suburban Neighborhood. The Suburban Neighborhood future land use is implemented by the CD-3L and CD-3 character districts.

The requested change to the future land use map is not consistent with the proposed update to Connect Columbia. The Planning Commission is currently in the process of completing a five-year update to Connect Columbia. The proposed Future Land Use classification for the subject parcel is City Center Urban Village (CCUV) which, if adopted by the Commission, will be implemented by the CD-4, CD-5, and CD-4C character districts as well as PUDs.

Conditions affecting the area may have changed to a sufficient degree to warrant the Future Land Use Map and Zoning Map Amendments. The comprehensive plan and the zoning ordinance encourage infill development. The subject property is located inside the central part of Columbia and can support higher intensity development without substantial extensions of infrastructure and urban services. In 2017, the Planning Commission designated the property as Suburban Corridor, indicating that the City's land use policy favors higher intensity development of the site. In late 2022 and early 2023, a developer failed to obtain City Council approval of a rezoning to CD-4. In a response to staff comments, the applicant argues that the failure of the previous request.

The plan of development will require modest revision should the project advance to Site Development Plan and Preliminary Plat. As discussed in previous sections, the concept plan demonstrates that it is possible to develop the site in conformity with the standards of the zoning ordinance. However, greater detail will be required at the time of Site Development Plan. In particular, the arrangement of lots on the southern portion of the site may need to be revised and the Planning Commission will require greater detail related to Civic Spaces.

If the Planning Commission recommends approval, the applicant should provide an updated water availability letter and a corrected application prior to first consideration by the City Council. The water availability letter will expire before the City Council could consider the request. In addition, there is an error in the signatures on the application. If the request advances to the City Council, the applicant should correct these potential deficiencies prior to publication of the December 2023 council agenda.

SAMPLE MOTIONS

Future Land Use Map (Comprehensive Plan) Amendment

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 **8.5.20.F** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed change to the Future Land Use Map of Connect Columbia *[, subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the proposed change to the Future Land Use Map of Connect Columbia 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.

Zoning Map Amendment

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*].

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.

NOTES:

ZONING : CD-3
AREA : ± 56.7 ACRE
TYPICAL R.O.W. WIDTH : 70'
MAX. DENSITY : 4 UNITS/ACRE

MAX. ALLOWABLE LOT : 226
SETBACKS
FRONT : 25'
SIDE : 8'
BACK : 25' OR 15' FROM CENTER LINE OF ALLEY

TOTAL LOTS : 130

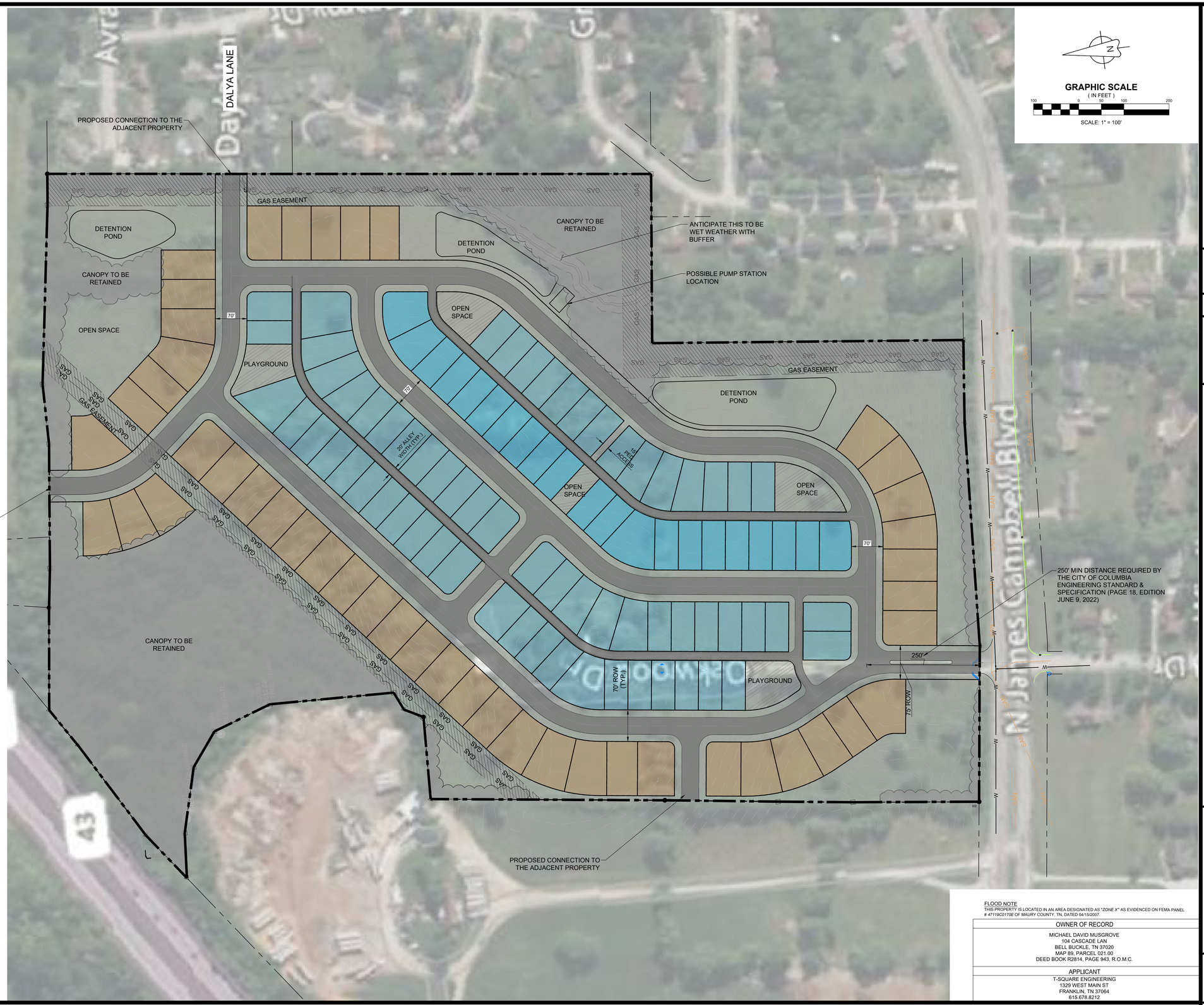
- BIGGER LOT - FRONT LOADED (46 LOTS)
  MID BLOCK LOT : 65' x 120'
  CORNER LOT : 77' x 120'
- SMALLER LOT - ALLEY LOADED (84 LOTS)
  MID BLOCK LOT : 52' x 100'
  CORNER LOT : 64' x 100'

CANOPY REQUIREMENT

- TOTAL EXISTING CANOPY : 22.8 AC (40% OF TOTAL AREA)
- MIN. REQUIRED CANOPY : 45% (10.2 AC) RETENTION
- CANOPY RETAINED : 12.15 AC (54%)

PLAYGROUND

- REQUIREMENT : EVERY 800' RADIUS. ~ NEEDS MIN. 2
- PROPOSED : 2



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

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/06/23
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

CONCEPT PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

PROJECT
23-0533

SHEET
C-2.0

T-SQUARE ENGINEERING

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

10/16/2023

City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: 200 Oakwood Drive Rezoning

Staff,

Please find below the supplemental narrative responses to comments 3 and 4.

The property in question was previously brought before the Planning Commission in November of 2022, with a higher density proposal of 12 units per acre. This rezoning request brought upon concerns from Planning Commission about the higher density zoning. To address the Planning Commissions concerns about higher density zoning on this property, CD-3 would be an acceptable fit for the property as it would match the existing uses and zonings to the adjacent parcels which are CD-3 and CD-4 to the east, and CD-3 to the south and extend that zoning district.

To accommodate this requested zoning change, the Comprehensive Plan would need to be updated to reflect a Suburban Neighborhood designation. This update to the Comprehensive Plan would update the policy to reflect the policy applied to the adjacent properties to the east and west and continue the single-family neighborhood plan through this parcel. This Comprehensive Plan update would also address the Planning Commission concerns of having a higher density zoning district immediately adjacent to the existing subdivisions.

Please contact Louis Sloyan, PE at T-Square Engineering with comments.

Thank you for your review,

Louis Sloyan, PE
T-Square Engineering, Inc.

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

10/16/2023

City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: 200 Oakwood Drive Rezoning

Staff,

Please find below the responses to the comments received for the rezoning submittal with our responses in red.

ITEM NO.
23-0388

DESCRIPTION: Request from Louis Sloyan for comprehensive plan amendment (suburban corridor to suburban neighborhood) and rezoning of 200 Oakwood Drive from CD-3L to CD-3..

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.
   Acknowledged
2. A current water availability letter is required throughout the entitlement process. The current letter will expire on December 30, 2023. Presuming a timely resubmittal to technical comments and a favorable recommendation from the planning Commission in November, the public hearing for this item will occur on January 11th. Following consideration by the Planning Commission, a new water availability letter will be required to proceed to the City Council agenda. The lead times for new letters can be long. Please communicate with IDG and CPWS accordingly.
   Acknowledged, we will reach out to IDG and CPWS so they can advise on the process to obtain an extension to this current letter.
3. 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.
   Please refer to the included memo detailing conditions.

4. Please provide a narrative response explaining why the applicant believes the five criteria for Planning Commission Recommendations listed at 8.5.20.F of the Zoning Ordinance (p. 450) support the proposed change to the Future Land Use Map.
   Please refer to the included memo detailing the criteria.
5. Advisory: Planning staff will place signs on the property and send certified letters to adjacent property owners on or before October 27th. Please be prepared to address any concerns regarding compatibility with the established pattern of the surrounding area.
   Acknowledged.
6. Advisory: The concept depicts an arrangement of Thoroughfares and blocks which results in lots with rears facing James Campbell Boulevard. This is disfavored by the Zoning Ordinance. If the Comp Plan Amendment and Rezoning are approved, the Site Development Plan should either reposition these lots with rear-to-rear configurations, utilize alternative enfrontment permitted by 4.3.1-C, or utilize active civic space and effective screening to separate the private space from the public frontage.
   Acknowledged.

Fire

7. Dead ends over 150' must have an approved turn around
   Acknowledged.

Building

8. No comment.

Police

9. No comments provided.

Maury County E911

10. Contact Maury County 911 for street name request. cgideon@maury911.org
    Acknowledged

Maury County Schools

11. Riverside Elementary, Cox Middle School, 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.
    Acknowledged.

Columbia Power

12. 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.
    Acknowledged.

Public Works

13. No Comment.

ATT

14. AT&T INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.
    Acknowledged

Engineering

15. No comments on comprehensive plan amendment or rezoning.

Wastewater

16. Columbia Wastewater has stated its concerns in the availability letter and the Concept Plan does not reflect that in the proposed location of the pump station.
    Acknowledged

Columbia Water

17. "A water availability letter was issued on September 1, 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."
    Acknowledged.

Atmos Energy

18. No comments.

Duck River Electric Membership Corp

19. No comments provided.

Maury County Highway Dept.

20. No comments provided.

CPWS BB

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.

Please contact Louis Sloyan, PE at T-Square Engineering with comments.

Thank you for your review,

Louis Sloyan, PE
T-Square Engineering, Inc.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, October 10, 2023

ITEM NO.
23-0388

DESCRIPTION: Request from Louis Sloyan for comprehensive plan amendment (suburban corridor to suburban neighborhood) and rezoning of 200 Oakwood Drive from CD-3L to CD-3..

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

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Police

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    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.

Public Works

13. No Comment.

ATT

14. ___ ATT INTENDS TO SERVE. DEVELOPER TO REACH OUT TO ATT REGARDNG PATHWAY AND SUBSTRUCTURE NEEDED FOR PROJECT.

Engineering

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16. Columbia Wastewater has stated its concerns in the availability letter and the Concept Plan does not reflect that in the proposed location of the pump station.

Columbia Water

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Atmos Energy

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Duck River Electric Membership Corp

19. No comments provided.

Maury County Highway Dept.

20. No comments provided.

CPWS BB

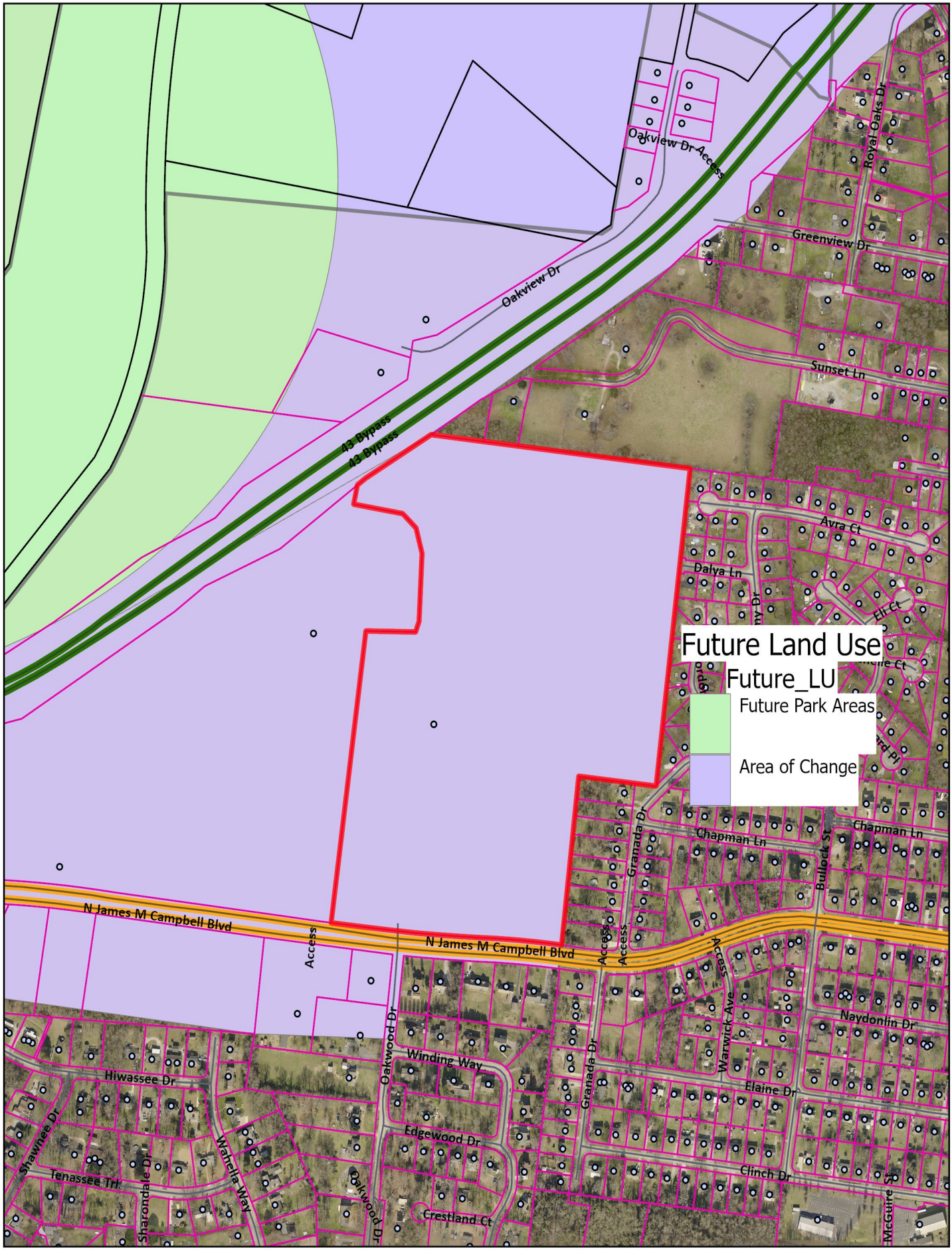
Plan to serve.

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.

Current Enrollment / Capacity

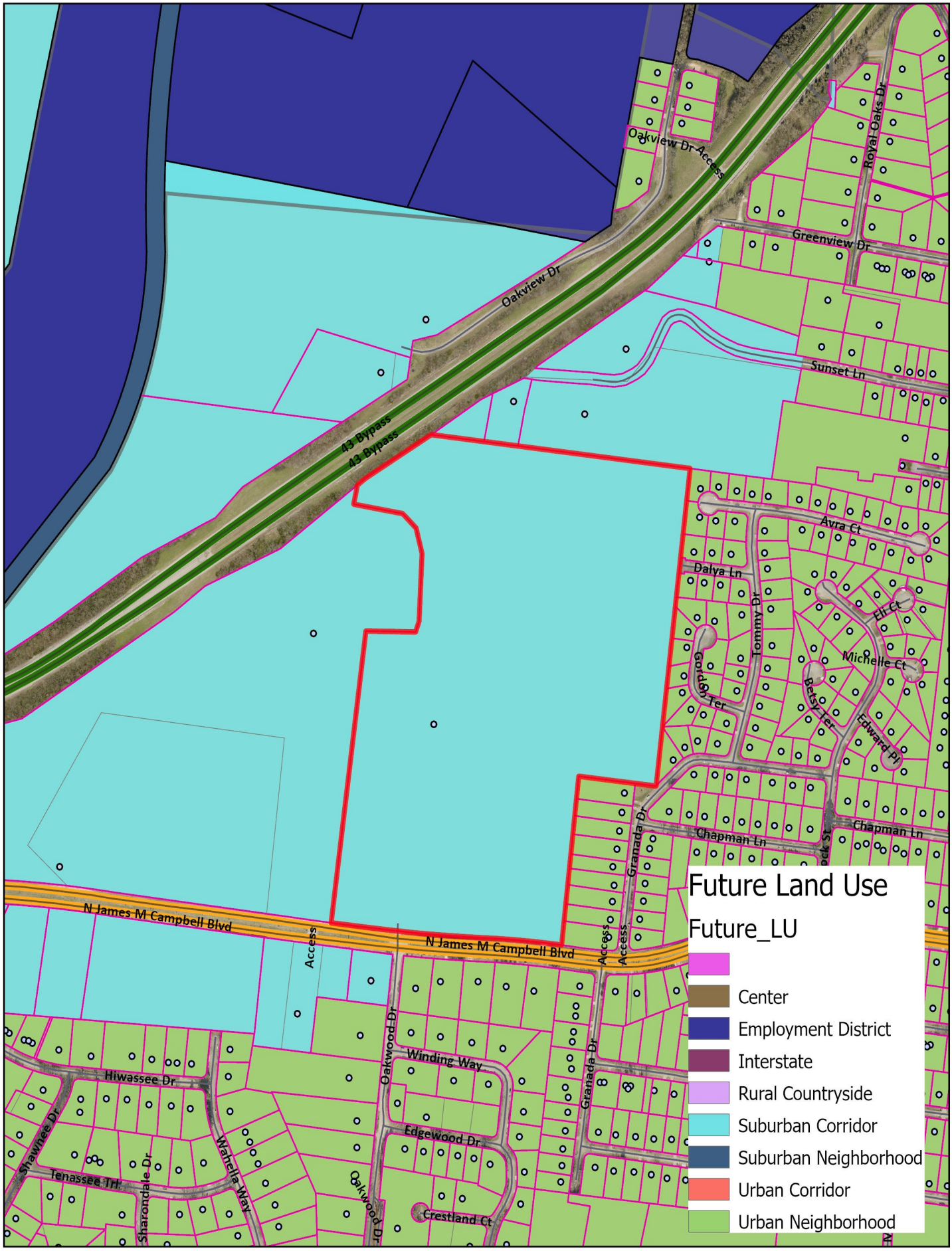
	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	325	95.6%
	Battle Creek	2019	90,000	30	700	609	87.0%
	Brown	1968	56,720	20	405	350	86.4%
	Highland	1986	47,800	4.5	380	303	79.7%
	Howell	1999	81,600	17.5	700	642	91.7%
	Mt. Pleasant	1978	80,021	22	630	565	89.7%
	Riverside	1984	71,150	14	500	414	82.8%
	Spring Hill	1984	69,000	10	540	442	81.9%
	Woodard	1990	76,200	17	600	563	93.8%
	Wright	2005	97,765	18	740	633	85.5%
					5535	***4846***	***87.6%***
Middle	Battle Creek	2019	125,000	45	900	693	77.0%
	Cox	1997	137,200	25	900	647	71.9%
	Mt. Pleasant	2001	113,938	29.2	550	415	75.5%
	Spring Hill	2010	158,106	39.49	950	522	54.9%
	Whitthorne	1979	175,600	17	1050	912	86.9%
					4350	***3189***	***73.3%***
High	Central	2016	296,740	55	1700	1412	83.1%
	Mt. Pleasant	1969	110,759	31	600	400	66.7%
	Spring Hill	1993	181,800	57	1200	1158	96.5%
					3500	***2970***	***84.9%***
Unit	Culleoka	1969	205,800	34	1020	903	88.5%
	Hampshire	1978	83,410	13.12	500	406	81.2%
	Santa Fe	1964	94,225	24	650	532	81.8%
					2170	***1841***	***84.8%***
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		139	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,509,930	**550.27**	**15555**	**12985**	



23-0388
200 Oakwood Dr.

