



The Columbia Planning Commission Development Review Committee will meet on Tuesday, March 12, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. Request from Richard Woodson to Rezone property at [1209 Galloway Street](#) from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0096_Concept
 2. 24-0096_Legal Description
 3. 24-0096_Application
2. Request from Richard Woodson to Rezone property at [815 Woodside Street](#) from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0095_Concept Woodside Street
 2. 24-0095 Wilkes Street Warranty Deed
 3. 24-0095_Application
3. Request from Ben Beasley for Preliminary Plat approval of Hampshire Hills subdivision consisting of 43 lots at [Tax Map 89P Group A Parcel 15.](#)

Documents:

1. 24-0094_Preliminary Plat
 2. 24-0094_Application
4. Request from Allison Corolla for Final Plat approval of Summit at Carter's West Phase 1A consisting of nine lots off [Clebume and Fellowship Roads](#).

Documents:

1. 24-0089_Phase 1A_Final Plat
 2. 24-0089_Dev Agreement
 3. 24-0089_SWMT Agreement
 4. 24-0089_Application
5. Request from Allison Corolla for Annexation with a Plan of Services and Rezoning to CD-4C (General Urban Corridor Character District) at [1754 Hampshire Pike](#).

Documents:

1. 24-0085_Concept Plan
 2. 24-0085_Boundary Survey
 3. 24-0085_Columbia West Wastewater Will Serve Letter
 4. 24-0085_Columbia West Water Availability Letter 20240216
 5. 24-0085_Legal Description
 6. 24-0085_Permission Form
 7. 24-0085_Submittal letter
 8. 24-0085_Application
6. Request from TKC Architecture and & Engineering LLC for Rezoning of property from PUD-R (Residential Planned Unit Development) to CD-3L (Neighborhood Large Lot Character District) at [Tax Map 75 Parcel 11.17 off Baker Road](#).

Documents:

1. 24-0033_Concept Plan
2. 24-0033_BoundarySurvey
3. 24-0033_Water Availability Letter_Jan 15
4. 24-0033_WW Availability Letter
5. 24-0033_Electric Availability
6. 24-0033_Legal Description
7. 24-0033_Property Owner Permission Form
8. 24-0033_Submittal Letter
9. 24-0033_Application

7. Request from Mike Harris for Rezoning from CD-4C (General Urban Corridor Character District) and CD-3 (Neighborhood Character District) to PUD-MU (Mixed Use Planned Unit Development) and Preliminary Master Plan approval at [806 and 812 Nashville Highway](#), respectively.

Documents:

1. 24-0022_PUD Plan
 2. 24-0022_Landscape Set_v3
 3. 24-0022_Exception List
 4. 24-0022_Existing WTP Property Deed
 5. 24-0022_Legal Description
 6. 24-0022_TrafficAccessStudy_010324
 7. 24-0022_Description of Requested Zone
 8. 24-0022_Comp Plan Compliance Statement
 9. 24-0022_Application
 10. CPWS Renderings
 11. 50124-008A-ARCH_Elevations
8. 24-0114 - Request from WES Engineers & Surveyors for Final Plat approval of Phase 1 of the Rutherford Subdivision consisting of 31 lots and dedication of right-of-way.

Documents:

1. Final Plat
 2. Development Agreement
 3. Surety
 4. Application
9. 24-0090 - Request from Crunk Engineering for Final Plat approval for 33 lots, open space, dedication of right-of-way and easements for Landing at Greens Mill PUD Ph. 1A.

Documents:

1. Landing-At-Greens-Mill-Phase 1A Final Plat - Binder
 2. Stormwater Management Agreement - Phase 1A
 3. Application_Final Plat_PH1A
- 10 24-0011 - Request from Forestar for Annexation with a Plan of Services, Comprehensive Plan Amendment from Rural Transitions (RT) to Suburban Neighborhoods (SN), and Rezoning to CD-3 (Neighborhood Character District)

of +/-35.85 acres off of Tom Sharp Road consisting of [Tax Map 74 Parcel 37.02](#).

Documents:

1. Application
2. Property Owner Permission Form
3. Legal Description
4. Concept Plan
5. CPWS - Tom Sharp Road Subdivision - Water Availability Letter 20240214
6. Wastewater Letter

file

This Instrument Prepared By:
Frank K. Dale, Esq.
Lawwell, Dale, Graham & Hutto
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

BK/PG: R2640/323-324

20009711

2 PGS:AL-WARRANTY DEED	
JANE BATCH: 230174	06/12/2020 - 01:22 PM
VALUE	50000.00
MORTGAGE TAX	0.00
TRANSFER TAX	185.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	198.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **CARLOS VALERO**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **RICHARD E. WOODSON, A MARRIED MAN**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

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

Located in the Ninth (9th) Civil District of Maury County, Tennessee and being Lot 1 (containing 0.52 acres) on the Minor Plat of Ronald and Rita Maggi as shown by map of record in Plat Book P20 at page 162 in the Maury County, Tennessee Register of Deeds Office.

Being the same property conveyed to Carlos Valero by Deed dated August 17, 2018, recorded October 22, 2018, in Book R2523, Page 1373, in the Official Records of Maury County, Tennessee.

FIRST PARTY certifies that this property is not currently used by FIRST PARTY or a spouse or dependent of FIRST PARTY as a principal place of residence.

This property is shown on the tax records of Maury County, Tennessee as Map 100E, Group G, Parcel 029.00.

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, which are prorated and will be paid by SECOND PARTY; all matters shown on plat of record in Plat Book P20, Page 162, Register's Office of Maury County, Tennessee; all matters shown on plat of record in Plat Book P16, Page 8, Register's Office of Maury County, Tennessee; 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 11th day of June, 2020.


Carlos Valero

STATE OF TENNESSEE
COUNTY OF MAURY

On this 11th day of June, 2020, before me personally appeared **CARLOS VALERO**, 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 11th day of June, 2020.

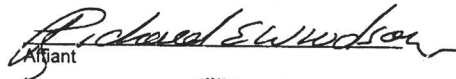

Notary Signature

My commission expires: 7/10/2021



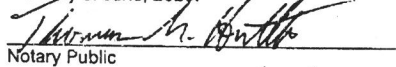
STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$50,000.00**.


Affiant

Sworn and subscribed to before me,

11th day of June, 2020.


Notary Public

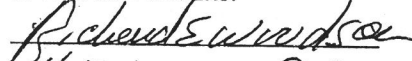
My commission expires: 7/10/2021



PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Same

NAME AND ADDRESS
OF PROPERTY OWNERS:


1612 Jeremy Dr
Columbia TN-38401

GENERAL NOTES

1. THIS SURVEY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD AND ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD.
2. THIS SURVEY HAS BEEN MADE FROM THE BEST AVAILABLE INFORMATION AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD.

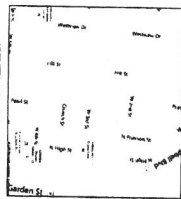
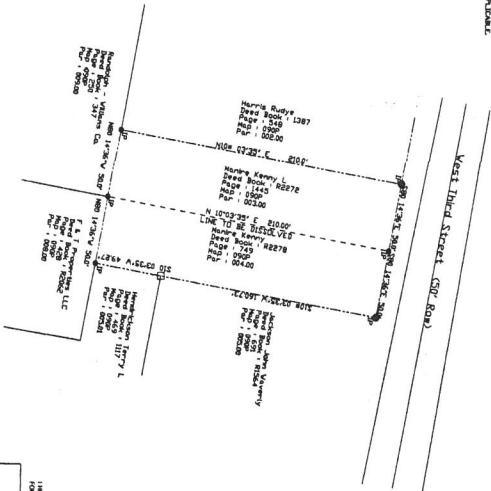
COMPILED BY



LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET



09/04/2014 12:04 PM
14009380
PLANT BOOK : P20
PAGE : 182
JOHN FERNIE
Surveyor of Tennessee, Survey Company



Boyle Elliott
Professional Land Surveyor
Registered in TN & AL

800 West College St, Suite 106
Birmingham, TN 37120
Phone: 615-401-0000
Fax: 615-401-0000
Email: BoyleElliott@bellsouth.net



BOYLE ELLIOTT & ASSOCIATES, INC.
Combination of Control Map 090P
Parcels 003.00 & 004.00
West Third Street, Columbia
Adopted by the Board of Commissioners
on 09/04/2014
PREPARED BY: Kerry Kasper

DATE	SCALE	SHEET	DRAWN BY	PROJECT
APR 2, 2014	1" = 50'	1 OF 1	LMH	14007



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"

1209 Galloway St.

ADDRESS/LOCATION	<i>416 West 15th Street, Columbia TN</i>		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	<i>CD4 30'x54' House built Create 2 51' FT Lots</i>		

DATE OF PRE-APPLICATION CONFERENCE	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed <i>CD-7</i> ☐ Compliance with Comprehensive Plan - <i>Urban</i> ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter - <i>N-A</i>
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) ☒ Total Number of Lots <i>1</i> ☐ Total acreage <i>Half Acre Point 52</i>

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

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

APPLICANT

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

NAME	Richard Woodson	PHONE	931-797-0597
ADDRESS	416 West 15th Street	EMAIL	woodsonrichard11@gmail.com

PROPERTY OWNER NAME	Richard Woodson	PHONE	931-797-0597
ADDRESS	416 West 15th Street Columbia, TN	EMAIL	WoodsonRichard11@gmail.com

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

Richard Woodson
APPLICANT NAME

Richard Woodson
APPLICANT SIGNATURE

2/15/24
DATE

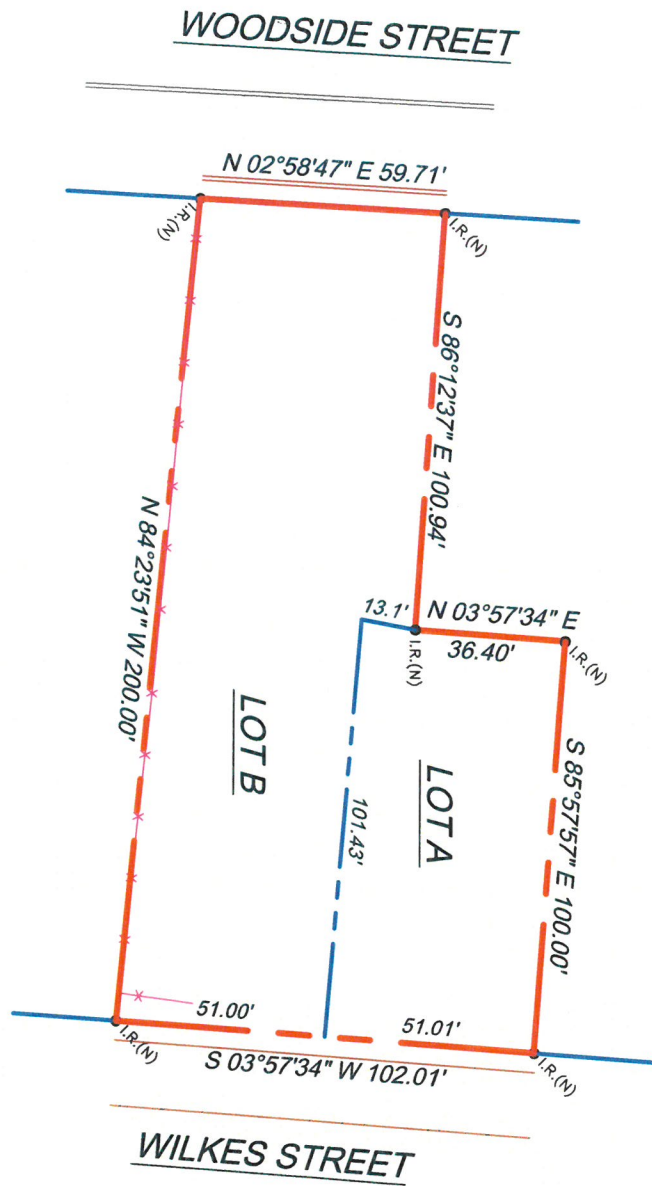
Richard Woodson
PROPERTY OWNER NAME

Richard Woodson
PROPERTY OWNER SIGNATURE

2/15/24
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			



RICHARD WOODSON
 815 Woodside Street
 Columbia, TN
 2/19/24
 1"=30'
 21-007

Mail
AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. CITI-35316

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 099A-G-032.00-000

BK/PG: R2348/948-951

15015219

4 PGS : AL - WARRANTY DEED	
JAME BATCH: 167063	
12/01/2015 - 03:17 PM	
VALUE	15000.00
MORTGAGE TAX	0.00
TRANSFER TAX	55.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	78.50

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28th day of September, 2015, by and between CITIFINANCIAL SERVICING, LLC, a mailing address of 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368 hereinafter referred to as Grantor(s) and **RICHARD E. WOODSON AND ANITA V. WOODSON, HUSBAND AND WIFE**, a mailing address of 1612 JEREMY DRIVE, COLUMBIA, TN 38401, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (\$15,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in MAURY County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 15005858, recorded on 05/21/2015 in MAURY County, TENNESSEE.

Book * R2348 pg 1339

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 099A-G-032.00-000

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21st day of August, 2015.

CITIFINANCIAL SERVICING, LLC

By Olympus Asset Management as Attorney in Fact

BY: Kendra Stratten

PRINT NAME: Kendra Stratten

TITLE: Closing Analyst

STATE OF Maine
COUNTY OF Cumberland

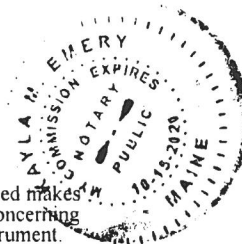
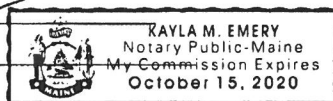


Before me, Kayla Emery, a Notary Public, of the state and county mentioned, personally appeared Kendra Stratten, Closing Analyst with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Olympus Asset Management as Attorney in Fact for CITIFINANCIAL SERVICING, LLC, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Scarborough, ME, this 21st day of August, 2015.

Kayla Emery
Notary Public

My Commission expires: _____



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Richard E. Woodson
RICHARD E. WOODSON

STATE OF Tennessee
COUNTY OF Maury

Sworn to before me this 28 day of September, 2015.

Sharon Roberson
Notary Public
My Commission Expires: 06-18-2019



Name and address for person(s) responsible for taxes:

RICHARD E. WOODSON AND ANITA V. WOODSON
1612 JEREMY DRIVE
COLUMBIA, TN 38401

Name and address of property owner:

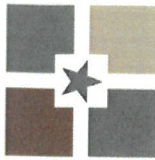
RICHARD E. WOODSON AND ANITA V. WOODSON
1612 JEREMY DRIVE
COLUMBIA, TN 38401

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE COUNTY OF MAURY,
STATE OF TENNESSEE; HOUSE AND LOT SITUATED IN THE 9TH CIVIL DISTRICT OF
MAURY COUNTY, TENNESSEE, THE 3RD WARD OF THE CITY OF COLUMBIA BOUNDED ON
THE NORTH BY MCMEEN AND ALINE STREET, ON THE EAST BY WILKES STREET; IN THE
SOUTH BY D.E. GREEN, AND ON THE EAST BY BEASLEY AND WOODSIDE STREET.

TAX ID NUMBER: 099A-G-032.00-000

PROPERTY COMMONLY KNOWN AS: 815 WOODSIDE STREET, COLUMBIA, TN 38401



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	816 Wilkes St. Columbia TN.		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	CD4 built		

DATE OF PRE-APPLICATION CONFERENCE	Pre-application meetings are scheduled for Wednesdays.
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	Annexations/Rezoning/PUD's: ☐ Written Legal Description copy ☐ Requested Zone Listed CD-4 ☐ Compliance with Comprehensive Plan - URBAN NEIGHBORHOOD ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter - N-A LESS THAN 4 LOTS - Plats/PUDs: ☐ Project Name (include Sections & Phases) ☒ Total Number of Lots ☐ Total acreage ACRE 1/2

**File naming nomenclature examples:*
Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat

* CONCEPT PLAN REQUIRED - SHOW LAYOUT OF HOUSE ON LOT.

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	Richard Woodson	PHONE	931-797-0597
ADDRESS	816 Wilkes St.	EMAIL	woodsonrichard11@gmail.com

PROPERTY OWNER NAME	Richard Woodson	PHONE	931-797-0597
ADDRESS	816 Wilkes St.	EMAIL	woodsonrichard11@gmail.com

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

Richard Woodson Richard Woodson 2/15/24
 APPLICANT NAME APPLICANT SIGNATURE DATE

Richard Woodson Richard Woodson 2/15/24
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

STAFF USE ONLY

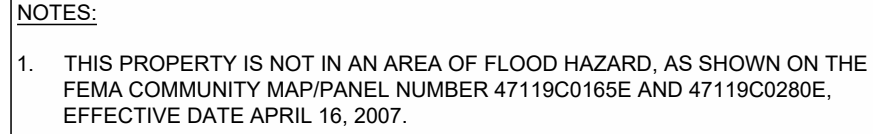
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

SITE DATA CHART

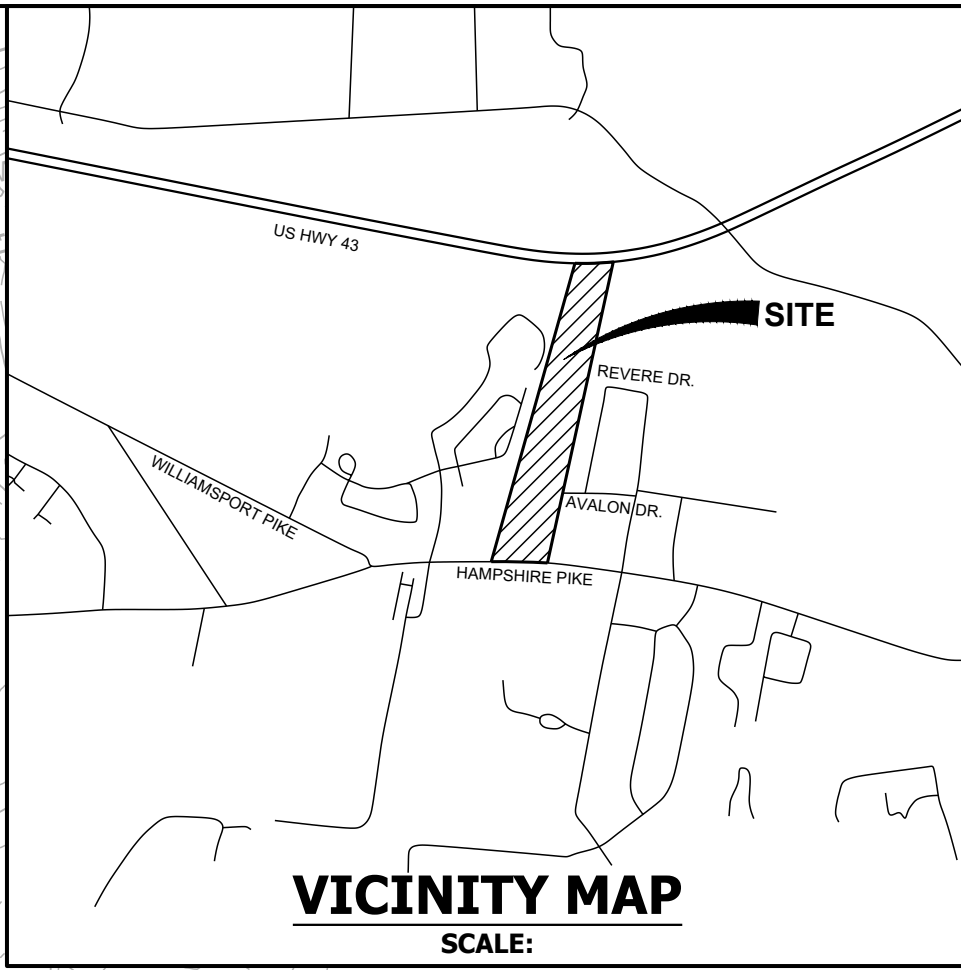
PARCEL ID: 39.00
PARCEL SIZE: 15.64 AC
EXISTING ZONING: RS-10
DENSITY ALLOWED: 15.64 - 2.8 = 12.84 * 43,560 / 10,000 = 55 LOTS
DENSITY PROPOSED: 43 LOTS
% IMPERVIOUS ALLOWED: 30%
% IMPERVIOUS PROPOSED:
OPEN SPACE REQUIRED: EXEMPT, LESS THAN 25 AC.
MINIMUM LOT SIZE: 10,000 S.F.
AVERAGE LOT SIZE PROPOSED:
MAX HEIGHT: 35'

LOT SETBACK LINES:
Front yard: 30'
Side yard: 10'
Rear yard: 30'

LOT SETBACK LINES:
Front yard: 30'
Side yard: 10'
Rear yard: 30'



Parcel Area Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	13,819	0.32
2	11,407	0.26
3	13,829	0.32
4	12,862	0.30
5	12,862	0.30
6	12,862	0.30
7	12,862	0.30
8	12,862	0.30
9	12,972	0.30
10	12,573	0.29
11	12,264	0.28
12	11,954	0.27
13	11,606	0.27
14	11,243	0.26
15	10,198	0.23
16	10,002	0.23
17	10,064	0.23
18	10,110	0.23
19	10,139	0.23
20	10,030	0.23
21	12,637	0.29
22	10,132	0.23
23	10,134	0.23
24	10,136	0.23
25	10,138	0.23
26	10,140	0.23
27	10,142	0.23
28	10,140	0.23
29	12,704	0.29
30	10,659	0.24
31	10,099	0.23
32	10,107	0.23
33	10,114	0.23
34	10,124	0.23
35	10,282	0.24
36	10,595	0.24
37	10,911	0.25
38	11,222	0.26
39	11,517	0.26
40	12,305	0.28
41	13,658	0.31
42	11,022	0.25
43	13,759	0.32



HAMPSHIRE HILLS
CONSTRUCTION PLAN SET

Nightengale Ridge
Columbia, Maury County, Tennessee
Map 89 - Parcel 39.00

ISSUE DATE: 08/10/22

[illegible]

C1.00

PROJECT NO.: 22-506-01



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	TAX MAP: 89P	GROUP: A	PARCEL: 39.00
SUMMARY OF NATURE OF REQUEST AND WORK	Hampshire Hills development site was previously approved for 42 single family lots. The current construction drawings and land disturbance permit issued are for 43 single family lots. Request is for a new preliminary plat to include the additional lot for a total of 43 lots.		

DATE OF PRE-APPLICATION CONFERENCE	Pre-application meetings are scheduled for Wednesdays.
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☒ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ Other:	<u>Annexations:</u> ☐ Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☒ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

Hampshire Hills. 43 single family lots. 15.64 acres	Plats/PUDs:
	☐ Project Name (include Sections & Phases)
	☐ Total Number of Lots/Residential Units
	☐ Square Footage of Non-Residential Floor Space
	☐ 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 meeting 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	Ben Beasley	PHONE	615-497-1511
ADDRESS	1805 Gunnerson Ln Franklin, TN 37064	EMAIL	ben@cypresshomestn.com

PROPERTY OWNER NAME	Cypress Homes LLC	PHONE	615-497-1511
ADDRESS	PO Box 682447 Franklin, TN 37068	EMAIL	ben@cypresshomestn.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

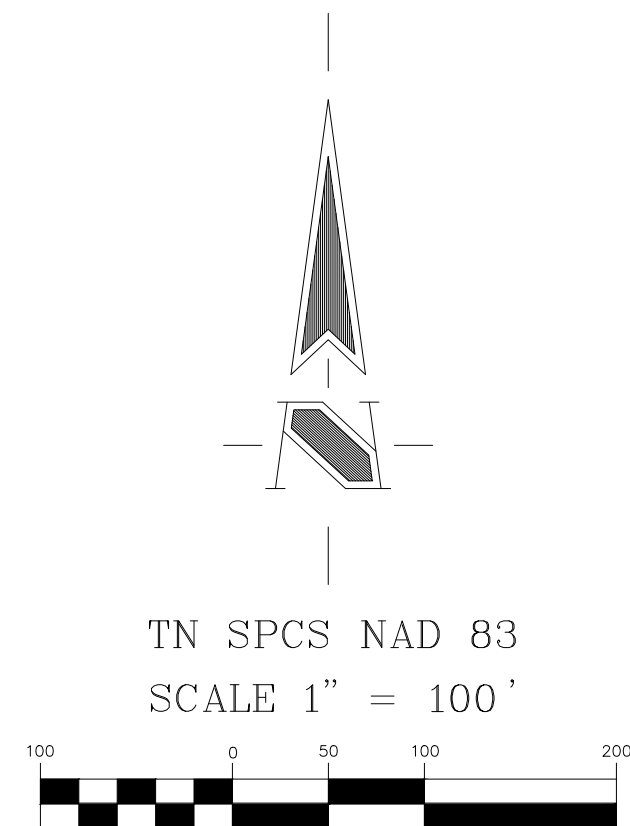
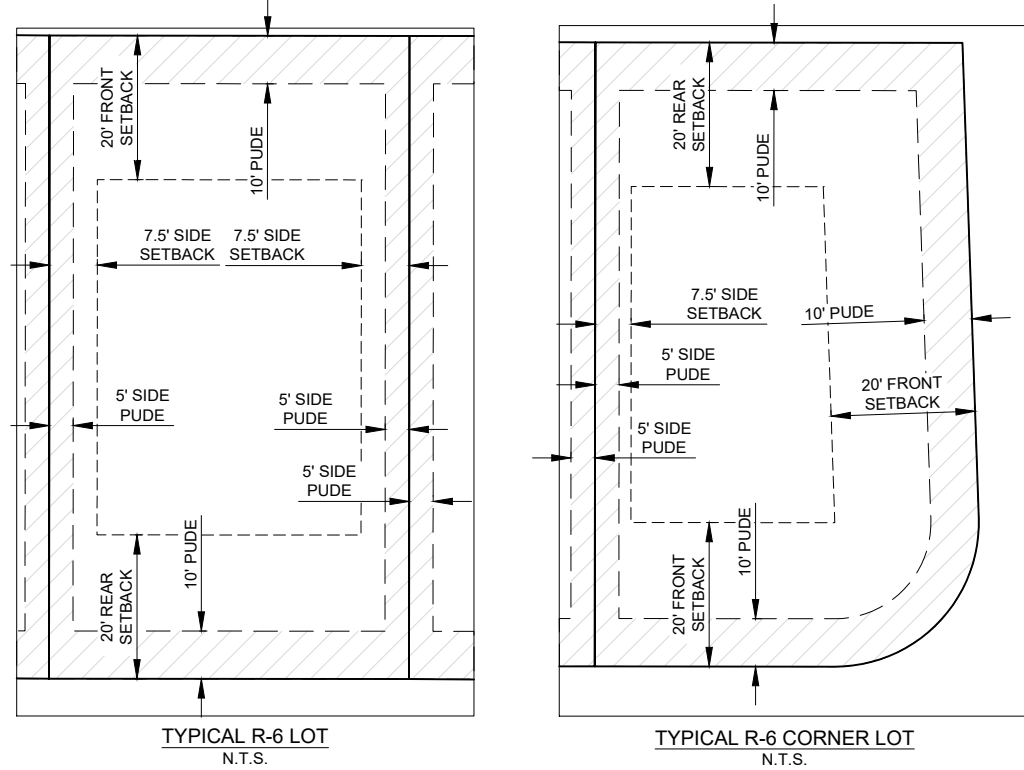
<u>Benjamin Beasley</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>2/19/2024</u> DATE
<u>Cypress Homes LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>2/19/2024</u> DATE



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS AND DEDICATE RIGHT-OF-WAY AND OPEN SPACE.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
3. SUBJECT PROPERTY IS PARCEL 15.05 AS SHOWN ON MAURY COUNTY TAX MAP 41.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
5. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
7. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
8. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
9. STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED _____, RECORDED IN DEED BOOK _____, PAGE _____, REGISTER'S OFFICE OF MAURY COUNTY, TN.
10. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4719C0180E, WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0180 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
11. ACCORDING TO THE TYPICAL LOT DETAIL, ALL LOTS ARE TO HAVE A 10' PUDE IN THE FRONT AND REAR OF THE LOTS, AS WELL AS A 5' PUDE IN THE SIDE OF THE LOTS.



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.

DATE: .20____ DIRECTOR OF COLUMBIA WATER DEPARTMENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN SUMMIT AT CARTER'S WEST, PHASE 1A 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.

DATE: .20____ 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.

DATE: .20____ 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 1 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.

DATE: .20____ 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.

DATE: .20____ 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.

DATE: .20____ 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.

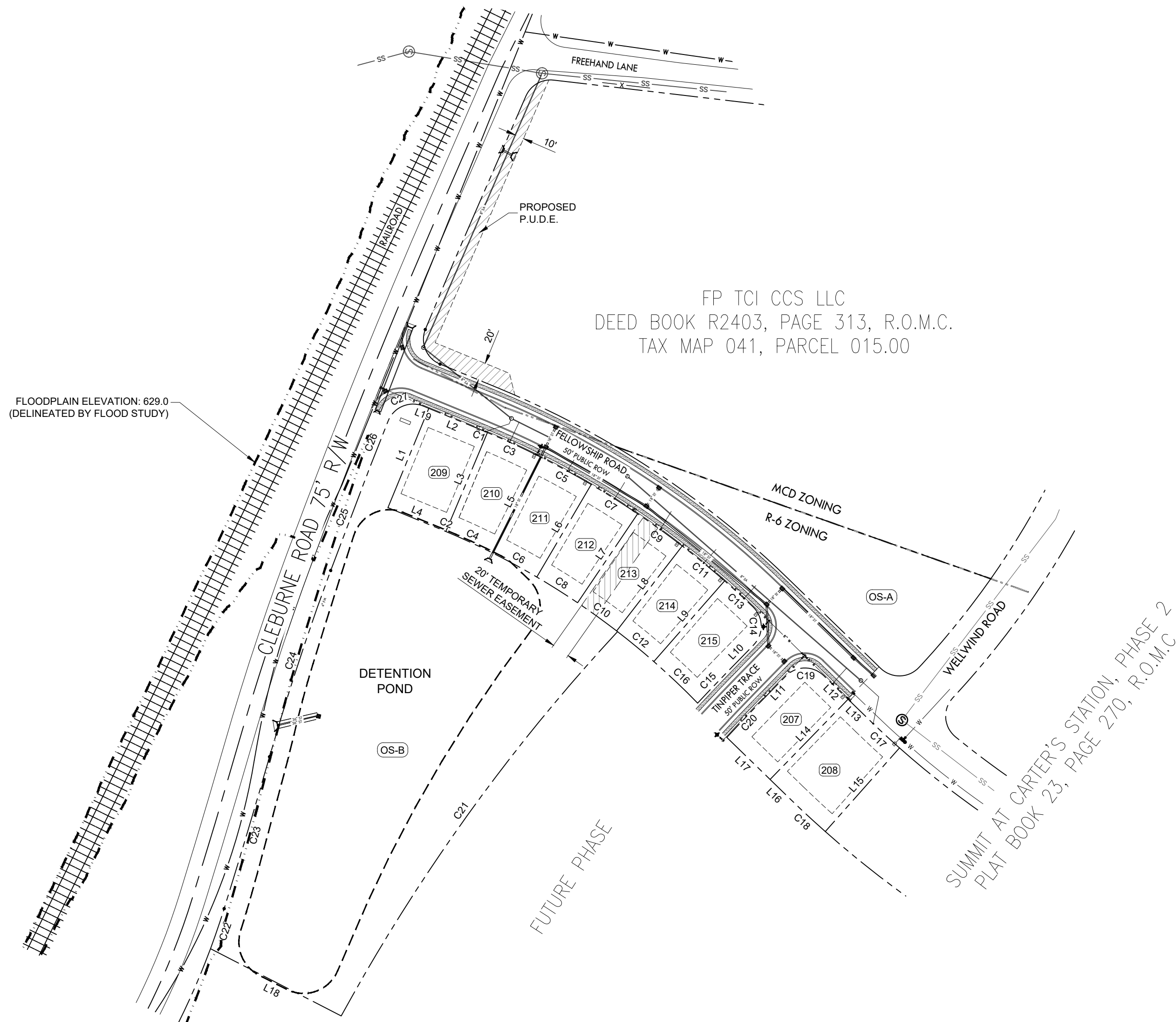
DATE: .20____ DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

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 NUMBERS R2806, PAGE 535 & R2403, PAGE 313, 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.