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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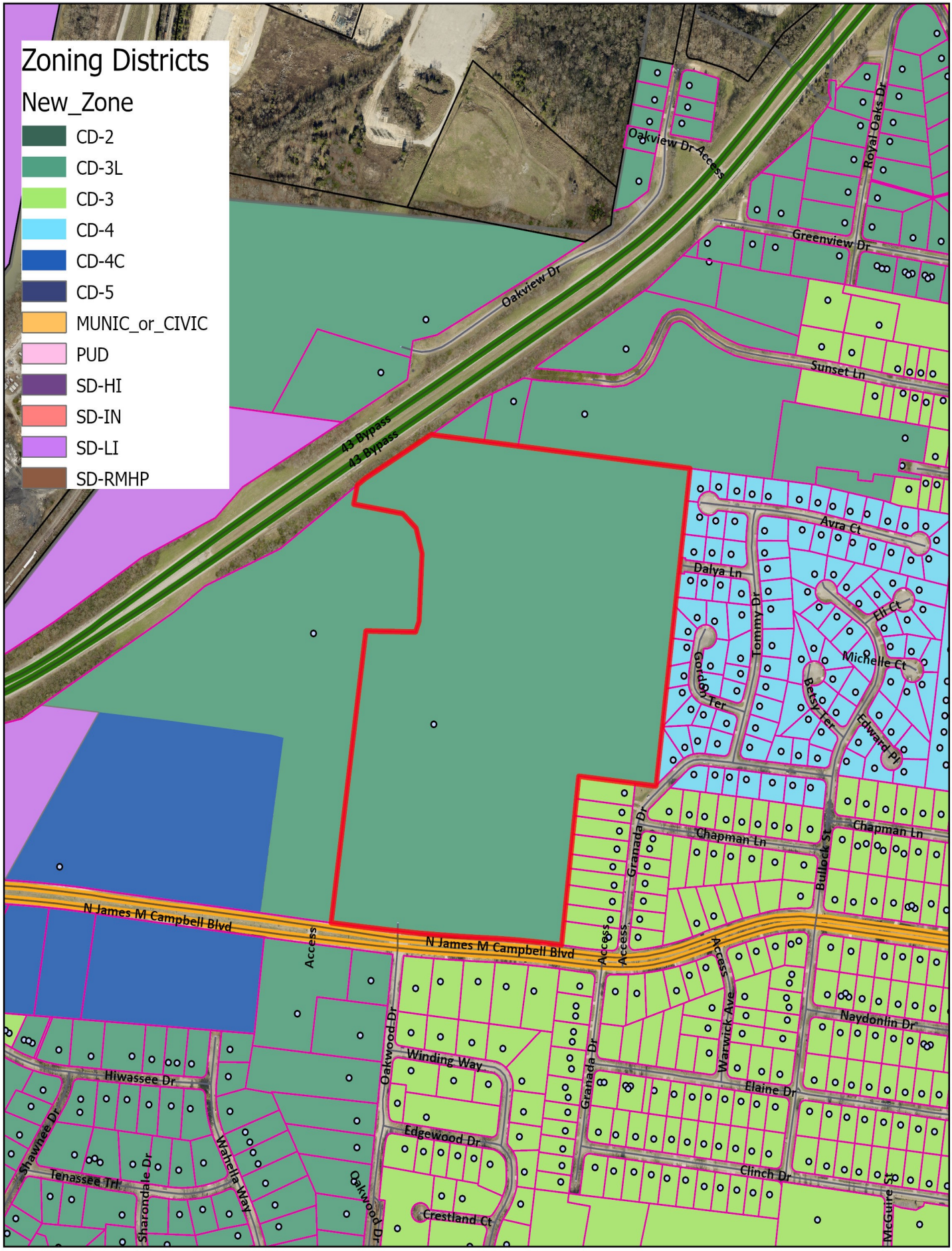

23-0388
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CITY OF COLUMBIA TENNESSEE

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

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

21 July 2023

Drew Taylor
Land Acquisition Manager
Smith Douglas Homes
361 Mallory Station Road, Suite 103
Franklin, TN 37067

RE: Parcel ID: 089 02100 000; 200 Oakwood Drive, Columbia, TN 38401

Drew,

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.

The sanitary sewer design must allow for the flow going to the pump station to be redirected towards MHID 1588 near Dalya Ln of the existing Columbia Wastewater Sewer System such that elimination of this proposed pump station in the future is possible. The pump station should be placed near Dalya Ln to make elimination possible, and the fenced area around the station should be designed to be 50'x50'. The pump station force main should terminated at MHID 174 on N James Campbell which drains westward.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

September 1, 2023

Mr. Drew Taylor
Smith Douglas
361 Mallory Station Rd. Suite 103
Franklin, TN 37067
Sent via email: dtaylor@smithdouglas.com

RE: Water Availability Letter
Oakwood Subdivision – 130 Units
200 Oakwood Dr
Tax Map 89, Parcel 21
Columbia, Maury County, TN

Dear Mr. Taylor:

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 130 single-family residential 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 16-inch water main located on North James M. Campbell Boulevard and the existing 8-inch water main on Dalya Lane.
- Minimum size 8-inch 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.

CPWS

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 (130 SFUs)	$49,600.00

- 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 (130 meters)	$70,200.00
Impact Fee: $4,500 per 3/4" meter (130 meters)	$585,000.00
Total Meter and Impact Fees Due =	**$655,200.00**

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

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

Sincerely,

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

cc: Jonathan Hardin, CPWS
File 23-039

HYDRANT FLOW ANALYSIS

HYDRANT # & LOCATION: 1258 Oakwood Drive 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: Oakwood

MODEL DATA

FLOW HYDRANT(S)	1258	n/a	n/a
GPM:	**850**	0	0

TOTAL FLOW DURING SIMULATION: **850** GPM

GAUGE HYDRANT

HYDRANT # & LOCATION: Proposed James Campbell Blvd @ Oakwood

CONDITION 1

STATIC 79 PSI RESIDUAL: 74 PSI

CONDITION 2

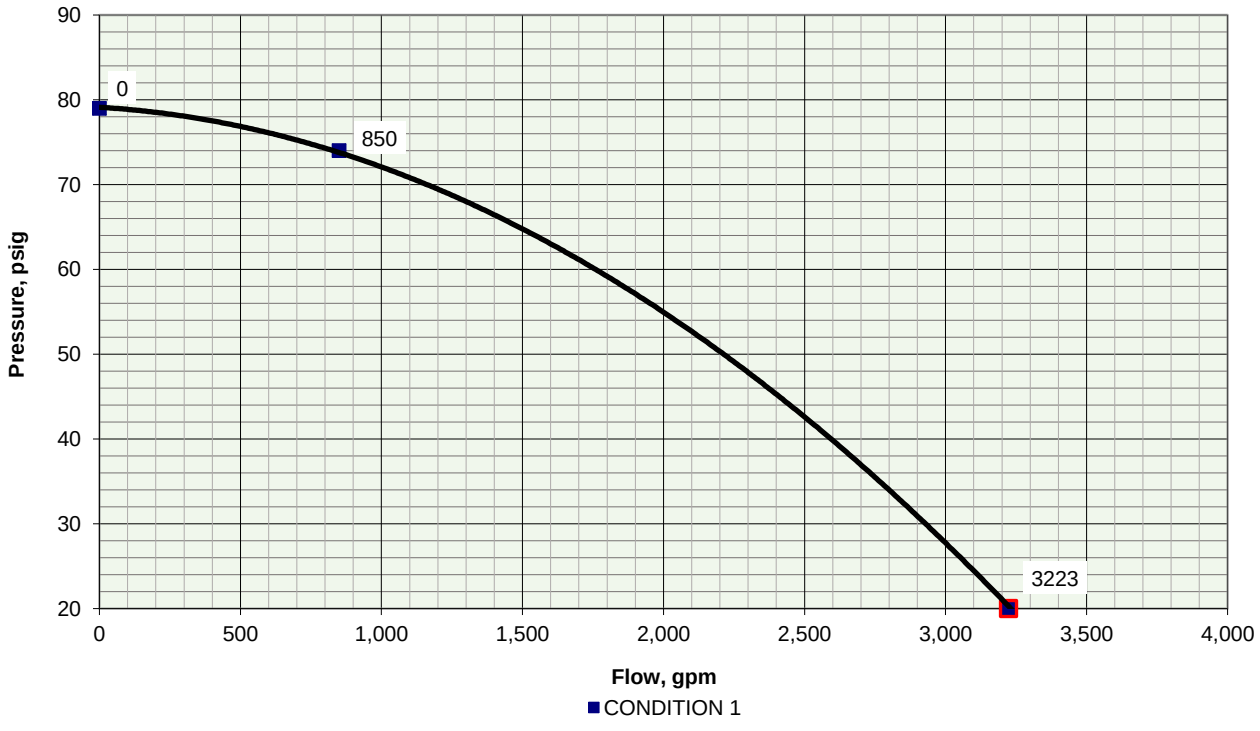
STATIC _____ PSI RESIDUAL: _____ PSI

RESULTS: AT 20 PSI RESIDUAL

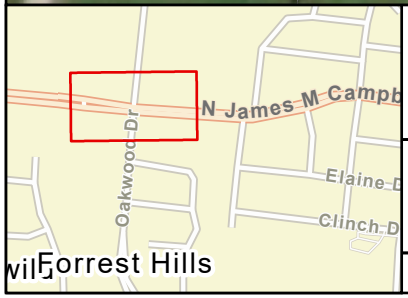
CONDITION 1 **3223** GPM

CONDITION 2 **---** GPM

REMARKS: Performance based on service elevation of 671' and current CPWS water infrastructure and do not account for additional losses associated with development piping.







Hydrant Analysis Location Map

Oakwood Development
(Tax Map 89, Parcel 21.00)

Maxar, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N

0 0.01 0.03 Mi

0 0.02 0.04 Km

Legal Description – 200 Oakwood Drive

Being a tract of land lying in Maury County, Tennessee, being generally bounded on the north by US Highway 412 (also known as US Highway 43, right-of-way varies), James Patterson (D.B. R1876, pg. 1121), and Johnny Patterson (D.B. R1265, pg. 383), on the east by Huntingdon Woods Subdivision, Section 2A (P.B. 10, pg. 14), Huntingdon Woods Subdivision, Section 1 (P.B. 8, pg. 338), and Bel Air Heights Subdivision (P.B. 2, pg. 176), on the south by James M. Campbell Boulevard (150 ft. right-of-way), and on the west by Baker (D.B. R2251, pg. 1011), and being more particularly described as follows:

Beginning at an iron pin found in the north margin of James M. Campbell Boulevard, being the southeast corner of Baker and the southwest corner of the property herein described; thence leaving the margin of said road and with the east line of Baker, the following calls: N 06°46'11" E , 279.50' to a fence post; thence N 07°27'22" E , 165.56' to a fence post; thence N 07°41'54" E , 250.53' to an iron pin found; thence N 07°19'00" E , 518.44' to a point; thence S 87°57'21" E , 182.29' to an iron pin found; thence N 27°56'50" E , 46.48' to a point; thence N 65°53'44" E , 43.80' to a fence post; thence N 01°37'19" E , 275.18' to a fence post; thence N 19°02'49" W , 136.50' to a fence post; thence N 52°49'38" W , 91.59' to a fence post; thence N 75°13'35" W , 147.19' to a fence post; thence N 85°45'39" W , 99.65' to a point in the southeast margin of US Highway 412, being the northeast corner of Baker and the northwest corner of the property herein described; thence along the margin of said road, the following calls: N 53°07'09" E , 130.52'; thence N 59°59'01" E , 250.20'; thence N 57°41'35" E , 100.48' to a point, being the southwest corner of James Patterson; thence leaving the margin of said road and with the south line of James Patterson, S 83°03'59" E , 227.01' to an iron pin found, being the southwest corner of Johnny Patterson; thence with the south line of Johnny Patterson, S 81°40'45" E , 86.95' to a fence post; thence continuing with Johnny Patterson and with the south line of James Patterson, the following calls: S 83°24'19" E , 275.54' to a fence post; thence S 89°07'08" E , 132.78' to a fence post; thence S 81°25'02" E , 397.19' to a fence post; thence S 83°18'08" E , 68.86' to an iron pin found, being the northwest corner of Lot 45 of Huntingdon Woods Subdivision, Section 2A and the northeast corner of the property herein described; thence leaving James Patterson and with the west line of Huntingdon Woods Subdivision, S 07°01'26" W , 1336.42' to a fence post in the northwest margin of Granada Drive, being the southwest corner of Lot 5 of Huntingdon Woods Subdivision, Section 1; thence leaving the margin of said road and with the north line of Bel Air Heights Subdivision, N 83°19'39" W , 374.53' to a fence post, being the northwest corner of Lot 9 of Bel Air Heights Subdivision; thence with the west line of said subdivision, S 06°26'37" W , 688.95' to a point in the north margin of James M. Campbell Boulevard, being the southwest corner of Lot 1 of Bel Ari Heights Subdivision and the southeast corner of the property herein described; thence along the margin of said road, the following calls: N 83°47'59" W , 182.65'; thence N 86°52'50" W , 495.45'; thence N 82°44'51" W , 345.20' to the Point of Beginning. Containing 56.73 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 09-07-2022, and being more or less the property described in DB. R2814, pg. 943, R.O.M.C.

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

8/21/2023

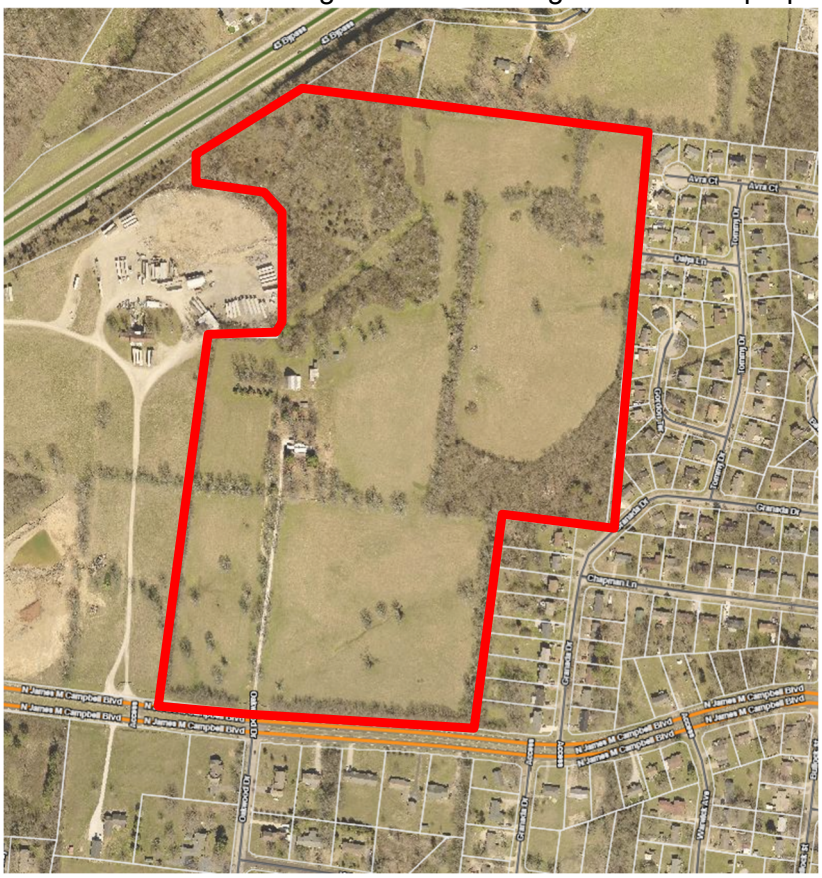
City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: 200 Oakwood Drive Rezoning

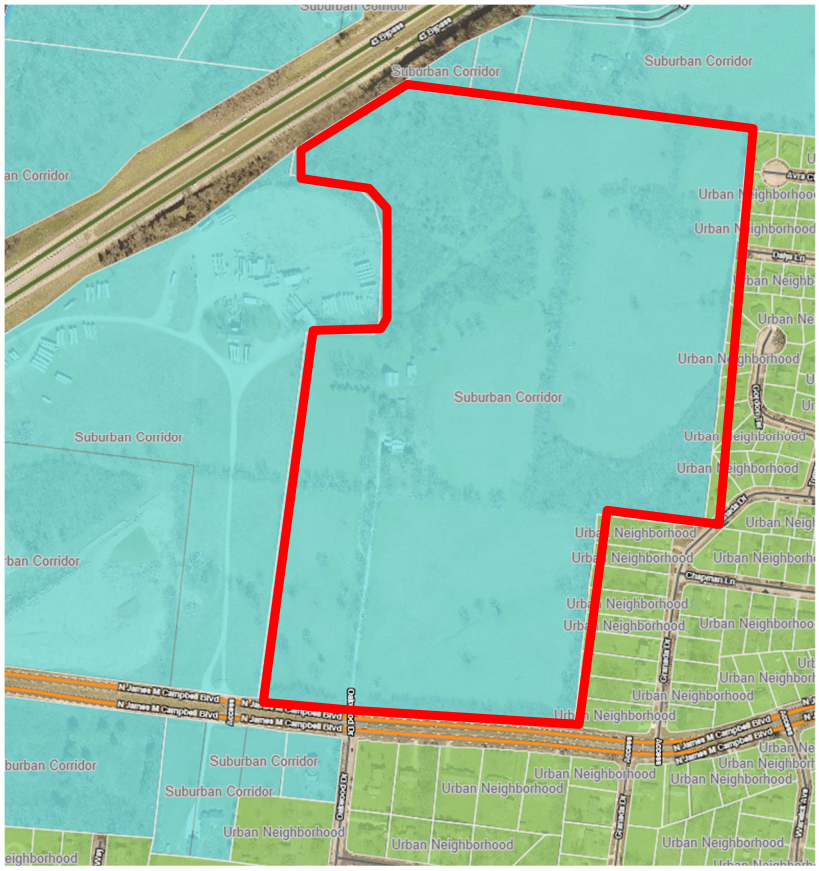
Staff,

Please find included in this submittal the Rezoning application for 200 Oakwood Drive. In these sketches, we have shaded the portion of the property we intend to rezone.

We formally request that the property at Map 89, Parcel 21.00 would be rezoned from CD-3L to CD-3. See the image below designated the property to be rezoned in red.



The property is currently shown as Suburban Corridor. Zone CD-3 is not in accordance with the current district designation of Suburban Corridor. Because of this, we are also requesting a Comprehensive Plan Amendment to Suburban Neighborhood which is supportive of the current zoning, CD-3L, and the requested zone of CD-3. The Suburban Neighborhood also is a similar character to the adjacent properties to the east and south. See the images below designating the property in red.


Suburban Corridor
Suburban Corridor
Suburban Corridor
Suburban Corridor
Suburban Corridor
Urban Neighborhood
Urban Neighborhood
Urban Neighborhood

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	200 Oakwood Drive; Columbia, TN		
	TAX MAP: 089	GROUP:	PARCEL: 021.00
SUMMARY OF NATURE OF REQUEST AND WORK	Rezoning from CD-3L to CD-3, along with comprehensive plan amendment to match CD-3 zoning		

DATE OF PRE-APPLICATION CONFERENCE	6/28/2023	*Pre-application meetings are scheduled for Wednesdays.*

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

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	Louis Sloyan	PHONE	615-678-8212
ADDRESS	1329 W Main Street Franklin, TN	EMAIL	Louis.Sloyan@T2-Eng.com

PROPERTY OWNER NAME	Michael Musgrove	PHONE	
ADDRESS	104 Cascade Lane Bell Buckle, TN 37020	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.

Drew Taylor APPLICANT NAME	 APPLICANT SIGNATURE	8/7/23 DATE
Michael Musgrove PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	8/7/23 DATE 8/7/23

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	





CITY OF COLUMBIA
TENNESSEE

CONNECT COLUMBIA

COMMUNITY-FOCUSED PLAN FOR GROWTH





CONNECT COLUMBIA

COMMUNITY-FOCUSED PLAN FOR GROWTH

This document serves as the general plan for the City of Columbia located in Maury County, Tennessee. The Columbia Municipal Planning Commission directed the drafting of this document pursuant to Title 13, Chapter 4 of the Tennessee Code Annotated (TCA §13-4-201). Upon adoption, Connect Columbia 2023 will supersede Connect Columbia 2017, the comprehensive plan adopted by the City Council of the City of Columbia in January 2018. All development review and public investment in the physical improvement of Columbia shall be consistent with this plan.

Element 1

Framework Plan

Establishes the long-range planning program, outlines the goals, objectives and proposed actions of plan implementation, and coordinates the three substantive elements of the plan.

Element 2

Land Use Plan

A policy for orderly, and intentional change within Columbia's Urban Growth Boundary. The land use element promotes public welfare and prosperity in the process of development.

Element 3

Parks & Greenways Plan

Outlines the community's priorities for addition and enhancement of outdoor recreation and other community amenities.

Element 4

Transportation Plan

Guides public and private investment in a safe and connected transportation system to meet the present and future mobility needs of Columbia residents.

CITY OF COLUMBIA
TENNESSEE

Acknowledgments

This document was prepared by the Planning & Zoning Division within the Department of Development Services with assistance from other City of Columbia staff under guidance from the Columbia Municipal Planning Commission, the City Council, the 2023 Connect Columbia Steering Committee, and staff leadership of the city departments. Most importantly, residents of Columbia gave their time to attend public forums and share their priorities for the future development of the city.

Mayor and City Council
The Honorable Chaz Molder, Mayor
The Honorable Randy McBroom, Vice Mayor
The Honorable Davena Hardison, Council Ward 1
The Honorable Debbie Wiles, Council Ward 2
The Honorable Tony Greene, Council Ward 3
The Honorable Kenny Marshall, Council Ward 4
The Honorable Danny Coleman, Council District 5

Administration
Tony Massey, City Manager
Thad Jablonski, Assistant City Manager
Liz Bermudez, Executive Assistant
Tim Tisher, City Attorney

City Department Leaders
Paul Keltner, AICP, Director of Development Services
Thad Jablonski, City Recorder
Kim Dale, Assistant City Recorder
Thad Jablonski, Chief Financial Officer
Jamey Owen, Assistant Finance Director
Mac Reagan, Director of Parks & Recreation
Wanda McClain, Director of Human Resources
Jeremy Alsup, Chief of Police
Jonathon Stotler, Director Management Info. Systems
Ty Cobb, Fire Chief
Jeff DeWire, Public Works Director
Kellye Murphy, Director of Tourism & Marketing

Municipal Planning Commission
Charlie Goatz, Chairman
Chaz Molder, Mayor
Danny Coleman, City Council Representative
Dr. Christa Martin
James “JD” Shannon
Ray Pace
Thomas Hutto

Connect Columbia Team
Paul Keltner, AICP, Director of Development Services
Kevin C. McCarthy, AICP, City Planner & Zoning Administrator (Project Manager)
Austin Brass, AICP, City Planner
Robert Archibald, Planner II
Melissa Sanders, Planner I
Sandra Richardson, Planning Technician
Glenn Harper, PE City Engineer
Douglas Toney, PE, Assistant City Engineer
Lindsay Barrier, Development Services
Alex Troge, Assistant Director of Parks & Recreation
Jill Carlson, Sr Admin. Assistant, Parks & Recreation
Kellye Murphy, Director of Tourism & Marketing
Kelli Johnson, Main Street Manager



Connect Columbia Steering Committee
Beverly Mitchell
Rose Rainey
Trent Ogilvie*
Elizabeth Gallegos
Kara Williams
Bryson Leach
Kaliente Conway Green
Katie Baker
Savannah Honea
Diane Davis*
Lydia Fowler
Dave Webb
Jonathon Butler
Robert Caldiraro
Nancy Williams



*Served on the 2017 Connect Columbia Steering Committee

Photo Credits & Document Formatting
Jacey Bomar, Public Information Officer & Communications Coordinator
Lindsay Barrier, Development Services

Special Thanks
Kelli Johnson & the Visit Columbia Welcome Center Staff
Alex Troje, Jill Carlson and the Department of Parks & Recreation

About the Planning & Zoning Division

City staff within the Planning & Zoning division facilitated the 2023 Connect Columbia planning process and prepared this document. This unique approach leveraged in-house professional services without the expense of outside consultants.

Planning & Zoning is one of the three divisions which comprise the City of Columbia Department of Development Services. The division is primarily self-funding through fees, operating at no net cost to taxpayers during 2021, 2022, and 2023. Planning staff have three functional responsibilities: 1) long-range planning; 2) current planning; and 3) zoning administration. In addition, Planning & Zoning staff serve as a general point of contact for citizens and businesses, perform some code enforcement, and respond to records requests.

As of late 2023, the division is comprised of two certified planners, two additional planners, and a planning technician. The team facilitates the development review process and supports the work of the Planning Commission, the Board of Zoning Appeals, the Architectural Design Review Team, and the Historic Zoning Commission.



CITY OF COLUMBIA
TENNESSEE





CONNECT COLUMBIA

Framework Plan: Long-Range Policies & Planning Program

Connect Columbia: Framework Plan

The primary function of Connect Columbia is to provide a policy framework. The document guides decisions related to the City's future. The City Council, Planning Commission, and other boards and commissions with a role in growth management utilize the plan to inform their decisions. Connect Columbia is the policy rationale for all land use actions of the City.

Coordination of Plan Elements

This document describes the place the City of Columbia intends to become. It is also a statement of how Columbia proposes to get there. The plan consists of four interrelated elements: 1) the Framework Plan; 2) the Land Use Plan; 3) the Transportation Plan; and 4) the Parks and Greenways Plan.

The Framework Plan coordinates the three substantive elements to establish a complete guide for the growth and development of the City of Columbia. It functions as a policy toolkit for Columbia. The Framework element articulates the principles that enliven each of the substantive elements.

The Framework Plan is a statement of values and priorities which guide Columbia's growth. These values direct all actions of the City related to growth and development, as well as the regulatory documents which control the use of private property and standardize the creation of new infrastructure.

The framework establishes long-range goals for the next twenty years, as well as achievable objectives to be accomplished over the time period of 2023 – 2028. The implementation matrix identifies specific actions to achieve the City's goals and objectives. While the substantive elements direct physical change, the framework plan connects development of the built environment with the social and economic welfare of Columbia's residents.

What does the comprehensive plan do?

CONNECT COLUMBIA OUTLINES THE COMMUNITY'S LONG-RANGE VISION



Establishing a Long Range Planning Program

Each plan element covers vital components of Columbia's growth and development. Taken together, they offer a strategy for sustainable and resilient growth by connecting the physical, economic, and social environments. Land use, transportation, and parks and greenways are all inextricably linked.

The substantive elements of the plan provides specific recommendations and policies for city leaders, property owners, residents, and other stakeholders to help make development decisions for the City of Columbia. The Framework Plan establishes a long-range planning program which provides a realistic set of achievable priorities. The goals, objectives and proposed actions in this plan element provide for consistent development of the city over time. The continuous program of implementation will make Columbia a better place to live, work, play, worship, and connect.

CITY OF COLUMBIA
TENNESSEE



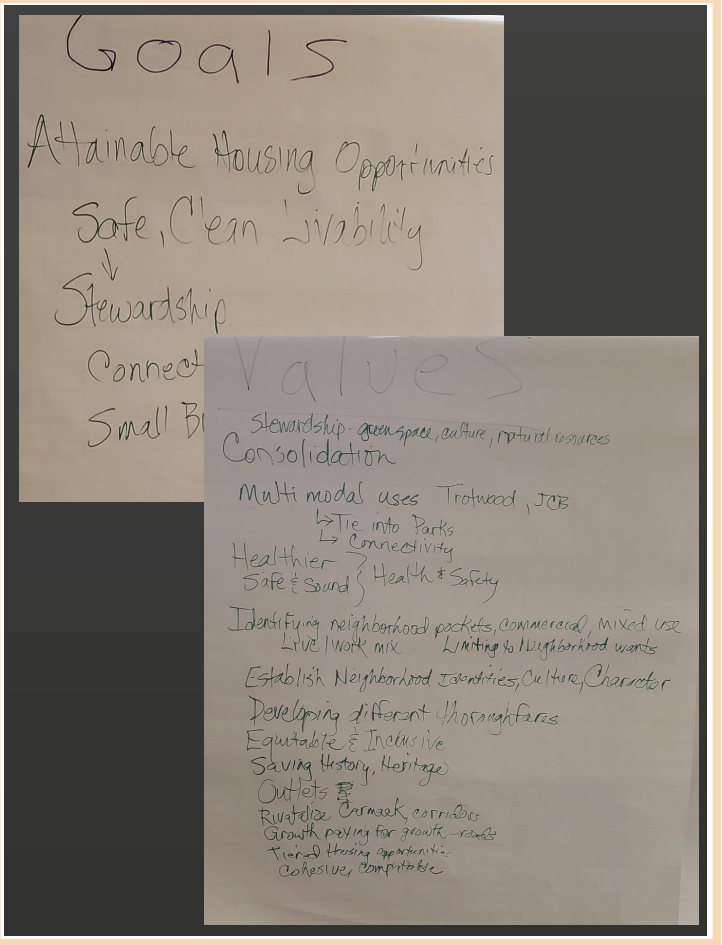
Connect Columbia reflects the priorities and values of Columbia residents from all walks of life.



COMMUNITY DRIVEN PLANNING PROCESS

The Planning Process

The 2023 update to Connect Columbia and its recommendations are the result of a ten-month process of community engagement. The document reflects the shared vision of residents and stakeholders. The process began in January 2023 when the chairman of the Columbia Municipal Planning Commission invited fifteen individuals to convene a steering committee modeled on the 2017 Connect Columbia steering committee. During the first week of February, planning staff met with the committee for the first time at the Columbia Welcome Center. At that meeting, the committee identified the values which guided the planning process. Planning staff distilled that conversation in to a set of guiding principles.





Engaging Columbia Residents

The Steering Committee, with assistance from city staff, hosted a public forum at the Fairview Recreation Center to hear directly from residents of Columbia about their priorities.

The forum featured multiple open-ended methods of sharing ideas related to the physical development of the city. Staff provided attendees with information about Columbia and about the 2017 plan. Citizens drew their own future land use maps. They also completed paper surveys and "dot preference" analyses. Staff from the Parks & Recreation Department set up notebook computers for citizens to complete online questionnaires. Most importantly, Steering Committee members, city staff, Planning Commission members, and elected officials talked to residents and listened to their thoughts. Many of the proposed actions in this document originated from conversations at the March forum.



Planning staff met again with the Steering Committee in April of 2023. The group discussed the input received at the Fairview forum and identified draft goals, objectives, and proposed actions which reflected the community's priorities. The committee identified four high level goals which staff developed into achievable objectives. The committee, with help from planning staff, further reduced the objectives into specific actions.



Continuing a Dialogue

The Steering Committee and city staff hosted a second public forum at Riverwalk Park in May 2023. Residents reviewed the Steering Committee's ideas and provided additional input and suggestions about how Columbia should grow. Public comment at the May 2023 forum indicated the need for an ongoing program of planning and public engagement which separate the issues of comprehensive planning into more discrete topics.

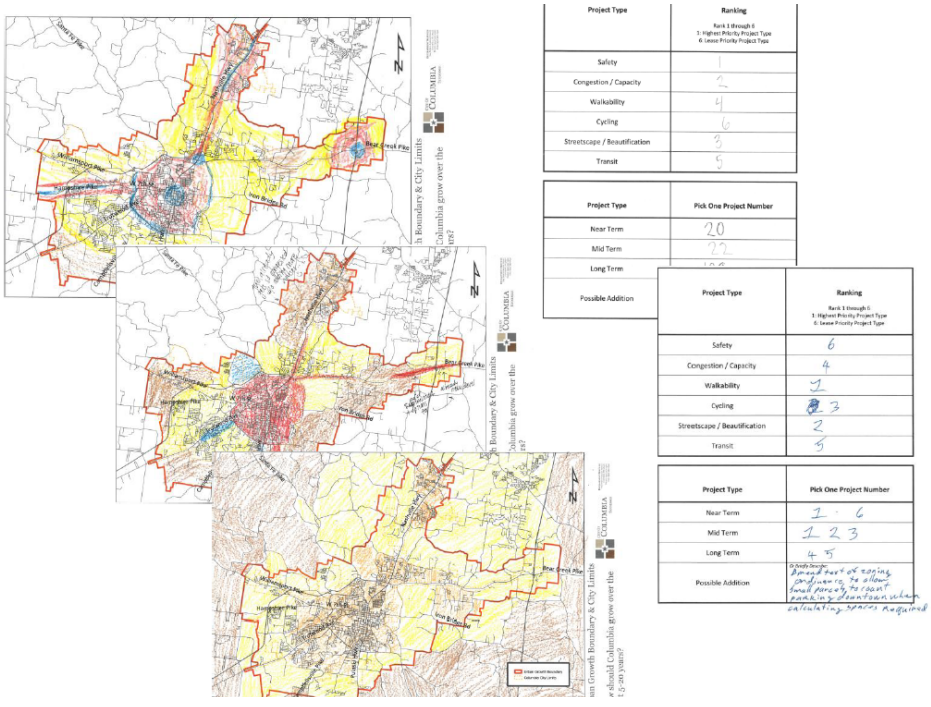
In June of 2023, planning staff met again with the steering committee at the Columbia Welcome center. The staff presented revised goals, objectives, and proposed actions as well as an updated land use plan. These revisions reflected the public input provided at the two forums, as well as through online surveys.

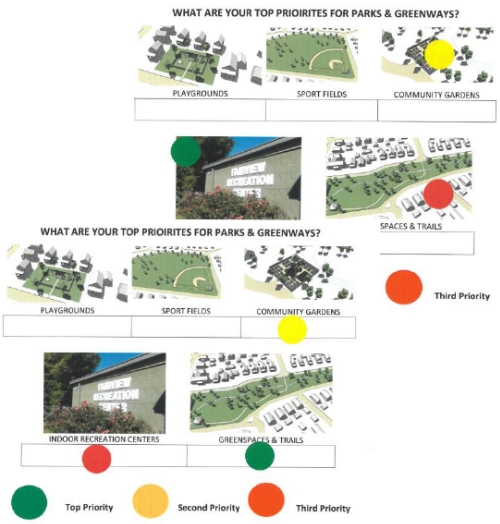




Timeline of Connect Columbia 2023 Update

- December 2022 - January 2023 - Individual Planning Commission Member Briefings with Planning Staff
- January 2023 - Formation of Steering Committee
- February 2023 - First Meeting of Steering Committee at Columbia Welcome Center
- March 2023 - Public Forum at Fairview Recreation Center
- April 2023 - Second Meeting of Steering Committee at City Hall
- May 2023 - Public Forum at Riverwalk Park
- June 2023 - Third Meeting of Steering Committee at Columbia Welcome Center
- July 2023 - Staff Presentation to Columbia Municipal Planning Commission
- August 2023 - Joint Study Session of Columbia Municipal Planning Commission and City Council
- October 2023 - Revision Presented to Planning Commission for Review and Adoption







Transforming Public Comments into Policy

After the Steering Committee completed its work during the summer of 2023, the Planning Commission and the City Council met to review working drafts of the plan elements. City staff highlighted the portions of the 2017 plan which worked well and opportunities for improvements. Staff also explained how public input informed proposed revisions. The members of Planning Commission and City Council learned more about the planning process and provided staff with valuable direction for completing the update.

A Plan by and For Columbia

The Planning & Zoning division facilitated the 2023 Connect Columbia planning process and prepared this document. This unique approach leveraged in-house professional services without the expense of outside consultants. This update was prepared by and for Columbia to serve the community. It reflects guiding principles of the community, not current trends in planning practice. The plan's goals, objectives, and proposed actions will create a better quality of life for current and future residents. Planning staff facilitated the process while also performing ongoing current planning and zoning administration. Rather than spend public money on consultants and boilerplate charrettes, the City leveraged its existing resources. The Department of Parks & Recreation offered their facilities for public forums. The Tourism & Marketing team hosted two of the Steering Committee meetings in the Columbia Welcome Center. A senior staff member donated a "thank you dinner" for the volunteer Steering Committee. The community learned about events through inexpensive signs, social media, and local WKOM Front Porch Radio. Altogether, this update will cost Columbia tax payers less than $10,000. The process itself, as much as the deliverable, reflects the characteristics which make Columbia a great place to live and work. The quality of a long-range plan is shown in the built environment over time, not generic renderings produced by consultants. This is a plan by and for Columbia for the benefit of the entire community.

A PLAN BY AND FOR **THE RESIDENTS OF COLUMBIA**





Connect Columbia Protects and Preserves the things that make Columbia Great.



THE PLAN ACCOMODATES GROWTH WHILE PRESERVING THE UNIQUE "FLAVOR" OF COLUMBIA

IMPLEMENTING THE COMMUNITY'S VISION



All land use decision of the City of Columbia should advance the four guiding principles identified by the Steering Committee and confirmed through the community engagement process. The updated goals, objectives, and proposed actions provide the framework for organizing the city's efforts to proactively plan for the future. The matrix of proposed actions shall form the basis of the long-range planning program and guide future growth, redevelopment, and infrastructure investment according to the preferences expressed by Columbia residents during the Connect Columbia update process. The City's strategic planning process, when it addresses physical development of Columbia, should reference the proposed actions in Connect Columbia. The Municipal Planning Commission and Development Services staff should refer to framework element of Connect Columbia as both a policy directive and an interpretive tool.



GUIDING PRINCIPLES

Connection:

Columbia provides options for safe and efficient movement throughout the city by a variety of transportation modes on an interconnected network.

Vitality:

Columbia is a safe community with opportunities for healthy living at all stages of life, natural resources for the benefit of current and future residents, and high standards for the quality of the built environment.

Steadfast:

Columbia is a fiscally stable municipality where growth is economically sustainable, history is preserved, new development is cohesive and compatible, and the unique character of each neighborhood is celebrated.

Neighborly:

Columbia is a place where all feel welcome and included in community decisions.

Connect Columbia's Policy Framework

The framework plan presents the city's general policy for guiding growth, redevelopment, and concurrent infrastructure investments. The framework uses the following terminology.

Guiding Principles

The guiding principles provide an anchor or reference point used to implement Connect Columbia and evaluate proposals for development.

Goal

A desired outcome that is expressed in broad terms and achieved over the long term.

Objective

A desired outcome that can be achieved in the near term to help advance a long-term goal.

Proposed Action

A specific policy, strategy, or step that can be implemented by the city or one of its partners to help achieve a goal or objective.

Priority

A proposed action that is determined to be an important consideration for near-term resource allocation or implementation.

Goals & Objectives

Connect Columbia Goal #1 Sustain the unique character of Columbia as it grows over time.

Columbia will protect its natural beauty and cultural assets by preserving the distinctive features that make it a special place to live and work.

Objectives

Objective 1.1: Ensure a high-quality built environment

Objective 1.2: Protect Columbia's natural assets and scenic views

Objective 1.3: Celebrate the past through preservation and memorialization of all of Columbia's neighborhoods and history





Goals & Objectives

Connect Columbia Goal #2 Accelerate Columbia's Future

Columbia will create a sense of belonging for all by pursuing strategies to create a more economically dynamic, culturally vibrant, and inclusive community where businesses thrive and all neighborhoods and residents prosper.

Objectives:

Objective 2.1: Improve access to education and training opportunities

Objective 2.2: Identify and promote emerging business and cultural districts through focused subarea planning

Objective 2.3: Support revitalization and reinvestment in Columbia's Commercial corridors

Objective 2.4: Prioritize investments which enhance Columbia residents' ability to move efficiently throughout the city

Objective 2.5: Create a range of housing opportunities for all households and income levels

Objective 2.6: Proactively support development of local arts, cultural assets, and social infrastructure

Objective 2.7: Increase prosperity for all residents through expanded employment base and retail options



Goals & Objectives

Connect Columbia Goal #3 Nurture Columbia's Strengths

Columbia will protect, preserve, and enhance its distinctive neighborhoods and places while providing a voice for all stakeholders in deliberations related to how Columbia grows.

Objectives:

Objective 3.1: Support entrepreneurs who create Columbia's *flavor*

Objective 3.2: Integrate compatible neighborhood commercial services and other amenities in established neighborhoods

Objective 3.3: Revise administrative procedures to inform and include all residents in land use decisions



Goals & Objectives

Connect Columbia Goal#4 Invest in Columbia

Columbia will deploy a thoughtful, fiscally responsible long-range strategy to invest in infrastructure and city services to meet the demands of a growing population and provide the highest quality of life in southern Middle Tennessee.