DATE: .20____ OWNER

DATE: .20____ OWNER



LEGEND

- W WATER SERVICE
- S SEWER SERVICE
- U HEADWALL
- SM STORMWATER MANHOLE
- F FIRE HYDRANT
- C CURB INLET
- A AREA DRAIN
- PS PROP. SEWER MANHOLE
- ES EX. SEWER MANHOLE
- PSL PROP. SEWER LINE
- STL PROP. STORMWATER LINE
- WL PROP. WATER LINE
- EXL EX. WATER LINE
- SSL EX. SANITARY SEWER

SITE DATA	
CURRENT ZONING:	R6
MINIMUM BUILDING SETBACKS:	
FRONT:	R6
REAR:	20'
SIDE:	7.5'
TOTAL PHASE AREA:	
OPEN SPACE:	6.20 ACRES
NEW ROW:	3.70 ACRES
	0.88 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	LINE	BEARING	DISTANCE	LOT	SQ. FT.
C1	975.00'	7.58'	7.58'	S 67°25'02" E	L1	N 22°21'36" E	120.00'	207	8302.9
C2	855.00'	6.65'	6.65'	N 67°25'02" W	L2	S 67°38'24" E	63.36'	208	10252.4
C3	975.00'	66.64'	65.63'	S 65°15'56" E	L3	N 22°48'20" E	120.00'	209	8456.7
C4	855.00'	57.56'	57.55'	N 65°15'56" W	L4	N 67°38'24" W	63.36'	210	7382.0
C5	975.00'	64.13'	64.12'	S 61°27'10" E	L5	N 26°50'47" E	120.00'	211	7222.4
C6	855.00'	56.24'	56.23'	N 61°27'10" W	L6	N 30°25'54" E	120.00'	212	6917.5
C7	975.00'	61.43'	61.42'	S 57°45'48" E	L7	N 34°02'23" E	120.00'	213	6917.5
C8	855.00'	53.87'	53.86'	N 57°46'48" W	L8	N 37°50'04" E	120.00'	214	6917.5
C9	975.00'	61.43'	61.42'	S 54°09'13" E	L9	N 41°15'39" E	120.00'	215	8227.0
C10	855.00'	53.87'	53.86'	N 54°09'13" W	L10	S 44°20'12" W	37.89'	OS-A	29408.9
C11	975.00'	61.43'	61.42'	S 50°32'38" E	L11	N 44°20'12" E	38.16'	OS-B	131458.1
C12	855.00'	53.87'	53.86'	N 50°32'38" W	L12	S 45°47'33" E	38.01'		
C13	975.00'	43.00'	42.89'	S 47°28'33" E	L13	S 45°47'33" E	31.79'		
C14	30.00'	47.41'	42.63'	S 00°56'16" E	L14	N 44°12'27" E	125.00'		
C15	2025.00'	52.35'	52.35'	S 43°35'46" W	L15	S 41°33'40" W	125.00'		
C16	855.00'	67.52'	67.50'	N 46°28'38" W	L16	N 45°47'33" W	31.79'		
C17	1025.00'	47.35'	47.34'	N 47°06'56" W	L17	N 45°47'33" W	67.06'		
C18	1150.00'	53.12'	53.11'	N 47°06'56" W	L18	N 62°46'33" W	164.31'		
C19	30.00'	47.06'	42.38'	S 89°16'20" W	L19	S 67°38'24" E	6.69'		
C20	1975.00'	56.91'	56.91'	N 43°30'40" E					
C21	2145.00'	530.52'	529.17'	S 35°42'32" W					
C22	852.94'	47.31'	47.30'	N 18°48'59" E					
C23	8549.46'	177.27'	177.26'	N 16°37'41" E					
C24	2930.74'	219.21'	219.16'	N 18°10'36" E					
C25	7502.71'	120.80'	120.80'	N 20°46'51" E					
C26	7502.71'	58.29'	58.29'	N 21°27'53" E					
C27	30.00'	47.48'	42.67'	N 67°01'25" E					

FLOOD STUDY INFORMATION

THE FLOOD PLAIN INFORMATION AND ELEVATIONS ARE BASED ON A FLOOD STUDY (CASE NO. 1376R) PREPARED BY CRUNK ENGINEERING AS SEALED BY ADAM W. CRUNK, P.E. THE FEMA PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL MAP NUMBER IS 47119C0180E, DATED APRIL 16TH, 2007.

OWNERS OF RECORD

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP
DEED BK. R2806 PG. 535, MAP 041 PARCEL 015.05
FP TCI CCS LLC
DEED BK. R2403 PAGE 313, MAP 041 PARCEL 015.00

APPLICANT

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

REVISIONS

NO. DATE

DATE: 2-13-2024

SCALE: 1" = 100'

DRAWN BY: DSW

REVIEWER:

FINAL PLAT - PHASE 1A

MAP 041, P/O PARCEL 015.05
MAURY COUNTY, TENNESSEE

SUMMIT AT CARTER'S WEST



PROJECT
21-0515

SHEET
1 OF 1

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

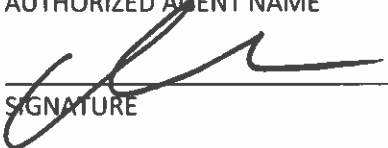
B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

<u>Summit at Carter's West, Phase 1</u>	
PROJECT	
<i>Completed by the Developer</i>	<i>Completed by the City</i>
<u>Pulte Homes Tennessee Limited Partnership</u>	
DEVELOPER NAME	
<u>JEREMY BROOKS</u>	
AUTHORIZED AGENT NAME	CITY ENGINEER
	
SIGNATURE	SIGNATURE
<u>09-12-23</u>	
DATE	DATE
<u>100 WESTWOOD PL, SUITE #100</u>	
STREET	
<u>BRENTWOOD, TN 37027</u>	
CITY, STATE, ZIP	
<u>628-867-8449</u>	
PHONE	
<u>JEREMY.BROOKS@PULTEGROUP.COM</u>	
EMAIL	
Attest	Attest
<u>Kimberly Maynard</u>	
ATTEST NAME	ATTEST NAME
	
ATTEST SIGNATURE	ATTEST SIGNATURE
<u>9-12-23</u>	
DATE	DATE

DOCUMENT PREPARED BY:

Name: Alexander Mollica
Company: Crunk Engineering
Address: 7112 Crossroads Blvd.
Brentwood, TN 37027

After recording return copy to City of Columbia, Development Services

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

Map & Parcel Number: Map 041, Parcel 15.50
Project Name: Summit at Carter's Station - Phase 1

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

THIS AGREEMENT, made this 5 day of August, 2023, by and between
Pulte Homes Tennessee Limited Partnership hereinafter referred to as the "OWNER(S)" of the following property
and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

ATTEST BY OWNER(S):

Print Name JEREMY BROOKS
Title DIR. LAND
Signature [Signature]

Owner PULTE HOMES TENNESSEE LIMITED PARTNERSHIP
Address 100 WESTWOOD PL
SUITE #100
City, State ZIP BRENTWOOD, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

Before me, Kimberly Maynard of the state and county mentioned, personally appeared Jeremy Brooks, 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 11th day of September, 20 23.

Kimberly Maynard
Notary Public

My Commission Expires: 9-8-2025



CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : _____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

Notary Public
My Commission Expires: _____



Post Construction Long Term Maintenance Plan

Project Name: Summit at Carter's Station North – Phase 1

Columbia, TN

September 5, 2023

Table of Contents

Section Name

System Description

Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds.

- There is one stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 419 feet of grass lined open channel.
- 172 feet of 36 in ADS pipe, 569 feet 30 in ADS pipe, 266 feet of 24 in ADS pipe, 1,098 feet of 18 in ADS pipe, 278 feet of 15 in ADS pipe, 563 feet of 12 in ADS pipe and 39 storm inlets.

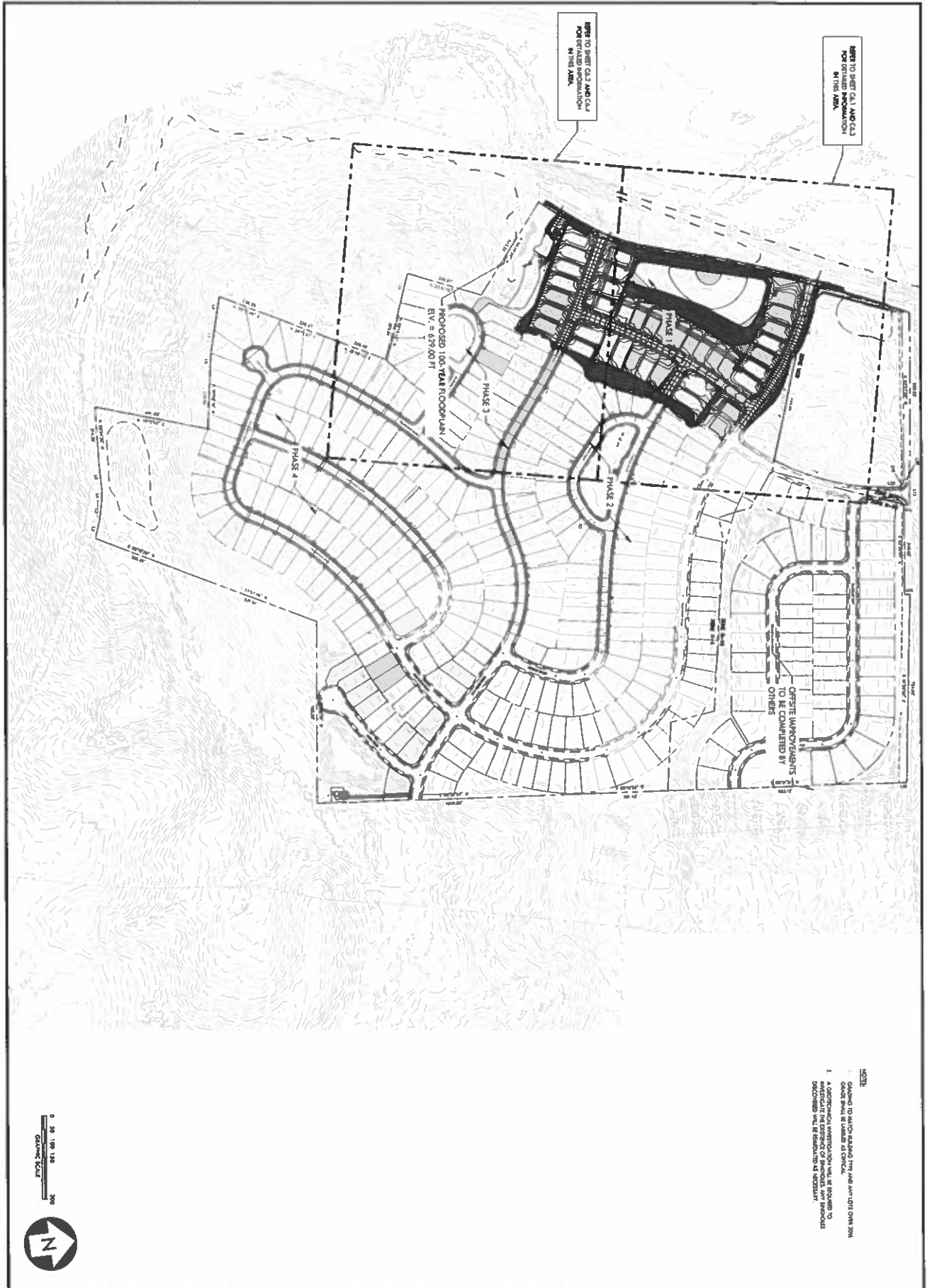
Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

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 mosquitos.
 - d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
 - e. Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
 - 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. 172 feet of 36 in ADS pipe, 569 feet 30 in ADS pipe, 266 feet of 24 in ADS pipe, 1,098 feet of 18 in ADS pipe, 278 feet of 15 in ADS pipe, 563 feet of 12 in ADS pipe and 39 storm inlets.**
- a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



0 50 100 150 200
FOOT SCALE

OVERALL GRADING
& DRAINAGE PLAN

C6.0

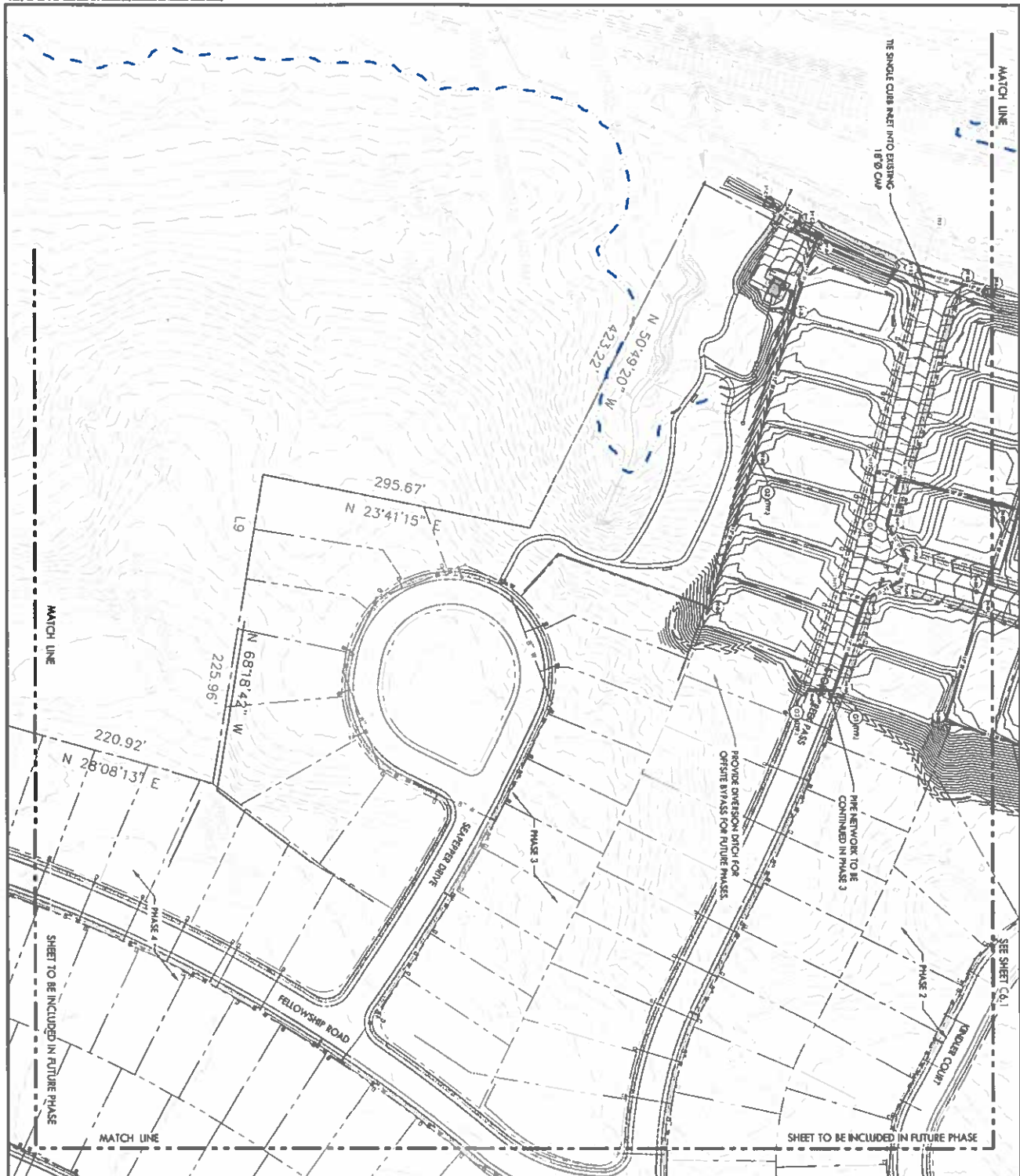
REVISIONS	
No.	DATE
1	11/29/22
2	1/4/23
3	2/21/23
4	4/18/23
5	6/8/23
6	6/19/23

SUMMIT AT CARTERS STATION NORTH
PHASE 1 - CONTRACTOR SET
 CARTERS CREEK STATION ROAD
 MAURY COUNTY, TENNESSEE



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

NOTES:
 1. GRADING TO MATCH SURROUNDING TYPICAL AND ANY LOT'S OWN OWN.
 2. GRADE SHALL BE LOWERED AS NECESSARY.
 3. A GEOTECHNICAL INVESTIGATION SHALL BE REQUIRED TO DISCOVERED HILL OF REMOVAL AS NECESSARY.



0.1875" = 30.00'
GRAPHIC SCALE
1" = 60.00'



- PROPOSED GRADING & DRAINAGE LEGEND**
- PROPOSED DRAINAGE
 - PROPOSED SPOT ELEVATION
 - STORM RETENTION DAM
 - STORM INLET
 - SPREAD INLET
 - SPREAD CATCH BASIN
 - SPREAD CATCH BASIN
 - JUNCTION BOX

**GRADING & DRAINAGE PLAN
KEYNOTES**

CODE	DESCRIPTION	REF. LOCATION
01	SINGLE CURB MEET	CL-1, 2
02	SINGLE CATCH BASIN	CL-1, 4
03	JUNCTION BOX	CL-1, 2
04	CONCRETE RETAINMENT WALL	CL-1, 5
05	NORTH FACING DRAINAGE STRUCTURE	CL-2, 1
06	SEWER CONCRETE RETAINMENT WALL	CL-4, 4

NOTES:
1. REFER TO SHEET C-6.4 FOR DETAIL.

C6.5
DRAINAGE PLAN

REVISIONS	
No.	DATE
1	11/29/22
2	1/4/23
3	2/21/23
4	4/28/23
5	6/8/23
6	6/19/23

**SUMMIT AT CARTERS STATION NORTH
PHASE 1 - CONTRACTOR SET**

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE



CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
BENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENGINEERING.COM



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	Carter's Creek Station Road, Columbia, TN		
	TAX MAP: 41	GROUP:	PARCEL: 15.50
SUMMARY OF NATURE OF REQUEST AND WORK	This application is to approve the final plat for phases of Summit at Carter's West, Phase 1 A.		

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:	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 West, Phase 1 A. ☒ Total Number of Lots 9 ☒ Total acreage 6.2 AC

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

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

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

APPLICANT

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

NAME	T-Square Engineering	PHONE	615.678.8212
ADDRESS	1329 West Main St., Franklin, TN 37064	EMAIL	Allison.Corolla@T2-Eng.com

PROPERTY OWNER NAME	Pulte Homes Tennessee Limited Partnership	PHONE	629.867.8449
ADDRESS	100 Westwood Place, Suite 100 Brentwood, TN 37027	EMAIL	Jeremy.Brooks@PulteGroup.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.

Allison Corolla

APPLICANT NAME

Allison Corolla

APPLICANT SIGNATURE

9/18/2023

DATE

PULTE HOMES TENNESSEE LIMITED
(JEREMY BROOKS) PARTNERSHIP

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

09/18/23

DATE

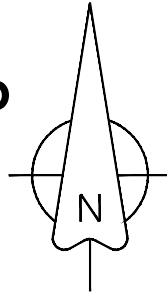
STAFF USE ONLY

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

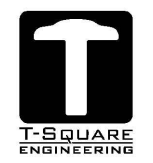
SKETCH DEVELOPMENT PLAN
FOR
COLUMBIA WEST
1754 HAMPSHIRE PIKE
COLUMBIA, TN 38401
CITY OF COLUMBIA, WARD #1



SITE VICINITY MAP
SCALE: 1" = 500'



DEVELOPER: JEFFREY FARANO, NATE GOLDEN & DARRELL DUNCAN
18400 VON KARMAN AVENUE, SUITE 800
IRVINE, CA 92612
213-544-2986

ENGINEER:  T-SQUARE ENGINEERING
1329 WEST MAIN STREET
FRANKLIN, TN 37064
615-678-8212

SURVEYOR: T-SQUARE ENGINEERING
1329 WEST MAIN STREET
FRANKLIN, TN 37064
615-678-8212

WATER UTILITY:  JONATHAN HARDIN
CPWS
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833

POWER UTILITY:  JONATHAN HARDIN
CPWS
201 PICKENS LANE
COLUMBIA, TN 38401
931-388-4833

WASTEWATER UTILITY: DONNIE BOSHERS
CITY OF COLUMBIA WASTEWATER
1244 TREATMENT PLAN ROAD
COLUMBIA, TN 38401
931-560-1001

SHEET SCHEDULE	
C-0.0	COVER SHEET
C-1.0	SKETCH DEVELOPMENT PLAN
C-1.1	DETAILED SKETCH DEVELOPMENT PLAN
C-1.2	DETAILED SKETCH DEVELOPMENT PLAN

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL
47119C0285E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD REINERT SARAH JOYCE HAMPSHIRE PIKE 1754 COLUMBIA, TN 38401 MAP 088, PARCEL 071.01 DEED BOOK 765, PAGE 758
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS

DATE

NO.

DATE:
2/15/24

SCALE:
AS SHOWN

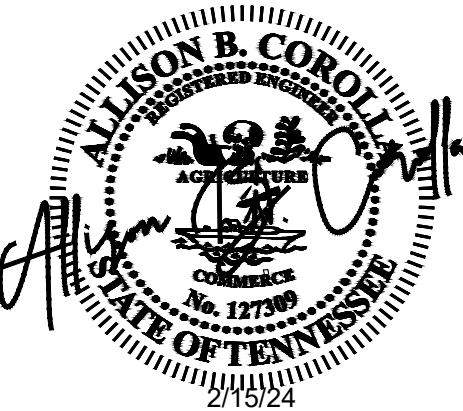
DRAWN BY:
T-SQUARE

REVIEWER:
ABC

COVER SHEET

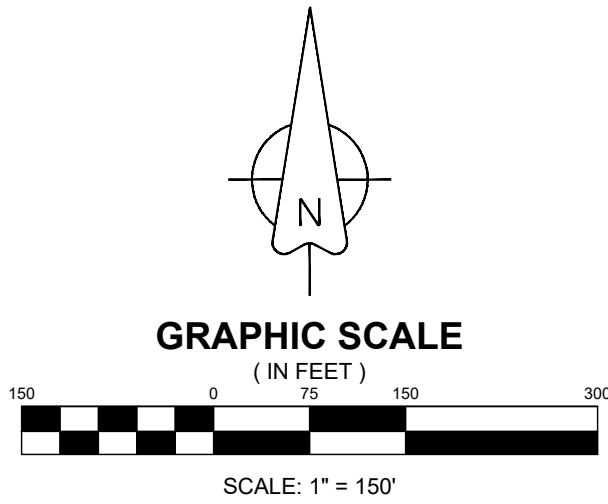
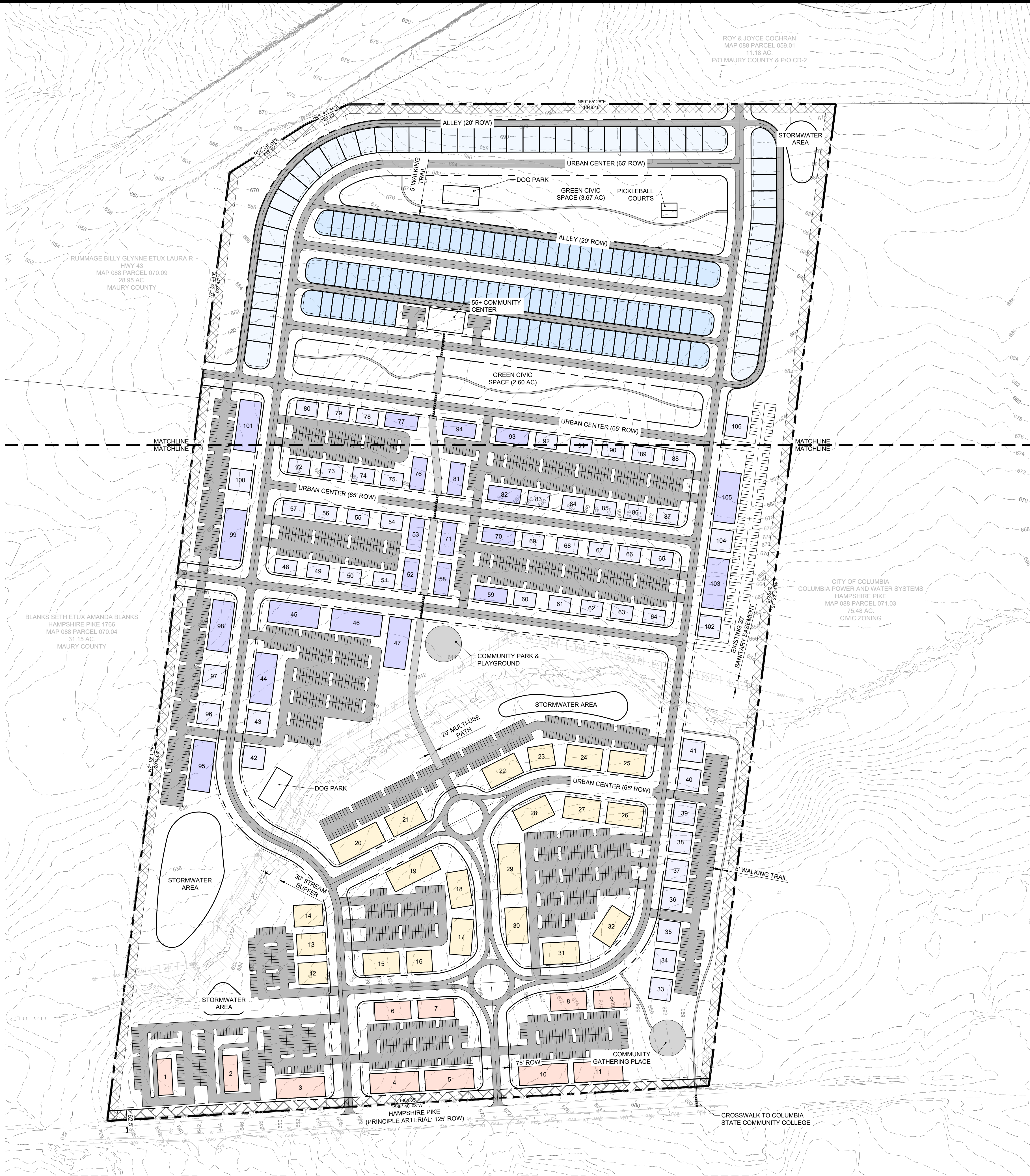
MAP 88, PARCEL 71.01
COLUMBIA, TENNESSEE

COLUMBIA WEST
1754 HAMPSHIRE PIKE



PROJECT
23-0930

SHEET
C-0.0



LEGEND	
	COMMERCIAL USE
	MIXED USE
	SMALL MULTI-FAMILY
	LARGE MULTI-FAMILY
	SENIOR LIVING SINGLE FAMILY
	SENIOR LIVING TOWNHOMES

SITE DATA	
PROJECT NAME	1754 HAMPSHIRE PIKE
PROJECT NUMBER	23-0930
ADDRESS	1754 HAMPSHIRE PIKE
PARCEL ID	MAP 088 PARCEL 071.01
EXISTING	
TOTAL PROPERTY ACREAGE	104.01 AC
ZONING	R-1
CIVIC SPACE	-
PROPOSED	
TOTAL PROPERTY ACREAGE	103.06 AC
ZONING	CD-4C
CIVIC SPACE	6.27 AC (6.1%)
DENSITY	
ALLOWED DENSITY	24 DENSITY UNITS/ACRE
	2,473 DENSITY UNITS
RESIDENTIAL DENSITY	1 PER LIVING DWELLING UNIT
	1,254 APARTMENTS
	99 TOWNHOMES
	51 SINGLE FAMILY HOMES
COMMERCIAL DENSITY	1 PER 1,500 SF
	191,125 SF
PROPOSED DENSITY	1,531 DENSITY UNITS
DETAILS	
SINGLE FAMILY LOT WIDTH	38' MIN. (ALLEY LOADED)
TOWNHOUSE LOT WIDTH	18' - 36'
FRONT SETBACK	6'
SIDE SETBACK	0'
REAR SETBACK	3' (15' FROM ALLEY CENTERLINE)
REQUIRED PARKING	2,733 PARKING SPACES
PROPOSED PARKING	2,371 PARKING SPACES (INCLUDES GARAGE SPACES FROM 55+ COMMUNITY, DOES NOT INCLUDE ANY STREET PARKING)

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN MAURY COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY ROY & JOYCE COCHRAN (DB R1620, PG. 609) AND US HIGHWAY 43/US HIGHWAY 412 (CONTROLLED ACCESS, RIGHT-OF-WAY VARIES), ON THE EAST BY CITY OF COLUMBIA (DB R2045, PG. 168), ON THE SOUTH BY HAMPSHIRE PIKE (STATE ROUTE 99, 80 FT. RIGHT-OF-WAY), AND ON THE WEST BY SETH BLANKS (DB R2918, PG. 231) AND BILLY RUMMAGE (DB R1708, PG. 241), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTH MARGIN OF HAMPSHIRE PIKE, BEING THE SOUTHWEST CORNER OF CITY OF COLUMBIA AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF HAMPSHIRE PIKE, S 86°40'08" W, 1564.83' TO AN IRON PIN FOUND, BEING THE SOUTHEAST CORNER OF BLANKS AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING THE MARGIN OF SAID ROAD AND WITH THE EAST LINE OF BLANKS, N 07°18'11" E, 2014.04' TO AN ANGLE IRON FOUND, BEING THE NORTHEAST CORNER OF BLANKS, AND THE SOUTHEAST CORNER OF RUMMAGE; THENCE WITH THE EAST LINE OF RUMMAGE, N 07°32'44" E, 627.47' TO AN IRON PIN FOUND IN THE SOUTHEAST MARGIN OF US HIGHWAY 43/US HIGHWAY 412, BEING THE NORTHEAST CORNER OF RUMMAGE AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF US HIGHWAY 43/US HIGHWAY 412, THE FOLLOWING CALLS: N 57°36'06" E, 248.19' TO A CONCRETE MONUMENT FOUND; THENCE N 64°41'55" E, 129.20' TO A POINT, BEING THE SOUTHWEST CORNER OF COCHRAN; THENCE LEAVING THE MARGIN OF US HIGHWAY 43/US HIGHWAY 412 AND WITH THE SOUTH LINE OF COCHRAN, N 89°55'28" E, 1348.46' TO AN IRON PIN FOUND, BEING THE NORTHWEST CORNER OF CITY OF COLUMBIA AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE WEST LINE OF CITY OF COLUMBIA, S 07°22'34" W, 2735.62' TO THE POINT OF BEGINNING, CONTAINING 104.01 ACRES, AS SURVEYED BY T-SQUARE SURVEYING, J. MARK CANTRELL, RLS #1859, DATED 2-6-2024.

- GENERAL NOTES:**
1. THE FRONTAGE OF THIS PROPERTY IS ALONG HAMPSHIRE PIKE (PRINCIPLE ARTERIAL).
 2. THE FUTURE LAND USE IN THIS AREA IS SUBURBAN NEIGHBORHOOD, CD-4C IS PERMITTED ALONG ARTERIAL ROADWAYS. THE INTENT OF SUBURBAN NEIGHBORHOOD 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.
 3. THE INTENTION OF THE DEVELOPMENT IS TO CREATE A WALKABLE COMMUNITY TO AND FROM COLUMBIA STATE COMMUNITY COLLEGE WHERE COMMUNITY MEMBERS CAN LIVE, EAT, WORK, AND PLAY.
 4. THIS SKETCH PLAN IS CONCEPTUAL IN NATURE AND WILL BE REVIEWED FURTHER UPON SITE DEVELOPMENT PLAN SUBMISSION. THIS PLAN INCORPORATES GREEN CIVIC SPACE, PLAYGROUNDS, COMMUNITY GATHERING PLACES, A MIXED-USE GOLF CART AND WALKING PATH, AND MULTIPLE WALKING TRAILS THROUGHOUT THE NEIGHBORHOOD.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 471902086 OF MAURY COUNTY, TN, DATED 06/09/2007.

OWNER OF RECORD	
REINERT SARAH JOYCE HAMPSHIRE PIKE 1754 COLUMBIA, TN 38401 MAP 088, PARCEL 071.01 DEED BOOK 765, PAGE 758	
APPLICANT	
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212	

REVISIONS

NO. DATE

DATE:

2/15/24

SCALE:

AS SHOWN

DRAWN BY:

T-SQUARE

REVIEWER:

ABC

SKETCH DEVELOPMENT PLAN

MAP 88, PARCEL 71.01
COLUMBIA, TENNESSEE

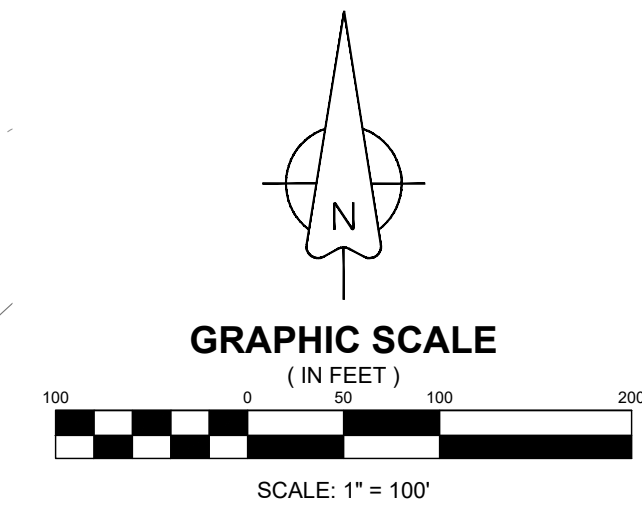
COLUMBIA WEST
1754 HAMPSHIRE PIKE



PROJECT
23-0930

SHEET
C-1.0

BUILDING		PROFITE WIDTH/L	APARTMENTS	BUILDING DENSITY UNITS	PARKING SPACES	REQUIRED PARKING SPACES	BUILDING FOOTPRINT (SF)
1	FAST FOOD	40	-	267	40	400	4000
2	FAST FOOD	40	-	267	40	400	4000
3	RESTAURANT	135	-	495	15	425	7250
4	RESTAURANT	135	-	495	15	425	7250
5	RETAIL	135	-	495	15	425	7250
6	RETAIL	135	-	495	15	425	7250
7	RETAIL	100	-	333	10	300	5000
8	RETAIL	100	-	333	10	300	5000
9	RETAIL	100	-	333	10	300	5000
10	RETAIL	135	-	495	15	425	1485
11	RESTAURANT	135	-	495	7425	7425	6000
12	OFFICE	80	12	1550	42	4800	4800
13	OFFICE	80	12	1550	42	4800	4800
14	RETAIL	100	18	2250	38	6000	6000
15	RETAIL	100	18	2250	38	6000	6000
16	RETAIL	100	18	2250	38	6000	6000
17	RETAIL	100	18	2250	38	6000	6000
18	RETAIL	100	18	2250	38	6000	6000
19	RETAIL	140	24	2800	52.8	8400	8400
20	RETAIL	140	24	2800	52.8	8400	8400
21	RETAIL	100	18	2250	38	6000	6000
22	RETAIL	100	18	2250	38	6000	6000
23	RESTAURANT	70	12	1480	80	3900	3900
24	RETAIL	100	18	2250	38	6000	6000
25	RETAIL	100	18	2250	38	6000	6000
26	RETAIL	100	18	2250	38	6000	6000
27	RETAIL	100	18	2250	38	6000	6000
28	RETAIL	100	18	2250	38	6000	6000
29	RETAIL	140	24	2800	52.8	8400	8400
30	RETAIL	100	18	2250	38	6000	6000
31	RETAIL	100	18	2250	38	6000	6000
32	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
33	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
34	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
35	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
36	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
37	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
38	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
39	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
40	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
41	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
42	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
43	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
44	LARGE MULTIFAMILY	140	30	3200	48	8400	8400
45	LARGE MULTIFAMILY	140	30	3200	48	8400	8400
46	LARGE MULTIFAMILY	80	30	3200	48	8400	8400
47	LARGE MULTIFAMILY	80	30	3200	48	8400	8400
48	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
49	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
50	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
51	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
52	LARGE MULTIFAMILY	40	20	2000	30	3600	3600
53	LARGE MULTIFAMILY	40	20	2000	30	3600	3600
54	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
55	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
56	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
57	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
58	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
59	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
60	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
61	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
62	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
63	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
64	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
65	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
66	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
67	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
68	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
69	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
70	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
71	LARGE MULTIFAMILY	40	20	2000	30	3600	3600
72	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
73	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
74	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
75	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
76	LARGE MULTIFAMILY	40	20	2000	30	3600	3600
77	LARGE MULTIFAMILY	40	20	2000	30	3600	3600
78	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
79	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
80	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
81	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
82	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
83	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
84	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
85	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
86	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
87	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
88	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
89	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
90	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
91	SAMAL MULTIFAMILY	80	6	600	9	2400	2400
92	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
93	LARGE MULTIFAMILY	80	20	2000	30	3600	3600
94	LARGE MULTIFAMILY	140	30	3200	48	8400	8400
95	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
96	SAMAL MULTIFAMILY	140	48	4800	72	6000	6000
97	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
98	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
99	LARGE MULTIFAMILY	140	30	3200	48	8400	8400
100	LARGE MULTIFAMILY	140	30	3200	48	8400	8400
101	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
102	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
103	LARGE MULTIFAMILY	40	20	2000	30	3600	3600
104	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
105	SAMAL MULTIFAMILY	140	30	3200	48	8400	8400
106	SAMAL MULTIFAMILY	80	6	600	9	3600	3600
TOTAL		2068	66	1485			
SINGLE FAMILY		2004	51	765			
TOTAL APARTMENT LARGE MULTIFAMILY		2727	154	2703			460258



LEGEND	
	COMMERCIAL USE
	MIXED USE
	SMALL MULTI-FAMILY
	LARGE MULTI-FAMILY
	SENIOR LIVING SINGLE FAMILY
	SENIOR LIVING TOWNHOMES

SITE DATA		
PROJECT NAME	1754 HAMPSHIRE PIKE	
PROJECT NUMBER	23-0930	
ADDRESS	1754 HAMPSHIRE PIKE	
PARCEL ID	MAP 088 PARCEL 071.01	
	EXISTING	PROPOSED
TOTAL PROPERTY ACREAGE	104.01 AC	103.06 AC
ZONING	R-1	CD-4C
CIVIC SPACE	-	6.27 AC (6.1%)
DENSITY		
ALLOWED DENSITY	24 DENSITY UNITS/ACRE	
	2,473 DENSITY UNITS	
RESIDENTIAL DENSITY	1 PER LIVING DWELLING UNIT	
	1,254 APARTMENTS	
	99 TOWNHOMES	
	51 SINGLE FAMILY HOMES	
COMMERCIAL DENSITY	1 PER 1,500 SF	
	191,125 SF	
PROPOSED DENSITY	1,531 DENSITY UNITS	
DETAILS		
SINGLE FAMILY LOT WIDTH	38' MIN. (ALLEY LOADED)	
TOWNHOUSE LOT WIDTH	18' - 36'	
FRONT SETBACK	6'	
SIDE SETBACK	0'	
REAR SETBACK	3' (15' FROM ALLY CENTERLINE)	
REQUIRED PARKING	2,733 PARKING SPACES	
PROPOSED PARKING	2,371 PARKING SPACES (INCLUDES GARAGE SPACES FROM 55+ COMMUNITY; DOES NOT INCLUDE ANY STREET PARKING)	

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN MAURY COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY ROY & JOYCE COCHRAN (DB R1620, PG. 609) AND US HIGHWAY 43/US HIGHWAY 412 (CONTROLLED ACCESS, RIGHT-OF-WAY VARIES), ON THE EAST BY CITY OF COLUMBIA (DB R2445, PG. 168), ON THE SOUTH BY HAMPSHIRE PIKE [STATE ROUTE 99, 80 FT. RIGHT-OF-WAY), AND ON THE WEST BY SETH BLANKS (DB R2918, PG. 231) AND BILLY RUMMAGE (DB R1708, PG. 241), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTH MARGIN OF HAMPSHIRE
 PIKE, BEING THE SOUTHWEST CORNER OF CITY OF COLUMBIA AND THE SOUTHEAST CORNER OF
 THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING
 86°40'08" W, 1664.85' TO AN IRON PIN FOUND, BEING THE SOUTHEAST CORNER OF BLANKS
 AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING
 43°15'56" E, 167.7' TO AN IRON PIN FOUND IN THE SOUTHWEST MARGIN OF US HIGHWAY
 43/US HIGHWAY 412, BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED;
 TO AN ANGLE IRON FOUND, BEING THE NORTHEAST CORNER OF BLANKS AND THE
 SOUTHEAST CORNER OF RUMMAGE; THENCE WITH THE EAST LINE OF RUMMAGE, N
 7°05'56" E, 64.7' TO AN IRON PIN FOUND IN THE SOUTHWEST MARGIN OF US HIGHWAY
 43/US HIGHWAY 412, BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED;
 THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN
 OF US HIGHWAY 43/US HIGHWAY 412, THE FOLLOWING CALLS: N 57°36'06" E, 248.19' TO
 THE SOUTHWEST CORNER OF COCHRAN; THENCE LEAVING THE MARGIN OF US HIGHWAY 43/US
 HIGHWAY 412 AND WITH THE SOUTH LINE OF COCHRAN, N 89°58'58" E, 1348.45' TO
 THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE WEST LINE
 OF CITY OF COLUMBIA, S 05°27'24" W, 2735.62' TO THE POINT OF BEGINNING, CONTAINING
 1.00 AC. OF LAND, SURVEYED BY T-SQUARE SURVEYING, J. MARK CANTRELL, RLS #1259,
 DATED 2-6-2024.

GENERAL NOTES

1. THE FRONTAGE OF THIS PROPERTY IS ALONG HAMPSHIRE PIKE (PRINCIPAL ARTERIAL).
2. THE FUTURE LAND USE IN THIS AREA IS SUBURBAN NEIGHBORHOOD, CD-4C IS PERMITTED ALONG ARTERIAL ROADWAYS. THE INTENT OF SUBURBAN NEIGHBORHOOD 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."
3. THE INTENTION OF THE DEVELOPMENT IS TO CREATE A WALKABLE COMMUNITY TO AND FROM COLUMBIA STATE COMMUNITY COLLEGE WHERE COMMUNITY COLLEGE STUDENTS CAN USE.
4. THIS SKETCH PLAN IS CONCEPTUAL IN NATURE AND WILL BE REVIEWED FURTHER UPON SITE DEVELOPMENT PLAN SUBMISSION. THIS PLAN INCORPORATES GREEN CIVIC SPACE, PLAYGROUNDS, COMMUNITY GATHERING SPACES, MIXED-USE DEVELOPMENT, WALKING PATH, AND MULTIPLE WALKING TRAILS THROUGHOUT THE NEIGHBORHOOD.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL

OWNER OF RECORD
REINERT SARAH JOYCE HAMPSHIRE PIKE 1754 COLUMBIA, TN 38401 MAP 088, PARCEL 071.01 DEED BOOK 765, PAGE 758
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

**DETAILED SKETCH
DEVELOPMENT PLAN**
MAP 88, PARCEL 71.01
COLUMBIA, TENNESSEE

DATE:	2/11/9/24	N.O.:	DATE:	REVISIONS:
SCALE:				
AS SHOWN				
DRAWN BY:				
T-SQUARE				
REVIEWER:				



PROJECT
23-0930

SHEET
C-1.1

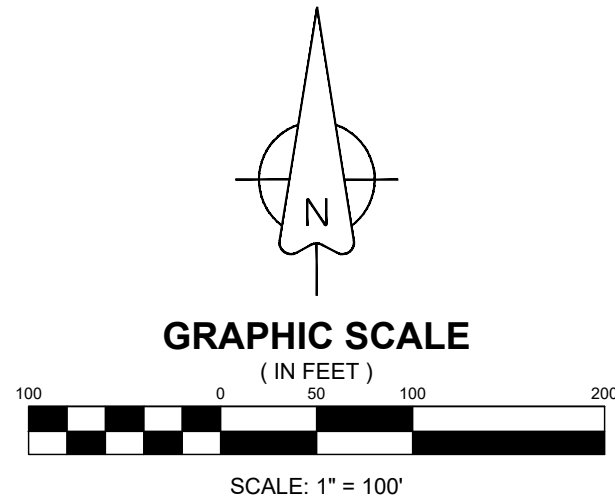
COLUMBIA WEST
1754 HAMPSHIRE PIKE

BUILDING	USE	FRONTAGE WIDTH (FT)	APARTMENTS	BUILDING DENSITY UNITS	REQUIRED PARKING SPACES	BUILDING FOOTPRINT (SF)
1	FAST FOOD	40	-	2.87	40	4000
2	FAST FOOD	40	-	2.87	40	4000
3	RESTAURANT	135	-	4.95	135	7425
4	RESTAURANT	135	-	4.95	135	7425
5	RETAIL	100	-	3.33	10	5000
6	RETAIL	100	-	3.33	10	5000
7	RETAIL	100	-	3.33	10	5000
8	RETAIL	100	-	3.33	10	5000
9	RETAIL	100	-	3.33	10	5000
10	RETAIL	135	-	4.95	135	7425
11	RESTAURANT	135	-	4.95	135	7425
12	OFFICE	80	12	15.00	42	4800
13	OFFICE	80	12	15.00	42	4800
14	OFFICE	80	12	15.00	42	4800
15	RETAIL	100	18	22.00	39	6000
16	RETAIL	70	12	14.00	39	4500
17	RETAIL	100	18	22.00	39	6000
18	RETAIL	100	18	22.00	39	6000
19	RETAIL	140	24	29.00	52.8	8400
20	RETAIL	140	24	29.00	52.8	8400
21	RETAIL	100	18	22.00	39	6000
22	RETAIL	100	18	22.00	39	6000
23	RESTAURANT	70	12	14.00	60	4500
24	RETAIL	100	18	22.00	39	6000
25	RETAIL	100	18	22.00	39	6000
26	RETAIL	100	18	22.00	39	6000
27	RETAIL	100	18	22.00	39	6000
28	RETAIL	100	18	22.00	39	6000
29	RETAIL	140	24	29.00	52.8	8400
30	RETAIL	100	18	22.00	39	6000
31	RETAIL	100	18	22.00	39	6000
32	RETAIL	100	18	22.00	39	6000
33	SMALL MULTI-FAMILY	80	6	6.00	9	3600
34	SMALL MULTI-FAMILY	80	6	6.00	9	3600
35	SMALL MULTI-FAMILY	80	6	6.00	9	3600
36	SMALL MULTI-FAMILY	80	6	6.00	9	3600
37	SMALL MULTI-FAMILY	80	6	6.00	9	3600
38	SMALL MULTI-FAMILY	80	6	6.00	9	3600
39	SMALL MULTI-FAMILY	80	6	6.00	9	3600
40	SMALL MULTI-FAMILY	80	6	6.00	9	3600
41	SMALL MULTI-FAMILY	80	6	6.00	9	3600
42	SMALL MULTI-FAMILY	80	6	6.00	9	3600
43	SMALL MULTI-FAMILY	80	6	6.00	9	3600
44	LARGE MULTI-FAMILY	140	32	32.00	48	8400
45	LARGE MULTI-FAMILY	140	32	32.00	48	8400
46	LARGE MULTI-FAMILY	140	32	32.00	48	8400
47	LARGE MULTI-FAMILY	80	6	6.00	9	2400
48	SMALL MULTI-FAMILY	80	6	6.00	9	2400
49	SMALL MULTI-FAMILY	80	6	6.00	9	2400
50	SMALL MULTI-FAMILY	80	6	6.00	9	2400
51	SMALL MULTI-FAMILY	80	6	6.00	9	2400
52	LARGE MULTI-FAMILY	40	20	20.00	30	3600
53	LARGE MULTI-FAMILY	40	20	20.00	30	3600
54	SMALL MULTI-FAMILY	80	6	6.00	9	2400
55	SMALL MULTI-FAMILY	80	6	6.00	9	2400
56	SMALL MULTI-FAMILY	80	6	6.00	9	2400
57	SMALL MULTI-FAMILY	80	6	6.00	9	2400
58	LARGE MULTI-FAMILY	40	20	20.00	30	3600
59	LARGE MULTI-FAMILY	40	20	20.00	30	3600
60	SMALL MULTI-FAMILY	80	6	6.00	9	2400
61	SMALL MULTI-FAMILY	80	6	6.00	9	2400
62	SMALL MULTI-FAMILY	80	6	6.00	9	2400
63	SMALL MULTI-FAMILY	80	6	6.00	9	2400
64	SMALL MULTI-FAMILY	80	6	6.00	9	2400
65	SMALL MULTI-FAMILY	80	6	6.00	9	2400
66	SMALL MULTI-FAMILY	80	6	6.00	9	2400
67	SMALL MULTI-FAMILY	80	6	6.00	9	2400
68	SMALL MULTI-FAMILY	80	6	6.00	9	2400
69	SMALL MULTI-FAMILY	80	6	6.00	9	2400
70	LARGE MULTI-FAMILY	40	20	20.00	30	3600
71	LARGE MULTI-FAMILY	40	20	20.00	30	3600
72	SMALL MULTI-FAMILY	80	6	6.00	9	2400
73	SMALL MULTI-FAMILY	80	6	6.00	9	2400
74	SMALL MULTI-FAMILY	80	6	6.00	9	2400
75	LARGE MULTI-FAMILY	40	20	20.00	30	3600
76	LARGE MULTI-FAMILY	40	20	20.00	30	3600
77	LARGE MULTI-FAMILY	40	20	20.00	30	3600
78	SMALL MULTI-FAMILY	80	6	6.00	9	2400
79	SMALL MULTI-FAMILY	80	6	6.00	9	2400
80	SMALL MULTI-FAMILY	80	6	6.00	9	2400
81	LARGE MULTI-FAMILY	40	20	20.00	30	3600
82	LARGE MULTI-FAMILY	40	20	20.00	30	3600
83	SMALL MULTI-FAMILY	80	6	6.00	9	2400
84	SMALL MULTI-FAMILY	80	6	6.00	9	2400
85	SMALL MULTI-FAMILY	80	6	6.00	9	2400
86	SMALL MULTI-FAMILY	80	6	6.00	9	2400
87	SMALL MULTI-FAMILY	80	6	6.00	9	2400
88	SMALL MULTI-FAMILY	80	6	6.00	9	2400
89	SMALL MULTI-FAMILY	80	6	6.00	9	2400
90	SMALL MULTI-FAMILY	80	6	6.00	9	2400
91	SMALL MULTI-FAMILY	80	6	6.00	9	2400
92	SMALL MULTI-FAMILY	80	6	6.00	9	2400
93	LARGE MULTI-FAMILY	40	20	20.00	30	3600
94	LARGE MULTI-FAMILY	40	20	20.00	30	3600
95	LARGE MULTI-FAMILY	140	32	32.00	48	8400
96	SMALL MULTI-FAMILY	80	6	6.00	9	3600
97	SMALL MULTI-FAMILY	80	6	6.00	9	3600
98	LARGE MULTI-FAMILY	140	32	32.00	48	8400
99	LARGE MULTI-FAMILY	140	32	32.00	48	8400
100	SMALL MULTI-FAMILY	80	6	6.00	9	3600
101	LARGE MULTI-FAMILY	140	32	32.00	48	8400
102	SMALL MULTI-FAMILY	80	6	6.00	9	3600
103	LARGE MULTI-FAMILY	140	32	32.00	48	8400
104	SMALL MULTI-FAMILY	80	6	6.00	9	3600
105	LARGE MULTI-FAMILY	140	32	32.00	48	8400
106	SMALL MULTI-FAMILY	80	6	6.00	9	3600
TOWNHOUSES						
TOTAL			2368	99.00	148.0	
SINGLE FAMILY			2304	51	51.00	78.5
TOTAL ALLOWABLE LARGE MULTI-FAMILY			1365	1404	191	2733
TOTAL LARGE MULTI-FAMILY			2700	-	-	46525

TUX LAURA R
70.09

MATCHLINE
MATCHLINE

ROY & JOYCE COCHRAN
MAP 088 PARCEL 059.01
11.18 AC.
PIO MAURY COUNTY & PIO CD-2



LEGEND	
	COMMERCIAL USE
	MIXED USE
	SMALL MULTI-FAMILY
	LARGE MULTI-FAMILY
	SENIOR LIVING SINGLE FAMILY
	SENIOR LIVING TOWNHOMES

SITE DATA	
PROJECT NAME	1754 HAMPSHIRE PIKE
PROJECT NUMBER	23-0930
ADDRESS	1754 HAMPSHIRE PIKE
PARCEL ID	MAP 088 PARCEL 071.01
EXISTING	
TOTAL PROPERTY ACREAGE	104.01 AC
ZONING	R-1
CIVIC SPACE	6.27 AC (6.1%)
PROPOSED	
TOTAL PROPERTY ACREAGE	103.06 AC
ZONING	CD-4C
CIVIC SPACE	6.27 AC (6.1%)
DENSITY	
ALLOWED DENSITY	24 DENSITY UNITS/ACRE
RESIDENTIAL DENSITY	2,473 DENSITY UNITS 1 PER LIVING DWELLING UNIT 1,254 APARTMENTS 99 TOWNHOMES 51 SINGLE FAMILY HOMES
COMMERCIAL DENSITY	1 PER 1,500 SF 191,125 SF
PROPOSED DENSITY	1,531 DENSITY UNITS
DETAILS	
SINGLE FAMILY LOT WIDTH	38' MIN. (ALLEY LOADED)
TOWNHOUSE LOT WIDTH	18' - 36'
FRONT SETBACK	6'
SIDE SETBACK	0'
REAR SETBACK	3' (15' FROM ALLEY CENTERLINE)
REQUIRED PARKING	2,733 PARKING SPACES
PROPOSED PARKING	2,371 PARKING SPACES (INCLUDES GARAGE SPACES FROM 55+ COMMUNITY, DOES NOT INCLUDE ANY STREET PARKING)

LEGAL DESCRIPTION

BEING A TRACT OF LAND LYING IN MAURY COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY ROY & JOYCE COCHRAN (DB R1620, PG. 609) AND US HIGHWAY 43/US HIGHWAY 412 (CONTROLLED ACCESS, RIGHT-OF-WAY VARIES), ON THE EAST BY CITY OF COLUMBIA (DB R2445, PG. 168), ON THE SOUTH BY HAMPSHIRE PIKE (STATE ROUTE 99, 20 FT. RIGHT-OF-WAY), AND ON THE WEST BY SETH BLANKS (DB R2918, PG. 231) AND BILLY RUMMAGE (DB R1708, PG. 241), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE NORTH MARGIN OF HAMPSHIRE PIKE, BEING THE SOUTHWEST CORNER OF CITY OF COLUMBIA AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF HAMPSHIRE PIKE, S 86°40'08" W, 1564.85' TO AN IRON PIN FOUND, BEING THE SOUTHEAST CORNER OF BLANKS AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING THE MARGIN OF SAID ROAD AND WITH THE EAST LINE OF BLANKS, N 07°18'11" E, 2014.04' TO AN ANGLE IRON FOUND, BEING THE NORTHEAST CORNER OF BLANKS, AND THE SOUTHEAST CORNER OF RUMMAGE; THENCE WITH THE EAST LINE OF RUMMAGE, N 07°32'44" E, 627.47' TO AN IRON PIN FOUND IN THE SOUTHEAST MARGIN OF US HIGHWAY 43/US HIGHWAY 412, BEING THE NORTHEAST CORNER OF RUMMAGE AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF US HIGHWAY 43/US HIGHWAY 412, THE FOLLOWING CALLS: N 57°36'06" E, 248.19' TO A CONCRETE MONUMENT FOUND; THENCE N 64°41'55" E, 129.20' TO A POINT, BEING THE SOUTHWEST CORNER OF COCHRAN; THENCE LEAVING THE MARGIN OF US HIGHWAY 43/US HIGHWAY 412 AND WITH THE SOUTH LINE OF COCHRAN, N 89°55'28" E, 1348.46' TO AN IRON PIN FOUND, BEING THE NORTHWEST CORNER OF CITY OF COLUMBIA AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE WEST LINE OF CITY OF COLUMBIA, S 07°22'34" W, 2735.62' TO THE POINT OF BEGINNING, CONTAINING 104.01 ACRES, AS SURVEYED BY T-SQUARE SURVEYING, J. MARK CANTRELL, RLS #1859, DATED 2-6-2024.

GENERAL NOTES:

- THE FRONTAGE OF THIS PROPERTY IS ALONG HAMPSHIRE PIKE (PRINCIPLE ARTERIAL).
- THE FUTURE LAND USE IN THIS AREA IS SUBURBAN NEIGHBORHOOD, CD-4C IS PERMITTED ALONG ARTERIAL ROADWAYS. THE INTENT OF SUBURBAN NEIGHBORHOOD 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.
- THE INTENTION OF THE DEVELOPMENT IS TO CREATE A WALKABLE COMMUNITY TO AND FROM COLUMBIA STATE COMMUNITY COLLEGE WHERE COMMUNITY MEMBERS CAN LIVE, EAT, WORK, AND PLAY.
- THIS SKETCH PLAN IS CONCEPTUAL IN NATURE AND WILL BE REVIEWED FURTHER UPON SITE DEVELOPMENT PLAN SUBMISSION. THIS PLAN INCORPORATES GREEN CIVIC SPACE, PLAYGROUNDS, COMMUNITY GATHERING PLACES, A MIXED-USE GOLF CART AND WALKING PATH, AND MULTIPLE WALKING TRAILS THROUGHOUT THE NEIGHBORHOOD.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0286 OF MAURY COUNTY, TN, DATED 06/02/2007.

OWNER OF RECORD
REINERT SARAH JOYCE
HAMPSHIRE PIKE 1754
COLUMBIA, TN 38401
MAP 088, PARCEL 071.01
DEED BOOK 765, PAGE 758

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

CITY OF C
COLUMBIA POWER AI
HAMPSH
MAP 088 PAI
15.46
CIVIC 2

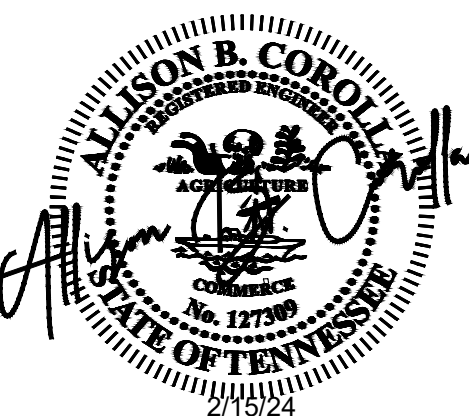
REVISIONS

DATE

NO.

DETAILED SKETCH
DEVELOPMENT PLAN
MAP 88, PARCEL 71.01
COLUMBIA, TENNESSEE

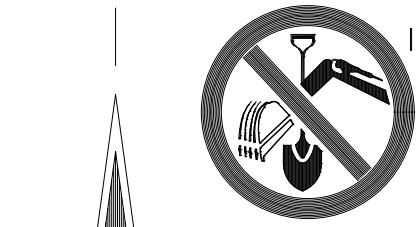
DATE:	2/15/24
SCALE:	AS SHOWN
DRAWN BY:	T-SQUARE
REVIEWER:	ABC



PROJECT
23-0930

SHEET
C-1.2

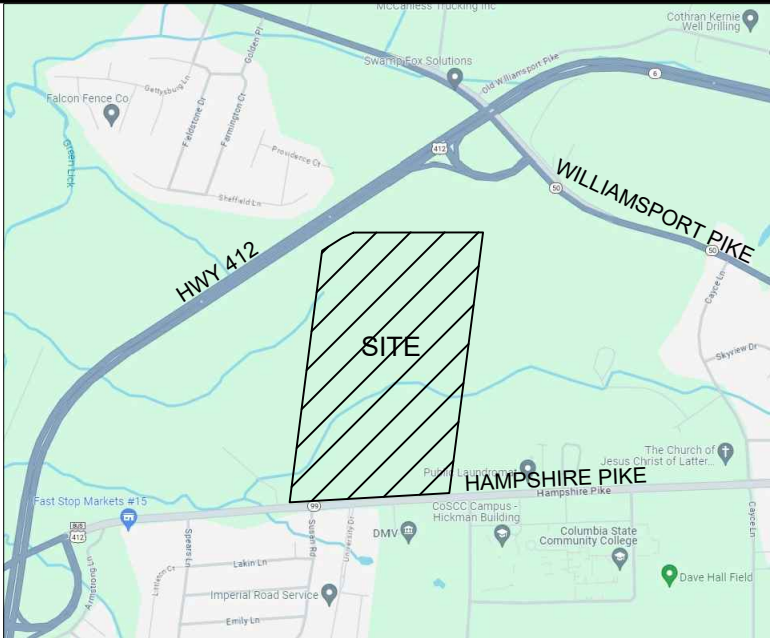
COLUMBIA WEST
1754 HAMPSHIRE PIKE



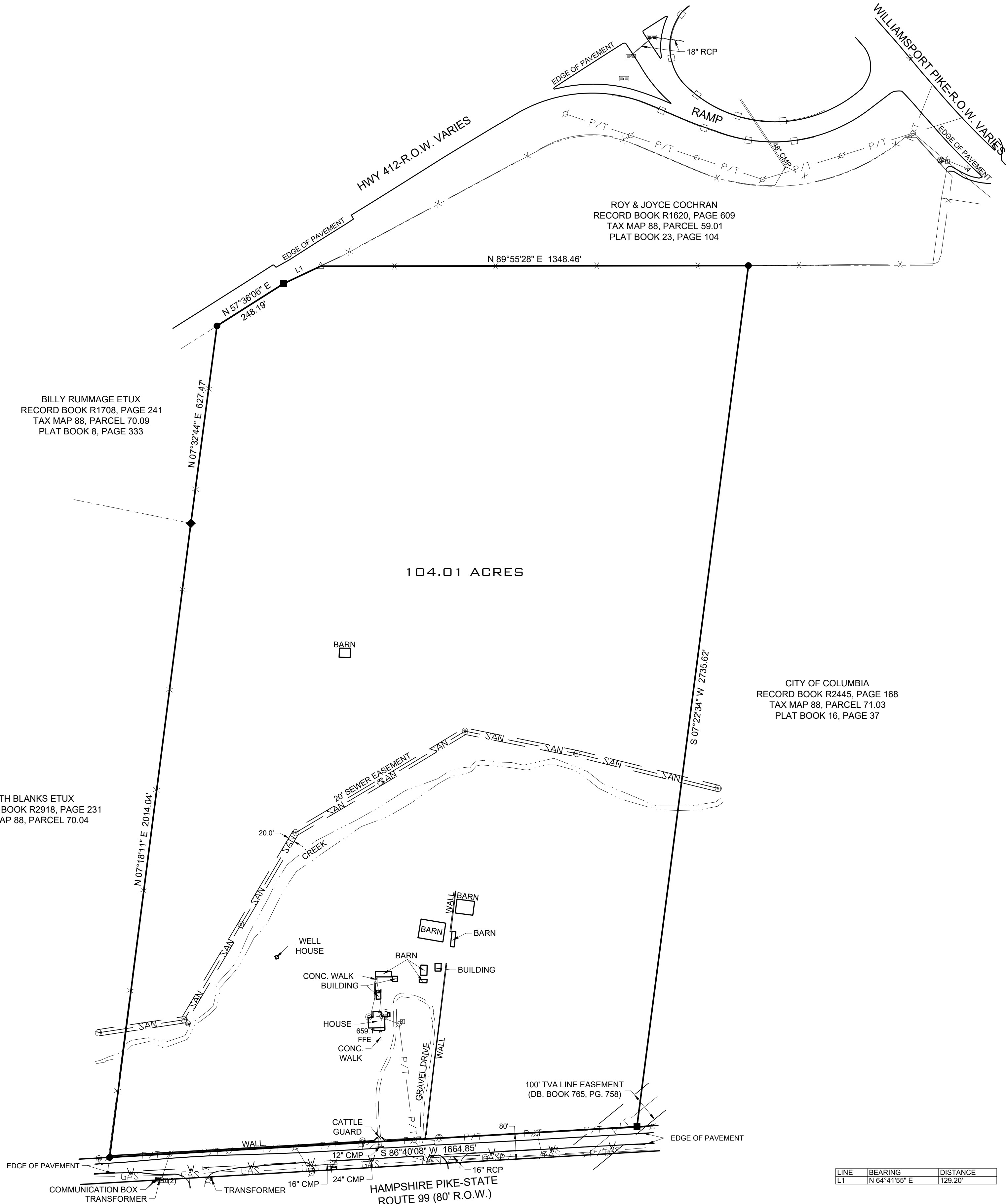
TN SPCS NAD 83

SCALE 1" = 200'

0 200 400 600



VICINITY MAP N.T.S.