Objectives:

Objective 4.1: Establish gateways to the city

Objective 4.2: Maintain and expand Columbia's world class parks and greenways

Objective 4.3: Develop sustainable long-range plan for improved infrastructure and amenities





Proposed Actions - Implementing the Plan

The 2023 update of Connect Columbia establishes an active and continuous long-range planning program. The goals and objectives of the framework plan are implemented through prioritized proposed actions. These actions inform the annual strategic planning process and provide general direction to all city actions which impact the physical development of Columbia. The proposed actions also provide specific direction to Planning & Zoning staff related to the 2023 - 2028 long range planning program.

Immediate	**0 – 2 years**
Mid-Range	**2-3 years**
Long-Range	**4-5 years and ongoing**

The implementation timeline is fluid; the proposed actions are interrelated. The Planning Commission may direct staff to reprioritize the actions based on shifting conditions and opportunities to accelerate objectives.

Implementation Matrix

Proposed Action	Related Objective	Priority for Implementation
Establish a regular cycle of annual reports from the Planning Commission to the City Council on implementation of these proposed actions and progress toward accomplishing the objectives of Connect Columbia. Reports should include a summary of any necessary changes to City regulations or procedures.	3.3	**Immediate**
Establish a regular annual cycle of revisions to the Zoning Ordinance.	3.3	**Immediate**
Update the Parks & Greenways element of the Comprehensive Plan during the first quarter of 2023.	4.2; 4.3	**Immediate**

Proposed Action	Related Objective	Priority for Implementation
Prioritize capital investments to improve pedestrian safety.	1.1	Long-Range
Establish a regular process of public participation to inform the implementation of these action steps.	3.3	Mid-Range
Develop a five-year Capital Improvements Plan (CIP) for city projects which improve the capacity and condition of infrastructure to support infill development and leverage private investment in Columbia.	1.1; 4.1; 4.3	Immediate
Establish by ordinance a citywide minimum level of service for parks and greenways.	1.1; 4.2; 4.3	Immediate
Revise the Civic Space provisions of the Zoning Ordinance to require new developments to meet or exceed the minimum level of service for parks and greenways either by providing civic space within the development or though payment in lieu to support City projects which maintain the level of service.	1.1; 4.2	Mid-Range
Develop a citywide mobility plan to incorporate and replace the transportation element of Connect Columbia.	2.4; 4.3	Mid-Range

Proposed Action	Related Objective	Priority for Implementation
Revise the procedures in the Zoning Ordinance to establish a rational nexus and proportionality analysis as a criterion of approval for all applicable requests for rezoning, Planned Unit Development approval, site development plan approval, and conditional use approval.	1.1; 4.2; 4.3	**Immediate**
Develop a neighborhood planning program to cultivate a sense of place, facilitate community input in land use decisions, and develop the social infrastructure of the community.	1.3; 2.2; 3.3	**Mid-Range**
Update or create a master plan for each subarea with recommended actions for implementation.	1.3; 2.2; 2.3	**Immediate**
Through the Columbia Arts Council, create a citywide public art plan with recommended actions for implementation.	2.7; 4.3	Mid-Range
Identify locations in established residential neighborhoods which can be utilized for small-scale neighborhood commercial retail uses.	3.2	**Mid-Range**
Revise the Zoning Ordinance and other regulations to accelerate the strategic interim uses of underutilized sites and serve the needs of the community in anticipation of higher-value redevelopment and upgrades.	1.1; 2.3	**Immediate**

Proposed Action	Related Objective	Priority for Implementation
In cooperation with the Industrial Development Board, identify and enact policies which support retail development in nodes and commercial corridors to serves residents and expand Columbia's tax-base.	2.6	Long-Range
In cooperation with the Industrial Development Board, ensure there are sufficient sites with supporting infrastructure to attract and retail industrial development that creates employment opportunities for Columbia residents.	2.6	Long-Range
Support the orderly expansion of Columbia State Community College's operations and development of compatible land uses and infrastructure in the surrounding area.	2.1; 2.6	Long-Range
Support the orderly expansion of Maury Regional Hospital's operations and development of compatible land uses and infrastructure in the surrounding area.	2.6	Long-Range
Engage local business to identify and eliminate unnecessary obstacles in the Zoning Ordinance and administrative procedures which make it difficult to operate a business in Columbia.	3.1; 3.3	Immediate

Proposed Action	Related Objective	Priority for Implementation
Create an inventory of sidewalk conditions throughout the City and identify gaps in the pedestrian network.	1.1; 2.3	Mid-Range
Evaluate the benefits of joining the Community Rating System (CRS) to obtain discounts on flood insurance for Columbia residents; update floodplain management practices accordingly.	2.5	Immediate
Improve local freight routes and work through the Nashville MPO to collaborate with TDOT and other transportation partners to improve mobility options for Columbia residents.	2.4	Long-Range
Continuously identify and pursue state and federal economic development grant programs which support implementation of Connect Columbia.	4.3	Long-Range
Develop a citywide affordable housing strategy.	2.5	Immediate
Proactively support mixed use development on underutilized sites downtown while leveraging the Columbia Main Street program to promote Columbia as a destination for retail, dining, recreation, and cultural activities.	1.1; 3.1	Long-Range

Proposed Action	Related Objective	Priority for Implementation
Accelerate the adaptive reuse of structures in Columbia's historic downtown to cultivate a shared sense of history among Columbia residents and promote Columbia as a destination for heritage tourism.	1.1; 1.3	**Long-Range**
Revise the Historic District Design Guidelines and Historic Zoning Commission review process to be more efficient and predictable for businesses and property owners.	1.3; 3.3	**Immediate**
Revise the Zoning Ordinance and Historic Zoning Commission review process to protect historic structures (i.e., constructed before 1945) outside the designated historic districts.	1.1; 1.3	**Immediate**
Evaluate the creation of a locally-designated historic district for the East 8th Street commercial area.	1.3	**Immediate**
Collaborate with the Maury Alliance to involve small business and entrepreneurs in continuously identifying improvements to the Zoning Ordinance and other land development regulations which recruit and retain businesses that add to Columbia's unique *flavor*.	2.3; 3.1	**Long-Range**

Proposed Action	Related Objective	Priority for Implementation
Proactively accelerate codes enforcement.	1.1; 2.3	Mid-Range
Enact programs to aid the repair or removal of dilapidated properties and assist property owners to eliminate non-conforming and inconsistent uses.	1.1; 2.3	Mid-Range
Coordinate the City's regular strategic planning with relevant implementation activities of Connect Columbia.	3.3	Long-Range
Identify opportunities to expand recreational access to the Duck River.	4.2	Long-Range
Revise the Zoning Ordinance to include hillside protection regulations. Provide incentives to protect scenic views and landscapes.	1.2	Mid-Range
Evaluate the feasibility of adding Transfer of Development Rights (TDR) with reciprocal conservation easements to preserve hillsides, vulnerable areas, and historically significant structures to allow development in more appropriate locations.	1.2; 1.3	Mid-Range
Amend the Zoning Ordinance to reflect the parking management practices identified in the Land Use Plan.	2.2; 3.1	Immediate

Proposed Action	Related Objective	Priority for Implementation
Coordinate with Maury County and adjacent municipalities to cooperatively preserve and protect natural areas and rural lands while encouraging efficient transportation corridors and infill development. Establish regular staff-level collaboration among the jurisdictions.	1.2; 2.4; 2.3; 2.5	Long-Range
Evaluate the feasibility of participating in the Tennessee Property Tax Freeze program for low-income seniors in order to prevent displacement of vulnerable long-term residents as Columbia grows and property values increase.	2.5	Immediate
Develop a regular staff-level data-driven process of interlocal cooperation to identify needed facilities and programs; develop interlocal strategies to provide needed facilities and programs concurrent with growth.	1.1; 4.3; 2.4	Long-Range
Per the Areas of Change Map, adopt evaluative criteria for all rezoning, Planned Unit Development approval, site development plan approval, and comprehensive plan amendment requests which sustain the established land use pattern and protects the character of existing neighborhoods in a manner that is consistent with Connect Columbia, applicable subarea plans, and other policies of the City.	1.2; 1.3	Mid-Range

Plan Amendments

Connect Columbia is intended to be a dynamic planning document. The plan responds to changing needs and conditions over time. The full benefit of the plan can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new challenges and opportunities emerge, the community should revise Connect Columbia. In this way, the plan will remain current and effective for directing the physical development of Columbia.

Plan amendments should be made after thorough analysis of immediate needs, as well as consideration for the long-term effects of proposed amendments. City staff, the Columbia Municipal Planning Commission, and the City Council should consider each proposed amendment carefully to determine whether or not it is consistent with the plan's intent and whether it will be beneficial for the long-term health and vitality of Columbia.

Annual and Quinquennial Review & Update

Formal review and update of Connect Columbia should occur each year. In addition to periodic annual review, the plan should undergo a thorough review and update every five years. The next quinquennial review should occur in 2028. The review and update process should begin with the creation of a steering committee similar to the volunteer committees appointed in 2017 and 2023. Specific input on major changes should be sought from various groups, including property owners, neighborhood groups, civic leaders, developers, business owners, and other citizens and individuals who express an interest in the long-term growth and development of Columbia.





CITY OF COLUMBIA
TENNESSEE

CONNECT COLUMBIA

Land Use Plan: A Guide for Orderly & Beneficial Growth

Future Growth Policies

The following policies form the rational basis for the land use regulations which implement Connect Columbia, including the City of Columbia Zoning Ordinance. All development review actions of the City shall be consistent with the polices and principles identified in this Connect Columbia Land Use Plan. State law establishes the legal framework for controlling land use; these policies specify local preferences within the scope of the City's regulatory authority.

Annexation shall provide for orderly physical expansion of the City. The character and intensity of development in newly annexed territory shall be consistent with the property's corresponding Future Land Use classification. The Future Land Use Map and the Future Land Use Character Area Matrix provides the most appropriate zoning for newly annexed land.

Compatibility safeguards established land use patterns and provides for appropriate transitions between uses of varying character and intensity. Development review procedures shall consider the relationships that exist between one land uses and mitigate the adverse impacts of new land uses upon established uses.

Consistency shall be the determinative criterion for all zoning map amendments. All zoning map amendments shall be consistent with the future land use map and the Future Land Use Character Area Matrix.

Concurrency ensures that Columbia does not outgrow its capacity to provide services. The City shall not annex any new territory into the corporate limits of Columbia without a plan for the expansion of urban services concurrent with development. Similarly, the future land use map shall not be amended and land shall not be rezoned without a plan for concurrent urban services sufficient for the intensity of development permitted by the Zoning Ordinance for the proposed zoning designation.

STATE GROWTH POLICY: UNDER THE LEGAL FRAMEWORK SET FORTH IN THE TENNESSEE CODE ANNOTATED TITLE 13 CHAPTER 4 PART 2, THIS FUTURE LAND USE PLAN IS GUIDES COORDINATED, ADJUSTED, AND HARMONIOUS DEVELOPMENT OF THE CITY OF COLUMBIA, WHICH WILL, IN ACCORDANCE WITH EXISTING AND FUTURE NEEDS, BEST PROMOTE PUBLIC HEALTH, SAFETY, MORALS, ORDER, CONVENIENCE, PROSPERITY, AND THE GENERAL WELFARE. THE PLAN IS PRESENTED TO IDENTIFY AREAS WHERE ORDERLY GROWTH IS APPROPRIATE, DUE TO THE PRESENCE OF EXISTING INFRASTRUCTURE OR THE LOGICAL EXTENSION THEREOF, BUT ALSO THOSE AREAS WHERE GROWTH IS INAPPROPRIATE.

Areas of Change Policy

Areas of Change Policy

Connect Columbia organizes the area within the corporate limits of Columbia, and the larger UGB, into a three classifications based on the anticipated and desired degree of change. These designations reflect the community's preferences for growth. They also correspond to the city's broader polices of economic development, social improvement, and delivery of urban services. The designations described below and depicted on the Areas of Change Map align land use regulations and the development review process with established market trends and proactive policies of the city to invest in Columbia neighborhoods.

Protect (Minimal Change) Areas that are not expected (or do not desire) to experience significant change in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options. However, the land use pattern is established and major changes or intense development should provide clear public benefits. Review processes should emphasize compatibility and adequacy of municipal services.

Facilitate (Market-Driven Change) Established neighborhoods and commercial areas that have or could experience continued investments to improve quality of place. These areas benefit from existing municipal services and enhancement projects to improve walkability, create a sense of place, and enhanced connectivity. Change in these areas is market-driven. New and infill development should maintain or improve the level of service for municipal services. City policies facilitate change through a process of public deliberation and high standards for the built environment.

Activate (Proactive Change) Areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community.



Implementing the Areas of Change Policy

Decision making bodies shall begin all land use decisions with reference to the Areas of Change Map and areas of change policy. The areas of change map was part of the 2017 version of Connect Columbia. The 2023 Connect Columbia Steering Team recommended revisions to the policy in order to provide more succinct direction to decision makers during the development review process. The policy provides greater predictability for all stake holders and clarifies the community's preferences regarding the pace of change in different parts of the Columbia.

The areas of change policy ensures that the character of the area surrounding property under review is considered during the development review process. The policy also considers the place-based policies of the city including historic preservation, economic development, and service delivery. The policy does not determine the particular outcome of any request for development approval. It does establish the community's expectations for change over time and directs the place-based actions of City staff and decision makers.







Future Land Use Plan

Future Land Use Character Areas

This section provides the Future Land Use Plan and Policies for development and redevelopment throughout the City of Columbia. To achieve the vision of the Connect Columbia, the Future Land Use Plan organizes Columbia and its UGB into Future Land Use Character Areas. Each Character Area is implemented through Character Districts and Special Districts of the Zoning Ordinance. The City Council periodically updates the Zoning Ordinance upon the recommendation of the Columbia Municipal Planning Commission in order to better implement the Future Land Use Character Areas. All changes to the Official Zoning Map, the text of the Zoning Ordinance, and other land use regulations must be consistent with the character area matrix. Character area features are described below.

Each Character Area is organized into a matrix to guide land use policy decisions throughout the City and, as annexation occurs, within the Urban Growth Boundary. The Character Area Matrix corresponds to the Future Development Map and provides a geographic depiction of the Character Areas. The Matrix and Map are designed to be used in tandem.

Character & Intent The matrix describes the intent of each future land use character area. The statement of character and intent describes the functional and aesthetic qualities of the area in the context of Columbia as a whole. The matrix indicates the the degree of connectivity and continuity which should guide the arrangement of private property and public rights of way. The matrix also guides investment in infrastructure and community amenities.

Land Use Considerations The character area matrix lists the appropriate type and intensity of land uses.

Form & Pattern The desired physical characteristics of each future land use character area are described in the matrix. This section informs the adoption and revision of implementing standards in the zoning ordinance and other regulations. The vision established here informs bulk and design standards, the delineation of public and private spaces, and the scale of development. This section also describes the City's policy for regulating parking and providing adequate terminal capacity for the private automobile transportation system.

Implementation The matrix describes zoning districts which are consistent with each future land use character area. It also indicates the overall density and mix of open spaces appropriate for the character area.

City Center & Urban Village Future Land Use Character Area

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

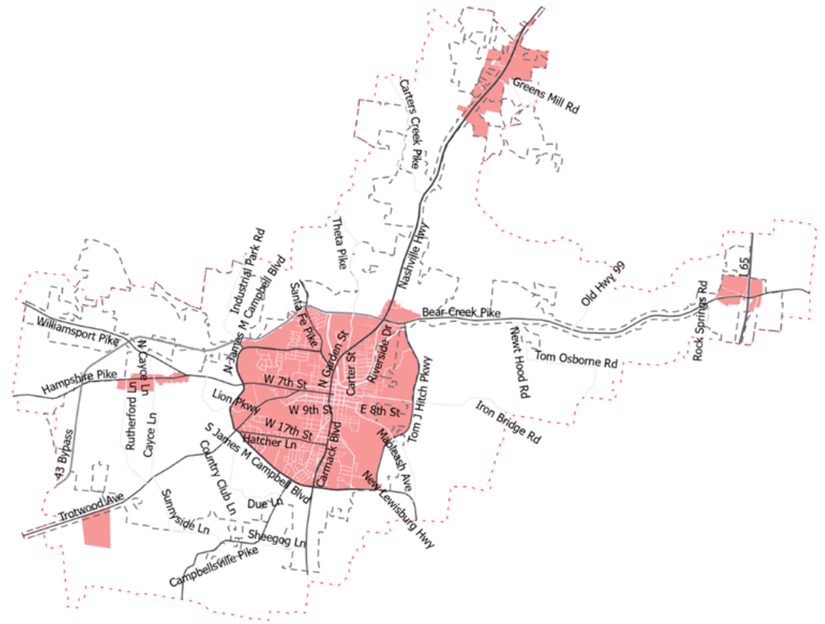
The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from SN by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





Suburban Neighborhoods

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the RT future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



Form & Pattern

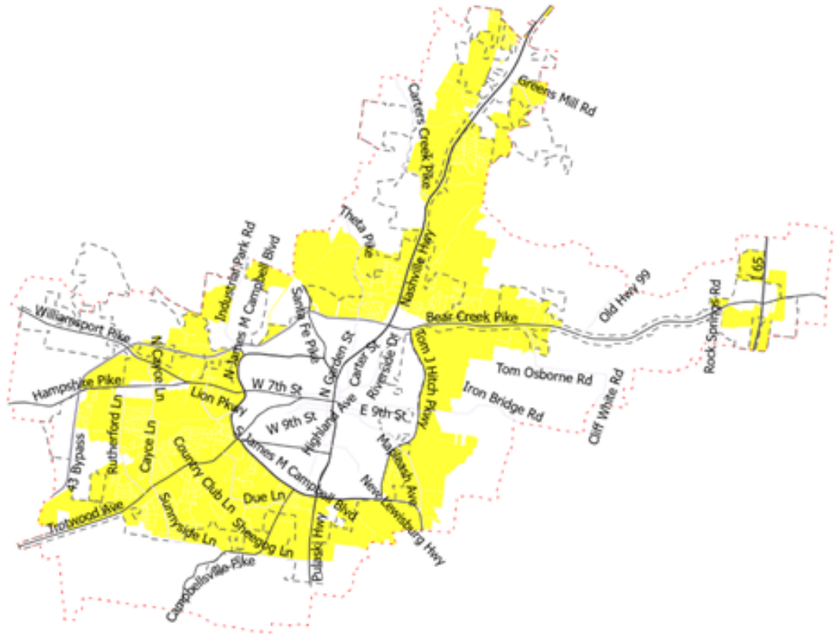
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

Implementing Districts

Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): 4 - 24 du/ac
Building Height: 1 - 4 stories
Open Space Elements: Civic Spaces, Parks & Greenways





Rural Transition

Character & Intent

The Rural Transition (RT) future land use classification is comprised of unincorporated areas within Columbia's UGB as well as areas of low-intensity development. The area is characterized by very low-density residential neighborhoods, large-lot semi-rural estates, open spaces, and legacy agricultural operations. The intent of the RT future land use classification is to create and maintain a discernable transition between agricultural uses in unincorporated Maury County and the suburban areas within Columbia.

Future development is limited and emphasizes the preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved.



Land Use Considerations

The primary land use is very low-density detached housing. Secondary land uses include accessory dwellings, low-intensity agricultural operations, utility facilities, civic spaces, parks, and open space. New mixed-use, medium-density residential, commercial, industrial and warehouse uses are inappropriate

Form & Pattern

The RT future land use area is characterized by single-family detached residential areas and legacy agricultural operations. Implementing bulk and design standards prescribe large lots with very deep setbacks. In contrast to other areas, site and design requirements are minimal. Public frontages are insignificant and the delineation of public and private space is imprecise. Lots and roadways generally do not form blocks; however, large blocks become discernable in proximity to areas under other land use classifications. Complete urban services may not be available. Annexations and rezoning are inappropriate without concurrent extensions of urban services. Private land users provide their own parking.

Implementing Districts

Rural Character District CD-2
Civic CV

Implementing Standards

General Development Pattern: Isolated Uses
Density (density unites per ace): 1 du/ac
Building Height: 1-3 stories
Open Space Elements: Parks & Greenways, Occasional Civic Spaces, Private Yards





Hillsides & Natural Spaces

Character & Intent

The Hillsides & Natural Spaces (HNS) future land use classification is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands.





Land Use Considerations

Primary land uses are civic uses, conservation, and utility facilities. Secondary land uses include agricultural uses and very-low-density housing.