LINE	BEARING	DISTANCE
L1	N 64°41'55" E	129.20'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. Mark Cantrell
J. MARK CANTRELL, TN PLS# 1859

1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47119C0280E & 47119C0165E on the Flood Insurance Rate Maps for City of Columbia, Tennessee (effective date April 16, 2007).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

3. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

4. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

LEGEND

● IRON PIN FOUND	□ TELEPHONE PEDESTAL
△ CALCULATED POINT	⊕ ELECTRIC METER
⊠ FIRE HYDRANT	■ CONCRETE MONUMENT
▢ AREA DRAIN	⊗ WATER METER
⊠ UTILITY POLE	⊠ FENCE CORNER
⊕ SPIGOT	◆ ANGLE IRON
⊕ CLEAN OUT	⊕ SATELLITE DISH
⊕ WATER VALVE	⊕ STREET LIGHT
⊕ STORM MANHOLE	⊕ SEWER VENT
⊕ SANITARY SEWER MAN HOLE	⊕ GAS VALVE
⊕ UNDERGROUND TELEPHONE MARKER	
— P/T —	— OVERHEAD POWER & TELEPHONE
— X —	— FENCE LINE
— □ —	— GUARDRAIL
— SAN —	— SANITARY SEWER LINE
— G —	— GAS LINE
— W —	— WATER LINE

PROJECT:

23-0930

DATE:

6 FEB 2024

SCALE:

1" = 200'

DRAWN BY:

JIC / DSW

REVIEWER:

JMC

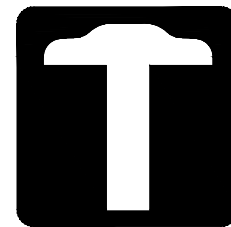
SHEET:

1 OF 1

BOUNDARY AS-BUILT SURVEY

SARAH REINHERT c/o MICHAEL REINHERT
1754 HAMPSHIRE PIKE
DEED BOOK 765, PAGES 758-759
TAX MAP 88, PARCEL 71.01

MAURY COUNTY, TENNESSEE



T-SQUARE ENGINEERING
SURVEY DIVISION
1329 WEST MAIN STREET, FRANKLIN, TN. 37064



WASTEWATER DEPARTMENT

22 January 2024

Allison Corolla
1329 West Main Street
Franklin, TN 37064

RE: 1754 Hampshire Pike

Allison,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure may be necessary to satisfactorily convey the additional sanitary sewer flow from the above-referenced proposed development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

Included in upgrades might be the upgrade of the size of existing mains downstream of this site, and potentially thousands of feet. A survey must be conducted and submitted to the Wastewater Department. Formal plans and calculations of the upgrades will be designed and/or reviewed by the Engineers of Record of the City Wastewater Department. There shall be no pumping/pressure systems designed on this site.

A handwritten signature in blue ink, reading "Donnie Boshers". The signature is fluid and cursive, with the first name "Donnie" being larger and more prominent than the last name "Boshers".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



February 16, 2024

Ms. Allison Corolla El

T-Square Engineering

1329 West Main Street

Franklin, TN 37064

Sent via email: allison.corolla@t2-eng.com

RE: Water Availability Letter

Columbia West

1754 Hampshie Pike

Tax Map 88, Parcel 71.01

Columbia, Maury County, TN

Dear Ms. Corolla:

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.

As submitted by the applicant, the proposed development includes 199 townhome units, 1,197 apartment units, 10,000 square foot community center, irrigation, and a total of approximately 191,125 square feet of commercial space. CPWS has evaluated the projected water demands for the proposed mixed-use 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:

- This water letter represents a planning-level approval for the combined development as described above.
- Each Phase of the development will be considered individually to ensure water infrastructure including all related CPWS furnished equipment and appurtenances are available to support additional connections at the time application is made to proceed to construction for that Phase.



- This Water Availability Letter represents water availability for the entire development, but a new water service application and fee is required for each phase. Water service is not guaranteed until the relevant impact fees are paid for each meter to be installed.
- Based on State requirements, project phases will be delivered and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of a phase as delineated on the construction drawings approved by the State. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is complete.
- A new minimum size 12-inch diameter ductile-iron water main will be extended from the existing 12-inch main at the intersection of Hampshire Pike and Cayce Lane to the West side of the West-most entrance of the development, or to the midpoint of the frontage on Hampshire Pike, whichever is farther.
- Townhome units will be served via gang-meter vaults.
- Apartment units will be served via master meters. Mixed-use buildings will be served by a single domestic meter for each building. Any submetering for individual units is the responsibility of the applicant.
- All off-site improvements must be constructed, tested per CPWS standards, and deeded over to CPWS prior to connection of any domestic water meter used for full-time residence or commercial operations.
- A 40-foot permanent utility easement with a 20-foot temporary construction easement for a raw water transmission main is required near the North boundaries of the development. Location to be coordinated with design.
- These requirements are subject to change based on finalization of the site development plan.

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

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

- Provide a development phasing drawing indicating boundaries of each phase and the number of each type of dwelling in each phase.
- Provide a proforma schedule or similar document indicating the timeline for delivery of homes, which aligns with the phases and boundaries in the phasing drawing.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (3,282.8 SFUs[†])	\$1,216,136
--	--------------------

[†]single family unit equivalent



- 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.
- 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 (199 meters, townhomes)	\$107,460
Meter Fee: \$7,000 per 6" meter (32 meters, commercial/mixed-use)	\$224,000
Meter Fee: \$710 per 1" meter (4 meters, irrigation, estimated)	\$2,840
Meter Fee: \$8,000 per 8" meter (4 meters, apartment master meters)	\$32,000
Impact Fee: \$4,500 per 3/4" meter (199 meters, townhomes)	\$895,500
Impact Fee: \$75,000 per 3" equivalent (32 bldgs, commercial/mixed)	\$2,400,000
Impact Fee: \$7,500 per 1" meter (4 meters, irrigation, estimated)	\$30,000
Impact Fee: \$750,000 per 8" master meter (4 meters, 1197 units)	\$3,000,000
Total Meter and Impact Fees Due =	\$6,691,800

- **The above fees are intended to represent the entire project. New service fees and impact fees may be paid per phase of development.**
- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



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

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

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

cc: Jonathan Hardin, CPWS
File 22-088

Being a tract of land lying in Maury County, Tennessee, generally bounded on the north by Roy & Joyce Cochran (DB R1620, pg. 609) and US Highway 43/US Highway 412 (controlled access, right-of-way varies), on the east by City of Columbia (DB R2445, pg. 168), on the south by Hampshire Pike (State Route 99, 80 ft. right-of-way), and on the west by Seth Blanks (DB R2918, pg. 231) and Billy Rummage (DB R1708, pg. 241), and being more particularly described as follows:

Beginning at a concrete monument found in the north margin of Hampshire Pike, being the southwest corner of City of Columbia and the southeast corner of the property herein described; thence along the margin of Hampshire Pike, S 86°40'08" W , 1664.85' to an iron pin found, being the southeast corner of Blanks and the southwest corner of the property herein described; thence leaving the margin of said road and with the east line of Blanks, N 07°18'11" E , 2014.04' to an angle iron found, being the northeast corner of Blanks and the southeast corner of Rummage; thence with the east line of Rummage, N 07°32'44" E , 627.47' to an iron pin found in the southeast margin of US Highway 43/US Highway 412, being the northeast corner of Rummage and the northwest corner of the property herein described; thence along the margin of US Highway 43/US Highway 412, the following calls: N 57°36'06" E , 248.19' to a concrete monument found; thence N 64°41'55" E , 129.20' to a point, being the southwest corner of Cochran; thence leaving the margin of US Highway 43/US Highway 412 and with the south line of Cochran, N 89°55'28" E , 1348.46' to an iron pin found, being the northwest corner of City of Columbia and the northeast corner of the property herein described; thence with the west line of City of Columbia, S 07°22'34" W , 2735.62' to the Point of Beginning. Containing 104.01 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 2-6-2024.

2/13/24

Sarah J Reinert, John D Reinert, and Michael G Reinert
1754 Hampshire Pike
Columbia, TN 38401

Allison Corolla
T-Square Engineering
1329 W Main Street
Franklin, TN 37064

Attention: Allison Corolla

You have my permission to sign my name allowing for T-Square Engineering (representing buyer Columbia 100, LLC) to submit application for annexation and rezone of the 104-acre land tract located at 1754 Hampshire Pike in Columbia, TN.

Regards,

X  John D Reinert 02/13/24
1:30 PM
John D Reinert

Sarah J Reinert, John D Reinert, and Michael G Reinert
Owners of 1754 Hampshire Pike, Columbia, TN 38401

M. Reinert 2/15/24



2/8/2024

City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Columbia West Annexation and Rezoning

Staff,

Please find included in this submittal the Annexation and Rezoning application. The annexed and rezoned property will be on the north side of Hampshire Pike, in accordance with the existing Comprehensive Plan. This is outlined in the Sketch Development Plan.

This property is located at 1754 Hampshire Pike, an arterial roadway. In accordance with the Comprehensive Plan, this property is within an area designated as Suburban Neighborhood. The intention of the Suburban Neighborhood "...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." Civic District 4C is an implementing district within this land use.

This property is within the College Gateway (Hampshire Pike) Special Area Plan. The intention of this 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." We believe this development can serve and meet the needs of Columbia State Community College and can serve as a node of dining, recreation, and retail, a need identified by the City of Columbia.

We believe this Sketch Development Plan is in full accordance with the 2022 Zoning Ordinance, effective July 14, 2022.

Thank you for accepting this submittal. Please contact Allison Corolla at T-Square Engineering with comments.

Thank you for your review,

Allison Corolla, PE
T-Square Engineering, Inc.



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	1754 Hampshire Pike		
	TAX MAP: 88	GROUP:	PARCEL: 71.01
SUMMARY OF NATURE OF REQUEST AND WORK	This request is for annexation and rezoning of the approximately 100-acre parcel at 1754 Hampshire Pike to CD-4C zoning. The intended use on this parcel is a mix of the following: commercial (retail, office & restaurant), mixed-use, multi-family, single family & townhomes for a 55+ community.		

DATE OF PRE-APPLICATION CONFERENCE	1/7/2023	Pre-application meetings are scheduled for Wednesdays.
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: <i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i>	<u>Annexations/Rezoning/PUD's:</u> ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☒ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Columbia West ☒ Total Number of Lots Approximately 1,500 Density Units ☒ Total acreage 104 +/- Acres

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

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

APPLICANT

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

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

Selling Broker's Phone & Email: Charles Cook Jr

PROPERTY OWNER NAME	John D Reinert	PHONE	(931) 981-8882
ADDRESS	1754 Hampshire Pike, Columbia, TN	EMAIL	Charlescook@kw.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.

Allison Corolla APPLICANT NAME	Allison B. Corolla Digitally signed by Allison B. Corolla Date: 2024.02.15 15:16:40-06'00' APPLICANT SIGNATURE	DATE
John D Reinert PROPERTY OWNER NAME	John D Reinert PROPERTY OWNER SIGNATURE	02/13/24 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			

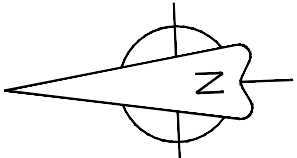
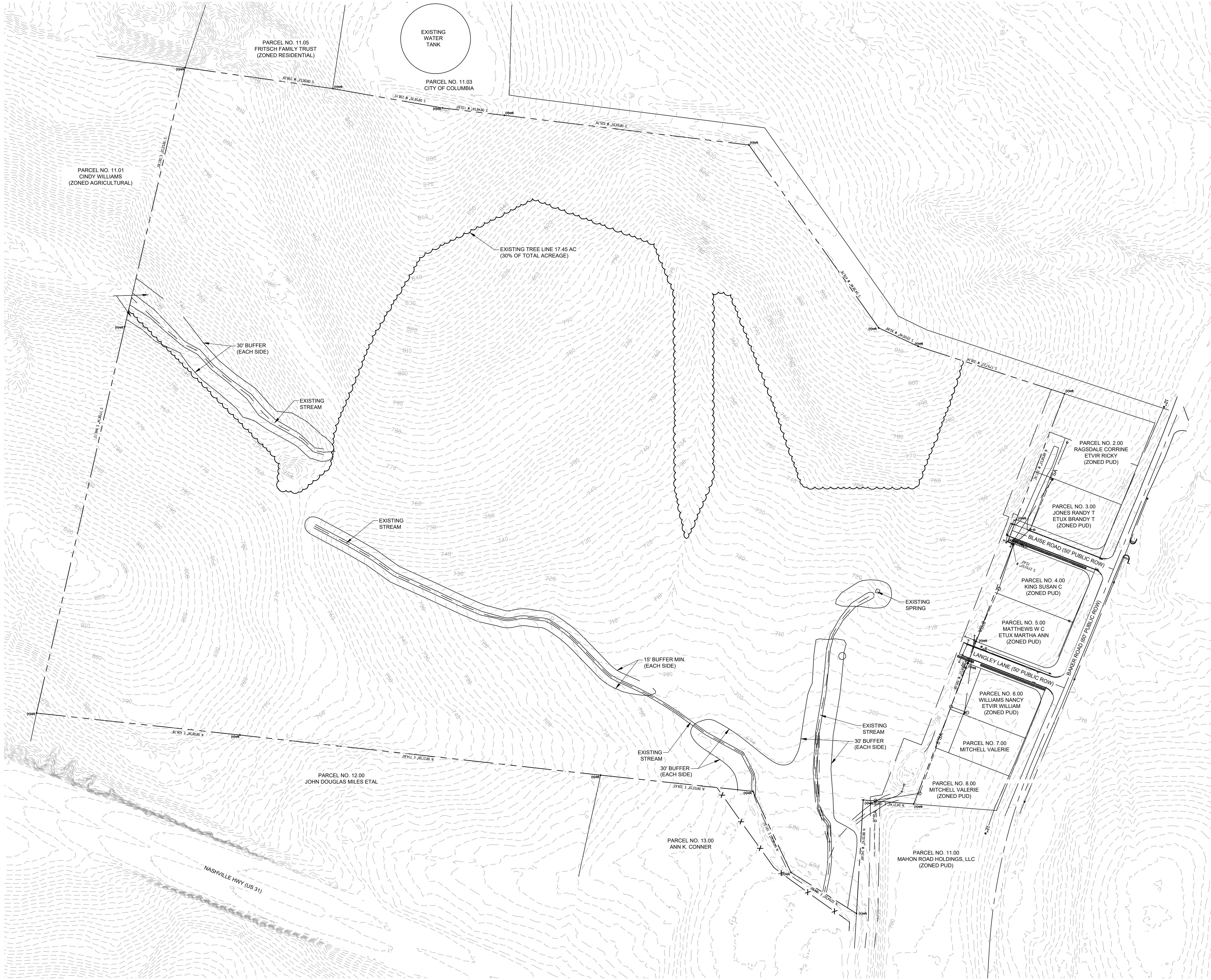
TKC

ARCHITECTURE
INTERIORS
CIVIL SITE

818 S. MAIN STREET, COLUMBIA, TN 38401 | 615.417.4737 | WWW.TKC-AE.COM

C - 0.0

NOT FOR CONSTRUCTION



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

LEGEND
— PROPERTY LINE
--- EXISTING CONTOURS

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC
818 S. MAIN STREET, COLUMBIA, TN 38401 | 415.817.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

Columbia, Maury County
Parcel 11.117, Tax Map 75

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

THIS DRAWING IS THE PROPERTY OF TKC
ARCHITECTURE & ENGINEERING (TKC A&E).
ANY UNAUTHORIZED REPRODUCTION OR
USAGE WITHOUT THE PRIOR WRITTEN CONSENT
OF TKC A&E IS PROHIBITED.

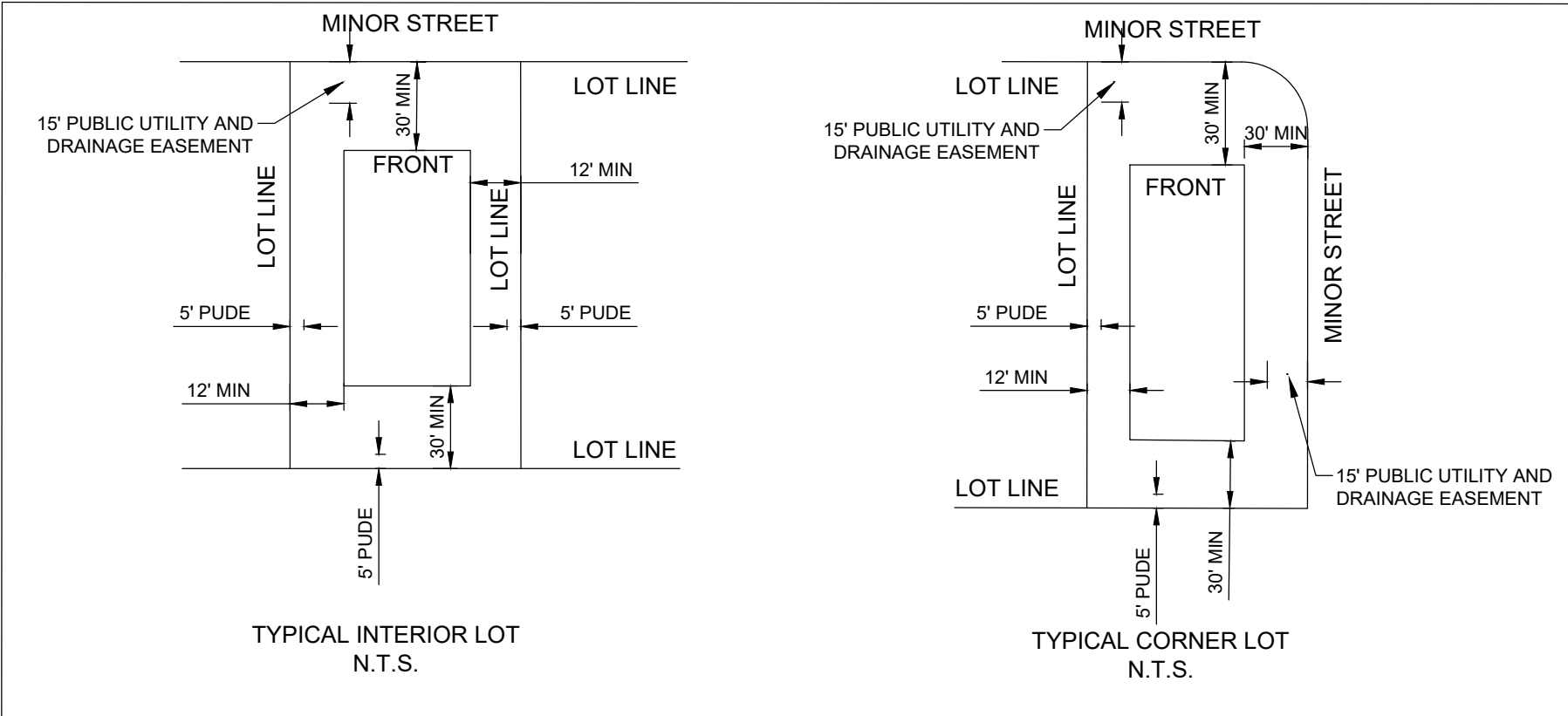
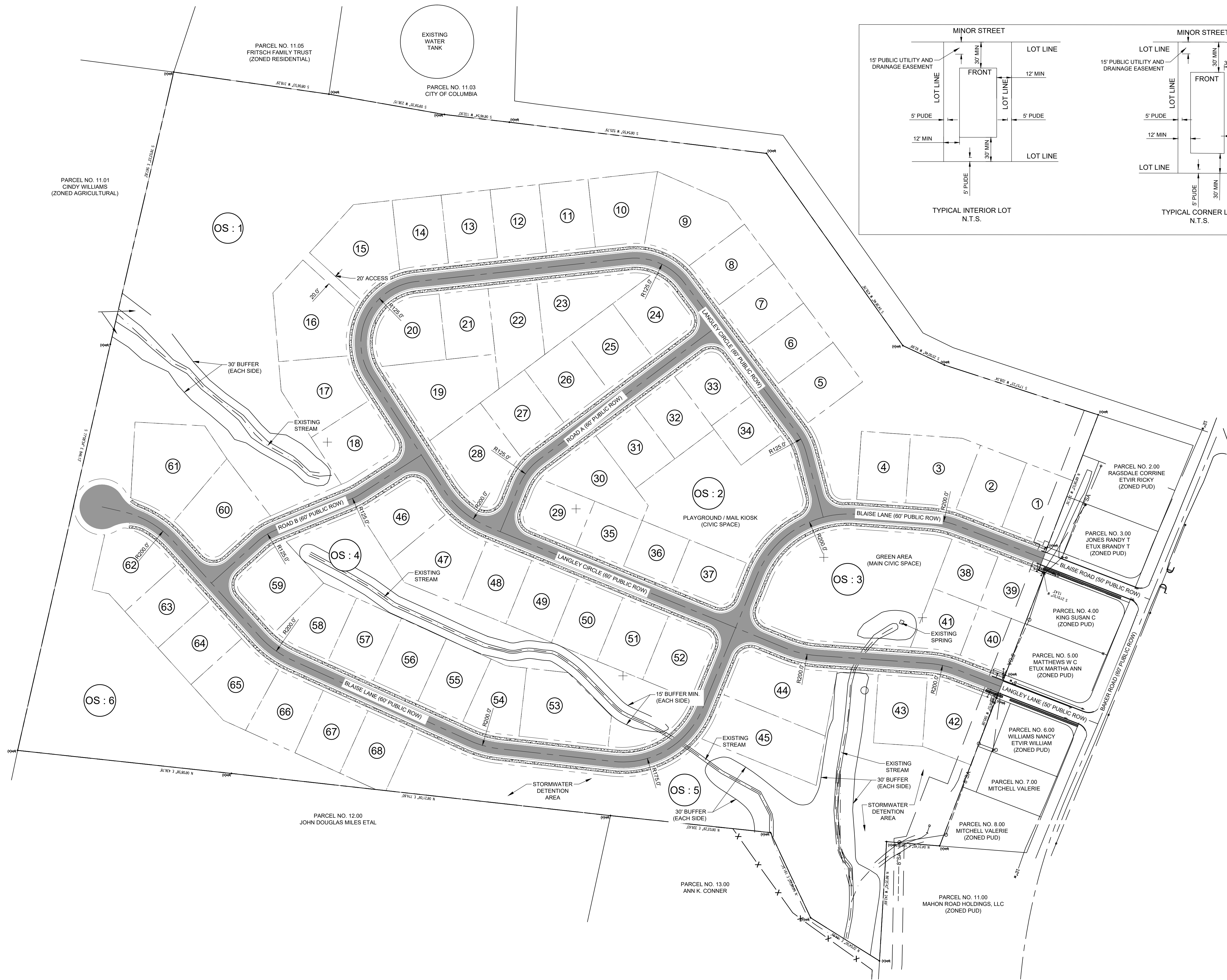
SHEET TITLE:
EXISTING CONDITIONS

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:

C - 1.0

NOT FOR CONSTRUCTION



Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- SEE SHEET C-2.1 FOR THE TYPICAL SECTION.
 - OS-1 TO BE 10.16 ACRES OF TREE SAVE AREA WHICH IS GREATER THAN THE 8.38 ACRES REQUIRED SEE SHEET C-2.2.
 - OS-2 TO BE PLAYGROUND, GREEN AREA (CIVIC SPACE) & MAIL KIOSK
 - OS-3 TO BE GREEN AREA (MAIN CIVIC SPACE)

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	14010.97	0.32
2	13902.64	0.32
3	17326.28	0.40
4	13900.00	0.32
5	13900.00	0.32
6	13900.00	0.32
7	13900.00	0.32
8	13910.97	0.32
9	22308.18	0.51
10	16941.31	0.39
11	13900.78	0.32
12	13900.78	0.32
13	13900.78	0.32
14	13935.64	0.32
15	22337.39	0.51
16	24110.07	0.55
17	19258.95	0.44
18	15916.79	0.37
19	23896.02	0.55
20	16637.86	0.38
21	13400.00	0.31
22	17532.00	0.40
23	17735.37	0.41
24	14597.13	0.34
25	15008.00	0.34
26	15008.00	0.34
27	15028.33	0.35
28	21267.98	0.49
29	12241.64	0.28
30	16521.16	0.38
31	13400.00	0.31
32	13400.00	0.31
33	12365.87	0.28
34	10000.00	0.23
35	10400.00	0.24
36	10400.00	0.24
37	12268.23	0.28
38	10670.67	0.24
39	10692.37	0.25
40	10669.76	0.24

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	11496.04	0.26
42	17596.85	0.40
43	13900.00	0.32
44	23108.48	0.53
45	23373.47	0.54
46	14966.11	0.34
47	19877.70	0.46
48	13900.00	0.32
49	13900.00	0.32
50	13900.00	0.32
51	13900.00	0.32
52	14460.87	0.33
53	21540.87	0.49
54	13474.56	0.31
55	13900.20	0.32
56	13900.00	0.32
57	13900.00	0.32
58	13625.70	0.31
59	17313.69	0.40
60	19714.33	0.45
61	27018.37	0.62
62	16921.94	0.39
63	13900.00	0.32
64	13900.00	0.32
65	17338.77	0.40
66	14608.53	0.34
67	13900.00	0.32
68	13839.92	0.32

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	539190.44	12.38
2	55165.07	1.27
3	70885.11	1.63
4	75541.32	1.73
5	196439.15	4.51
6	127846.31	2.93

NOT FOR CONSTRUCTION

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

818 S. MAIN STREET, COLUMBIA, TN 38401 | 415.817.7477 | WWW.TKC-AE.COM

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

CONSULTANTS:

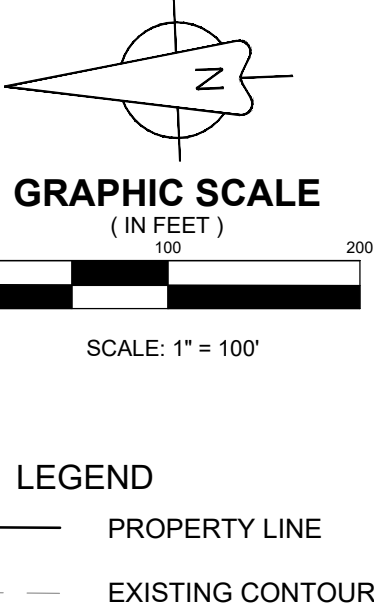
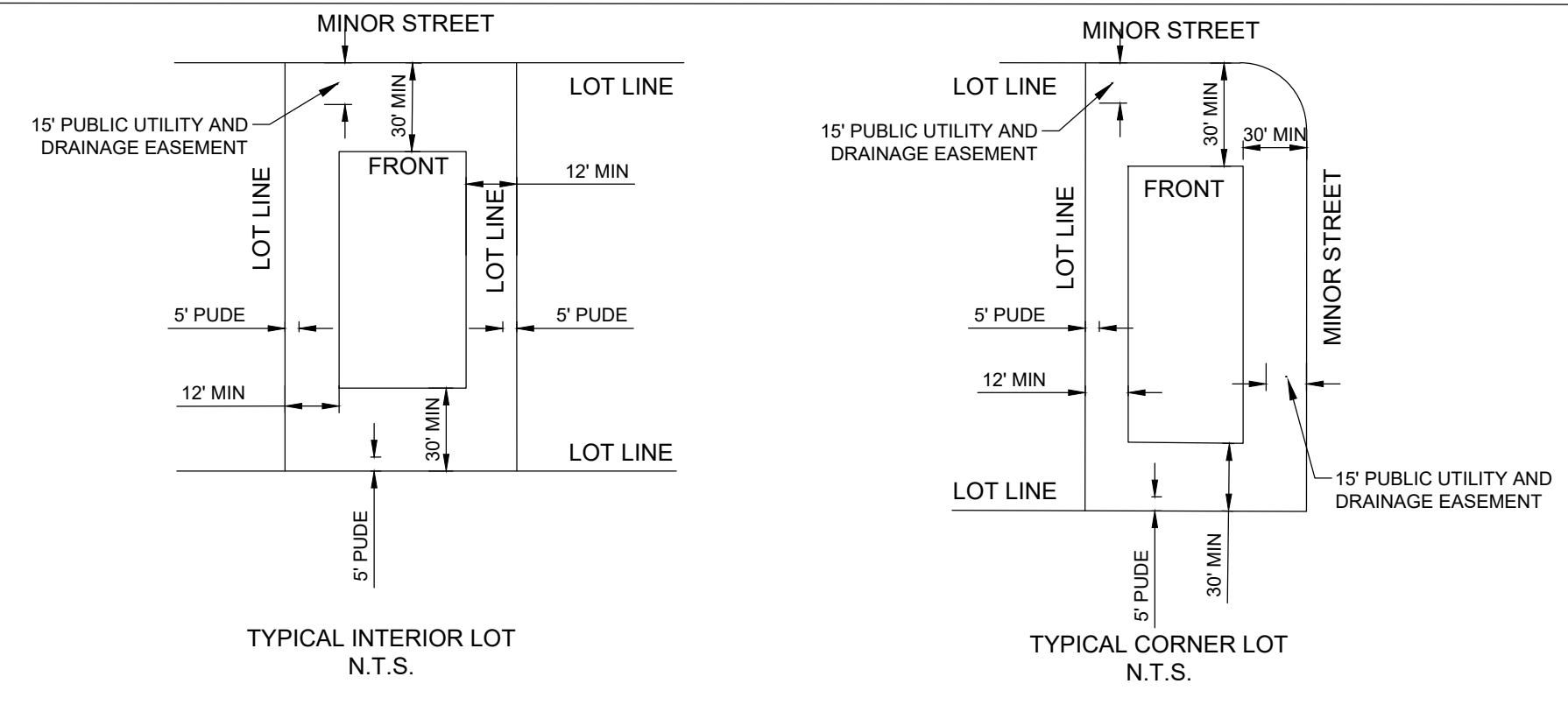
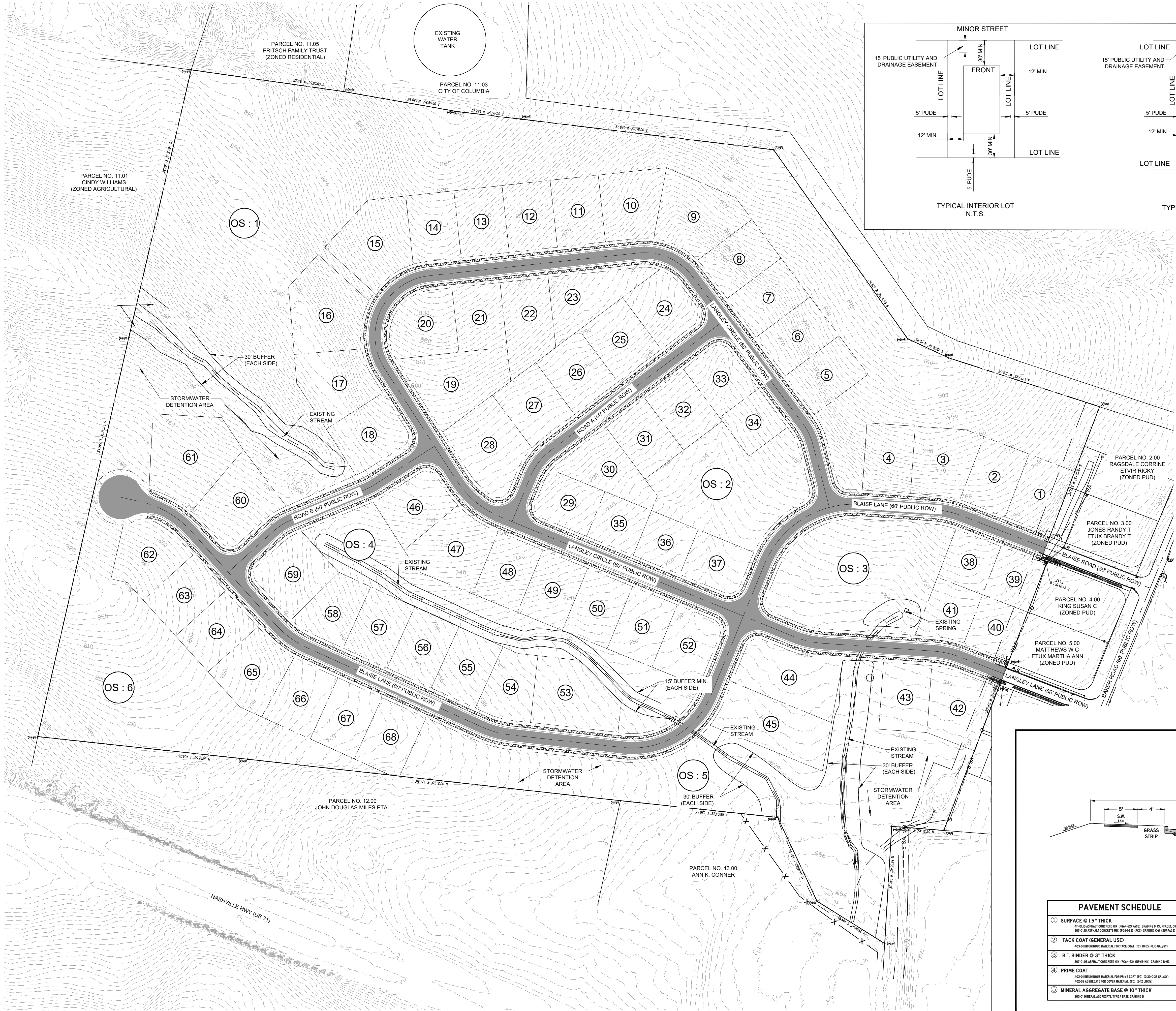
PRELIMINARY CONCEPT
PLAN