Form & Pattern

Development within the HNS future land use classification should be limited and should emphasize the preservation of natural and scenic features. Legacy agricultural sites should be preserved but not expanded. Existing extractive operations should gradually phase out and cease. Future development is limited to park spaces, civic uses, and occasional detached single-family homes. Rolling hills, waterways, floodplains, historic rock outcroppings, and tree cover should be preserved. New development should provide benefits to the general public in the form of preservation, storm water facilities, communications infrastructure, municipal services, or increased access to natural and recreational amenities. Complete urban services may not be available. Where parking is necessary, it is provided on-site and designed to be minimally impactful

Implementing Districts

Rural Character District CD-2
Civic CV
Residential PUD PUD-R

Implementing Standards

General Development Pattern: Isolated Uses
Density (density unites per ace): 1 du/ac
Building Height: Residential: 3 stories
Other Uses: N/A
Open Space Elements: Parks & Greenways





Technology & Employment Centers

Character & Intent

The Technology & Employment Centers (TEC) future land use classification accommodates a wide range of specialized uses which provide employment opportunities and economic vitality to Columbia. New development must conform to performance criteria. Site standards are unique to each use case. Identifiable negative externalities are reduced through implementing regulations.





Land Use Considerations

Primary land uses include light and heavy industrial uses as well as research facilities, utilities facilities, materials processing, flex space, warehouses, storage and other similar uses Secondary land uses include medium-density housing, civic and institutional uses, parks, and open space. New detached housing is inappropriate.

Form & Pattern

The TEC future land use area is characterized by unique sties, each designed to accommodate a specific use. Implementing bulk and design standards impose few standards. In contrast to other areas, site and design requirements are minimal. Structures are functional and flexible. Non-industrial uses incorporate the standards applicable under other future land use classifications. New development should accompany concurrent extension of complete urban services. Parking is generally provided on-site by private land users.

Implementing Districts

Light Industrial SD-LI
Heavy Industrial SD-HI
Heavy Interstate SD-INT
Mixed Use PUD PUD-MU

Implementing Standards

General Development Pattern: Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: Varies





Special Area Plans

Special Areas Identified for Targeted Planning Efforts

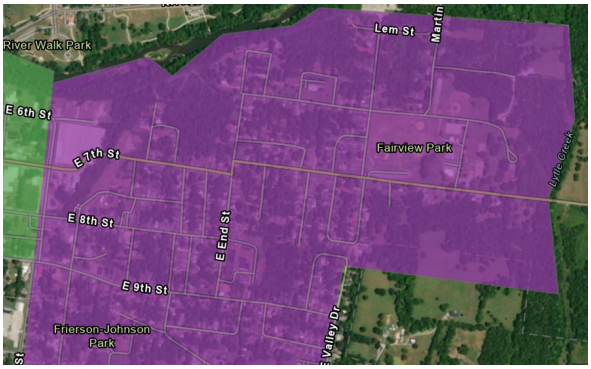
Special area designations recognize areas within Columbia and its UGB that the community has identified as appropriate for targeted planning efforts. Each special area has a unique character and a sense of place. Over time, the City will develop or revise small area master plans for each special area. Some special areas warrant detailed master plans, others need only targeted policy solutions to address specific problems or opportunities. Small area master plans are adopted as amendments to the Land Use Plan and, when in conflict, supersede the recommendations of the Land Use Plan. Small area plans provide more detailed policies and implementation steps than the Land Use Plan. The recommendations of master plans adopted by amendment as part of Connect Columbia will be implemented through incremental revisions to the Zoning Ordinance and other regulations impacting the built environment.





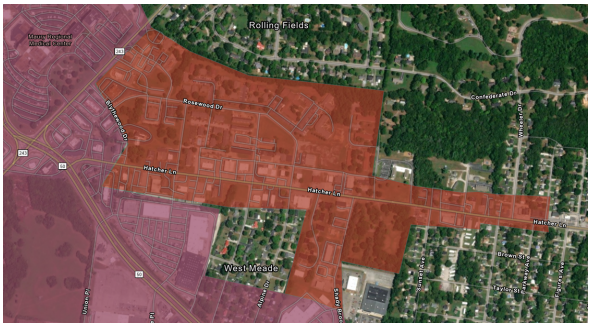
College Gateway (Hampshire Pike)

The intent of the special area is to establish a mixed use anchor that enhances the gateway into Columbia on Hampshire Pike within the vicinity of Columbia State Community College. From its beginning in 1967, Columbia State Community college has had little to no student and faculty-serving commercial activity in the vicinity of its campus. This includes opportunities for dinning, recreation, and retail. This policy effort would be to create a node that allows for uses that serve the college in the nearby vicinity of the college and enhances the eastern gateway of Columbia along Hampshire Pike.



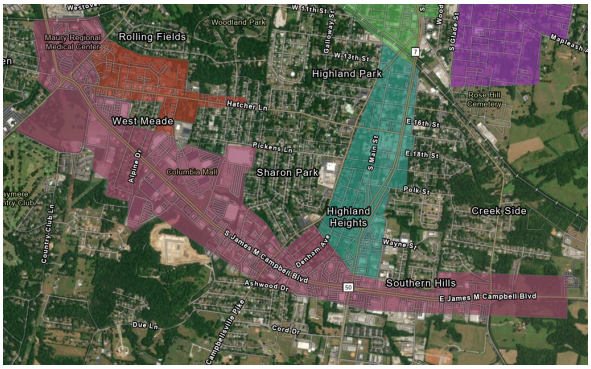
East Columbia

The intent of the special area is to coordinate public and private investments in East Columbia. The goals of any new subarea master plan should include historic preservation and community-oriented improvements that benefit the existing residents of East Columbia.



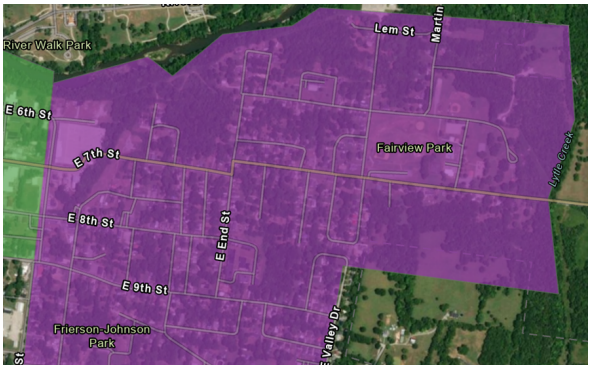
Hatcher Village

The intent of the special area is to foster the transformation of the existing Hatcher Lane corridor into a vibrant mixed-use urban village through enhanced access, design, and form. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. This special area extends from S Main Street to James M. Campbell Blvd. This corridor currently consists of primarily medical related office uses with retail. In addition, single-site multi-family with connected single-family neighborhoods are adjacent to the corridor.



College Gateway (Hampshire Pike)

The intent of the special area is to update the Boulevard 2050 Plan and provide additional implementing design standards, as well as increased regulatory flexibility. The James Campbell special area is a retail and commercial engine for the City of Columbia. This area includes the former Columbia Mall site, many restaurants, and commercial establishments. It also encompasses established residential neighborhoods. The Boulevard 2050 Plan set forth an ambitious goal for reimagining this corridor. This Special Area looks to update and compliment that ambition vision, with a realistic look at the near and mid-term development and redevelopment of this area.



Neopolis

The Neapolis special area is transforming as a result of recent growth. The area includes many new residential subdivisions and some mixed-use development. The purpose of the special area is to promote a mixture of uses, especially appropriately scaled commercial development. The general development pattern should reflect a medium-to-high level of density and intensity.



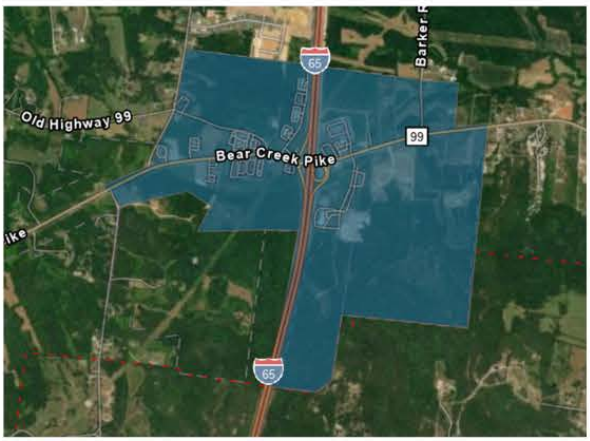
South Cooridor

The intent of South Corridor special area is to enhances the existing Carmack Boulevard Corridor. As a primary southern gateway into Columbia, Carmack Blvd serves as an arterial roadway with uses that also serve adjacent nearby neighborhoods. The area also includes the properties around South Main Street and Highland Avenue.



CHADS (Commerce History & Arts Districts)

The intent of this special area is to recognize the existing regulatory and planning designations in the historic core of the city. The overlapping and interconnected designations of Downtown, the Arts District, the five historic districts, and the emerging North Hill shopping area calls for context-sensitive planning efforts which balance competing interests and leverage the Columbia's district sense of place. The goals and objectives of any associated master plans should include 1) protecting the historic character of Columbia; 2) foster entrepreneurship and create space for local business of all sizes; and 3) create the most remarkable built-environment in Middle Tennessee.



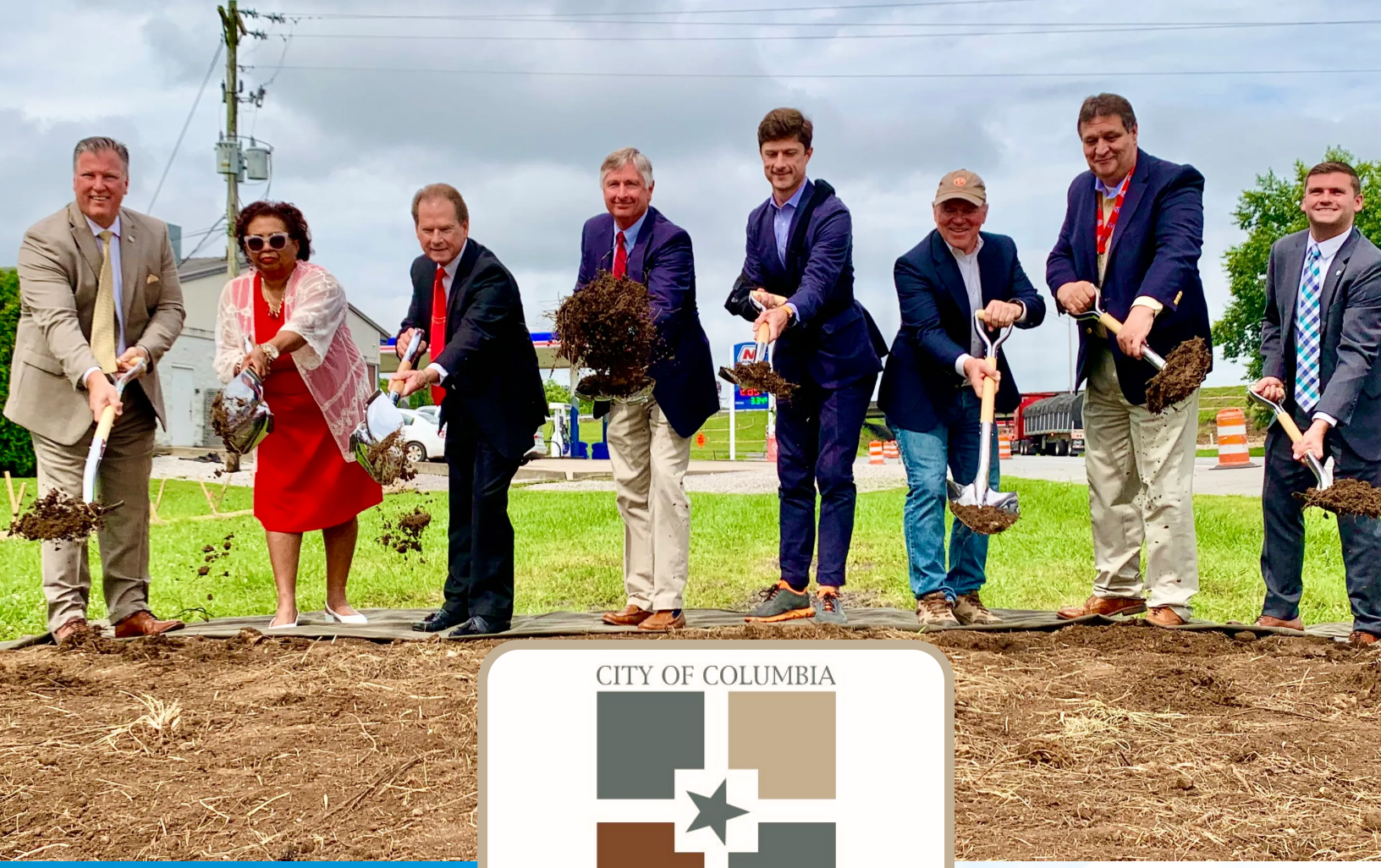
Interstate Gateway

This area has historically served to support convenience businesses near exit 46 with fast food, fuel convenience centers, and hotel uses. In more recent times this area has developed into denser residential communities with townhomes, multi-family, and single-family homes extending out from the peripheral areas of Columbia's interstate exit. The goal of the special area is to create a sense of place and provide a high quality urban node which better reflects the dynamic charm of Columbia.



Riverside

The Riverside neighborhood is a unique part of Columbia's core. Riverside contains a mix of residential and commercial uses as well as civic institutions. Riverwalk park, one of the City's premier public greenspaces, is located in the area. The architecture is eclectic. A large portion of the neighborhood is located in areas of flood hazard. The purpose of the special area is to facilitate commercial infill development and infrastructure improvement on the perimeter of Riverside, preserve the unique character of its residential streets, and reduce the risk of property loss from flooding.



CITY OF COLUMBIA
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Transportation Plan: A Roadmap for Long-Term Mobility



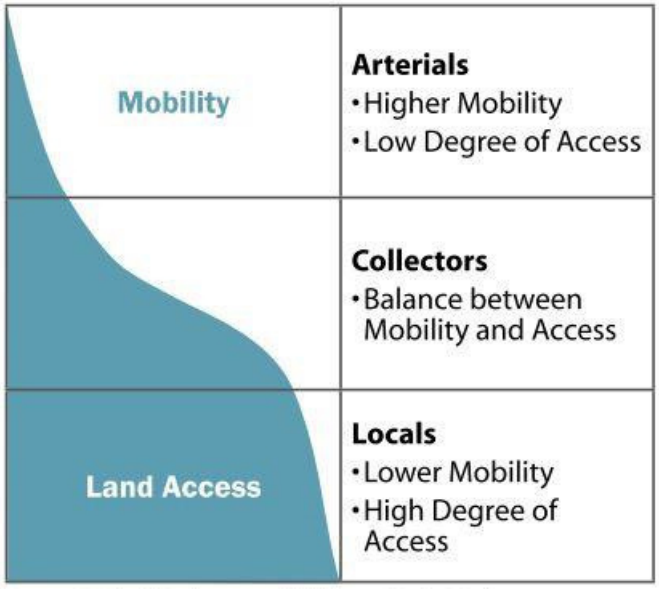


1.1 Roadway Functional Classification

For planning purposes, roads are often designated in terms of their functional classification, which is based on the character of transportation service they are intended to provide. **Map 1** shows the classification of roadways, currently, within the City of Columbia.

Categories typically include interstate, principal and minor arterials, collectors, and local roads. As one moves up the hierarchy from local to collector to arterial to Interstate, speeds generally increase and there is a corresponding decrease in access provided to adjoining properties. (It is important to manage the number of access point on higher-speed roads, as discussed later in this chapter.)

Figure 1: Functional Classification's Relationship to Mobility and Access



(Source: Safety Effectiveness of Highway Design Features: Volume I, Access Control, FHWA, 1992)

Interstates And Freeways

Interstates and Freeways are limited access divided highways with grade separated junctions, and without traffic lights or stop signs. Providing drivers with mobility is the highest priority on this type of facility, with access provided only at interchanges spaced at least 1 to 2 miles apart. Interstate 65 runs north-south at the far eastern edge of the Columbia study area, linking the city to the metropolitan Nashville and Huntsville/Birmingham, AL regions and beyond.

Not all freeways in the area are part of the Interstate system. SR 396 (Saturn Parkway), just outside Columbia's growth boundary, provides limited access, free flow travel between I-65 and US 31. Within Columbia, some sections of US 43 are also classified as freeway, although the mobility and safety benefits are somewhat compromised by being intermingled with sections that are not limited access.

Principal Arterials
The principal arterial system serves major centers of activity, the highest traffic volume corridors, and the longest trip destinations. Prior to the Interstate system, these roads functioned as the primary routes for long-distance travel and therefore emphasize mobility rather than access. They still carry a substantial percentage of trips entering and leaving the urban area, including thru-movements. These roads link to the interstates and freeways. In 2012, Congress passed federal legislation which also made all principal arterials part of the National Highway System.

Principal arterials in Columbia include the major U.S. highways radiating from downtown:
- US 31 (Nashville Highway and Pulaski Highway)
- US 412 (Bear Creek Pike and Hampshire Pike)
- New Highway 7
- West, South, and East James Campbell Boulevard (SR 50)
- Campbellsville Pike

Minor Arterials
Compared to principal arterials, minor arterials are intended for trips of more moderate length and serve smaller geographic areas. They supplement and link to the principal arterial system and provide connections within a community.
Examples of minor arterials in Columbia include:
- North James Campbell Boulevard
- Santa Fe Pike
- West 7th Avenue
- Trotwood Avenue
- Campbellsville Pike
- Tom Hitch Parkway

Collectors
The collector street system provides both access to land and traffic circulation within residential neighborhoods, commercial and industrial areas. Unlike arterial roads, it is common for collector roads to pass through residential neighborhoods to “collect” traffic from local neighborhood streets and channel it into the arterial system. In the central business district and other areas of similar
development and traffic density, the collector system may include a street grid used for traffic circulation.

Examples of collectors in the Columbia area include:
- Iron Bridge Road
- Mapleash Avenue
- Mooresville Pike
- Cayce Lane
- Sunnyside Lane
- Rutherford Lane
- Baker Rd
- Lion Parkway
- Theta Pike



Local Street System
The local street system is made up of all other facilities not classified as one of the categories described above. Local streets' primary function is to provide direct access to properties, and they are not intended for high speeds or heavy traffic volumes.

Table 1 shows the percentage of roadway mileage in Columbia that is classified for each function. The percentage of road-miles that fall into each category is generally consistent with federal guidelines, indicating a fairly well distributed system. As discussed elsewhere in this chapter, it is important for the city to continue establishing an adequate number collector routes as new areas are developed, as opposed to having many local streets connect directly to arterial highways.

Table 1: City Road Mileage by Functional Classification

Classification	Miles
Interstate/Expressway	1%
Arterial	15%
Collector	9%
Local	75%

1.2 Existing Traffic Volumes
Current levels of traffic in the Columbia study area generally follow the principles outlined above, with higher traffic volumes on roads that are classified for thru-traffic and higher operating speeds.
TDOT provides a mapping utility which shows the annual average daily traffic. As shown, the section of Nashville Highway between Carters Creek Pike and Bear Creek Pike is the most heavily-used route in the city, with daily volumes on the scale of those carried by I-65. Other busy routes include the US Highway 43 Bypass, N. Garden Street, S. James Campbell Boulevard in the mall area and the adjacent section of Trotwood Avenue, and Nashville Highway north of Carters Creek Pike.

1.3 Roadway Level of Service
Level of service, or LOS, is a term used to describe how well traffic flows along a given roadway. It is presented in terms of grades A through F, similar to a school report card, where A is the best possible traffic flow and F represents the worst conditions. Figure 2 shows graphically how the level of service changes as the number of cars on the road increases. In urban areas, LOS D is typically considered to be the minimum acceptable level of service.

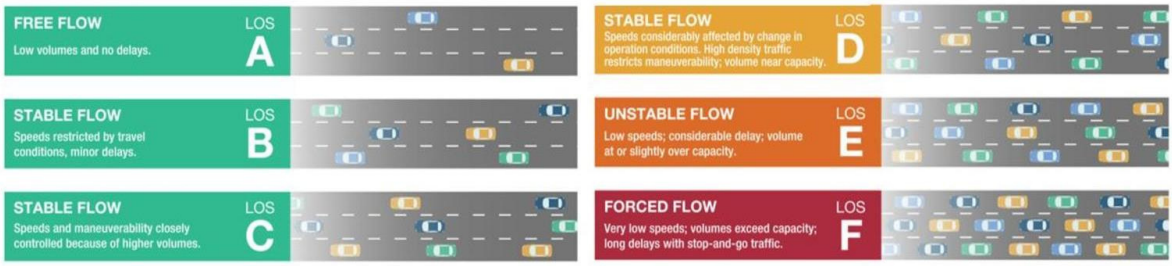
In order to determine the LOS of the roadway, a comparison is first made between assigned daily traffic volumes and the capacity of the facility to calculate its volume-to-capacity (V/C) ratio. A roadway's capacity is based on its functional classification, number of lanes, posted speed limit, percent of truck traffic and geometric characteristics.