PRELIMINARY
DRAWINGS

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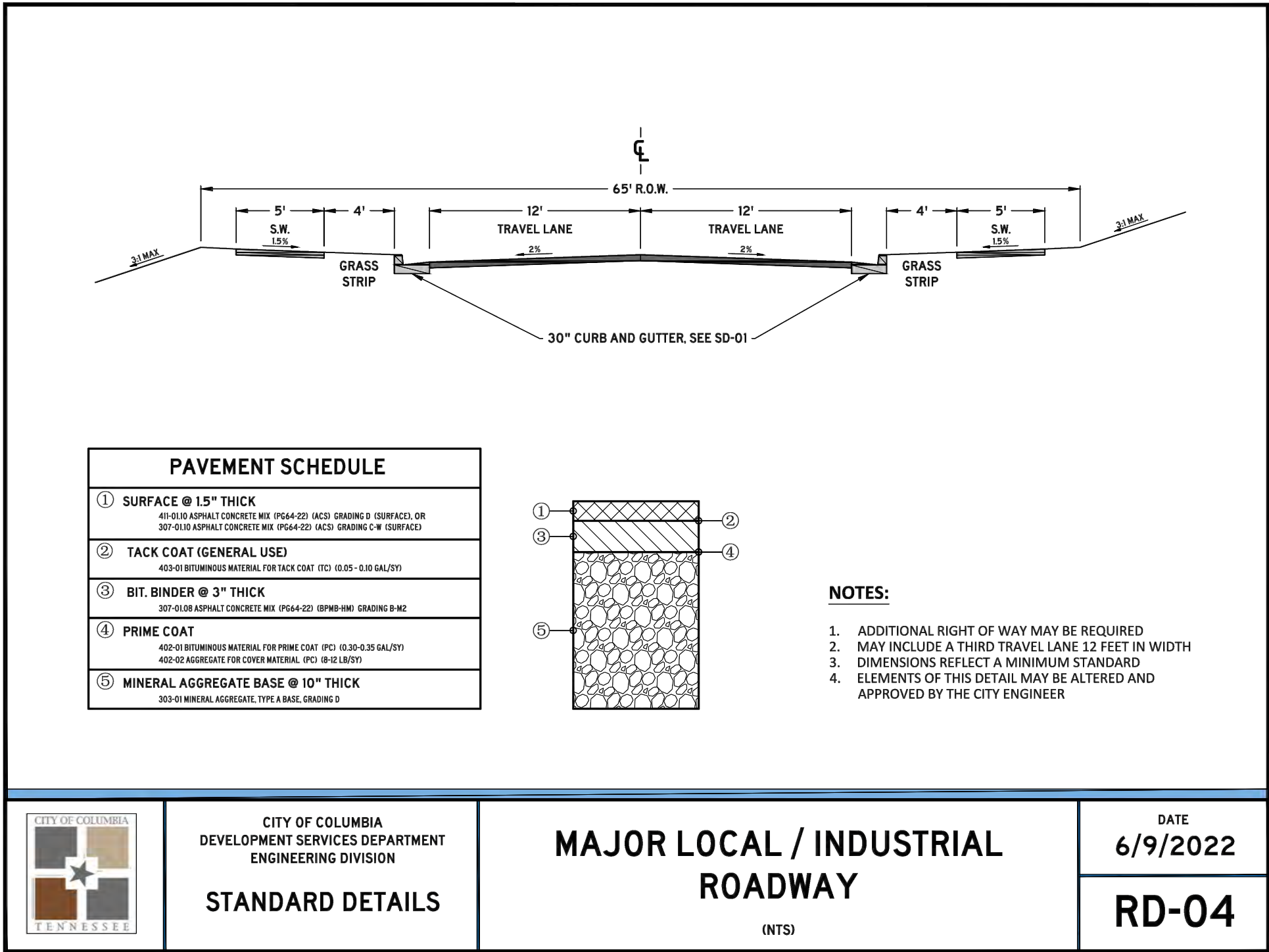
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:
C - 2.0



Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- SEE SHEET C-2.1 FOR THE TYPICAL SECTION.
 - OS-1 TO BE 10.16 ACRES OF TREE SAVE AREA WHICH IS GREATER THAN THE 8.38 ACRES REQUIRED SEE SHEET C-2.2.
 - OS-2 TO BE PLAYGROUND, GREEN AREA (CIVIC SPACE) & MAIL KIOSK
 - OS-3 TO BE GREEN AREA (MAIN CIVIC SPACE)



CONSULTANTS:

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

Columbia, Maury County
Parcel 11.07, Tax Map 75

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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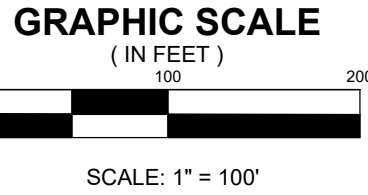
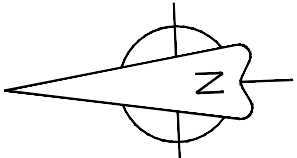
SHEET TITLE:
**PRELIMINARY
DEVELOPMENT PLAN**

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:

C - 2.1

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOURS
 - TREE SAVE AREA

Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- SEE SHEET C-2.1 FOR THE TYPICAL SECTION.
 - OS-1 TO BE 10.16 ACRES OF TREE SAVE AREA WHICH IS GREATER THAN THE 8.38 ACRES REQUIRED SEE SHEET C-2.2.
 - OS-2 TO BE PLAYGROUND, GREEN AREA (CIVIC SPACE) & MAIL KIOSK
 - OS-3 TO BE GREEN AREA (MAIN CIVIC SPACE)

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC
818 S. MAIN STREET, COLUMBIA, TN 38401 | 415.817.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**BAKER ROAD
DEVELOPMENT**

Columbia, Maury County
Parcel 11.177, Tax Map 75

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

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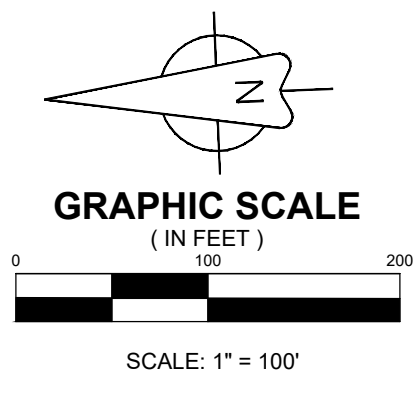
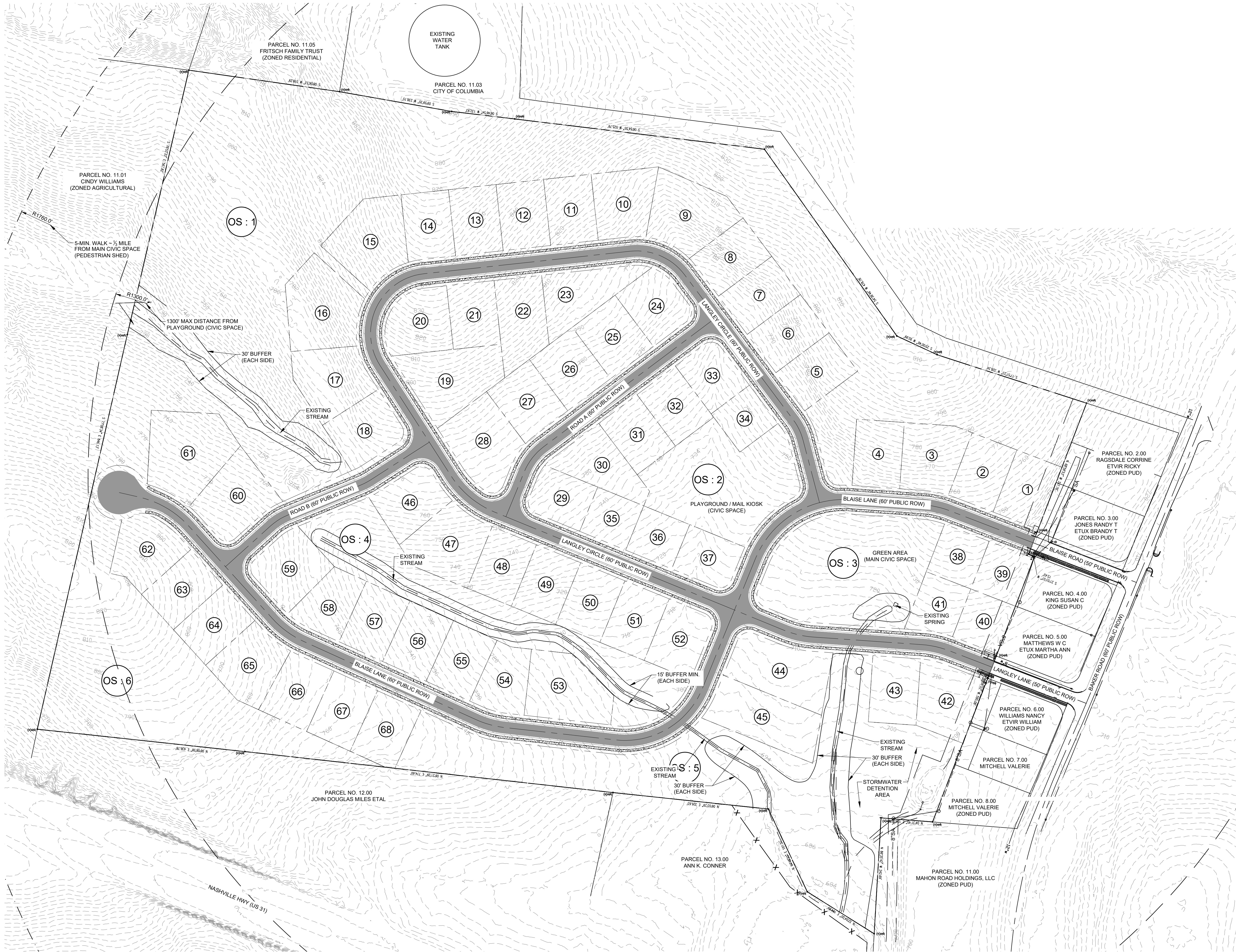
SHEET TITLE:
**PRELIMINARY TREE
PRESERVATION PLAN**

PRELIMINARY
DATE: 12/04/2023
DRAWN BY: TS
PROJECT NO.: 2353

SHEET NO.:

C - 2.2

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - EXISTING CONTOURS
 - DISTANCE FROM PLAYGROUND
 - DISTANCE FROM MAIN CIVIC SPACE

Total Site Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	57.43 +/- AC
ZONING	REZONE TO CD-3L (2 UNITS / AC)
LOT WIDTH	100 FT. (MIN.)
LOT AREA	BASED ON 2 UNITS PER AC
SINGLE-FAMILY	24.3 AC
TOTAL OPEN SPACE	24.5 AC
TOTAL CIVIC SPACE	2.9 AC (5.0% OF GROSS ACREAGE)
RIGHT OF WAY	8.7 AC
TOTAL LOTS	68 (1.2 UNITS / AC)

- NOTES:
- TOTAL CIVIC SPACE REQUIRED: 2.5 ACRES (MIN. 5% OF GROSS ACREAGE)
 - TOTAL CIVIC SPACE PROVIDED: 2.9 ACRES (5.0% OF GROSS ACREAGE)
 - 1,300 FT FROM NEAREST PLAYGROUND REQUIRED
 - SEE CIRCLE OF RADIUS OF 1,300 FT TO SHOW IF ALL LOTS ARE WITHIN 1,300 FT OF PLAYGROUND
 - PEDESTRIAN SHED OF 5-MINUTE WALK FROM MAIN CIVIC SPACE APPROXIMATELY 1,700 FT
 - SEE CIRCLE OF RADIUS OF 1,700 FT TO SHOW IF ALL LOTS ARE WITHIN 1,700 FT (5-MIN. WALK) FROM MAIN CIVIC SPACE

CONSULTANTS:

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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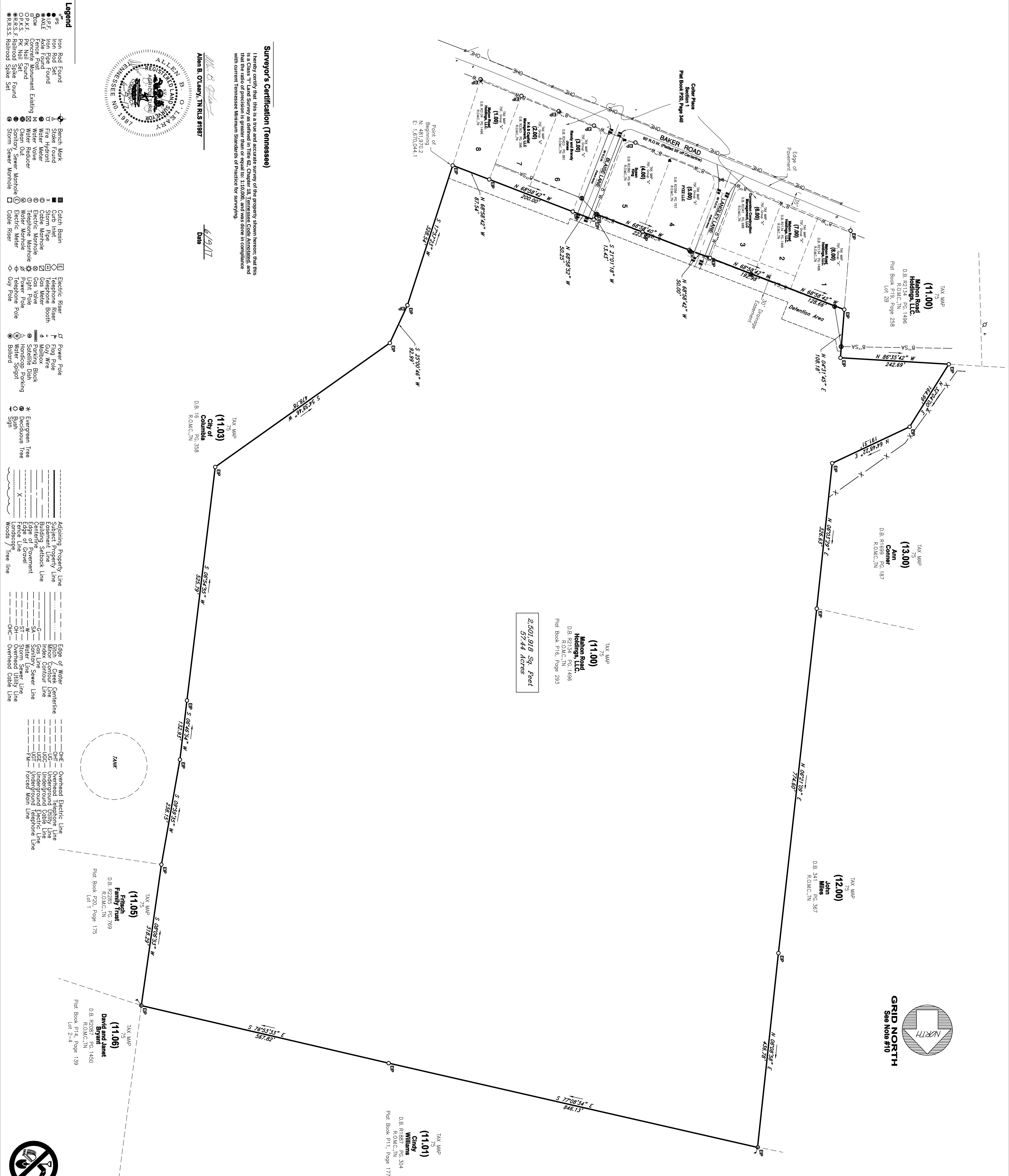
PRELIMINARY

DATE: 12/04/2023

DRAWN BY: TS

PROJECT NO.: 2353

NOT FOR CONSTRUCTION



- Legend**
- Iron Rod Found
 - Iron Pipe Found
 - Concrete Monument Existing
 - Concrete Monument
 - PK Nail Found
 - R.R.S.F. Railroad Spike Found
 - R.R.S.S. Railroad Spike Set
 - Beach Mark
 - Fire Hydrant
 - Water Meter
 - Water Pumper
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Cable Riser
 - Curb Inlet
 - Storm Pipe
 - Cable Manhole
 - Telephone Manhole
 - Water Manhole
 - Electric Meter
 - Gas Meter
 - Gas Water
 - Light Pole
 - Power Pole
 - Telephone Pole
 - Day Pole
 - Flag Pole
 - Day Wire
 - Knoblox
 - Satellite Dish
 - Handicap Parking
 - Deciduous Tree
 - Sign

- Adjacent Property Line
- Subject Property Line
- Casement Line
- Building Setback Line
- Edge of Pavement
- Edge of Gravel
- Landscape
- Woods / Tree Line
- Edge of Water
- Centerline
- Major Contour Line
- Minor Contour Line
- SA - Sanitary Sewer Line
- ST - Storm Sewer Line
- OH - Overhead Utility Line
- OH - Overhead Cable Line
- OH - Overhead Electric Line
- UG - Underground Utility Line
- UG - Underground Telephone Line
- UG - Underground Electric Line
- UG - Underground Telephone Line
- UG - Forced Main Line



GRID NORTH
See Note #10

Surveyor's Notes

- All distances were measured with EDM, equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the undisturbed survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original location of service lines. The location of underground utility lines and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located in 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 Planning and Codes.
- The area of the parcel as shown hereon is 57.44 Acres or 2,501,918 Square feet.
- This property currently identified on Tax Map No. 75 as Parcel Numbers 11.00.
- Plot reference: P16, 293
- Deed reference: Book R2134, page 1496
- Deedings based on: Tennessee Grid North, FpsZone 4100
- 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.
- This survey was prepared from current deeds of record.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
- The certification as provided on this survey is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not on expressed or implied warranty or guarantee.
- No portion of this property is located in a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map, Community Panel No. 47119C-0170 E, effective April 16, 2007. It is located in an unshaded Zone "X".
- Utilities as shown hereon are from field located above ground and below ground utilities shown by field located poles, markings from a Tennessee One Call. Other utilities may exist that are not shown hereon.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1967
TNSSEEDIG.CALL
IT'S THE LAW

Surveyor's Certification (Tennessee)
I hereby certify that this is a true and accurate survey of the property shown hereon, that this is a Class "T" Land Survey as defined in Title 62, Chapter 1A, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000 and was done in compliance with current Tennessee Minimum Standards of Practice for surveying.

Allen B. O'Leary
Allen B. O'Leary, TN RLS #1987
Date: 6/19/17

BOUNDARY SURVEY
BAKER ROAD
COLUMBIA, TN 38401

Client
MAHON ROAD HOLDINGS LLC
2486 MAHON ROAD
COLUMBIA, TN 38401

WES ENGINEERS & SURVEYORS
WES
ENGINEERS & SURVEYORS

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

Job no.	13-537
Drawn:	AO
Checked:	AO
Approved:	AO
Date:	6--9--17

REVISIONS	DATE

Scale:	Vertical: _____
Horizontal:	_____



January 15, 2024

Mr. Cole Newton
TKC Architecture and Engineering LLC
2004 Carmack Blvd Suite C
Columbia, TN 38401
Sent via email: cole@tkc-ae.com

**RE: Water Availability Letter
Colter Place - 100 Units
Baker Road
Tax Map 75, Parcel 11
Columbia, Maury County, TN**

Dear Mr. Newton:

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

- Domestic waterline connections will be made to the existing 8-inch water main stubs off of Baker Road. An additional connection may be required to the existing 30-inch water main located on the water tank access road East of the property to meet fireflow requirements for all lots.
- Minimum size 8-inch 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:

- 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 (100 SFUs)	\$38,500.00
---	-------------

- 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 (100 meters)	\$54,000.00
Impact Fee: \$4,500 per 3/4" meter (100 meters)	\$450,000.00
Total Meter and Impact Fees Due =	\$504,000.00

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

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

Sincerely,

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

cc: Jonathan Hardin, CPWS
File 22-091



WASTEWATER DEPARTMENT

14 December 2023

Cole Newton
818 S Main St
Columbia, TN 38401

RE: Colter Place Rezone

Cole,

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

Offsite improvements may include the installation of a new pump station in place of the current Columbia Rock Rd Pump Station. Improvements may include a new station enclosure, newly upgraded pumps, new wet well, new force main, new Scada telemetry equipment, and other items required for new pump stations listed in the Columbia Standard Sewer Specifications.

Depending upon the situation with the Theta Pike Pump Station Sewershed, work may need to be performed to free up capacity that is taken up by inflow and infiltration (I&I). Pump Station upgrades may also be necessary, similar to what Columbia Rock Rd Pump Station may need.

A flow study is probably the best path forward to determine current conditions in both aforementioned areas.

A handwritten signature in dark ink, appearing to read "Donnie Boshers". The signature is fluid and cursive, with a large initial "D" and "B".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001

Cole Newton

From: Trevor Gilmer <Trevor.Gilmer@cpws.com>
Sent: Monday, December 11, 2023 8:27 AM
To: Cole Newton
Cc: Ryan Turley
Subject: RE: Rezone - electric availability

You will receive a power availability letter when the rezone packet gets to the Development Review Committee of City Planning. It will be part of the comments returned to you after the committee meeting.
If you have any questions, let us know.

Trevor Gilmer

Power Engineering Manager
Columbia Power and Water Systems
931-375-7743 phone

From: Cole Newton <cole@tkc-ae.com>
Sent: Friday, December 8, 2023 11:15 AM
To: Michelle Colbaugh <michelle.colbaugh@cpws.com>
Cc: Ryan Turley <rturley@tkc-ae.com>
Subject: Rezone - electric availability

CAUTION: This email contains an attachment (or an image file) and the email was sent from someone external to our organization.
REMEMBER: Opening attachments (including images) can potentially install virus/malware/ransomware to our systems. Only open attachments which you are expecting from the sender and the attached file type, name, and size is logical.

Michelle,

We are working with a client on a possible project located off of Baker Road near address 1001 Langley Lane. We are needing to rezone the property per the new zoning code and we are trying for CD-3 (4 units / ac). There was a previous plan for this site and I have attached a letter from the Dept. the owner provided regarding electric availability. The client would like to get 100 lots but we are currently showing 79. We may be able to get to 100 lots but it would be with a plan showing alley access and tighter lots.

Can you provide an updated electric availability letter or email that we can include with our rezone packet?

If you want to meet on this one let me know and I'll come out one day next week.

Thanks,
Cole

Cole O. Newton, PE
Co-Owner / Civil Engineer



818 S Main St, Columbia, TN 38401

O: (615) 617-7477

M: (931) 797-3323

TKC-AE.COM

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Surveyor's Description

Maury County

Property Map 75 | Parcel 11.17

Being a tract or parcel of land located in Columbia, Maury County, Tennessee, said tract being the property conveyed to Welling Corporation by deed as shown in Record Book 2442, Page 1419, R.O.M.C., and being more particularly described as follows;

Beginning at a point located in the westerly Right-of-Way line of Langley Lane, said point being the northeasterly corner of property conveyed to Nancy Williams by deed as shown in Record Book 2440, Page 1276, R.O.M.C., and being the Point of Beginning for the herein described tract,

Thence, with the northerly line of Nancy Williams (RB2440-1276) and the northerly line of Valerie Mitchell (R2767-1122) N 68deg 58min 42sec W, 192.98 feet to an existing pin,

Thence, continuing with the northerly line of Mitchell (RB2767-1122) N 68deg 58min 42sec W, 128.66 feet to an existing pin,

Thence, with the easterly line of Rogers Group property (RB2578-527) N 4deg 31min 45sec E, 108.18 feet to an existing pin,

Thence, continuing with the northerly line of Rogers Group (RB2578-527) N 86deg 35min 42sec W, 242.69 feet to an existing pin,

Thence, with the easterly line of Ann Conner (RB1699-187) N 32deg 04min 00sec E, 164.99 to an existing pin,

Thence, continuing with Conner (RB1699-187) N 64deg 48min 22sec E, 191.31 feet to an existing pin,

Thence, continuing with Conner (RB1699-187) N 6deg 03min 29sec E, 326.63 feet to an existing pin,

Thence, with the easterly line of John Miles (RB2660-1324) N 6deg 21min 09sec E, 774.60 feet to an existing pin,

Thence, continuing with Miles (RB2660-1324) N 6deg 08min 58sec E, 436.78 feet to an existing pin,

Thence, with the southerly line of Cindy Williams (RB1887-304) S 77deg 08min 34sec E, 846.13 feet to an existing pin,

Thence, continuing with Williams (RB1887-304) S 76deg 53min 33sec E, 567.82 feet to an existing pin,

Thence, with the westerly line of the Fritsch Family Trust (RB2285-769) S 8deg 06min 53sec W, 318.29 feet to an existing pin,

Thence, with the westerly line of the City of Columbia property (Deed Book 16 – Page 358) S 9deg 59min 35sec W, 238.15 feet to an existing pin,

Thence, continuing with the City of Columbia property (DB16 – PG358) S 6deg 46min 54sec W, 132.93 feet to an existing pin,

Thence continuing with the City of Columbia property (DB16 – PG358) S 6deg 54min 55sec W, 525.79 feet to an existing pin,

Thence, continuing with the City of Columbia property (DB16 – PG358) S 54deg 38min 46sec W, 478.78 feet to an existing pin,

Thence, continuing with the City of Columbia property (DB16 – PG358) S 25deg 00min 46sec W, 92.99 feet to an existing pin,

Thence, continuing with the City of Columbia property (DB16 – PG358) S 17deg 57min 23sec W, 328.54 feet to an existing pin,

Thence, with the northerly line of Corrine Ragsdale (RB2678-513) N 68deg 58min 42 sec W, 87.54 feet to an existing pin,

Thence, continuing with the northerly line of Ragsdale (RB2678-513) and with the northerly line of Randy Jones (RB 2423-861) N 68deg 58min 42sec W, 200.00 feet to an existing pin,

Thence, with the northerly Right-of-Way terminus of Blaise Lane N68deg 58min 52sec W, 50.25 feet to an existing pin,

Thence, continuing with the westerly Right-of-Way line of Blaise Lane S 21deg 01min 18sec W, 13.43 feet to an existing pin,

Thence, with the northerly line of Susan King (RB2380-94) and the northerly line of W.C. Matthews (RB2488-1443) N 68deg 58min 40 sec W, 233.37 feet to an existing pin,

Thence, leaving said line with the northerly Right-of-Way terminus of the aforementioned Langley Lane N 68deg 58min 42sec W, 50.00 feet to an existing pin and the Point of Beginning.

Containing 2,501,918 square feet or 57.44 acres, being the same more or less.

Benny M. Cantrell
Tennessee RLS 1638
P.O. Box 293192
Nashville, Tn 37229



818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

January 22, 2024

Planning Staff
City of Columbia
700 N. Garden Street
Columbia TN 38401

Subject: Owner Consent Form –

Address: Map 75, Parcel 11.00

As the property owner of the property located on Baker Rd. in Columbia, TN (Map 75, Parcel 11.00), I hereby give consent for TKC Architecture and Engineering LLC to submit a rezoning / annexation application for approval on our property and represent that rezoning / annexation to the City at Boards and Commissions.

Sincerely,

DocuSigned by:

49B2329C5DED41E...

Owners Signature
Abhishek Yerra

Owners Printed Name

January 16th, 2024

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Baker Road Development

Subject: Baker Road Development Annexation / Rezone

Staff,

We are requesting the acceptance of our Annexation / Rezone of the property located on Baker Road. We are proposing to annex into the City of Columbia and proposed zoning of CD-3L. This submittal follows the City's zoning ordinance and subdivision regulations. The existing conditions consist of woods and grass area. The current City's Connect Columbia Comprehensive Plan shows the property as Suburban Neighborhood and our the proposed rezoning follows that guide.

The total site is +/- 57.43 acres.

With Annexation and Rezone approval we would submit for Preliminary Plat.

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

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Baker Road, Columbia, TN		
	TAX MAP: 75	GROUP:	PARCEL: 11.17
SUMMARY OF NATURE OF REQUEST AND WORK	Requesting to Annex and Rezone the property. We are proposing zoning of CD-3L.		

DATE OF PRE-APPLICATION CONFERENCE	12/10/23	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	----------	---

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

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

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

APPLICANT

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

NAME	TKC Architecture and Engineering LLC	PHONE	615.617.7477
ADDRESS	818 S Main St, Columbia TN 38401	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	Abhishek Yerra	PHONE	517.599.1641
ADDRESS	125 Circuit Road, Franklin TN 37064	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.

Cole Newton (TKC A&E)
APPLICANT NAME

Cole Newton
APPLICANT SIGNATURE

1/22/24
DATE

Abhishek Yerra
PROPERTY OWNER NAME

DocuSigned by:
Abhishek Yerra
49B2329C5DED41E...
PROPERTY OWNER SIGNATURE

1/22/2024
DATE

STAFF USE ONLY

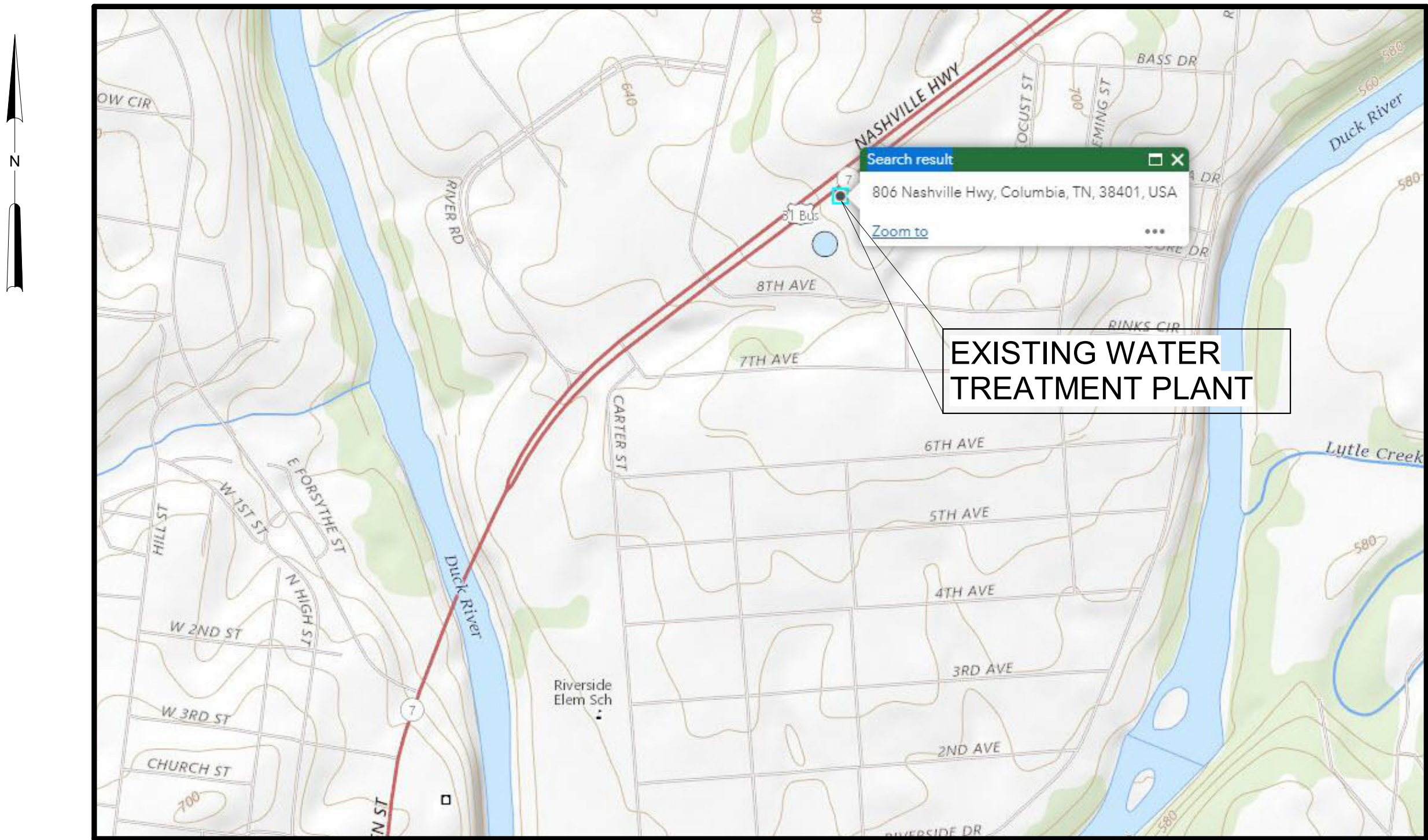
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE



EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

HAZEN CONTRACT NO. 50124-008A
FEBRUARY 2024



LOCATION PLAN
NOT TO SCALE

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

DO NOT USE FOR CONSTRUCTION

File: C:\USERS\MSEEBOLD\DCACDDCCHAZEN AND SAWYER\65124-008A_CPM5_EX WTP_PHASE 2\PROJECT FILES\01_DESIGN\CVIL\0124-008A-C001_Saved by MSEEBOLD Save date: 2/10/2024 9:29 AM
PLOT DATE: 2/16/2024 7:24 AM BY: MSEEBOLD

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD STAKING.
2. CONTRACTOR SHALL ACCESS SITE FROM VARIOUS LOCATIONS.
3. CONTRACTOR SHALL RESTORE ALL CULVERTS, FENCES, WALLS, HEDGES, SHRUBS, FLOWERING TREES, FRUIT TREES, SIGNS, LIGHT POSTS, POWER POLES, STREET MARKERS, AND BOXES (INCLUDING SHUT OFFS), PROPERTY CORNER MARKERS, AND LAWNS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION, UNLESS INDICATED OTHER WISE ON THE PLANS.
4. CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION EQUAL OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY A FAILURE TO DO SO.
6. CONTRACTOR SHALL ERECT EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE AND SITE HAS BEEN STABILIZED, CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES.
7. CONTRACTOR SHALL REPAIR AND MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION AND REMOVE TRAPPED SEDIMENT AS NEEDED AND/OR AS DIRECTED.
8. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY SHOULD ANY FIELD CONDITIONS BE ENCOUNTERED THAT VARY FROM THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS.
10. CONTRACTOR SHALL NOTIFY TN-ONE-CALL (811) AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION.
11. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY ARCHITECT/ENGINEER. TREES AND BRUSH WITHIN THE PROPOSED PATH SHALL BE GROUND TO CHIPS AND SPREAD THROUGHOUT THE DISTURBED AREA.
12. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
13. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
14. ALL DAMAGE TO ASPHALT PAVEMENT RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE. ASPHALT SHALL BE NEATLY SAW-CUT PRIOR TO FINAL PAVING. STREET PLATES OR TEMPORARY PAVING ARE REQUIRED AT THE END OF EACH DAY.
15. PERMANENT PAVEMENT REPAIR SHALL BE DESIGNATED AS A PART OF THIS CONTRACT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE TEMPORARY REPAIR AND MAINTENANCE OF STREETS AND DRIVEWAYS UNTIL THE PROJECT IS SUBSTANTIALLY COMPLETE. THIS ALSO INCLUDES THE PULLING OF DITCHES AND RESTORING SHOULDERS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL ALSO TAKE APPROPRIATE MEASURES TO MITIGATE EROSION DURING CONSTRUCTION.
16. CONTRACTOR SHALL CLOSELY COORDINATE ALL CONSTRUCTION WITH OWNER'S DESIGNATED FIELD REPRESENTATIVE.
17. CONTRACTOR SHALL NOTIFY OWNER/ENGINEER AT LEAST TWO WEEKS IN ADVANCE PRIOR TO WORK WHICH WILL PLACE RESIDENTS OUT OF SEWAGE AND WATER SERVICE.
18. THE CONTRACTOR SHALL CHECK ALL FINISHED ELEVATIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
19. PROVIDE A SMOOTH SAWCUT TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
20. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT A PERMITTED SITE OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
21. INSTALL WATER TIGHT PLUG AT END OF EACH WORK DAY.
22. NO BLASTING WITHIN 60' OF EDGE OF STREAM. LIMITS INDICATED ON DRAWINGS.
23. CONTRACTOR SHALL VERIFY ALL INVERTS & DEFLECTION ANGLES PRIOR TO ORDERING MANHOLES. NO ADDITIONAL PAYMENT SHALL BE MADE FOR MHS WINCORRECT COMPONENTS.
24. CONTRACTOR REQUIRED TO STAY WITHIN ROW OR EASEMENT.
25. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO VERIFY DEPTHS AND LOCATIONS. ANY ADJUSTMENTS TO HORIZONTAL OR VERTICAL ALIGNMENTS TO AVOID UTILITES SHALL BE APPROVED BY UTILITY.
26. ELEVATIONS SHOWN ON THE DRAWINGS FOR CONTOURS AND EXISTING UTILITIES ARE APPROXIMATE.
27. CONTRACTOR RESPONSIBLE FOR COORDINATING AND SUPPLYING ANY UTILITY POLE STABILIZATION OR SUPPORT REQUIRED FOR EXCAVATION.

SYMBOLS

EXISTING	NEW	EXISTING	NEW
BOLLARD/ POST		STORM HEADWALL	
COMMUNICATION BOX		STORM INLET	
COMMUNICATION MANHOLE		STORM MANHOLE	
ELECTRICAL BOX		SURVEY BENCHMARK	
ELECTRICAL GUY WIRE		SURVEY CONTROL POINT	
ELECTRIC LIGHT POLE		SURVEY HIGHWAY MONUMENT	
ELECTRICAL MANHOLE		SURVEY IRON PIN	
ELECTRIC METER		TELEPHONE BOX	
ELECTRICAL POWER POLE		TELEPHONE MANHOLE	
FIBER OPTIC BOX		TREE	
FLAG POLE		WATER HYDRANT (FIRE)	
GAS METER		WATER HYDRANT (YARD)	
GAS VALVE		WATER MANHOLE	
GEO-TECH SOIL BORING		WATER METER	
PROCESS VALVE		WATER VALVE	
ROAD SIGNAGE			
SEWER CLEANOUT			
SEWER MANHOLE			
SEWER VALVE			

DEMOLITION NOTES:

1. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY AT AN APPROVED AND PERMITTED SITE.
2. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH UNLESS OTHERWISE DIRECTED.
3. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE WORK.
4. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR-CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
6. ANY CAVITIES LEFT BY THE REMOVAL OF STRUCTURES SHALL BE FRACTURED SO AS TO NOT HOLD WATER, BACKFILLED AND COMPACTED WITH COMMON OR SELECT FILL #57 STONE.
7. CONTRACTOR SHALL FIELD LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO DISCONNECTING ANY UTILITIES.

OFFSITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT TO THE OWNER/ENGINEER COPIES OF ANY AGREEMENTS THE CONTRACTOR HAS MADE WITH PARCEL OWNERS ALONG THE ALIGNMENT OR ASSOCIATED WITH THE PROJECT. SUCH AGREEMENTS SHALL INCLUDE STATEMENTS THAT HOLD BOTH THE CITY OF COLUMBIA AND HAZEN AND SAWYER HARMLESS OF ANYTHING THAT TAKES PLACE ON AFOREMENTIONED PARCELS.

LEGEND

EXISTING	NEW	EXISTING	NEW	EXISTING	NEW	ABBREVIATIONS
BUILDING/STRUCTURE		SAN. SEWER (GRAVITY) <12"		SILT FENCE		YARD PIPING
BITUMINOUS PAVEMENT		SAN. SEWER (GRAVITY) ≥12"		CONSTRUCTION ENTRANCE		BWS BACKWASH SUPPLY
CONCRETE CURB AND GUTTER		FORCE MAIN <12"				BWW BACKWASH WASTE
CONCRETE PAD/PAVING		FORCE MAIN ≥12"				CE CARBON EFFLUENT
CONCRETE SIDEWALK		WATER PIPING <12"				CIPW CLEAN IN PLACE WASTE
FENCE		WATER PIPING ≥12"				FW FINISHED WATER
CONTOUR (MAJOR)		STORM SEWER <12"				GBW GAC BACKWASH
CONTOUR (MINOR)		STORM SEWER ≥12"				MBW MEMBRANE BACKWASH
SPOT ELEVATION		GAS MAIN <12"				OFL OVERFLOW
PROPERTY LINE		GAS MAIN ≥12"				RW RAW WATER
EASEMENT		OVERHEAD ELEC.				SBR SEDIMENTATION BASIN RESIDUALS
RIGHT-OF-WAY		UNDERGROUND ELEC.				SE SETTLED EFFLUENT
		OVERHEAD COMM.				SR SOLIDS RESIDUALS
		UNDERGROUND COMM.				SS SANITARY SEWER
		FIBER OPTIC				SSFM SANITARY SEWER FORCE MAIN
						ST STORM SEWER

				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	VALUE
				DRAWN BY:	VALUE
				CHECKED BY:	VALUE
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"
REV	ISSUED FOR	DATE	BY		

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

CIVIL
GENERAL NOTES, SYMBOLS, LEGEND AND
ABBREVIATIONS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C001

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE BASED UPON A PREVIOUS SURVEY BY BARGE DESIGN SOLUTIONS, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD 88, GEOID03). CONTOURS ARE SHOWN HEREON AT 1-FOOT INTERVALS. WHEN REVIEWING COLUMBIA WTP DRAWINGS FROM 2014 AND EARLIER BE AWARE THAT A DIFFERENT DATUM WAS USED IN DETERMINING THOSE ELEVATIONS. THE DATUM USED ON THESE CURRENT DRAWINGS IS APPROXIMATELY 0.31 FEET LOWER THAN THE DATUM USED ON THE 2014 AND EARLIER DRAWINGS.
2. THE FIELD SURVEY WAS COMPLETED ON AUGUST 22, 2023 BY M2 GROUP.
3. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
4. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
5. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
6. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP" AND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
7. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 170 OF 440, MAP NUMBER 47119C0170E, REVISED APRIL 16, 2007.
9. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
10. SANITARY SEWER DEPTHS THAT REFERENCE THIS NOTE HAVE BEEN TAKEN FROM A PREVIOUS SURVEY BY BARGE DESIGN SOLUTIONS.

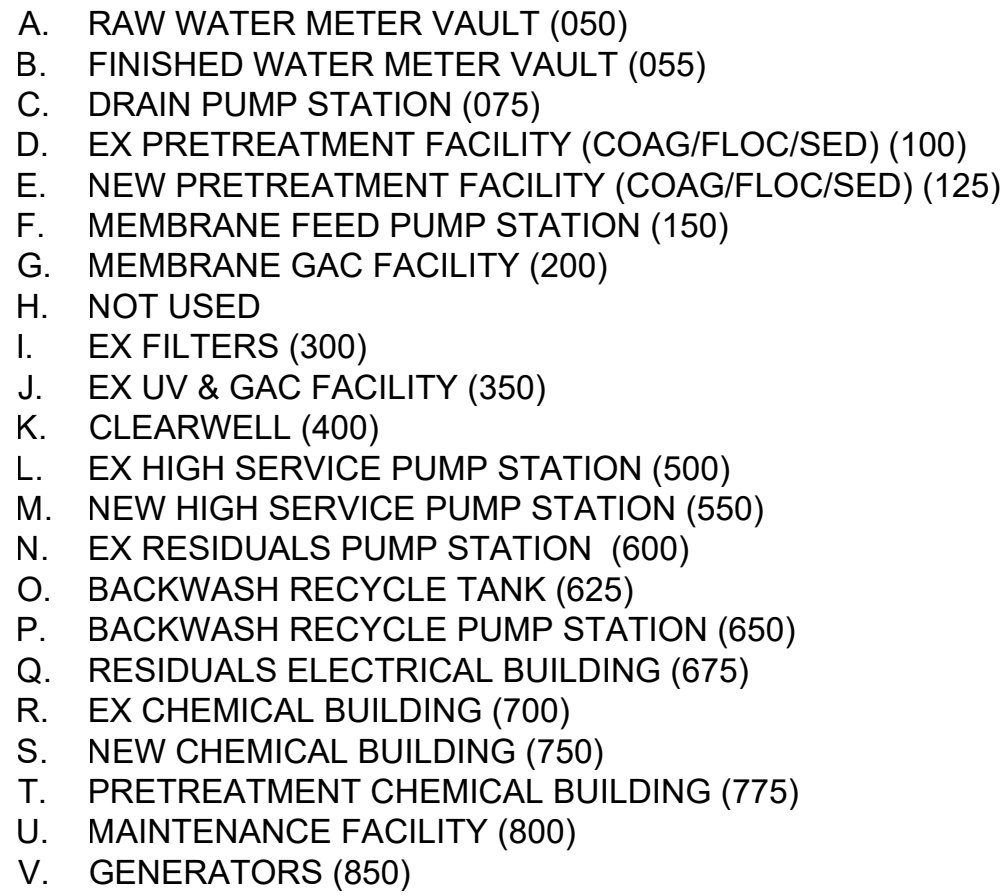
Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

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- A. RAW WATER METER VAULT (050)
- B. FINISHED WATER METER VAULT (055)
- C. DRAIN PUMP STATION (075)
- D. EX PRETREATMENT FACILITY (COAG/FLOC/SED) (100)
- E. NEW PRETREATMENT FACILITY (COAG/FLOC/SED) (125)
- F. MEMBRANE FEED PUMP STATION (150)
- G. MEMBRANE GAC FACILITY (200)
- H. NOT USED
- I. EX FILTERS (300)
- J. EX UV & GAC FACILITY (350)
- K. CLEARWELLS (400)
- L. EX HIGH SERVICE PUMP STATION (500)
- M. NEW HIGH SERVICE PUMP STATION (550)
- N. EX RESIDUALS PUMP STATION (600)
- O. BACKWASH RECYCLE TANK (625)
- P. BACKWASH RECYCLE PUMP STATION (650)
- Q. RESIDUALS ELECTRICAL BUILDING (675)
- R. EX CHEMICAL BUILDING (700)
- S. NEW CHEMICAL BUILDING (750)
- T. PRETREATMENT CHEMICAL BUILDING (775)
- U. MAINTENANCE FACILITY (800)
- V. GENERATORS (850)

SCALE: 1" = 50'

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228
PHONE NUMBER: (615) 783-1515

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

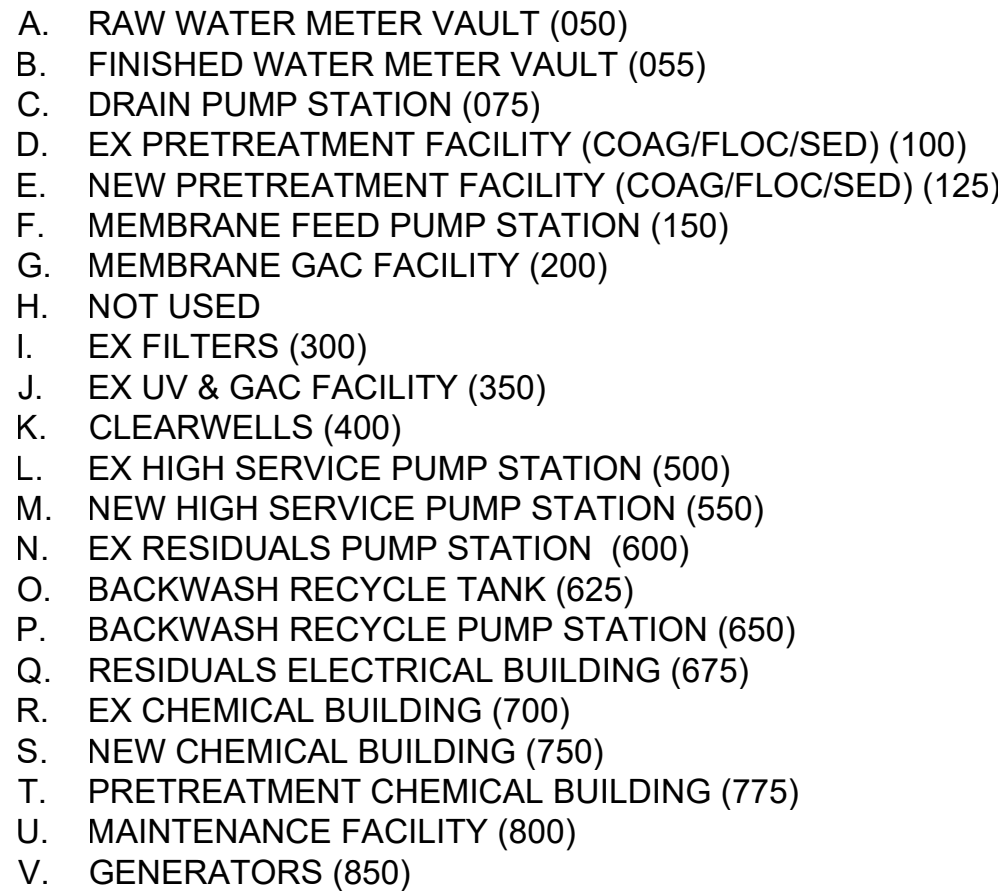
DATE: FEBRUARY 2024

HAZEN NO.: 50124-008A

CONTRACT NO.: X

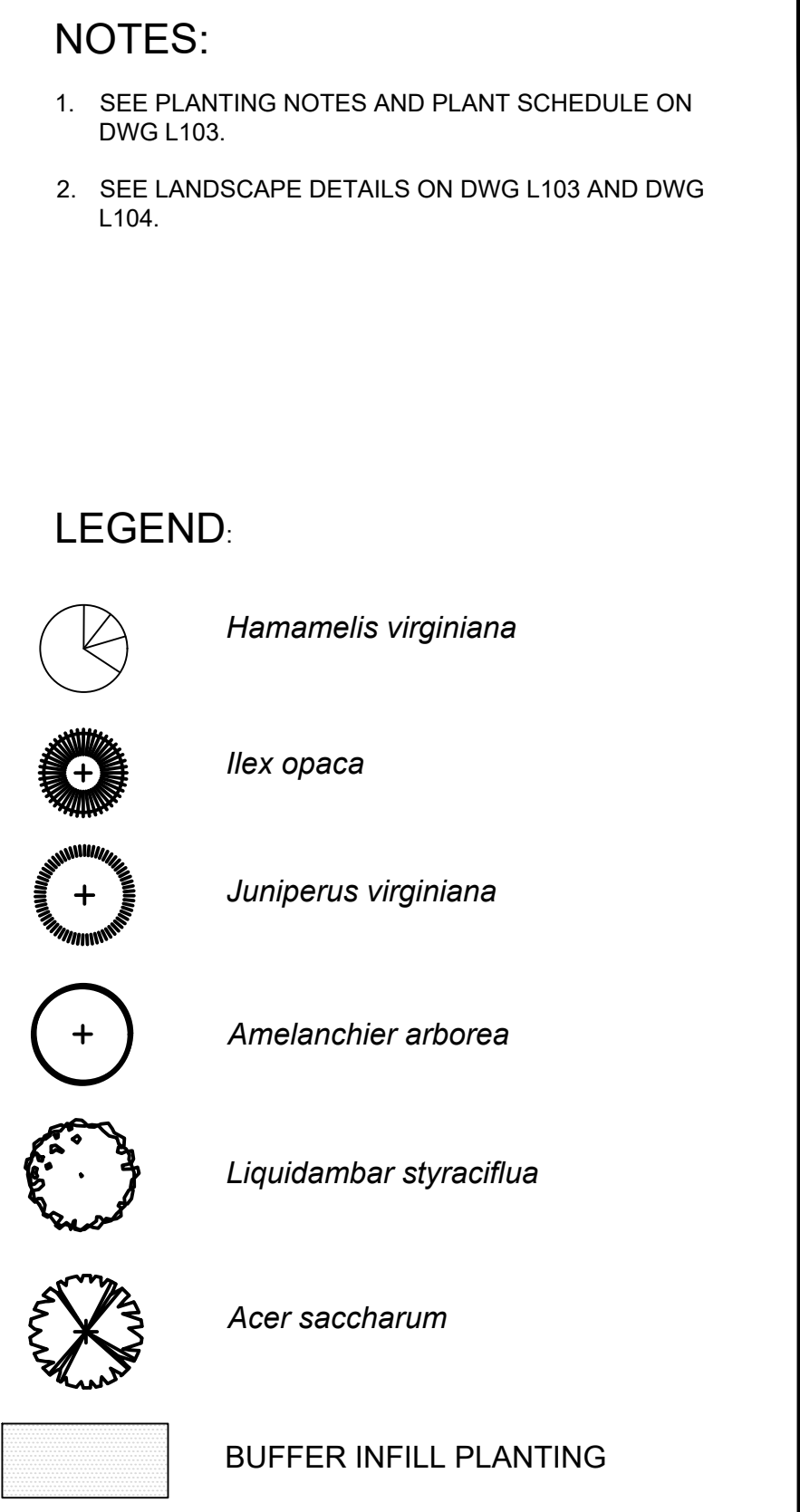
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NUMBER:

Page 83 of 222





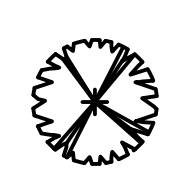
DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L100



NOTES:

1. SEE PLANTING NOTES AND PLANT SCHEDULE ON DWG L103.
2. SEE LANDSCAPE DETAILS ON DWG L103 AND DWG L104.

LEGEND:

	<i>Hamamelis virginiana</i>
	<i>Ilex opaca</i>
	<i>Juniperus virginiana</i>
	<i>Amelanchier arborea</i>
	<i>Liquidambar styraciflua</i>
	<i>Acer saccharum</i>
	BUFFER INFILL PLANTING

File: C:\USERS\ASTEIN\ACCORDS\HAZEN AND SAWYER\301724-008A.OPWS EX WTP_PHASE 2\PROJECT FILES\01 DESIGN\LANDSCAPE\501724-008A.L102 Saved by ASTEIN Save date: 2/16/2024 3:38 PM
PLOT DATE: 2/16/2024 3:43 PM BY: ASTEIN

					PROJECT ENGINEER:	S. ALPERT
					DESIGNED BY:	E. MOSKALENKO
					DRAWN BY:	A. STEIN
					CHECKED BY:	R. TOMKO
					IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY			

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

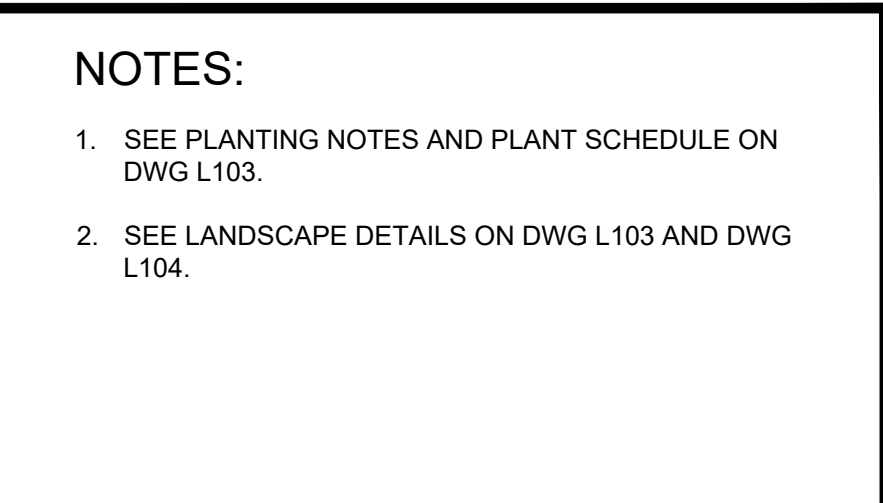
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

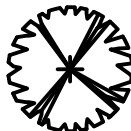
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

LANDSCAPE
PLANTING PLAN - ENLARGED AREA 1

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L101



- LEGEND:
- | | |
|---|--------------------------------|
|  | <i>Hamamelis virginiana</i> |
|  | <i>Ilex opaca</i> |
|  | <i>Juniperus virginiana</i> |
|  | <i>Amelanchier arborea</i> |
|  | <i>Liquidambar styraciflua</i> |
|  | <i>Acer saccharum</i> |
|  | BUFFER INFILL PLANTING |

PLAN
SCALE: 1" = 20'

				PROJECT ENGINEER: S. ALPERT		60% DESIGN SUBMITTAL DO NOT USE FOR CONSTRUCTION	Hazen HAZEN AND SAWYER 545 MAINSTREAM DRIVE, SUITE 320 NASHVILLE, TENNESSEE 37228	COLUMBIA POWER & WATER SYSTEMS COLUMBIA, TENNESSEE		LANDSCAPE PLANTING PLAN- ENLARGED AREA 2	DATE: FEBRUARY 2024	
				DESIGNED BY: E. MOSKALENKO				HAZEN NO.: 50124-008A				
				DRAWN BY: A. STEIN				CONTRACT NO.: X				
				CHECKED BY: R. TOMKO				DRAWING NUMBER:				
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE				L102				
REV	ISSUED FOR	DATE	BY									

Quantity	Symbol	Scientific Name	Common Name	Size	Container	Spacing	Comments
TREES							
18	AS	<i>Acer saccharum</i>	sugar maple	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
32	AA	<i>Amelanchier arborea</i>	serviceberry	7/8' clump	B&B	as shown	Multi-stem
3	IO	<i>Ilex opaca</i>	American holly	8/10'	B&B	as shown	Single leader, branched to ground; 25% male, 75% female
18	JV	<i>Juniperus virginiana</i>	Eastern red cedar	10/12'	B&B	as shown	Single leader, branched to ground
7	LS	<i>Liquidambar styraciflua</i>	American sweetgum	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
SHRUBS							
4	HV	<i>Hamamelis virginiana</i>	witch hazel	#5	Cont.	as shown	Multi-stem

1. ZONE AND PERIMETER OF TREE SAVE AREAS SHALL BE FENCED IN ACCORDANCE WITH THIS SUBSECTION BEFORE ANY DEVELOPMENT OR CONSTRUCTION ACTIVITY BEGINS. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT (DBH), SO THAT, AT A MINIMUM, EACH TREE'S CRITICAL ROOT ZONE IS PROTECTED, BUT NO CASE SHALL THE TREE FENCE BE LESS THAN TEN FEET FROM THE TRUNK. THE ZONING ADMINISTRATION SHALL CONSIDER EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF ANY TREE PROTECTION FENCING.
2. ALL FENCING REQUIRED BY THIS SUBMISSION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN (10) FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.
3. SIGNS THAT ARE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA SHALL BE INSTALLED ON THE TREE PROTECTION FENCE AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN SHALL BE A MINIMUM OF TWO (2) FEET BY TWO (2) FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED BY AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO START OF ANY DEVELOPMENT OR CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THE ORDINANCE.
5. THE TREE PROTECTION FENCING SHALL BE CLEARLY SHOWN ON THE DEVELOPMENT PLAN, MASTER PUD DEVELOPMENT PLAN, AND THE SITE PLAN. NO CONSTRUCTION GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA EXCEPT IN ACCORDANCE WITH THE STANDARDS IN SECTION 4.3.16.L6.B.
6. FENCING SHALL BE MAINTAINED UNTIL THE DEVELOPMENT OR CONSTRUCTION ACTIVITIES ARE COMPLETE.
7. ENCROACHMENTS WITHIN THE CRITICAL ROOT ZONES OF TREES PROTECTED IN ACCORDANCE WITH THIS SUBSECTION SHALL OCCUR ONLY IN RARE INSTANCES WHERE NO ALTERNATIVES EXIST, SUCH AS MAY BE REQUIRED FOR THE INSTALLATION OF STREETS, INTERNAL DRIVES, SIDEWALKS, OR UTILITIES.
8. IF UNAUTHORIZED ENCROACHMENTS OCCUR, LEADING TO TREES BEING DAMAGED DURING CONSTRUCTION ACTIVITIES, THE TREES SHALL BE REPLACED AT A ONE (1) CALIPER INCH TO ONE (1) CALIPER INCH RATION.

1. ALL PLANT MATERIAL SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
2. ALL PLANT MATERIALS MUST MEET THE MINIMUM SIZES, CLASS AND OTHER REQUIREMENTS OUTLINED IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-LATEST EDITION) PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
3. PLANTS MUST HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS.
4. PLANTS SHALL BE MULCHED TO A MINIMUM OF THREE (3) INCHES DEEP. MULCH MUST NOT BE WITHIN (6) INCHES OF TREE TRUNKS.
5. ALL PLANTS SHALL BE CERTIFIED AND INSPECTED FREE OF ALL FUNGUS, GRUBS AND INSECTS THAT MAY HAVE A DELETERIOUS EFFECT ON THE SURROUNDING FAUNA AND FLORA.
6. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT AND RECEIVE APPROVAL FROM ENGINEER FOR LOCATIONS OF ALL PLANTINGS.
7. NO SUBSTITUTIONS OF SPECIFIED PLANTS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDD WITH LAWN SEED MIX UNLESS OTHERWISE SPECIFIED.

1. SIXTY (60) DAYS PRIOR TO SEEDING, EACH SEED MIX SPECIES GERMINATION AND PURITY TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
2. ALL SEEDING OPERATIONS MUST BE SCHEDULED AND APPROVED AT LEAST FIVE (5) DAYS IN ADVANCE TO ENSURE THE ENGINEER IS PRESENT TO OBSERVE THE WORK.
3. ALL SEED SHALL BE INTERAGENCY CERTIFIED UNDER THE AUSPICES OF A STATE SEED IMPROVEMENT COOPERATIVE AND SHALL BEAR THEIR SEALS OF CERTIFICATION ON EACH 50 POUND BAG. PERMANENT SEED SHALL BE 75% PURE LIVE SEED MINIMUM.
4. SEED BROUGHT TO THE PROJECT SITE SHALL BE IN UNOPENED BAGS SHOWING THE NET WEIGHT, COMPOSITION OF MIX, SUPPLIERS NAME AND GUARANTEE OF ANALYSIS. SEED SHALL BE STORED IN ORIGINAL UNOPENED PACKAGES, KEPT DRY, AND NOT OPENED UNTIL NEEDED FOR USE. DAMAGED OR FAULTY PACKAGES SHALL NOT BE USED AND WILL BE REJECTED. SEED SHALL HAVE BEEN HARVESTED FOR PLANTING IN THE CURRENT GROWING SEASON, AND SHALL HAVE BEEN PACKED WITHIN THE LAST 9 MONTHS.
5. SEED MIXTURE SHALL BE AS SPECIFIED IN THE CONTRACT DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. SEED MATERIALS WILL BE INSPECTED BY THE ENGINEER UPON ARRIVAL AT THE JOB SITE AND PRIOR TO PLANTING. ANY MATERIALS NOT IN COMPLIANCE WITH SPECIFICATIONS WILL NOT BE ACCEPTED AND SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY.
7. ALL SEED MATERIALS SHALL BE PROTECTED FROM DRYING OUT AND FROM WIND DAMAGE DURING DELIVERY.
8. SEEDBED PREPARATION SHALL CONSIST OF SCARIFYING ALL COMPACTED AREAS AND REMOVE ALL DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
9. DO NOT BROADCAST SEED BY MECHANICAL APPLICATION WHEN THE WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION.
10. LAWN MIX SHALL BE APPLIED AT A RATE OF 220 LBS/AC PURE LIVE SEED.
11. ALL SEEDING SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
12. FOLLOWING THE SEEDING OPERATION, FERTILIZER SHALL BE APPLIED AS NEEDED, ACCORDING TO RECOMMENDATIONS FROM SOIL TESTING. WHEN REQUIRED, 10-10-10 FAST RELEASE FERTILIZER SHALL BE BROADCAST AT A RATE OF 400 LBS/ACRE THROUGHOUT THE SEEDED AREA BY HAND OR MECHANICALLY USING A CYCLONE BROADCASTER. SEED SHALL BE WATERED AS RECOMMENDED BY THE SEED MANUFACTURER TO ACHIEVE SPECIFIED GROWTH COVERAGE.
13. SEEDED AREAS SHALL BE COVERED WITH ECS-1B SINGLE NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT.
14. SEEDED AREAS SHALL BE WATERED AT A MINIMUM OF ONCE PER WEEK UNTIL SEED HAS GERMINATED AND BECOME ESTABLISHED.
15. ACCEPTABLE SEEDING WILL BE 85% COVERAGE OF THE OPEN AREA WITH THE SEEDED SPECIES. ANY AREA NOT MEETING THIS REQUIREMENT SHALL BE RESEEDED WITH THE ORIGINAL SEED MIX.

1. FERTILIZER DELIVERED TO THE JOB SITE SHALL BE IN ORIGINAL, UNOPENED CONTAINERS BEARING THE MANUFACTURER'S CHEMICAL ANALYSIS AND ESSENTIAL INFORMATION. FERTILIZER CONTAINERS SHALL BE PROTECTED FROM EXPOSURE TO PRECIPITATION AND DIRECT SUNLIGHT.