Existing levels of service were calculated using the base year of the Nashville Area MPO's regional travel demand model, which is calibrated to actual traffic counts.

Existing Level of Service

Generally current travel conditions are at an acceptable level for most of the city and surrounding area. There are specific segments and intersections that operate at levels of service of E or less. This includes two sections of Trotwood Avenue outside the James Campbell Boulevard loop: between Country Club Lane and Robinson Road, and between Cayce and Rutherford Lanes. Level of service is also degrading on Hampshire Pike near Lion Parkway. This section provides access to three school campuses and is also just east of the point at which traffic feeds into the corridor from Williamsport Pike. Nashville Highway is also experiencing a decrease in service.

Figure 2: Illustration of Roadway Level of Service



1.4 Roadway Connectivity

After decades of approving subdivisions filled with cul-de-sacs feeding onto one or two collector roads, most city planners have recognized there is value in having a larger percentage of roads interconnected as part of a system. There are multiple benefits to a more interconnected grid.

Safety and Security.

Those whose job is to respond to emergencies often call for more network "redundancy," i.e. having more than one path between two points. If one route becomes impassable because of a downed tree, flooding, a car wreck or other incident, it is still possible for residents to leave the area and for emergency officials to get into the area to provide resources and assistance.

Distribution of Traffic

When drivers have multiple options to get to their destination, there are usually fewer vehicles on any one particular route. The community can use more of its publicly-funded road system to meet travel demand, instead of having one highly congested road and many other streets that are only used once or twice a day. This is considered to be the advantage of a more grid-like road network. The concept of a street hierarchy is still important, however. Even with a grid, it may be desirable to use roadway design to differentiate streets for heavier travel to alleviate concerns about excessive cut-through traffic in residential areas.

Friendlier for Walking and Biking
Increased street connectivity can also increase people's willingness to walk, bicycle or use transit instead of taking a car for certain types of trips. Shorter distances between intersections (block lengths) allow people to make a turn without having to walk long distances to reach the next public road or cut across private property. The effect can be understood by comparing the length of a particular walking trip
versus the distance it would take "as the crow flies."

1.5 Current City Regulations Regarding Connectivity

Columbia's Engineering Standards and Specifications (ESS), Zoning Ordinance, and Access Management Ordinance contain a number of provisions to encourage and require roadway connectivity. Cul-de-sacs are discouraged or not permitted and connections to adjoining properties are required in most cases.

1.6 Evaluation of Roadway Connectivity for Arterials and Collectors

The quality of connectivity in Columbia's major road network is relatively good, likely due in part to the attention given to the issue in city regulations, as well as favorable topography and the city's long history as a regional center of commerce. The radial nature of the city's major roads, combined with the loop formed by James Campbell Boulevard and Tom J. Hitch Parkway, provides multiple routes to travel through and within the urban area.

At the arterial level, there are two areas in which the city may wish to explore additional connections to help control future congestion, particularly along Nashville Highway. US 31 north of the city carries regional traffic between I-65 and US 43. It may also be considered to be a more direct route between I-65 and US 412, west of the city, than using the US 412/Bear Creek interchange. As population continues to grow in Spring Hill and the northern portions of Columbia, this thru-traffic combined with increasing local activity will result in greater delays on Nashville Highway.

This also underscores the importance of maintaining a strong network of collector streets. Recent growth in the areas west and southwest of downtown has been shaped by regulations to increase local street connectivity, and the availability of James Campbell Boulevard allows traffic to move among the major and minor arterial routes that radiate from the downtown area. However, growth in the north and east portions of Columbia's growth area is less connected. Local drivers currently have few options to make north-south movements without using US 31. Similarly, as growth occurs along Bear Creek Pike east toward I-65, those who live and work on the north side of the highway would benefit from good connections to Baker Road and Center Star Road to move east-west without having to use Bear Creek Pike.

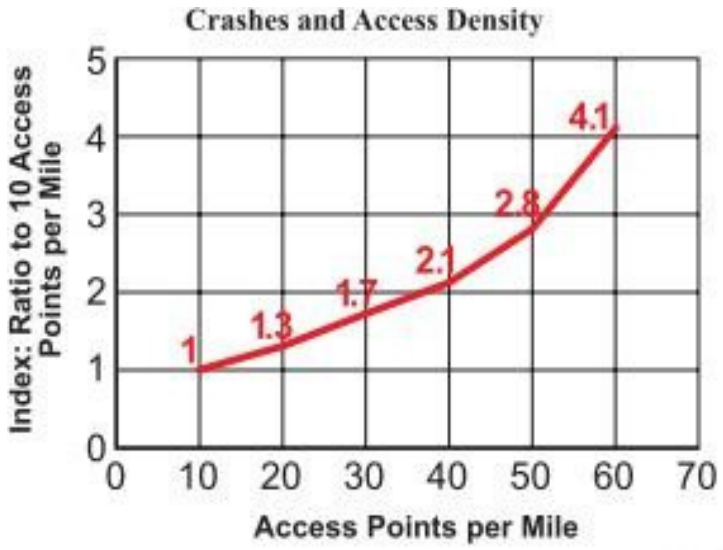
Improving certain roads, even those outside Columbia's growth boundary, could be important to buffer the effects that fast-developing areas will have on Nashville Highway and Bear Creek Pike. Greens Mill Road and Clara Mathis Road are examples where rural route upgrades could provide outlets for new development in Columbia to flow more smoothly to and from adjoining parts of the region.

1.7 Roadway Access Management

As noted earlier in this chapter, roads are classified according to their function. The primary purpose of low-speed roads is to provide property access, whereas higher-speed roadways provide few access points because their primary purpose is to carry thru-traffic. On higher-speed roads, therefore, there should be fewer driveways overall.

Properly matching roadway access policies to the community's functional classification plan greatly enhances transportation system efficiency and yields a number of other benefits.
Driveway management on arterial routes can result in considerable operational improvement, allowing traffic speeds to improve as much as 15 to 20 miles per hour. As shown in Figure 3, there is also a significant safety benefit. Statistics indicate that an arterial road with 10 driveways per mile has 30-percent fewer crashes than a similar road that has 20 driveways per mile. FHWA reports that more than 70-percent of crashes at access points involve left-turning vehicles.

Figure 3: Crashes and Access Density



Source: Transportation Research Board's Access Management Manual (2003)

Environmental Benefits

Studies that measure real-time vehicle emissions have found that vehicles emit more tailpipe pollutants in stop and go traffic. A clear relationship has been found between emissions and the number of access points on the road being driven. Although Maury County was not included in the part of the Nashville region that was previously designated for not meeting EPA's air quality standards, rapid growth of the metropolitan area means higher traffic volumes in Maury County and potential air quality problems in the future. It is important to manage traffic to avoid such conditions.

1.8 Current Access Management Policies

Access to roads in the Columbia area is governed by policies at both the state and local level.

State Policies

In 2015, TDOT issued the *Manual for Constructing Driveway Entrances on State Highways*. State legislation was enacted in 1955 that established a permitting process for driveways, along with a handbook to regulate their location, design and construction. The new manual represents a comprehensive revision of the state's driveway regulations, which had not been updated since the late 1970s.

The requirements of this manual apply to all state routes, including those within the City of Columbia. Local governments may adopt their own standards, but they may not be less stringent than the state's. Although the TDOT manual deals with many aspects of driveway permitting, there are two relevant standards here: (1) how close a driveway can be to a public intersection, and (2) where median openings are permitted.

On Nashville Highway (US 31/SR 6) and other divided highways owned by the state, TDOT also manages safety and traffic flow by limiting the number of median openings. The 2015 driveway manual states that median openings are allowed at the intersection of most public roads. Beyond that, median openings are created only for the purpose of U-turns, and should be uniformly spaced.
For urban areas, the state policy recommends that median openings be spaced 660 feet apart (about an eighth of a mile).

Local Policies

The Access Management Ordinance is the city regulation that primarily addresses access specific topics.

- Number of access points
- Cross connectivity with adjoining parcels
- Location and placement of access points
- Corner Clearance (distance from a public intersection)
- Access spacing
- Consolidation of access points
- Cross connectivity
- Auxiliary turn lanes
- Median and median openings
- Traffic signals and signal spacing
- Frontage roads

Additionally, the Traffic Impact Study Ordinance requires developments of certain sizes and impacts to provide a study to evaluate necessary improvements to mitigate impacts to the roadway network.

1.9 Current Access Conditions

The following major corridors were identified by the city to be evaluated in terms of current access management:

- Nashville Highway (US 31)
- Garden Street (SR 7, US 31 within downtown)
- Carmack Boulevard (US 31)
- Bear Creek Pike (SR 99, US 412)
- Campbellsville Pike (SR 245)
- West 7th Street (US 412 Business)
- Hampshire Pike (SR 99, US 412 Business)
- Pulaski Highway (SR 7)
- Trotwood Avenue (SR 243)

Access-related bottlenecks in urban areas most often occur because of driveways that are located too close to public intersections. Each major corridor was therefore reviewed to identify locations where existing driveways do not meet TDOT's intersection corner clearance requirements. The resulting locations are listed below in **Table 2**. These may be areas to consider reconfiguration of existing driveways, particularly if the City has identified recurring operational and/or safety problems at any of the sites.



Table 2: Intersections with Corner Clearance Issues

Corridor	Cross Street	Intersection Quadrant
Hampshire Pk	Rutherford Ln	SW
Hampshire Pk	Cayce Ln	SE
Hampshire Pk	Williamsport Pk	E, W
Hampshire Pk	Williamsport Pk	E
Hampshire Pk	Lion Pkwy	E
7th St	Trotwood Ave	W
7th St	High St	NW, SE
7th St	Garden St	NW
Garden St	8th St	SW
James Campbell Blvd	Hampshire Pk	NE
Hampshire Pk	James Campbell Blvd	SE
Garden St	4th St	SW, NW, SE
Garden St	8th St	NW
James Campbell Blvd	Garden St	S
James Campbell Blvd	Santa Fe Pk	NW
Nashville Hwy	Theta Pk	NW
Bear Creek Pk	Nashville Hwy	NE, SE
Nashville Hwy	Bear Creek Pk	NE
Nashville Hwy	43 Bypass	NW
Bear Creek Pk	Tom J Hitch Pkwy	W, E
Bear Creek Pk	I-65 Ramp	SE, SW, NW
Carmack Blvd	S Main St	SW
Carmack Blvd	15th St	All
Trotwood Av	James Campbell Blvd	NE
James Campbell Blvd	Trotwood Av	NE, SE
James Campbell Blvd	Highland	NE, NW
James Campbell Blvd	Campbellsville	SE, SW
Carmack Blvd	James Campbell Blvd	NE, NW
Pulaski Hwy	James Campbell Blvd	SE, SW
James Campbell Blvd	Tom J Hitch Pkwy	E
Trotwood Ave	Sunnyside Ln	NW

Each corridor was also evaluated to determine the driveway density per mile. This measure is often used by transportation planners and engineers to predict roadway operational effectiveness, applicable primarily for roadways that are intended to operate at speeds of 45 mph or greater.
As shown in **Map 2**, driveway densities are greatest along these corridor segments:
- Nashville Highway from Mangrum Drive to northern city limits
- Nashville Highway between E. Burt Drive and downtown
- James Campbell Boulevard between Pulaski Highway and Mooresville Pike
- All of Bear Creek Pike
- Hampshire Pike between US 43 and Zion Road (the western urban growth boundary)

Areas with high driveway density may warrant further review, focusing primarily on existing access points for higher volume traffic generators such as commercial and multi-family developments.

Locations With Operational and Safety Issues

A number of intersections and corridor segments were identified by City staff for investigation regarding safety, traffic flow, or both. The sites are listed below in **Table 3**. An analysis of recent crash data (the past three years available) was conducted at each location to determine the crash rate and to assess the types and severity of crashes. Field work was also performed to observe operations in the identified areas to help identify likely contributing factors and develop potential solutions. This analysis resulted in several recommendations to improve safety and operations at these key locations. The proposed improvements have been incorporated in the project tables contained in **Chapter 3**.

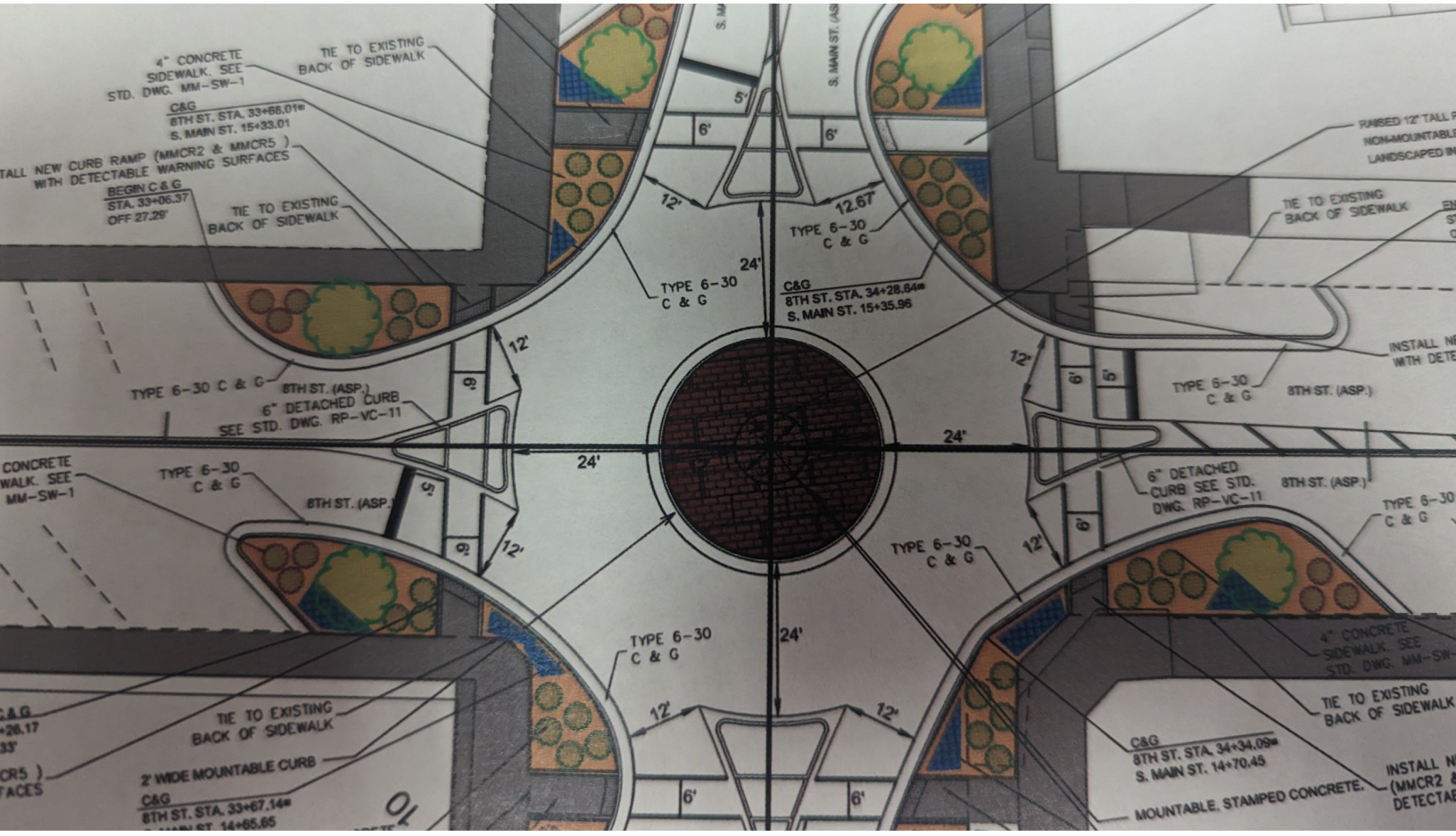


Table 3: Locations Investigated for Safety and Operational Issues

Route	Location
Nashville Hwy	at Bear Creek Pk
US 31	at W. 7th St
Trotwood Av	at Cayce Ln
James Campbell Blvd	at Hampshire Pk
James Campbell Blvd	at Industrial Park Rd
US Highway 43 Bypass	at Industrial Park Rd
US Highway 43 Bypass	at Theta Pk
Bear Creek Pk	at I-65
Nashville Hwy	at Baker Rd and Columbia Rock Rd
Nashville Hwy	at Cayer Ln
Nashville Hwy	at Carters Creek Pk
Hampshire Pk	at Williamsport Pk
US 31	at N. James Campbell Blvd
Carmack Blvd	at S. Main St
Nashville Hwy	at Theta Pk
James Campbell Blvd	at Lion Pkwy
E. James Campbell Blvd	at Mooresville Pk
Nashville Hwy	at Carter St
Hatcher Ln	James Campbell Blvd to Carmack Blvd
Trotwood Ave	Ridley Jewell Rd to Old Sunnyside Ln
Trotwood Ave	Graymere Manor Rd to James Campbell Blvd
James Campbell Blvd	Trotwood Ave to Pulaski Hwy
Nashville Hwy	River Rd to Kroger entrance
Nashville Hwy	N of Imperial Dr to Cayer Ln
Cayce Lane	S of Eskew Dr



2.1 Future Roadway Level of Service

Chapter 1 outlined the areas where Columbia's roadway system performance is currently falling below acceptable levels of service. This chapter projects how the transportation system will function by the year 2040 if no further improvements are made.

Methodology

As described in the **Chapter 1**, the Nashville Area MPO's regional travel demand model is the tool used to identify and analyze future roadway congestion problems.

The model divides the region into various "traffic analysis zones," each of which is assigned certain model inputs, most importantly population and employment projections. The model's outputs are an approximation of travel demand between zones—in other words, how many people are expected to travel between home, work or school, shopping, doctor's office, and other destinations.

Zones will generate varying levels of traffic based on the numbers of jobs and/or homes they contain.

Future traffic projections are also affected by the types of development in a zone. For example, a major regional shopping center will attract several types of trips, including shoppers, the employees who work at the stores, trucks who bring in the food and goods that are sold there, and even the trucks that take away the trash.

Zones with high travel demand require roadways with higher capacity (and/or regular transit service). In zones where population or employment grows rapidly, it may be necessary to add new travel lanes, modify intersections, or add or extend new roads in order to meet the additional demand for travel. Through the use of the MPO's travel demand model, the City can predict which roadways will need capacity improvements, and how soon.

Population And Employment Growth

As described in the Population and Economy Technical Report, the Columbia area population is projected to grow by more than 50-percent by the year 2040.

Strong expansion of the Columbia area's employment base is also expected, with more than 15,000 additional jobs anticipated in and around the city by 2040.

The anticipated growth will generate additional traffic and, in some areas, will have noticeable impact on the roads that serve them, as discussed in the following section.

2.2 Projected 2040 Levels of Service (Without Improvements)

By the year 2040, assuming no major improvements are made, level of service is expected to degrade below LOS D on some of Columbia's major corridors.
Trotwood Avenue, already experiencing congestion just outside the James Campbell Boulevard loop, is projected to operate at or below LOS D for its entire length from James Campbell Boulevard to the city's urban growth boundary.

Nashville Highway is expected to operate at or below a LOS D.
Along Bear Creek Pike, delays are expected immediately west of the I-65 interchange and on the 2-mile stretch between Tom Hitch Parkway and Howell Elementary/Cox Middle schools.

These projected conditions suggest the need to make improvements that add vehicle-carrying capacity to these routes, which could involve the addition of turning lanes and/or new thru-lanes.

2.3 Planned Transportation Improvements

Since 2014, when Columbia became a member of the Nashville Area MPO, transportation planning for the City's major routes has been conducted in coordination with the regional agency. The MPO is a cooperative forum in which Columbia joins local governments from across a seven-county area in determining the distribution and expenditure of federal and state transportation funding.
The most recent MPO Regional Transportation Plan extends through the year 2040 and contains several projects to improve major corridors in the city.

These proposed projects are shown in Table 4. The horizon year indicates the year by which the project is expected to be completed.

Table 4: Columbia Area Projects Proposed in The Regional Transportation Plan

Project	Improvement Type	Estimated Cost	Horizon Year
I-65 at SR99	Interchange Modifications	$35,900,234	2025
Nashville Highway (SR 6/US 31) at Bear Creek Pike (SR 99/US 412)	Intersection Improvements	$2,447,203	2025
Columbia Downtown, Beckett Street W 5th Street to West of Trotwood Ave (SR 243) North end of the Duck River Bridge	Streetscape Improvements	$9,000,000	2025
Trotwood Avenue (SR 243) and James Campbell Blvd (SR 50)	Intersection Improvements	8800000	-
Iron Bridge Road over Lytle Creek	Bridge Replacement	$2,000, 000	-
Bear Creek Pike (SR 99/US 412) Widening	Roadway Widening	$47,500,000	-
SR 50 (James Campbell Blvd)	Reconstruction	$14,000,000	2035
Nashville Hwy (SR 6 /US 31)	Intersection Improvements	$3,300,005	2045

In addition to the projects shown in **Table 4**, which are part of the MPO's fiscally constrained long-range plan, there is one "illustrative" project shown that affects the Columbia area. This is the proposed extension of Saturn Parkway to the interchange of I-840 and Carters Creek Pike. The project's "illustrative" status indicates that it is not part of the official MPO plan unless additional funding can be identified beyond current revenue projections.

With the exception of the intersection improvements proposed for Bear Creek Pike and Nashville Highway, there are currently no projects in the MPO's long- range plan that would add capacity to the routes identified as deficient in the 2040 scenario.

Specific improvements to address the area's anticipated roadway deficiencies are discussed in the following chapter.



Chapter 3: Recommended Projects

3.1 Introduction

Chapter 1 and Chapter 2 identified Columbia area roadways that currently need improvement, or will by the year 2040, in order to keep the city's road system functioning safely and efficiently. This chapter describes the projects that are recommended for implementation during the next 30+ years, along with planning-level estimated costs. It also presents the resulting system performance that is projected once those improvements occur.

The projects identified here will help to meet three broad goals for improving the city's transportation system:

1. Addressing the site-specific safety and operational needs identified in Chapter 1.
2. Relieving traffic congestion by providing additional capacity on the major corridors identified in Chapter 2.
3. Improving circulation by increasing the connectivity of the area network as the city continues to develop. As discussed in Chapter 1, roadway connectivity helps to manage traffic demand on major corridors and enhances safety by providing alternative routes, including lower-volume streets for bicyclists and pedestrians.
4. Increasing pedestrian and bicycle facilities.

3.2 Recommended Improvements

Proposed roadway projects for the 2040 Transportation Plan are presented in Tables 6 through 9, grouped according to the timeframe in which they are to be implemented:

- Near-Term (0 to 10 years)
- Mid-Term (10 to 20 years)
- Long-Term (20 to 30+ years)
- Illustrative Projects

Proposed transit projects, shown in Table 10, will be implemented in coordination with the Regional Transportation Authority and the Nashville Area MPO.
Projects in Tables 6, 7, and 8 are also shown geographically in Maps 3, 4, and 5.

3.3 Estimated Costs

For purposes of the city's capital improvement planning and long-range budgeting, Tables 6, 7, and 8 include the estimated cost of each project. The costs are presented in current (2023) dollars and were developed using TDOT's methodology for planning-level cost estimates. This method uses a typical base unit cost per mile (adjusted periodically by TDOT to reflect current experience), which varies according to whether it is a local, state or interstate route.

Adjustment factors are applied depending on the nature of construction (route is being widened, new road being built, etc.), the type of terrain involved, and the intensity of adjoining land uses, which affects right-of-way costs. The TDOT methodology also adds a contingency line item amounting to 15-percent of the construction cost, so it tends to produce fairly conservative cost estimates.
Once a project begins development, of course, additional factors may be discovered which result in greater or lower costs.

3.4 Funding

The projects in this plan will be implemented through a combination of federal, state, local and even private funds. This section outlines available sources of roadway funding and describes the eligibility policies that apply.

Federal Roadway Funding

As discussed in **Chapter 2**, Columbia recently became a member of the Nashville Area Metropolitan Planning Organization, a cooperative forum where local governments from across a seven-county area work together to determine the distribution and expenditure of federal and state transportation
funding.

Table 5 provides a brief overview of the types of federal funding most likely to be applicable for projects in the Columbia area. These programs are funded through the National Highway Trust Fund, which was established by the Highway Revenue Act of 1956, during the development of the interstate highway system. The Highway Trust Fund is administered by the U.S. Department of Transportation through the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA).
The Nashville Area MPO receives about $18 million annually directly from USDOT in Surface Transportation Block Grant (STBG) funding. This money is allocated on the basis of the population of the Nashville and Murfreesboro urbanized areas, a smaller area than the 7-county territory for which the MPO conducts planning.

Columbia is designated by the Census as an independent “urban cluster,” separate from either the Nashville or Murfreesboro urbanized areas. It does not receive funds directly from USDOT; however, it does receive its own annual allocation of about $500,000 in local STBG funds from TDOT, from the pool provided by USDOT to the state of Tennessee. The city’s membership in the MPO does not affect its ability to spend those local STBG funds at its discretion. In addition, Columbia now potentially can share in other federal funding sources available to the MPO. An example would be the Active Transportation Program (ATP) grants, which are funded from the STBG funds allocated to the Nashville urbanized area.



Table 5: Federal Funding Programs

Federal Programs	Description	Funding Ratio
National Highway Performance Program (NHPP)	Provides funding for construction, reconstruction, resurfacing, restoration, rehabilitation, preservation, or operational improvement of segments of the National Highway System. This includes Interstate highways and bridges on the NHS. Projects must support progress toward national goals for the condition and performance of the system.	80-90% federal 10-20% non-federal
State Surface Transportation Block Grant (S-STBG)	Provides funding for roads functionally classified as rural major collector and above. Also funds bridge replacement and rehabilitation on non-federal aid routes. Eligible activities also include bicycle and pedestrian facilities, safety, highway-rail crossings, and environmental mitigation.	80% federal 20% non-federal Some projects are eligible at 100% federal.
Local Surface Transportation Block Grant (L-STBG)	Provides funding for small urban areas (5,000 to 50,000 persons) and urbanized areas (50,000 and greater in population) for projects on roads functionally classified as urban collectors or higher. Funds may also be used for bicycle/pedestrian projects or "flexed" for transit use. Currently, Columbia receives about $2 million in L-STBG funding annually.	80% federal 20% non-federal
National Highway Freight Program	Provides funding for projects that contribute to the efficient movement of freight on the National Highway Freight Network. This could include traffic signal optimization, railway/highway grade crossing improvements, and efforts to reduce the environmental/community impact of freight.	80-90% federal 10-20% non-federal
Highway Safety Improvement Program (HSIP)	Provides funds to improve high hazard locations on eligible roadways, including highway-rail grade crossings. Projects are selected based on crash rate and crash frequency.	90-100% federal 0-10% non-federal
Transportation Alternatives (TA)	Eligible activities include a variety of smaller-scale projects such as pedestrian and bicycle facilities, safe routes to schools, recreational trails, and environmental mitigation of transportation system impacts.	80% federal 20% local cash

Generally, projects on the interstate or state routes within Columbia will be sponsored by TDOT, using federal funds other than the ones allocated to the city. In this case, the non-federal match is also provided by TDOT in the form of state funds generated by motor fuel taxes. Currently the state's gasoline tax rate is 21.4 cents per gallon, which yields about $642 million per year. In recent years, TDOT has talked with leaders across the state about the need to increase the non-federal revenue available for operating, maintaining and improving the roadway system. The state has a growing backlog of projects that have been identified as needed but are not yet under development.

State Roadway Funding

In addition to providing match for federal funds, state funds are used by TDOT to fund some other specific project types. These include:

- State Industrial Access (SIA) Program. This program does not typically require a local match, but it is limited to locations where improved road access will leverage a significant new industry location or expansion. TDOT works with the state Department of Economic & Community Development to identify locations as the need arises.
- Local Interchange Lighting Program. This program requires a 50-percent local match. As the name of the program indicates, it is used to add overhead lighting at interchanges.
- Multimodal Access Grant Program. This program funds up to 95-percent of project costs and requires a 5-percent local match. It is targeted for projects that improve safety for bicyclists and pedestrians, particularly in areas where that will result in improved access to public transit.

Local Roadway Funding

About $237 million of the statewide gasoline tax revenue each year is distributed to cities and counties as the State Street-Aid fund. For cities, the funds are distributed based on population. Many local governments use these funds for roadway maintenance and operations, including expenses for paving, street lighting and signal operations.

Property tax, sales tax and wheel tax revenue are other sources that are typically used by local governments in Tennessee to help fund roadway improvements. Some cities also issue bonds for major capital projects.

Some of the new or improved collector streets proposed in this plan can be implemented as part of private development. As land is subdivided along existing streets in an area where an improved collector road is proposed, the city's Department of Development Services can work with developers to obtain the necessary right-of-way. In some situations, a developer may also choose to incorporate part of the new road into the development, building on both sides of the road and constructing that portion as part of the new subdivision or non-residential development. This incremental, public/private approach has been very successful in building an interconnected collector road system in the western portion of the city.

The publication of this plan, including the approximate proposed locations of the new collectors, will help to raise developers' awareness of the community's goals and the opportunity to avoid some of the traffic problems associated with growth.

Table 6: Near Term Projects (0 to 10 years)

ID	Location	Description	Cost Estimate
101	Nashville Hwy (SR 6/US 31)	Add northbound right turn lane at Baker Rd	$200,000
102	Nashville Hwy (SR 6/US 31)	Extend northbound left turn lane and add southbound right turn lane at Spring Meade Blvd	$300,000
103	Nashville Hwy (SR 6/US 31)	Add northbound left turn lane and southbound right turn lane at Columbia Rock Rd	$400,000
104	Nashville Hwy (SR 6/US 31)	Add southbound right turn lane at Theta Pk, add northbound right turn lane at 8th Ave, and add southbound right turn lanes at both Kroger entrances. Conduct study to consolidate access points between Theta Pk and the southern Kroger entrance.	$800,000
105	Nashville Hwy (SR 6/US 31)	Align Baker Rd and Columbia Rock Road at their intersection with Nashville Hwy. Add left and right turn lanes on Nashville Hwy. Perform signal warrant analysis.	$1,950,000
106	Nashville Hwy (SR 6/US 31)	Add or improve existing northbound left turn lanes and southbound right turn lanes at Allison Ave, Frye Rd, Imperial Dr, Harlan Rd, Highland Rim Dr, Lookout Drive, Walnut Dr, Mangrum Ave, and Double Branch Rd. Perform study to close medians openings without turn lanes.	$2,000,000
107	Nashville Hwy (SR 6/US 31)	At Bear Creek Pike (SR 99/US 412), construct geometric roadway and intersection improvements, including the addition of turn lanes, increased storage lengths, traffic signal upgrades, access control, and median closures.	$7,500,000
108	Bear Creek Pike (SR 99/US 412)	Widen to 4 lanes from Tom J. Hitch Pkwy to I-65	$50,000,000
109	N James Campbell Blvd (SR 50)	Add southbound right turn lane and extend northbound left turn lane on N. James Campbell Blvd at Industrial Park Rd.	$300,000
110	W James Campbell Blvd (SR 50)	Reconstruct intersection to align Lion Pkwy and Westover Drive, and install traffic signal	$3,900,000
111	W James Campbell Blvd (SR 50)	Intersection improvements at Hampshire Pk (SR 99) including adding turn lanes, extending storages, realigning intersection legs, signal improvements, and access consolidation.	$15,000,000
112	E James Campbell Blvd (SR 50)	Signalize intersection with Tom Hitch Pkwy	$350,000
113	E James Campbell Blvd (SR 50)	Add eastbound and westbound right turn lanes At Mooresville Pk intersection. Add northbound and southbound left turn lanes on Mooresville Pike.	$800,000
114	Trotwood Ave (SR 243)	Perform a speed study to reduce the speed limit from Zion Rd to Rutherford Ln.	$25,000
115	Trotwood Ave (SR 243)	Add eastbound and westbound right turn lanes on Trotwood Ave at intersection with Cayce Ln, upgrade horizontal and vertical alignments, and update signal equipment.	$850,000
116	US 43 Bypass	Add eastbound and westbound right turn lanes at Theta Pk intersection. Add advance warning signs (signal ahead) with flashing beacons on the eastbound approach to Theta Pk.	$450,000
117	Iron Bridge Rd	Replace bridge over Lytle Creek	$1,460,000
118	Cayce Ln	Construct safety improvements from Hampshire Pk to Robert Rd	$150,000

Table 7: Mid Term Projects (10 to 20 years)

ID	Location	Description	Cost Estimate
201	Nashville Hwy (SR 6/US 31)	Intersection improvements at E/W Burt Dr including additional lanes, extending existing storage lengths, and signal equipment.	$750,000
202	Nashville Hwy (SR 6/US 31)	Close Carters Creek Station Rd from Old Hwy 31N to Nashville Hwy. Construct a roundabout at intersection of Carters Creek Station Rd and Old Hwy 31.	$1,150,000
203	Nashville Hwy (SR 6/US 31)	Construct Pedestrian facilities from Kroger to Bear Creek Pk .	$2,500,000
204	S James Campbell Blvd (SR 50)	Reconstruct from Trotwood Ave (SR 243) to Carmack Blvd. (SR 6). Add left turn lanes at Wedgewood, Alpine, Denise, Keith, Denham and Thomas. Conduct further study to remove median openings immediately east of Union Pl., immediately west of Shadybrook St., immediately west and east of Pillow Dr., immediately east of Denise Dr., immediately west and east of Highland Av., at Ashwood Dr., and at Columbia Chrysler Dodge Jeep Ram. Coordinate with adjacent redevelopment where possible.	$39,900,000
205	N James Campbell Blvd	Construct roundabout at intersection with Santa Fe Pk.	$1,750,000
206	N James Campbell Blvd	Construct multi-modal trail along one side of N James Campbell Blvd.	$750,000
207	Tom Hitch Pkwy	Construct multi-modal trail along one side of Tom Hitch Pkwy.	$2,500,000
208	Hampshire Pk (SR 50)	Realign Williamsport Pk (SR 99) leg of the intersection with Hampshire Pk (SR 50) further to the west of the existing intersection.	$3,500,000
209	Trotwood Ave. (SR 243)	Construct capacity improvements by widening Trotwood Ave from James Campbell Blvd to Rutherford Ln.	$45,000,000
210	Trotwood Ave. (SR 243)	Add westbound right turn lanes at Pleasant Drive and Brookside Dr. Add eastbound right turn lane at Graymere Manor Rd.	$600,000
211	Trotwood Ave. (SR 243)	Reconstruct intersection at The Shoppes at Neely's Mill entrance and consolidate access points.	$750,000
212	Baker Rd	Reconstruct to collector roadway section with pedestrian and multi-modal facilities from Nashville Hwy to Bear Creek Pike.	$30,800,000
213	Baker Rd	Construct roundabout at intersection with Northridge Rd.	$1,250,000
214	Greens Mill Rd	Reconstruct from Nashville Hwy to UGB boundary to with pedestrian and multi-modal facilities.	$8,600,000
215	Lion Pkwy	Reconstruct from S James Campbell Blvd to Hampshire Pk with pedestrian and multi-modal facilities.	$14,000,000
216	Rutherford Ln	Reconstruct from Trotwood Ave to Hampshire Pk with pedestrian and multi-modal facilities.	$27,000,000
217	College Park Dr	Realign College Park Dr and the school access point and add turn lane improvements to accommodate school traffic.	$950,000
218	E 7th St and Iron Bridge Rd	Reconstruct from Public Square to Tom Hitch Pkwy to collector roadway section with pedestrian and multi-modal facilities and realign intersection at E End St.	$12,250,000
219	Hatcher Ln and W 17th St	Reconstruct with the addition of pedestrian and multi-modal facilities and consolidate access points.	$18,000,000
220	Freehand Ln Extension	Extend Freehand Ln to Saturn Plant Loop Road.	$1,250,000

Table 8: Long Term Projects (20 to 30+ years)

ID	Location	Description	Cost Estimate
301	Nashville Hwy (SR 6/US 31)	Widen to 6 lanes from Columbia Rock/Baker Rd to Bear Creek Pk	$24,000,000
302	Nashville Hwy (SR 6/US 31)	Widen to 6 lanes from Carters Creek Pk to Baker Rd.	$24,000,000
303	Nashville Hwy (SR 6/US 31)	Widen to 6 lanes from Greens Mill Rd. to Carters Creek Pk	$47,000,000
304	Nashville Hwy (SR 6/US 31)	Widen to 6 lanes from UGB to Greens Mill Rd	$34,000,000
305	Nashville Hwy (SR 6/US 31)	Realign Carter St and 7th Ave at their intersection with Nashville Hwy.	$7,500,000
306	Carmack Blvd (US 31)	Reconstruct from S James Campbell Blvd to W 7th St with pedestrian and multi-modal facilities	$33,000,000
307	Carmack Blvd (US 31)	Realign S. Main St. and W. 11th St. at their intersection with Carmack Blvd. and review possible driveway consolidation in the immediate vicinity.	$16,000,000
308	Trotwood Ave (SR 243)	Widen to 4 lanes from Rutherford Ln to Old Zion Rd Ext	$39,300,000
309	Trotwood Ave (SR 243)	Reconstruct from S James Campbell Blvd to W 7th St with pedestrian and multi-modal facilities to connect to existing improvements	$28,000,000
310	W 7th St (BUS US-412/SR-99)	Reconstruct from W James Campbell Blvd to Trotwood Ave with pedestrian and multi-modal facilities to connect to existing improvements	$16,000,000
311	6th Street Connector	Reconstruct, realign, and connect fragmented portions of E 6th St from Woodland Street to E End St	$15,500,000
312	E 9th St and Mapleash Rd	Reconstruct from Carmack Blvd to Tom J. Hitch Pkwy	$9,600,000
313	Lasea Rd	Reconstruct to collector roadway section from Bear Creek Pk to Lee Rd	$27,000,000

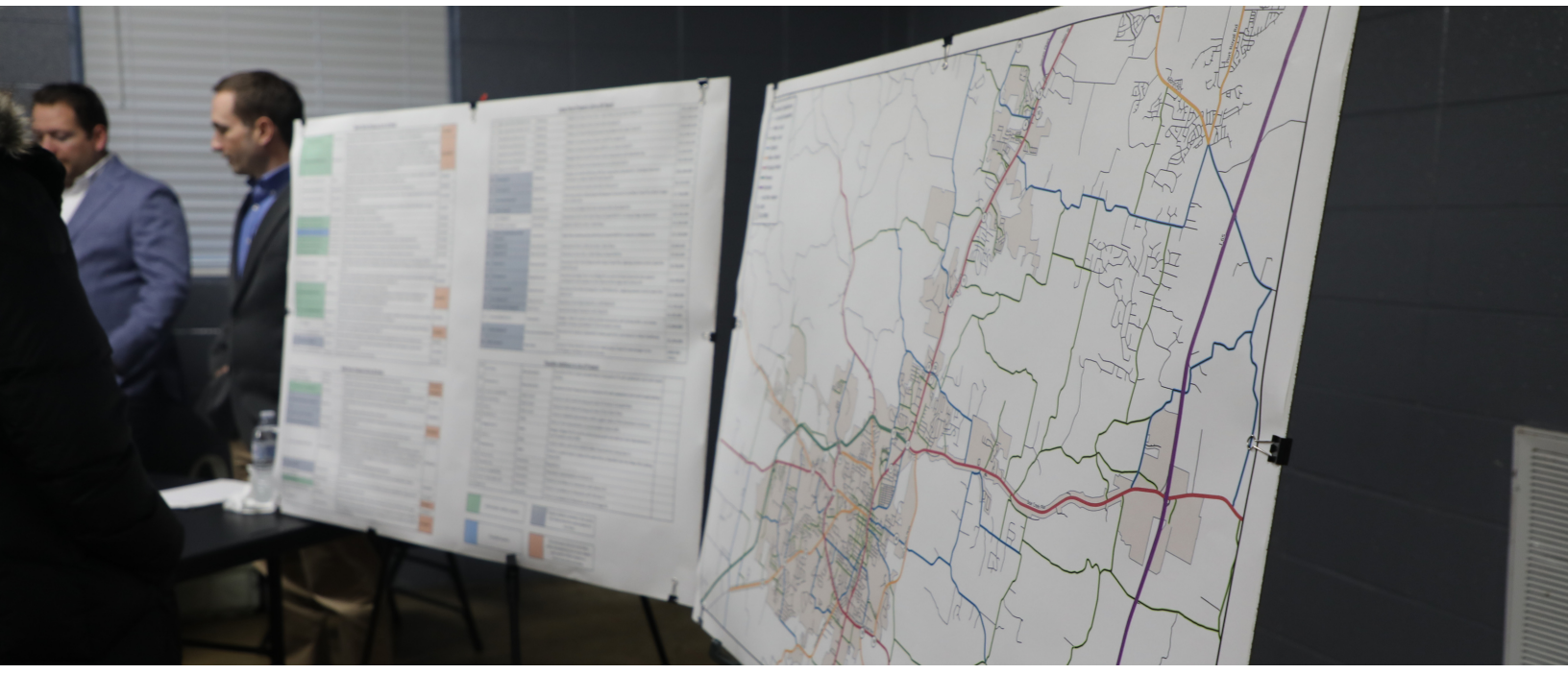


Table 9: Illustrative List of Projects

ID	Location	Description
401	Various	Construct and improve pedestrian facilities along existing roadways to provide continuous connectivity to economic centers and the downtown area.
402	Old Hwy. 99	Realign and widen Old Hwy. 99 from Lasea Rd to Fairmont Dr., including improved intersection at Bear Creek Pk and Lasea Rd
403	Rip Steele Rd	Reconstruct from Center Star Rd to Fairmont Dr
404	Rip Steele Rd South	Relocate portion of Rip Steele Rd between Fairmont Dr and Bear Creek Pk so that it aligns with Cothran Rd.
405	Center Star Rd	Reconstruct/realign from Sam Johnson Rd to Rip Steele Rd
406	James Campbell/ Sowell Mill Connector	Align New Lewisburg Hwy (SR 50) and Sowell Mill Pk to intersect at Mapleash Rd
407	Mapleash Rd	Reconstruct from Tom J. Hitch Pkwy to Sowell Mill Rd
408	Cothran Rd	Reconstruct from Tom Osborne Rd to Bear Creek Pike, aligning northern end to meet Rip Steele Rd south
409	Cliff White Rd	Reconstruct/realign from Iron Bridge Rd. to north of Union Grove Rd, then extend northward on new location to Tom Osborne Rd to align with Cothran Rd.
410	Cranford Hollow Rd	Reconstruct from Rock Springs Rd to Cliff White Rd, realigning western end to meet Tom Osborne Rd
411	Tom Osborne Rd	Reconstruct from Newt Hood Rd to Cliff White Rd
412	Tom Osborne Rd. Extension	Extend from Newt Hood Rd to Mt. Olivet Rd
413	Indian Springs Rd	Reconstruct to improve substandard roadway geometry, and extend to Albert Matthews Rd.
414	840 Connector	Construct 4-lane arterial to connect the I-840/Carters Creek Pk interchange to the US 43 Bypass, northwest of central Columbia
415	Joe Brown Rd	Reconstruct to collector roadway section from Bear Creek Pk to Kedron Rd
416	Lasea Rd	Reconstruct to collector roadway section from Lee Rd to Joe Brown Rd
418	Baker Rd to Fairmont Connector	Extend Baker Rd as 4-lane road to Rip Steele Rd at Fairmont Rd; widen Fairmont to 4 lanes and realign to intersect Old Hwy. 99 at John Sharp Rd.
419	Carters Creek Pk (SR 246)	Reconstruct to collector roadway section from Nashville Hwy to Mahon Rd (UGB boundary)
420	Carters Creek Pk Extension	Extend SR 246 east of Nashville Hwy. to Sam Johnson Rd. near Center Star Rd
421	Iron Bridge Rd	Reconstruct from Tom Hitch Pkwy to Sowell Mill Pk, including bridge replacement