				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	E. MOSKALENKO
				DRAWN BY:	A. STEIN
				CHECKED BY:	R. TOMKO
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY		

60% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

LANDSCAPE
LANDSCAPE SCHEDULE, NOTES AND DETAILS

DATE: FEBRUARY 2024

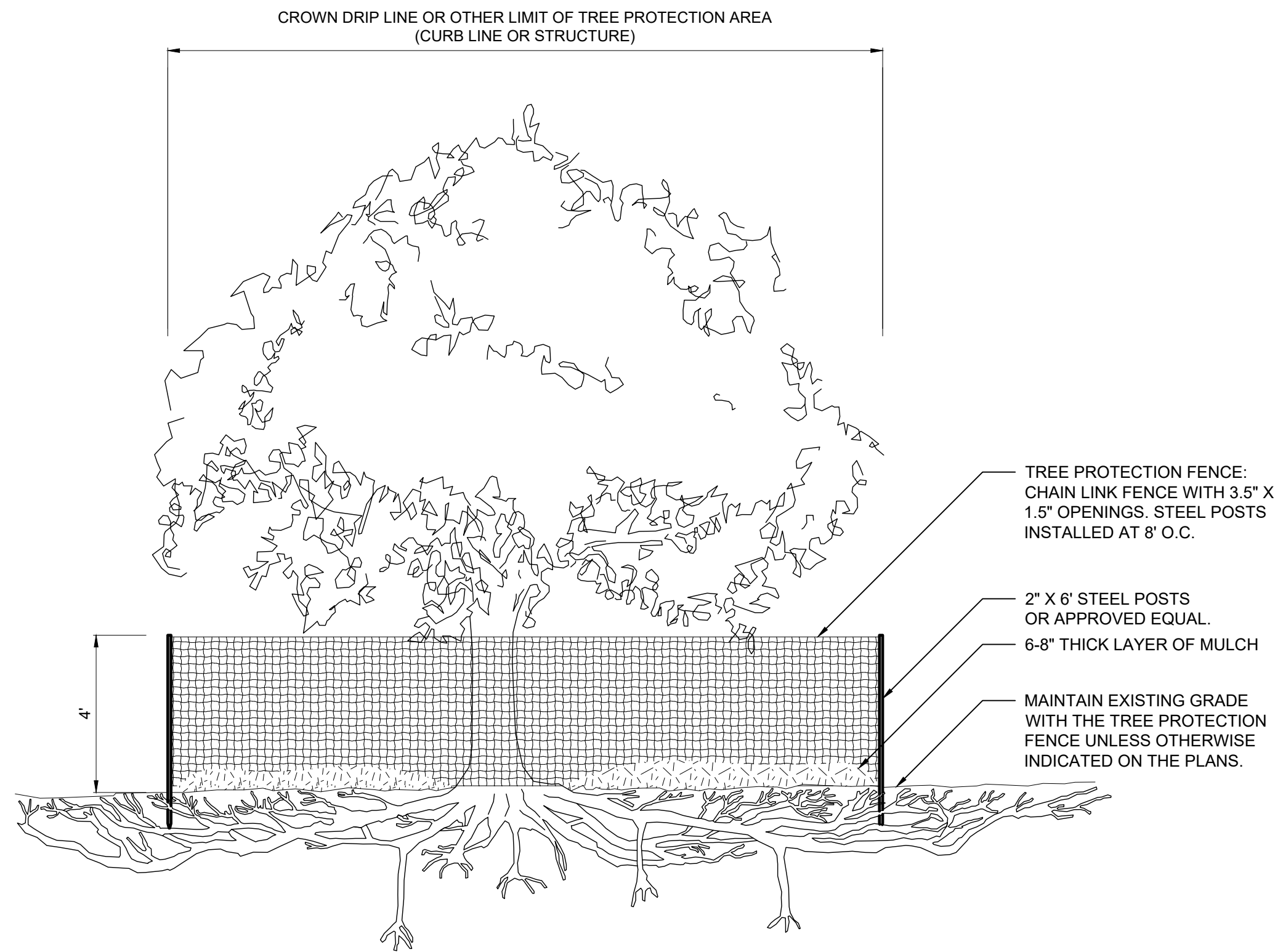
HAZEN NO.: 50124-008A

CONTRACT NO.: X

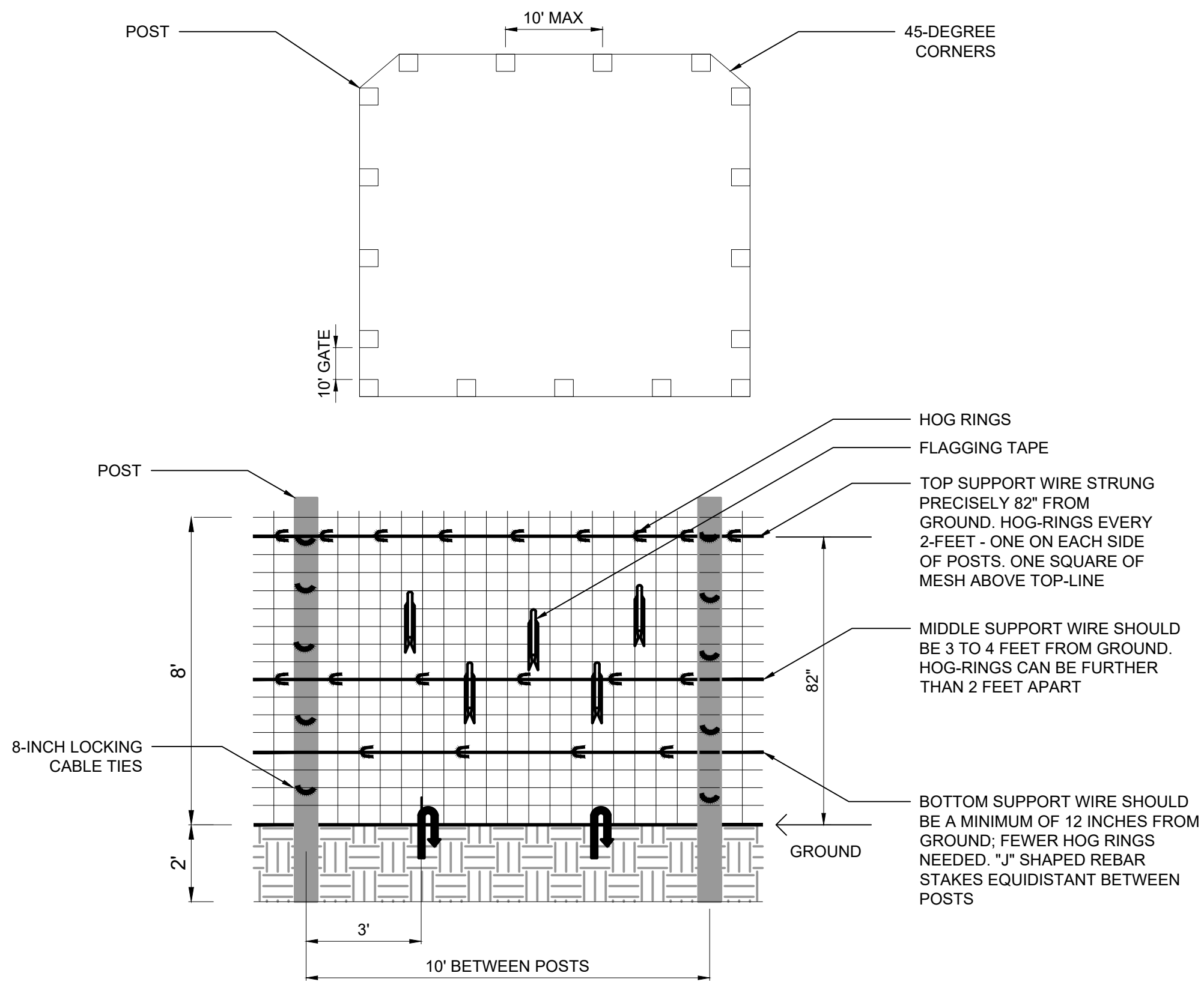
DRAWING:
NUMBER:

103

File: C:\USERS\ASTEIN\ACD\SCHEMATA\HAZEN AND SAWYER\50124-008A_CPWS_EX_VTP_PHASE 2\PROJECT FILES\01_DESIGN\LANDSCAPE\50124-008A_L106 Saved by ASTEIN Save date: 2/16/2024 3:31 PM
PLOT DATE: 2/16/2024 3:44 PM BY: ASTEIN



3 TYP. TREE PROTECTION DETAIL



4 TYP. DEER PROTECTION FENCE

- NOTES:
1. INSTALL 10-FOOT LONG METAL T-POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POST ABOVE GROUND. POSTS SHOULD BE SPACED NO FURTHER THAN 10 FEET APART.
 2. INSTALL 45-DEGREE ANGLE POSTS AT THE CORNERS TO INCREASE STRENGTH. SPACE POSTS FOR GATE(S) AND LEAVE SPACE BETWEEN FENCE AND PLANTINGS AS NECESSARY FOR EQUIPMENT ACCESS AND MAINTENANCE.
 3. STRING THREE SECTIONS OF NO. 14 GAUGE GALVANIZED WIRE - TOP, MIDDLE, AND BOTTOM TO SUPPORT AND REINFORCE THE WIRE MESH FENCING. START WITH THE TOP LINE AND SECURE TO POSTS WITH 8-INCH LOCKING CABLE TIES. ONCE ALL THREE LINES ARE ATTACHED, TENSION THE LINES USING GRIPPLES OR OTHER LOCKING DEVICES.
 4. ATTACH NO. 14 GAUGE GALVANIZED METAL MESH WITH 4" X 6" OPENINGS TO POSTS WITH 8-INCH LOCKING CABLE TIES AND PULL TAUT BETWEEN EACH POST.
 5. CRIMP HOG RINGS TO THE TOP LINE EVERY 2 FEET BETWEEN POSTS AND AS CLOSE AS POSSIBLE TO EACH SIDE OF THE POSTS. PLACE HOG RINGS EVERY 3 TO 4 FEET ON THE MIDDLE AND BOTTOM LINES.
 6. AFTER MESH IS SECURED TO WIRE, STAKE MESH TO THE GROUND WITH INVERTED J-SHAPED, 12-INCH LONG REBAR OR SIMILAR STAKES. USE TWO STAKES BETWEEN POSTS.
 7. ONCE FENCE CONSTRUCTION IS COMPLETE, HANG ORANGE BIODEGRADABLE FLAGGING TAPE STREAMERS AROUND ENTIRE FENCE TO ALERT DEER AND OTHER WILDLIFE TO THE OBSTRUCTION. ATTACH FLAGGING IN AN UP-AND-DOWN ZIGZAG PATTERN BOTH INSIDE AND OUTSIDE OF THE FENCE.
 8. FENCE MUST REMAIN TAUGHT AND INTACT THROUGHOUT ENTIRE DURATION OF CONTRACT AND GUARANTEE. CONTRACTOR MUST INSPECT ROUTINELY AND REPAIR AS NEEDED.

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

60% DESIGN SUBMITTAL DO NOT USE FOR CONSTRUCTION
--

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS COLUMBIA, TENNESSEE
EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

LANDSCAPE LANDSCAPE DETAILS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L104

**CPWS - LTWSP - Expansion of Existing Water Treatment Plant
Zoning Comparison & Exceptions**

	CD-4C (Original tract)	CD-3 (Amer. Leg. tract)	PUD-MU (Potential Zone)	PUD-MU Exceptions
Type of Zone	Commercial Corridor	Residential	Planned Unit Development - Mixed Use	Utility Infrastructure
Block or Parcel Size	Block: 2400 ft. max	Block: 2800 ft. max	Parcel: Min. more than 10 gross acres	No Exception: (The 2 parcels combine for 12.6 acres)
Max. Bldg. Height	4 Stories - Primary Bldg. 2 Stories - Accessory Bldg.	3 Stories - Primary Bldg. 2 - Stories - Accessory Bldg.	2 Stories Min-4 Stories Max* 2 Stories Max for Accessory*	Exception: All proposed buildings are either 1- or 2- story structures as defined by number of floors. One proposed building will exceed the 35' height limit requiring approval. Building height is dictated by the water treatment process requirements for operations and maintenance and cannot be reduced. (See table below for Building Descriptions)
Max. Driveway Width	36 ft.	10 ft.	24 ft.	Exception: Portions of asphalt are 32' wide to accommodate chemical delivery trucks that are critical to the drinking water treatment process.
Fencing	Chain Link only permitted on sides and rear	Chain Link only permitted on sides and rear (Barbed/razor/concertina not permitted)	Natural wood at sides and rear only. Wrought iron, aluminum, brick/stone/stucco over	Exception: Chain Link with barbed wire at the back and sides. Brick columns and aluminum

**CPWS - LTWSP - Expansion of Existing Water Treatment Plant
Zoning Comparison & Exceptions**

	(Barbed/razor/concertina not permitted)		masonry permitted on all sides. (Barbed/razor/concertina not permitted; vinyl, unfinished concrete, block not permitted;) (4.3.1-L, p. 176-177)*	panels along Nashville Highway. Maintaining or improving the perimeter security is key to compliance with CPWS's EPA required Risk & Resiliency Plan. The treatment plant was identified as the second highest priority in the water system for risk protection
Setbacks abutting Residential	25 ft. as a rear and 8 ft. as a side where the Utility Facility abuts a CD-3 zoned property (4.3.1-C, 4.3.9.E.6.ak, p. 256)	25 ft. or 15 ft. from center of rear alley.	25 ft. as a rear and 8 ft. as a side where the Utility Facility abuts a CD-3 zoned property (4.3.1-C, 4.3.9.E.6.ak, p. 256)*	Exception: 25 ft. setback designed for the front, rear and sides of the parcel. Project area is very limited on this site & some area must be reserved for future expansion as dictated by City growth.
Min. Internal Drive ROW Width	35 ft.	65 ft.	35 ft.	No Exception: No publicly accessible internal drives with ROW on parcels.
Buffer	Parcel Buffer 25 ft adjacent to single-family homes/duplexes (4.3.11.H, p. 268)	N/A	Parcel Buffer 75 ft. adjacent to single-family homes/duplexes (4.3.11.H, p. 268)* Project Buffer 50 ft. adjacent to any CD (5.8.8/Table 5.7.8, p. 338)*	Exception: 25 ft. buffer along all sides and back of property adjacent to single family homes. 10 ft. buffer zone designed for the project along all side and back of property adjacent to non-single-family homes.

**CPWS - LTWSP - Expansion of Existing Water Treatment Plant
Zoning Comparison & Exceptions**

				Project area is very limited on this site to accommodate this and future expansion as dictated by City growth.
No. Bldgs/Lot	1 primary per lot 1 accessory per lot	1 primary per lot 2 accessory per lot	1 primary max. 1 accessory max.	Exception: Number of structures will be greater than 1 primary and 1 accessory. The water treatment process requires multiple buildings.
Enfrontment/Façade Placement	Building site must enfront a vehicular Thoroughfare or Internal Drive. (4.3.1-E, p.88). Main Entrance must be in Façade of Principal Frontages (4.3.1-E, p.89).	Building site must enfront a vehicular Thoroughfare or Internal Drive. (4.3.1-C, p.68). Main Entrance must be in Façade of Principal Frontages (4.3.1-C, p.69).	Building site must enfront a vehicular Thoroughfare or Internal Drive.* Main Entrance must be in Façade of Principal Frontages*	Exception: All Building enfrontment may not face a vehicular thoroughfare. No publicly accessible internal drives.
Façade Regulations	Prescriptive (4.3.1-E, p.89 - 91).	Prescriptive for non-House building types (4.3.1-C, p.69 - 71).	Façade Articulation Section Prescriptive (4.3.1-L, p.171 - 173).*	Exception: Façade of all proposed buildings designed to match existing structures including those greater than 100 feet in width. Reference proposed building elevations and existing building photos.
Arch. Design Review Required	No	No	Yes	No Exception: Design will be submitted to City's Architectural Review Board for review.

**CPWS - LTWSP - Expansion of Existing Water Treatment Plant
Zoning Comparison & Exceptions**

Building Materials	Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry - Permitted Exposed Concrete, Aluminum or Vinyl Siding, Corrugated and/or Sheet Metal - Not Permitted	Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry, Vinyl Siding (Residential only) - Permitted Exposed Concrete, Aluminum Siding, Corrugated and/or Sheet Metal - Not Permitted	Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry - Permitted Exposed Concrete, Aluminum or Vinyl Siding, Corrugated and/or Sheet Metal - Not Permitted	Exception: Water containing structures (treatment basins) at the plant will have exposed concrete walls similar to the existing treatment basins onsite (i.e., process basins and the exposed lower levels of the pump stations).
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Note: A building story is not defined as a specific dimension, but rather a "floor". Any building over 35' in height requires FM approval.

*In PUD, PC and City Council may craft a customized set of standards which deviate from these default standards.

**CPWS - LTWSP - Expansion of Existing Water Treatment Plant
Zoning Comparison & Exceptions**

Table of Proposed Building Descriptions

Facility	Description	Occupied	Floors/Stories	Height (ft)
Chemical Building	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area	30 ft (Sheet A803 from West WTP Set)
High Service Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level)	18 ft above grade (Sheet A554 from 30% Set)
PTF Chemical Building (Chemical Feed Building)	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area	17 ft (Sheet A776 from 30% Set)
Membrane Feed Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level)	18 ft above grade (Sheet A153 from 30% Set)
Membrane/GAC Facility	Masonry (brick-face) to match existing structures	Operator workstation/office - Not regularly occupied	1 floor	38 ft (Sheet A207 from 30% Set)
Maintenance Building	Masonry (brick-face) to match existing structures	No	1 floor	21 ft (Sheet S802 from 30% Set)
Finished Water Meter Vault	Small/precast Vault	No	N/A	0 ft above grade (vault)
Residual Pump Station (Residual Electrical Building)	Small/precast Vault	No	N/A	TBD (Small)
Drainage Pump Station	Small/precast Vault	No	N/A	0 ft above grade (vault)
Raw Water Meter Vault	Small/precast Vault	No	N/A	0 ft above grade (vault)
Floc/Sed Basins	Water-containing concrete structure	N/A	N/A	8 - 18 ft above grade (relative height within hydraulic profile TBD)
Residuals Holding Tank	Water-containing concrete structure	N/A	N/A	10 ft above grade (Sheet C303 from 30% Set)
Clearwell	Water-containing concrete structure	N/A	N/A	22 ft above grade (Sheet M500 / C302 from 30% set)
Generators	Self-enclosed equipment	N/A	N/A	TBD (< 35 ft)

CITY OF COLUMBIA. DEED.

STATE OF TENNESSEE. COUNTY OF MAURY.

EXECUTED BY WAVERLY H. JACKSON, ET UX.

KNOW ALL MEN BY THESE PRESENTS, that for

DATED MARCH 21, 1953. FILED MARCH 26, 1953

and in consideration of the sum of Ten

at 10:16 A. M. REGISTERED MARCH 27, 1953.

(\$10.00) Dollars, cash in hand paid, the

receipt of which is hereby acknowledged, and other good and valuable considerations, we,

Waverly H. Jackson and wife, Alleen Overton Jackson, have this day bargained and sold and do by these presents transfer and convey unto the City of Columbia, a municipal corporation, operating the Columbia Water System, the following described tract or parcel of land located in the Ninth Civil District of Maury County, Tennessee, to wit:

"Beginning at a point in the right of way of U. S. Highway 31 and on the east side thereof, said point being the southwest corner of the property of W. H. Jackson and the northwest corner of the property of W. C. Walters, running thence with the east margin of the right of way of said highway north 49° 15' east 597.8 feet to a concrete highway marker; thence south 40° 45' east 15 feet to a concrete highway marker; thence north 49° 15' east 320 feet to a concrete monument; thence leaving said highway south 40° 45' east 410.7 feet; thence south 1° 45' west 291.1 feet to a monument; thence south 89° 56' west 905.3 feet; thence north 82° 34' west 58.5 feet to the point of beginning, containing 7.729 acres, more or less."

In addition to the tract above conveyed there is also conveyed for the same consideration hereinabove shown, a permanent easement and right of way for water lines and electric lines to and from the above described tract, said easement to be 12 feet in width and lying six feet on either side of a center line, said easement being more particularly described as follows:

"Beginning at a point in the eastern property line of W. H. Jackson and the western property line of H. H. Poteet, said point being north 0° .04' east 231.6 feet from the southeast corner of the property of W. H. Jackson running thence north 89° 35' west 295.55 feet.

The above described tract and the tract over which the above easement is conveyed is a part of the property conveyed to Waverly H. Jackson and wife, Alleen Overton Jackson, by deed of record in Book 239, Page 164 of the Register's Office of Maury County, Tennessee."

TO HAVE AND TO HOLD, said property unto the said City of Columbia, its successors and assigns, together with all right, title, interest, easements and appurtenances thereunto belonging forever.

We covenant with the said City of Columbia, that we are lawfully seized and possessed of the above described property, have good right to sell and convey the same and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and legal representatives, to forever warrant and defend the title to the above described property unto the said City of Columbia, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 21 day of March, 1953.

WAVERLY H. JACKSON
Waverly H. Jackson

ALLEEN OVERTON JACKSON
Alleen Overton Jackson

STATE OF TENNESSEE. COUNTY OF MAURY.

Personally appeared before me, C. H. Denton, Notary Public in and for said County and State, the above named Waverly H. Jackson and wife, Alleen Overton Jackson, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the above instrument for the purposes therein contained.

My commission expires Jan. 17, 1954. U. S. REVENUE STAMPS
for \$..... X X cts
Attached to this instrument

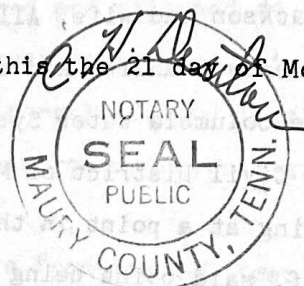
Witness my hand and seal at office in Columbia, Tennessee, this 21 day of Mch. 1953.

I hereby certify that I registered the above instrument the 27 day of Mar. 1953

Registered this E. E. Cass

C. H. DENTON

NOTARY PUBLIC.



CITY OF COLUMBIA. EASEMENT.

EXECUTED BY ED MATTHEWS ET UX.

DATED MARCH 17, 1953. FILED MARCH 26, 1953

at 10:17 A. M. REGISTERED MARCH 27, 1953.

a municipal corporation operating the Columbia Water System by and through its Board of Public Utilities, hereinafter known as Party of the Second Part, witnesseth:

Parties of the First Part for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, do hereby sell, grant and convey unto the Party of the Second Part, its successors and assigns forever, a perpetual right of way and easement to be used for the construction, operation and maintenance of the water line and necessary appliances thereto for the transmission of water upon, over and across the following tract of land owned by the Parties of the First Part, described as follows:

"Located in the Ninth Civil District of Maury County, Tennessee, bounded on the north by Criddle; on the south by Crowe; on the east by Tennessee State Highway No. 6 and on the west by Duck River.

The easement and/or right of way hereby granted shall extend 6 feet on either side of a center line, said line to have the following courses and distances, beginning at a point in the northern boundary line of the above described tract and in the southern boundary line of the property of Criddle, said point being approximately 350 feet west from the intersection with the right of way of State Highway No. 6 and the northern boundary line of the above described tract.



MURPHY, COX,
FRANKS &
LASATER, P.C.

Daniel L. Murphy
Michael D. Cox
Jennifer Fleming Franks*
Seth M. Lasater
William S. Fleming (Retired)

207 West 8th Street
Post Office Box 90
Columbia, TN 38402

Phone: (931) 388-0832
Fax: (931) 381-9530

MEDIATION SERVICES
*Rule 31 Listed Family Law

April 29, 2021

Mr. Scott Dahlstrom
CEO/President
Columbia Power and Water Systems
501 S. James Campbell Blvd.
Columbia, TN 38401

Re: TITLE OPINION
Property in the 9th Civil District
of Maury County, Tennessee
Tax Map 90I Group B Parcel 5.00

Dear Scott:

I have examined the public record of Maury County, Tennessee, as to the real property more particularly described in deed of record in Book 357, Page 439, Register's Office, Maury County, Tennessee, and incorporated herein by reference. (See Exhibit A for description)

This examination was made as of April 29 2021, at 8:00 a.m., and in our opinion, fee simple title to said property at that time was vested in American Legion Post 19.

SPECIAL EXCEPTIONS: The following exceptions pertain to the above-described property:

1. 2021 Maury County, Tennessee and City of Columbia, Tennessee real property taxes and/or any assessments levied or assessed, and all subsequent years which constitute a lien on the property, but are not yet due and payable. If improvements are completed after January 1st of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provision of Tenn. Code Ann, §67-5-603, et seq.
2. That portion of subject property, if any, located within the boundaries of any public rights of way, including the right of way for Nashville Hwy/US 31.
3. Matters of record on Plat Book 4, Page 21 Register's Office of Maury County, Tennessee. (See Exhibit B)
4. Water utility easement of record in Book 303, Page 3, Register's Office of Maury County, Tennessee, to City of Columbia. (See Exhibit C)

Mr. Scott Dahlstrom, CEO/President, Columbia Power and Water Systems
Re: Title Opinion Letter
April 29, 2021
Page Two

5. Easement of record in Book 341, Page 164, Register's Office of Maury County, Tennessee to City of Columbia. (See Exhibit D)

6. Water utility easement of record in Book 3R1498 Page 975, Register's Office of Maury County, Tennessee, to City of Columbia. (See Exhibit E)

GENERAL EXCEPTIONS: I express no opinion and make no representation as to the following matters:

1. Any parties in possession, deficiencies in quantities of land, encroachments, boundary line disputes, or any other matter which would be disclosed by an accurate survey or inspection of the property.
2. Any public roads or public utilities which cross or encroach upon the property.
3. Any rights or claims which may have been acquired by other parties through adverse possession adverse use, or prescription.
4. Any unrecorded easements, leases, licenses, or liens, including without limitation, mechanic's and materialmen's lien and environmental liens.
5. Any inaccuracy of the index books of the Register's Office of Maury County, Tennessee, or inaccuracy in information on taxes and assessments furnished by county or city officials.
6. Any instrument void or voidable due to fraud or forgery, mental incompetence, minority, or lack of corporate authority.
7. Any undisclosed heirs, and any confusion with regard to the name or proper identity of persons in the chain of title.
8. Defects with regard to the execution and delivery of any documents relating to title.
9. Any marital rights of a spouse or former spouse of past owners not revealed in an instrument.
10. The effect of any federal court or bankruptcy proceeding not reflected in the public records in the Register's office of Maury County, Tennessee.
11. The effect of zoning or other land use regulation of any governmental agency or authority.

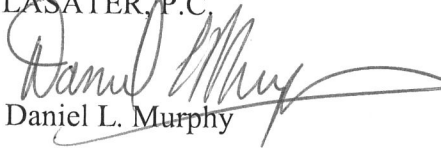
Mr. Scott Dahlstrom, CEO/President, Columbia Power and Water Systems
Re: Title Opinion Letter
April 29, 2021
Page Three

The items listed in the foregoing paragraph are matters which would not be revealed by an examination of the public records and, therefore, matters in which we have no means of securing the necessary information upon which to render an opinion. You may obtain some assurance with respect to these matters by obtaining an accurate survey by a qualified licensed surveyor and you may also be insured as to these matters by the utilization of title insurance.

This title opinion is issued for the sole use and benefit of the above-referenced addressee. No opinion is rendered as to the validity, legal effect, enforceability or priority of any matter herein shown.

Very truly yours,

MURPHY, COX, FRANKS &
LASATER, P.C.



Daniel L. Murphy

DLM/dc

Enclosures

EXHIBIT A

Beginning at a stake in East Margin of New Nash Hi-Way, Croslers N/W Corner, Jackson's N/E corner; thence South 40 deg. And 40 min, East 60.25 feet; thence South 85 deg 19 min, East 314.3 feet to an iron pin; Crosler's S/E corner; then South 0 deg 04 min West 714.3 feet to set iron pin; Jackson's S/E corner; thence South 89 deg 56 min West 303.25 feet to an iron pin, City Water Plant's S/E Corner; thence North 1 deg. 45 min East 391.1 feet to a concrete marker; thence North in the South Margin of New Nashville Highway, City Water Plants N/E corner; thence with South margin of New Nashville Highway, North 49 deg. 15 min East 275.25 feet to the beginning. Subject to easements heretofore granted to City of Columbia, across above directly behind Water Plant, one for 12 feet (recorded in ROMC Book 341, Page 164, it is the latest and purpose of grantors to convey to the Legion Post NO 9 all of the lands owned by them lying East and South East of New Nashville Highway, all is City of Columbia, Maury County Tennessee, according to survey prepared for Herbert Griffin Post No 19, The American Legion by John J. Harris dated June 26, 1959.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE ABOVE DESCRIPTION:

EXCLUSION ONE

Property located in the Second (2nd) Civil District of Maury County, Tennessee, to-wit: Bounded on the N. by Crozier; E. by remaining portion of American Legion property; S. by The American Legion 50 ft. road or right-of-way; W. by U.S. Highway 31; and more particularly described as follows: 810 NEW NASHVILLE HIGHWAY; BEGINNING at a stake in the E. margin of U.S. 31 Highway, said point being N. 49 degrees 15 minutes E, 162.5 ft. from the NW corner of The American Legion's original property, also Columbia Water System's corner; thence with the E. margin of U.S. 31 Highway N. 49 degrees 15 minutes E, 112.75 ft. to an iron pin; thence leaving Highway and With Crozier's S. 40 degrees 45 minutes E., 60.25 ft. to an iron pin, thence with same S. 85 degrees 19 minutes E. , 196.15 ft. to a stake; thence with American Legion's remaining property S. 49 degrees 15 minutes W., 250.40 ft. to a stake in margin of 50 ft. road or right-of-way; thence with road or right-of-way N. 40 degrees 45 minutes W., 200.0 feet to a point of beginning. Together with all right, title and interest of Grantor in an easement over an area 50 ft. in width and 200 ft. in length along the S. boundary of the property herein conveyed.

EXCLUSION TWO

The following described tract of land located in the Ninth (9th) Civil District of Maury County, Tennessee, more fully described as follows, to-wit: Beginning at a concrete marker in the east margin of the right-of-way of U.S. Highway 31, the same being a common corner of Columbia Water System and the property purchased from Waverly H. Jackson, et ux by deed of record in Book 357, page 439, and the same being the northwest corner of the tract herein conveyed and running thence with the east margin of said highway north 49 deg. 15' east 112 1/2 feet to a stake; thence south 40 deg. 45' east 200 feet to a stake; thence south 49 deg. 15' west 112 1/2 feet to a point in the east margin of the Columbia Water System Property; thence with the Columbia Water System property north 40 deg. 45 ft

west 200 feet to the point of beginning, being a part of the property conveyed by deed of record in Book 357, page 439, Register's Office for Maury County, Tennessee.

There is also granted an easement over an area of 50 feet in width and 200 feet in length along the east boundary of the property herein conveyed. It is the intention of the grantors to eventually construct a private street along this 50 foot strip and when said street is completed, the grantee will have the privilege of using this street and will have access to same at any and all points adjacent to the tract herein conveyed. Until such time as such a street is constructed, the grantee will be permitted to use as a driveway so much of the 50 foot strip as will be necessary for such purposes. The Grantors agree that no structure shall be placed on this 50 foot strip adjoining the tract herein conveyed.