Table 10: Recommended Transit Projects (All Timeframes)

ID	Location	Description
501	Increased express bus service	Support connecting service to Spring Hill to link with RTA's express bus to/from Nashville
502	Park & Ride lot at Riverwalk Park	Add signage in parking area to encourage weekday park & ride users
503	Park & Ride lot at I-65	Construct park & ride lot close to I-65/Bear Creek Pk interchange
504	Bus Rapid Transit along I-65	Two buses per day linking Columbia and Nashville, in exclusive lanes
504	Increased express bus service	Support connecting service to Spring Hill to link with RTA's express bus to/from Nashville



CITY OF COLUMBIA
TENNESSEE





CONNECT COLUMBIA

Pars & Greenways Plan: Quality of Life for all Residents

Parks & Greenways

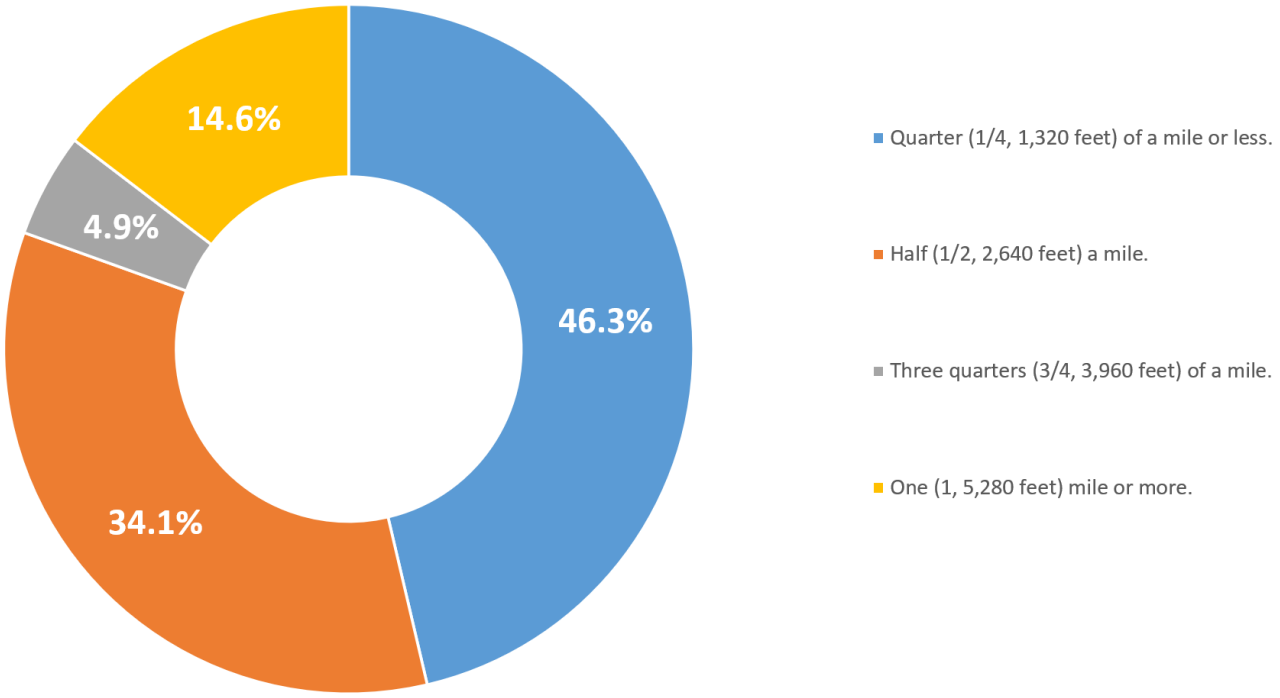
The Parks & Greenways element of Connect Columbia contains recommendations for maintaining and expanding recreational opportunities for Columbia residents. The Parks & Greenways element of the adopted 2017 version of Connect Columbia remains in effect until an update is complete during the first quarter of 2024. Throughout the 2023 planning process, citizens of Columbia expressed their preferences for the coming update. City staff involved in the management and operation of park facilities played a central role in the planning process. Resource constraints delayed the completion of the Parks & Greenways update during 2023; however, it is a critical element of the comprehensive plan. The update will establish a level of service for parks, greenways, civic buildings, and civic spaces which will inform the land use plan and implementing development standards. Along with the Land Use Plan and the Transportation Plan, the Parks & Greenways plan will establish the policy framework for creating a built environment which supports a high quality of life for Columbia residents.

Direction form Columbia residents regarding the update to the Parks & Greenways plan is summarized below. These sentiments were collected from online surveys, interactive displays, and written comments throughout the 2023 Connect Columbia planning process.



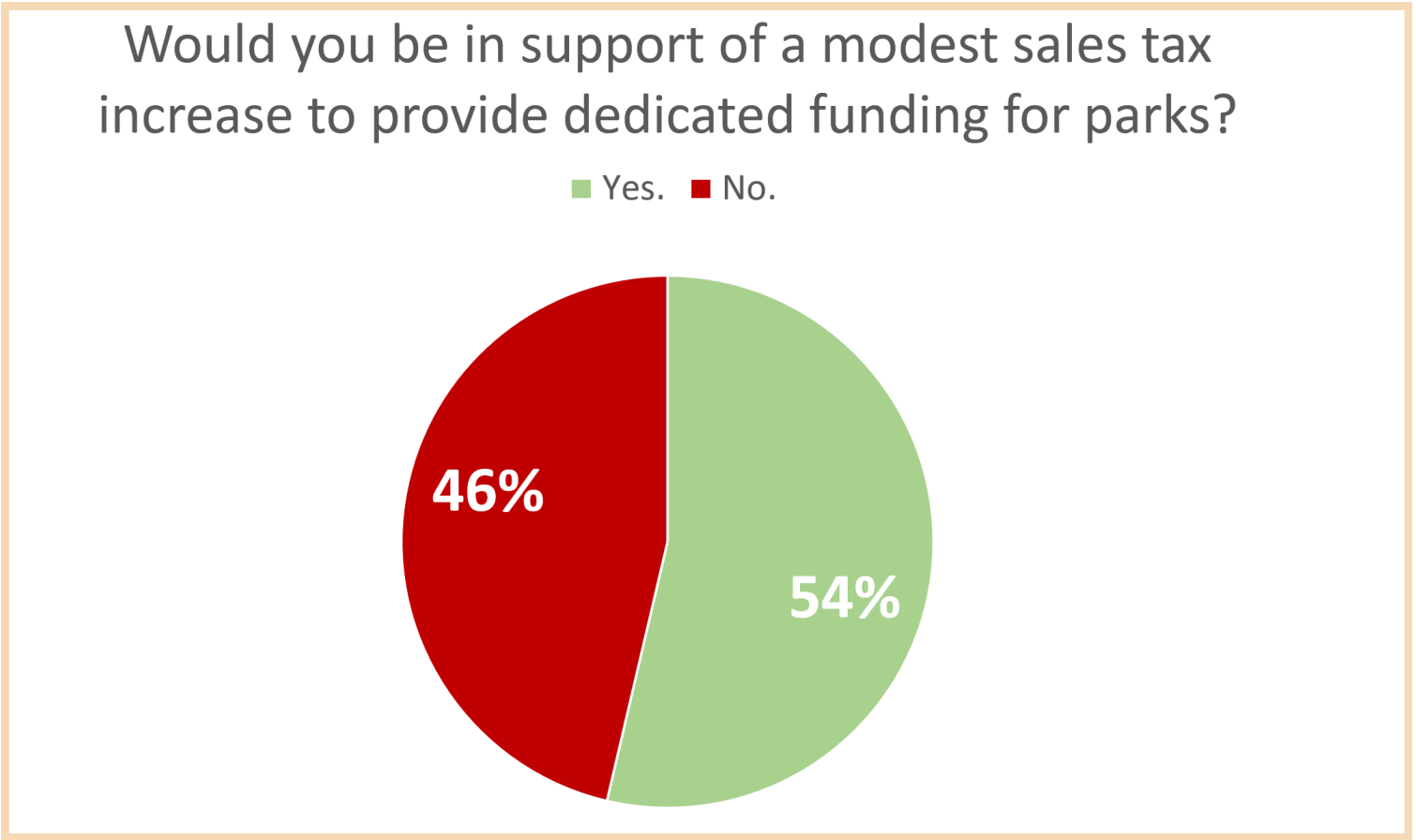
RESIDENTS PREFER RECREATIONAL OPPORTUNITIES WITHIN 0.25 TO 0.50 MILES

In your opinion, what is the ideal distance to walk to a playground, green space, or event?







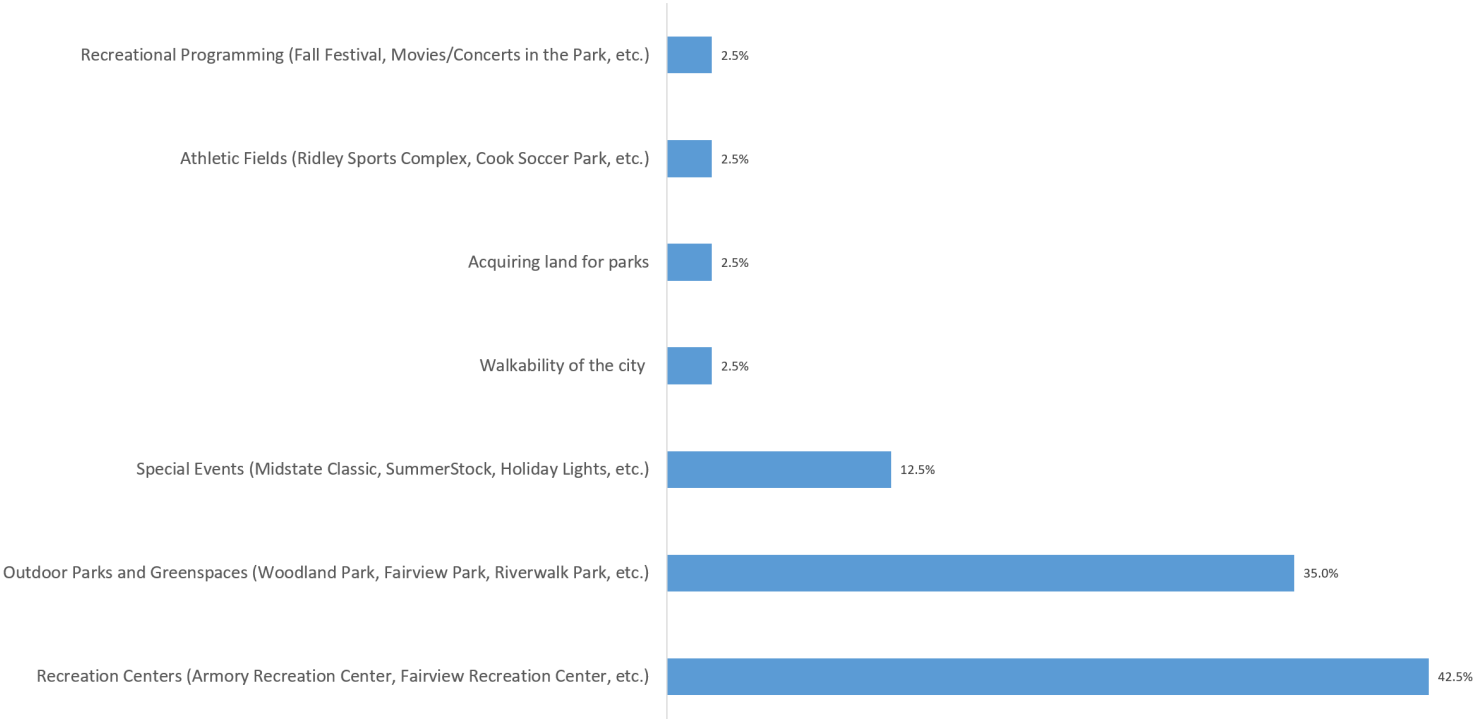


THE COMMUNITY SUPPORTS AN INCREASED LEVEL OF SERVICE FOR PARKS & GREENWAYS

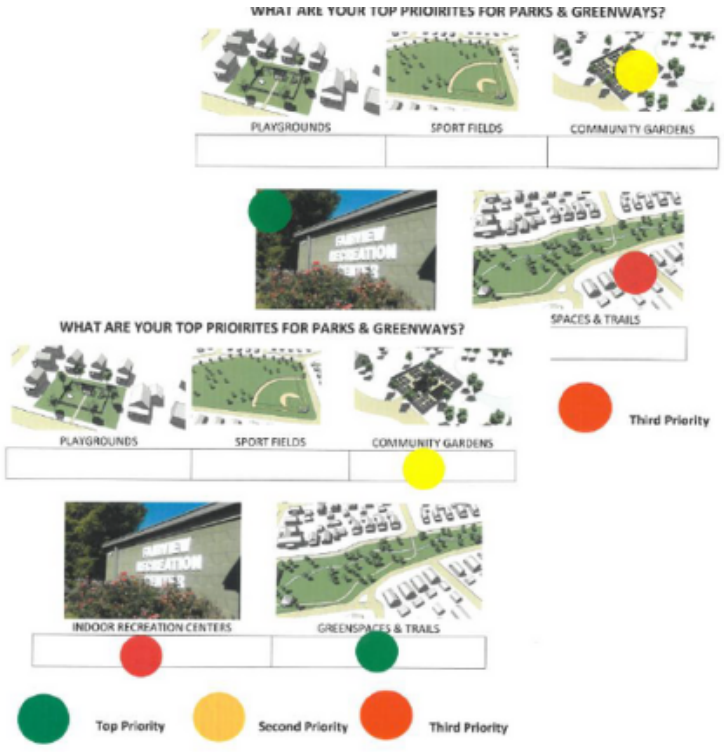


COMMUNITY PRIORITIES INCLUDE GREENSPACES AND INDOOR RECREATION

What do you believe is the biggest opportunity for developing our parks, greenspaces, and or recreation centers in the future?

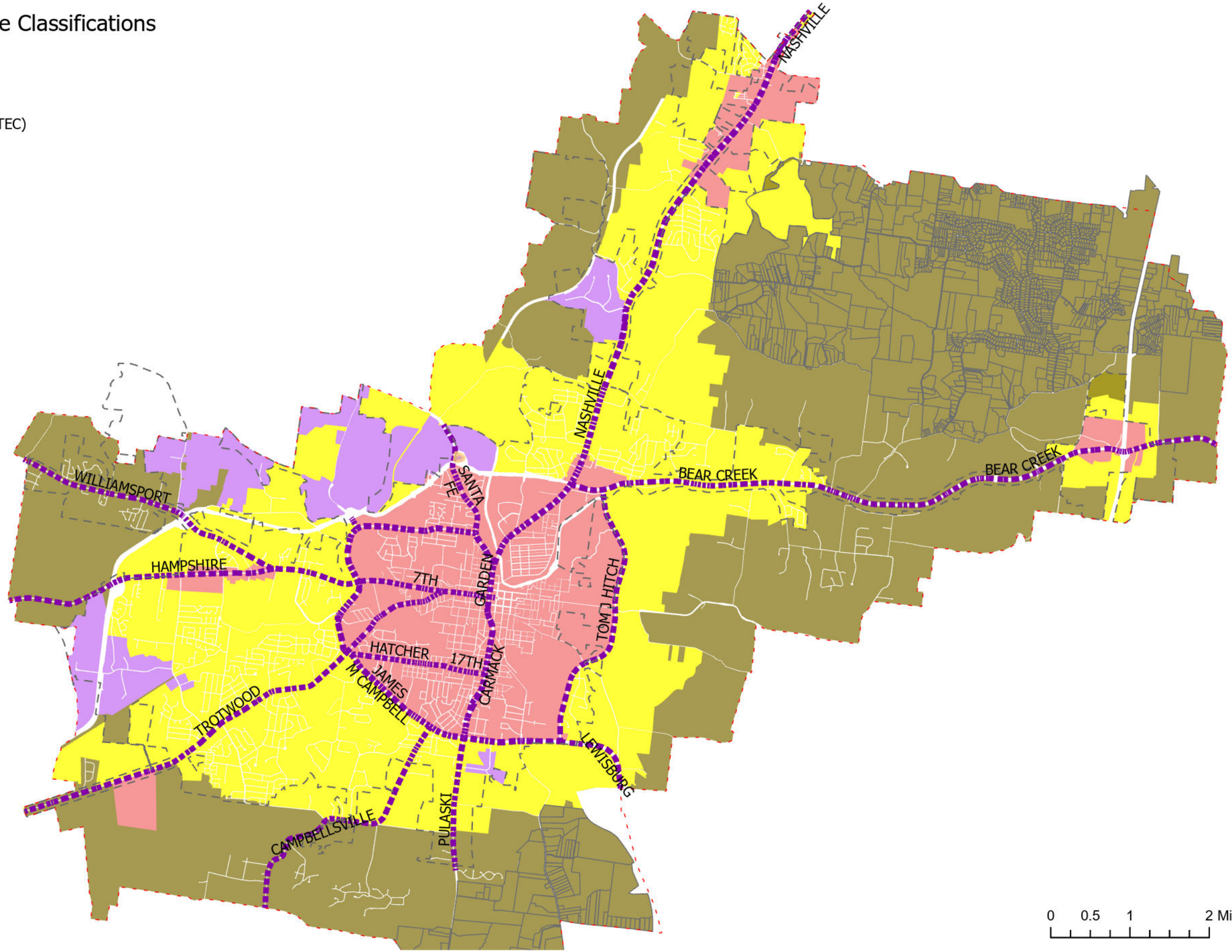






Proposed Future Land Use Classifications

- City Center Urban Village (CCUV)
- Suburban Neighborhoods (SN)
- Rural Transition (RT)
- Technology Employment Center (TEC)
- UGB_Expansion_2006



0 0.5 1 2 Miles

N