COLUMBIA POWER & WATER SYSTEMS Columbia, TN

Traffic Access Study

1/3/2024

Prepared For:
Inflo Design Group, LLC



1114 17th Avenue South, Ste. 103 • Nashville, TN 37212
(615) 258-8551 • BurchTransportation.com

Columbia Power & Water Systems

Columbia, TN

TRAFFIC ACCESS STUDY

PREPARED FOR:

Inflo Design Group, LLC

PREPARED BY:

BURCH TRANSPORTATION, LLC

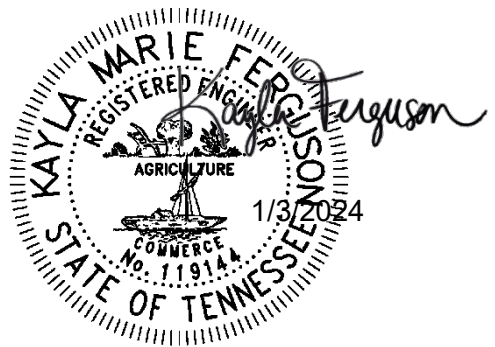


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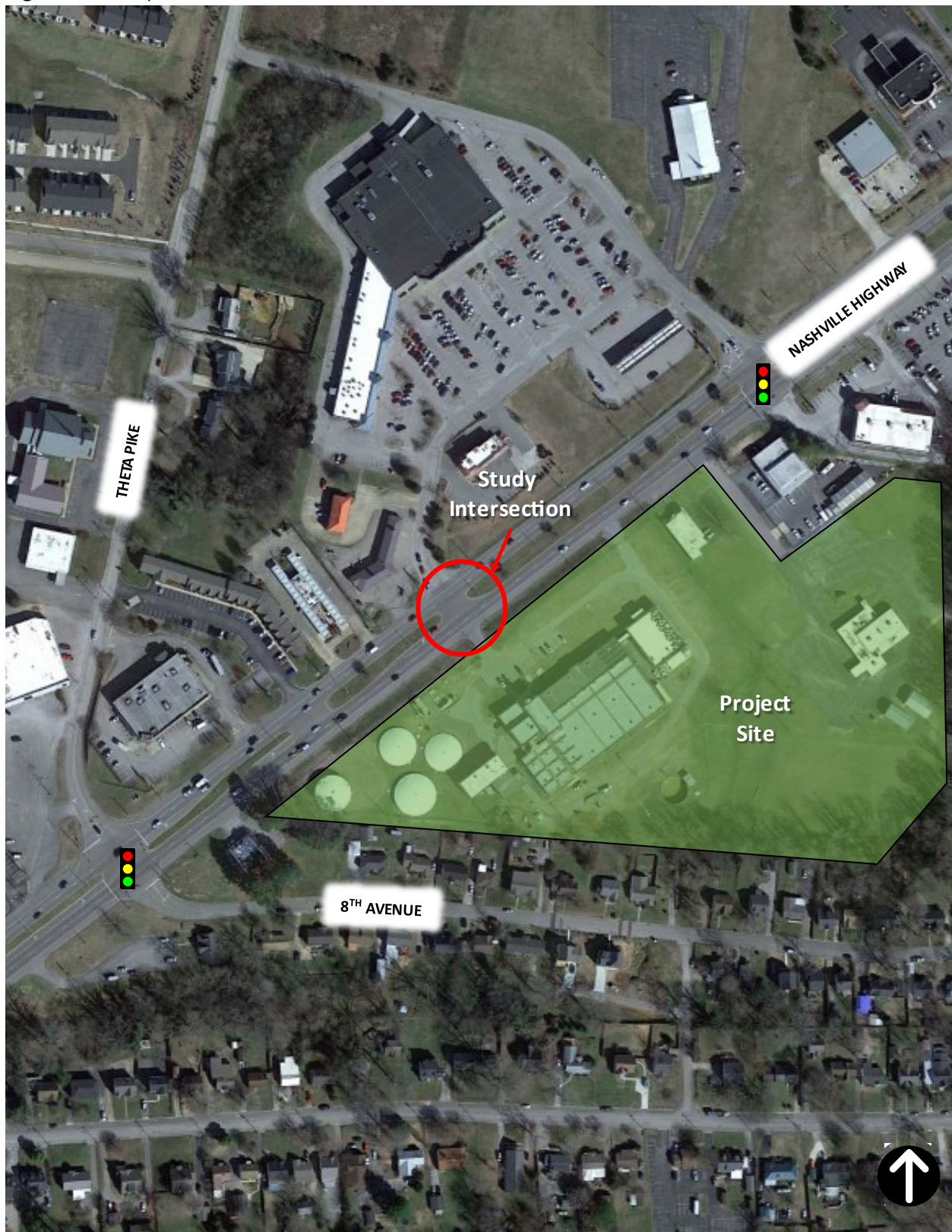
Appendix

Appendix A:	Site Plan
Appendix B:	TDOT Count Data & Historical Analysis
Appendix C:	Turning Movement Counts
Appendix D:	Historic Crash Data
Appendix E:	2023 Signal Warrant Analyses
Appendix F:	Turn Lane Warrant Analyses
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1. Introduction

Columbia Power & Water Systems (CPWS) has an existing water treatment plant located at 806 Nashville Highway in Columbia, TN. Access to the site is currently provided via an unsignalized driveway that intersects Nashville Highway directly across from one of two Kroger shopping center accesses. The existing water treatment plant will be expanded, adding additional pre-treatment facilities, pump stations, a 5,600-sf maintenance facility, and a 6,000-sf chemical building on an adjacent parcel. In review of the proposed CPWS expansion, the City of Columbia requested a traffic access study be conducted to evaluate the operational and safety conditions of the site's primary access. As such, this traffic study analyzes the need for a traffic signal warrant at the site access, evaluates the need for turn lanes on Nashville Highway, and documents in-field measurements of intersection sight distance. The current site plan is included in Appendix A and Figure 1 highlights the study location.

Figure 1: Study Intersection Location



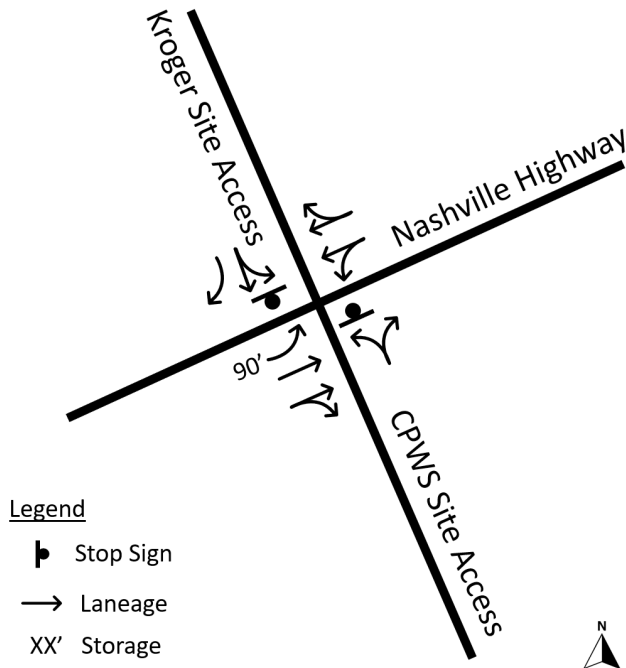
2. Existing Conditions

The intersection under investigation is the intersection of Nashville Highway and the existing CPWS/Kroger Site Access. This is currently an unsignalized intersection with four approaches. The eastbound approach of Nashville Highway includes one exclusive left turn lane with approximately 90 feet of storage, one exclusive through lane, and one shared through/right turn lane. The westbound approach of Nashville Highway has a shared left turn/through lane and a shared through/right turn lane. The northbound approach, which serves as the primary Site Access to CPWS, has no traffic control, but functions as a stop-controlled approach with a single shared lane for all movements. The southbound approach, which serves as one of two access to Kroger, has no traffic control, but functions as a stop-controlled approach with sufficient pavement width that is used as a shared left turn/through lane and an exclusive right turn lane.

In the vicinity of the project site, Nashville Highway (U.S. Highway 31) is mostly an east-west facility with two 11-foot travel lanes in each direction separated by a 30-foot wide grass median. Turn lanes are provided at key intersections. The posted speed limit on Nashville Highway is 45 mph. Figure 2 shows the existing laneage and traffic control for the study intersection.



Figure 2: Existing Laneage and Traffic Control



Existing traffic data on Nashville Highway near the project site was obtained from the Tennessee Department of Transportation (TDOT). The 2022 traffic data is provided in Figure 3. As shown, the Annual Average Daily Traffic (AADT) on Nashville Highway north of the CPWS site was approximately 29,584 vehicles per day (vpd) in 2022. South of the CPWS site, the AADT on Nashville Highway is approximately 26,431 vpd. The TDOT count station data is included in Appendix B.

New turning movement counts were collected for the study intersection in December 2023. Specifically, a 12-hour traffic count was conducted on Tuesday, December 5, 2023 between 7:00 AM – 7:00 PM. The hours selected for data collection were determined based on a review of the 2022 AADT count data made available by TDOT for each hour of the day.

The hourly traffic count data for the study intersection is presented in Table 1 with more detailed turning movement count data provided in Appendix C. According to the more detailed turning movement counts, the peak hours for the intersection occur from 7:15-8:15 AM and from 2:45-3:45 PM though this is mostly driven by volumes on Nashville Highway. Overall, the CPWS site generates minimal traffic. During the 12 hours of data collection, there were 27 vehicles entering the site and 34 vehicles exiting the site. Of these, 84% were passenger vehicles and 16% were commercial trucks. It should be noted that all of the trucks observed during the data collection period entered the CPWS site by making an eastbound right turn, and all trucks exiting the site made a northbound right turn.

Figure 3: 2022 Annual Average Daily Traffic Volumes

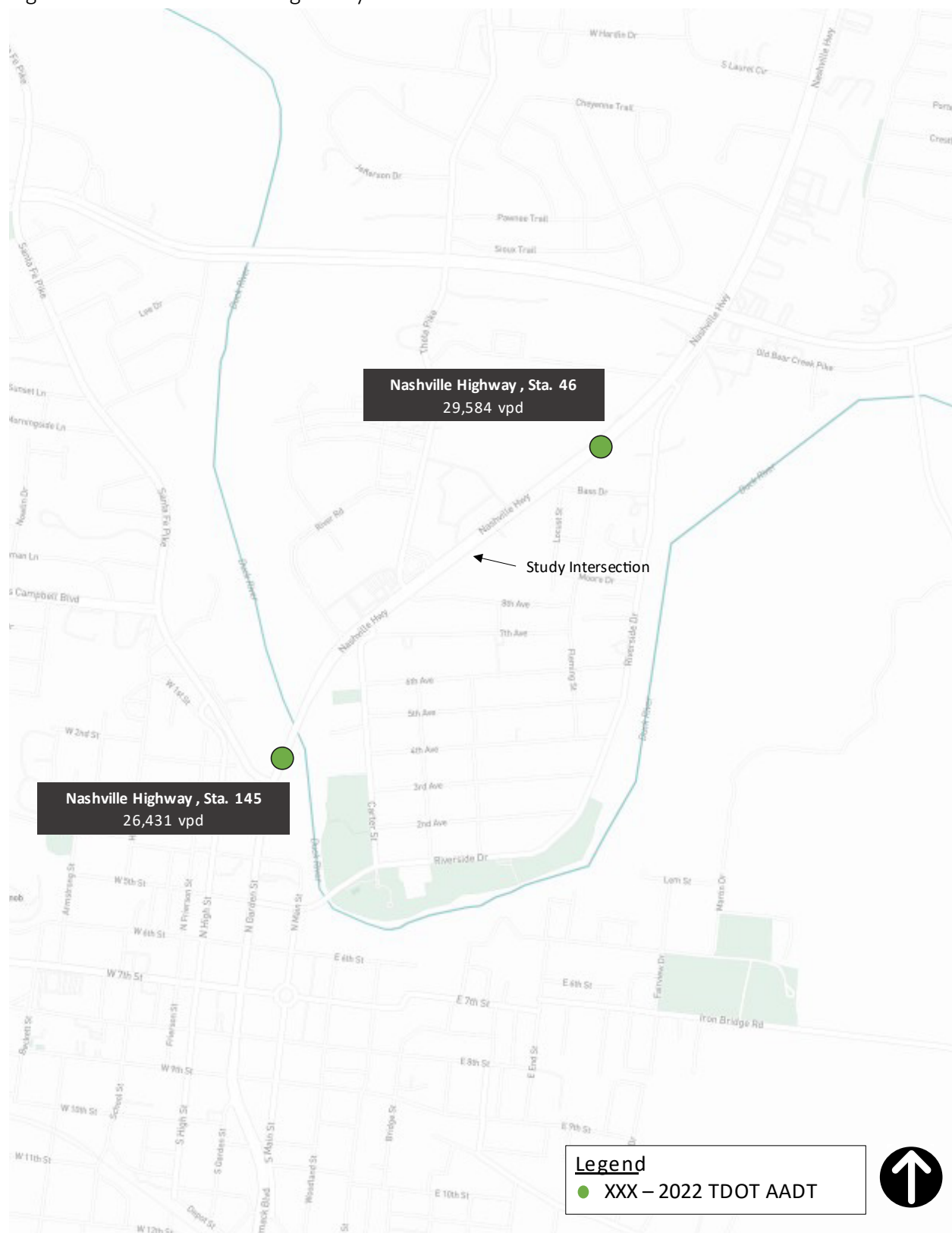


Table 1: 2023 Existing Hourly Traffic Count Data

Street				Nashville Highway			Nashville Highway			CPWS Site Access			Kroger Site Access			Intersection
Direction				Eastbound			Westbound			Northbound			Southbound			Hourly Total
Hourly Increment				L	T	R	L	T	R	L	T	R	L	T	R	
AM	7:00	-	8:00	37	1,099	1	1	987	3	2	0	3	1	0	31	2,165
	8:00	-	9:00	42	885	3	2	934	2	0	0	3	0	0	50	1,921
	9:00	-	10:00	50	876	4	1	913	6	4	0	0	3	0	59	1,916
	10:00	-	11:00	64	867	2	0	864	11	0	0	1	1	0	75	1,885
Midday	11:00	-	12:00	98	875	4	0	994	20	1	0	1	9	0	101	2,103
	12:00	-	13:00	84	1,022	1	2	964	20	0	1	8	10	0	106	2,218
	13:00	-	14:00	78	998	1	0	915	15	1	0	0	3	0	99	2,110
PM	14:00	-	15:00	84	1,113	5	0	1,137	16	0	0	0	6	0	105	2,466
	15:00	-	16:00	107	1,288	0	0	1,172	25	2	0	2	5	0	121	2,722
	16:00	-	17:00	83	1,095	0	0	1,195	20	0	0	2	1	0	123	2,519
	17:00	-	18:00	80	1,058	0	0	1,147	21	0	0	3	2	0	123	2,434
	18:00	-	19:00	57	655	0	0	952	15	0	0	0	8	0	98	1,785

3. Operational and Safety Analyses

It is assumed that the proposed plant expansion will be complete in the next 3 years, which is a 2026 horizon. However, it is not anticipated that traffic generated by the project site will significantly increase with the expansion. This is primarily due to the nature of the existing CPWS site, which has minimal staff for operating the facility with administrative and maintenance staff housed elsewhere. As such, the projected 2026 traffic volumes are expected to be very similar to the existing 2023 volumes. Based on this assumption, the analysis of the CPWS access focuses primarily on the need for improvements based on existing conditions.

3.1 Traffic Signal Warrant Analysis

As a first step, the need for a traffic signal at the intersection of Nashville Highway and the CPWS Site Access was considered. The City of Columbia's 2022 Access Management Regulations document the desired placement of traffic signals based on ability to coordinate signal timing parameters, improve operational efficiency, and reduce crashes along a corridor. Based on these guidelines, traffic signals should be placed a minimum of 1,320 feet apart though 2,640 feet is desired. As shown in Figure 1, the CPWS Site Access is bracketed by two adjacent traffic signals at the Theta Pike/8th Avenue and Kroger/CVS Site Access intersections on Nashville Highway with approximately 1,450 feet in between the two signals. Therefore, adding a traffic signal at the CPWS/Kroger Site Accesses would not be in accordance with the City's Access Management Regulations. Exceptions can be granted, though corridor operations, not individual access requests, are prioritized.

To determine the need for a traffic signal at the existing intersection of Nashville Highway and the CPWS/Kroger Site Accesses, a signal warrant analysis was conducted using existing traffic volume data shown in Table 1. The *Manual on Uniform Traffic Control Devices* (MUTCD) includes nine (9) warrants that should be evaluated based on an engineering study of traffic conditions prior to the installation of a new traffic signal. While there are nine warrants, only one is required to be met in order to consider the need for traffic signal control at an intersection. However, satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal. Each warrant sets forth the minimum criteria related to the operation and safety of an intersection that should be met in order to satisfy the warrant.

Warrants 10 software was utilized for the signal warrant analysis based on 2009 Federal Warrants. The traffic volume data, existing speed limits, and existing intersection geometry were utilized for the analysis. The signal warrant analysis was based on the 70% Factor Warrants given the posted speed limit of 45 mph on Nashville Highway. As noted previously, the southbound approach of the Kroger Site Access is unstriped but has sufficient pavement width to function as a shared left turn/through lane and an exclusive right-turn lane. As such, in accordance with TDOT's Traffic Signal Design Manual, southbound right turn volumes are removed from consideration in the warrant analysis of minor street traffic volumes. Therefore, the analysis is based on a one-lane minor street approach and two-lane major street approach for the existing roadways. Crash data for the intersection was obtained from TDOT's AASHTOWare platform and is included in Appendix D. According to this data, four crashes have occurred at the intersection of Nashville Highway and the CPWS/Kroger Site Accesses in the past year. Based on investigation of detailed crash reports, only one of these crashes was an angle crash, which is generally considered correctable by a traffic signal. Therefore, the MUTCD Crash Warrant threshold of at least five crashes correctable by a traffic signal which have occurred over a 12-month period is not met based on this data.

Table 2 presents the results of the signal warrant analysis for the 2023 existing conditions. Based on these data and analyses, a traffic signal is not currently warranted at the CPWS/Kroger Site Accesses. The Warrants 10 summary reports are presented in Appendix E.

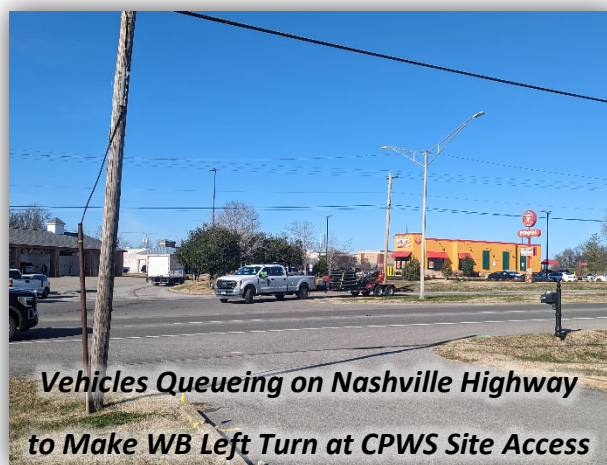
Table 2: Signal Warrant Analysis Results – 2023 Existing Conditions

Nashville Highway and CPWS/Kroger Site Accesses (2023 Existing Conditions)		
Warrant Description	Warrant Met?	Notes
Warrant 1: 8-Hour Vehicular Volume	N	0 Hours Met (1A) & (1B)
Warrant 2: 4-Hour Vehicular Volume	N	0 Hours Met
Warrant 3: Peak Hour	N	0 Hours Met
Warrant 4: Pedestrian Volume	N/A	--
Warrant 5: School Crossing	N/A	--
Warrant 6: Coordinated Signal System	N/A	--
Warrant 7: Crash Experience	N	--
Warrant 8: Roadway Network	N/A	--
Warrant 9: Intersection near a Grade Crossing	N/A	--
Notes:		
1. Based on 2023 Existing Conditions and Traffic Volumes.		
2. Based on 2+ Lane Major Street and 1-Lane Minor Street.		
3. Based on 70% Factor Warrants and >40 mph posted speed on the Major Street.		
4. Removes right turn volumes for the southbound minor street approach.		
5. Includes both directions on Major Street.		

3.2 Turn Lane Warrant Analysis

Even though a traffic signal is not warranted at the study intersection, consideration was given to the need for other infrastructure improvements that would enhance the existing operations and safety of vehicles entering and exiting the CPWS site.

As mentioned previously and shown in Figure 1, there are no dedicated turn lanes on Nashville Highway to facilitate turning movements into and out of the existing CPWS site. As such, the turning movement counts collected in December 2023 were used to evaluate the need for exclusive left and right turn lanes. This analysis was based on methodologies presented in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide* and *NCHRP Report 745: Left Turn Accommodations at Unsignalized Intersections*, which are also referenced in TDOT's *Highway System Access Manual (HSAM)*. The turn lane analysis was based on the 2023 existing traffic volumes and a 45-mph posted speed limit. Because of the atypical peaking characteristics of the CPWS site, the turn lane warrants were based on hourly volumes in which the highest number of westbound left turns and eastbound right turns occurred, which corresponds to 8:15-9:15 AM and 2:15-3:15 PM, respectively. The turn lane analysis determined that neither a left turn deceleration lane nor a right turn deceleration lane is currently warranted for the westbound and eastbound approaches of Nashville Highway, respectively,



at the CPWS Site Access. The proposed expansion of the CPWS facility is not likely to generate significant additional traffic; therefore, it is not anticipated that turn lanes will be warranted in 2026 either. Details of the turn lane warrant analyses are included in Appendix F.

It should be noted that there are a significant number of U-turn movements completed by vehicles traveling westbound on Nashville Highway. Across the 12-hour data collection period, there were nearly three times as many U-turns (17 vehicles) as left turns (6 vehicles) from the westbound approach of Nashville Highway. In addition, field visits showed that vehicles executing these movements were observed to queue in the travel lane on Nashville Highway given the lack of storage space. As pointed out in TDOT's *HSAM*, U-turns should only occur from a left turn lane where feasible due to the potential for high-speed, rear-end crashes when vehicles make a U-turn from a through lane. If the U-turn volumes are combined with the peak hour left turn volumes, a left turn lane is warranted according to the *NCHRP Report 745* methodology. Therefore, it is recommended that a westbound left turn lane be constructed on Nashville Highway.

3.3 Intersection Sight Distance Analysis

In addition to traffic signal warrants and turn lane analyses, the CPWS Site Access on Nashville Highway was evaluated to make sure that sufficient intersection sight distance is available for vehicles exiting the project site. The posted speed limit on Nashville Highway is 45 mph adjacent to the project site. For a 45-mph speed, the guidelines from the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*, call for a minimum stopping sight distance of 360 feet. This is the distance required for a driver to detect an object in the roadway that requires a stop and be able to stop in time before reaching the object. AASHTO also identifies the minimum intersection sight distance, which is the distance a driver can see approaching vehicles before the line of sight is blocked by an object or roadway curvature. Sufficient intersection sight distance allows for adequate time gap for a driver to turn across opposing traffic from a stopped condition without requiring on-coming traffic to significantly slow down. For a speed of 45 mph, the design value for a passenger vehicle turning left from a stop onto Nashville Highway from the CPWS Site Access is 630 feet and for a driver turning right from a stop is 430 feet. The recommended intersection sight distance for a left turn from the CPWS Site Access accounts for the three travel lanes (the exclusive left turn lane, exclusive through lane, and shared through/right turn lane) and the 20-foot median that must be crossed.

Due to the land use of the CPWS site, trucks are expected to comprise a significant portion of the CPWS site trip generation. Turning movement counts showed that there were approximately 10 large trucks entering or exiting the CPWS site during the 12 hours of data collection, which represents approximately 16% of the overall volume generated by the site. Therefore, intersection sight distances were also calculated to account for additional time gap needed for trucks to make safe turns from the CPWS Site Access. Based on these adjustments, the design value for a combination truck turning left from a stop onto Nashville Highway is 935 feet and for a commercial truck turning right from a stop is 695 feet. Similar to the passenger car analysis, these values account for the number of lanes and median width to be crossed. No adjustments were made to account for potential two-stage left-turn movements since the median width does not provide sufficient storage for a standard commercial truck. Therefore, it is desirable to provide a minimum of 935 feet looking to the east and a minimum of 695 feet looking to the west on Nashville Highway at the CPWS Site Access. The desired intersection sight distances are conceptually displayed in Figure 4 for both passenger vehicles and commercial trucks.

Based on field investigations, the available intersection sight distance looking west on Nashville Highway exceeds the required 430 feet and 695 feet needed for passenger cars and commercial trucks, respectively, to safely make right turns from the CPWS Site Access. However, approximately 640 feet of sight distance is available looking to the east on Nashville Highway from the CPWS Site Access. This is sufficient for passenger cars making a left turn from the CPWS Site Access but is insufficient for commercial trucks. Based on field observations, sight distance for this movement is limited by the vertical curvature of Nashville Highway, large trees and their spacing in the grass median, and queues that form on eastbound Nashville Highway at the signalized intersection with the Kroger/CVS Site Accesses. However, the presence of a signalized intersection within the departure sight triangle likely produces gaps and reduces the approach speed of vehicles on Nashville Highway.



Figure 4: Desired Intersection Sight Distances



4. Conclusions and Recommendations

Columbia Power & Water Systems has an existing water treatment plant located at 806 Nashville Highway in Columbia, TN. Access to the site is currently provided via an unsignalized driveway that intersects Nashville Highway directly across from one of two Kroger shopping center accesses. The existing water treatment plant will be expanded by 2026, adding additional pre-treatment facilities, pump stations, a 5,600-sf maintenance facility, and a 6,000-sf chemical building on an adjacent parcel. In review of the proposed CPWS expansion, the City of Columbia requested a traffic access study be conducted to evaluate the operational and safety conditions of the site's primary access. As such, this traffic study analyzes the need for a traffic signal warrant at the site access, evaluates the need for turn lanes on Nashville Highway, and documents in-field measurements of intersection sight distance. Based on the analysis documented in this study, the following conclusions and recommendations are made:

- The existing CPWS facility generated approximately 61 trips across a 12-hour time period on a weekday. The proposed expansion of the CPWS facility is not expected to generate significant additional traffic.
- Based on 12 hours of data collection, a traffic signal is not warranted at the intersection of Nashville Highway and the CPWS/Kroger Site Accesses based on 2023 traffic volumes or historic crash data. Further, the study intersection is located approximately halfway between two adjacent traffic signals that exist at the Theta Pike/8th Avenue and the CVS/Kroger Site Accesses intersections. Installation of a traffic signal at this location would be inconsistent with TDOT's Traffic Signal Design Manual and the City of Columbia's Access Management Regulations.
- Approximately 20% (6 vehicles) of vehicles observed entering the project site within the 12 hours of data collection do so by making a left turn from Nashville Highway into the CPWS Site Access. However, the peak hour left turn volumes do not justify the need for a westbound left turn lane on Nashville Highway based on the *NCHRP Report 745, Left Turn Accommodations at Unsignalized Intersections*. However, there were a significant number of vehicles making westbound U-turn movements throughout the day and in-field observations showed that vehicles queue into the westbound through lanes on Nashville Highway while waiting to execute one of these movements.
- Based on the in-field observations, data collected, and the potential for safety issues with queueing vehicles on Nashville Highway, a westbound left turn lane should be constructed within the existing grass median on Nashville Highway. The left turn lane should be designed and constructed to include approximately 75 feet of storage to accommodate three passenger vehicles or one commercial truck and approximately 130 feet of taper. This will require the removal of street trees and relocation of street lighting that currently exists in the median.
- Based on the vertical curvature of Nashville Highway, it is unlikely that the desired intersection sight distance can be met for trucks making a left turn from the CPWS Site Access onto Nashville Highway. It should be noted that there were no trucks observed executing that movement in the 12 hours of data collection, and field observations verified that the traffic signals at adjacent intersections provide sufficient gaps for making left turns from the CPWS Site Access as well as reduces vehicle approach speeds. However, in tandem with the construction of the westbound left turn lane on Nashville Highway, removal of the remaining street trees in the median should be considered to improve sight distance.

These recommendations are depicted conceptually in Figure 5. Based on the analysis presented in this report, no further recommendations are made in tandem with the proposed expansion of the CPWS site in Columbia.

Figure 5: Recommended Improvements at Nashville Highway and CPWS Site Access



APPENDIX A

SITE PLAN

1. NEW LANDSCAPE BUFFER WILL CONSIST OF STAGGERED EVERGREEN AND DECIDUOUS TREES WHICH SHALL PROVIDE 75-100% OPACITY DEPENDING ON THE SEASON.



- A. RAW WATER METER VAULT (050)
- B. FINISHED WATER METER VAULT (055)
- C. DRAIN PUMP STATION (075)
- D. EX PRETREATMENT FACILITY (COAG/FLOC/SED) (100)
- E. NEW PRETREATMENT FACILITY (COAG/FLOC/SED) (125)
- F. MEMBRANE FEED PUMP STATION (150)
- G. MEMBRANE GAC FACILITY (200)
- H. NOT USED
- I. EX FILTERS (300)
- J. EX UV & GAC FACILITY (350)
- K. CLEARWELL (400)
- L. EX HIGH SERVICE PUMP STATION (500)
- M. NEW HIGH SERVICE PUMP STATION (550)
- N. EX RESIDUALS PUMP STATION (600)
- O. BACKWASH RECYCLE TANK (625)
- P. BACKWASH RECYCLE PUMP STATION (650)
- Q. RESIDUALS ELECTRICAL BUILDING (675)
- R. EX CHEMICAL BUILDING (700)
- S. NEW CHEMICAL BUILDING (750)
- T. PRETREATMENT CHEMICAL BUILDING (775)
- U. MAINTENANCE FACILITY (800)
- V. GENERATORS (850)

CD-3 - NEIGHBORHOOD CHARACTER DISTRICT

CD-4C - GENERAL URBAN CORRIDOR CHARACTER DISTRICT

PLAN

SCALE: 1" = 50'

					PROJECT ENGINEER:	S. ALPERT
					DESIGNED BY:	
					DRAWN BY:	
					CHECKED BY:	
					IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY			

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

PROPOSED SITE LAYOUT PLAN

DATE:	2023
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	

EXHIBIT-1

APPENDIX B

TDOT COUNT DATA & HISTORICAL ANALYSIS

TDOT Count Station Data Historical Growth Analysis (AADT)				
Station No.	Station 46		Station 145	
Street	Nashville Highway		Nashville Highway	
Location	South of Duck River		South of US 412/SR 6	
Year	Volume	Annual % Growth	Volume	Annual % Growth
2022	29,584	12.4%	26,431	6.1%
2021	26,329	-5.1%	24,920	5.0%
2020	27,741	1.0%	23,729	-11.5%
2019	27,466	2.1%	26,801	0.9%
2018	26,893	3.8%	26,560	-5.6%
2017	25,904	-0.8%	28,144	19.6%
2016	26,101	12.1%	23,528	0.5%
2015	23,291	-5.2%	23,421	-2.8%
2014	24,575	3.8%	24,101	-2.1%
2013	23,686	8.9%	24,617	5.9%
2012	21,745	--	23,256	--
Including 2020 & 2021 Data				
10-year Annual Avg Growth	3.3%		1.6%	
5-year Annual Avg Growth	2.8%		-1.0%	
3-year Annual Avg Growth	2.8%		-0.1%	
Pre-Pandemic Data				
7-year Annual Avg Growth	3.5%		2.3%	
5-year Annual Avg Growth	2.4%		2.5%	
3-year Annual Avg Growth	1.7%		5.0%	

APPENDIX C

TURNING MOVEMENT COUNTS

Classified Turn Movement Count | All vehicles

Columbia, TN

Site 1

Columbia Power & Water Driveway
Kroger Driveway
TN-99 Nashville Hwy (West)
TN-99 Nashville Hwy (East)



Date

Tuesday, December 5, 2023

Weather

Cloudy
45°F

[Click here for Detailed Weather](#)

Lat/Long

35.628510°, -87.027234°

[Click here for Map](#)



0700 - 1900 (Weekday 12h Session) (12-05-2023)

All vehicles

TIME	Northbound				Southbound				Eastbound				Westbound				Int Total				
	Columbia Power & Water Driveway			U-Turn	App Total	Kroger Driveway			U-Turn	App Total	TN-99 Nashville Hwy (West)			U-Turn	App Total	TN-99 Nashville Hwy (East)					
	Left 1.1	Thru 1.2	Right 1.3			Left 1.5	Thru 1.6	Right 1.7			Left 1.9	Thru 1.10	Right 1.11			Left 1.13		Thru 1.14	Right 1.15	Left 1.16	Thru 1.17
0700 - 0715	2	0	0	0	2	0	0	5	0	5	5	234	0	0	239	1	167	1	2	171	417
0715 - 0730	0	0	0	0	0	0	0	8	0	8	2	270	0	1	273	0	227	0	2	229	510
0730 - 0745	0	0	1	0	1	0	0	6	0	6	12	261	1	6	280	0	286	1	0	287	574
0745 - 0800	0	0	2	0	2	1	0	12	0	13	18	334	0	3	355	0	307	1	0	308	678
Hourly Total	2	0	3	0	5	1	0	31	0	32	37	1099	1	10	1147	1	987	3	4	995	2179
0800 - 0815	0	0	2	0	2	0	0	10	0	10	14	236	2	1	253	0	258	0	1	259	524
0815 - 0830	0	0	0	0	0	0	0	14	0	14	10	245	0	5	260	1	238	0	0	239	513
0830 - 0845	0	0	1	0	1	0	0	10	0	10	12	209	0	2	223	0	205	2	0	207	441
0845 - 0900	0	0	0	0	0	0	0	16	0	16	6	195	1	1	203	1	233	0	2	236	455
Hourly Total	0	0	3	0	3	0	0	50	0	50	42	885	3	9	939	2	934	2	3	941	1933
0900 - 0915	0	0	0	0	0	0	0	10	0	10	14	209	1	0	224	1	209	0	1	211	445
0915 - 0930	1	0	0	0	1	1	0	18	0	19	9	218	1	1	229	0	217	2	1	220	469
0930 - 0945	1	0	0	0	1	0	0	17	0	17	16	228	1	2	247	0	229	3	0	232	497
0945 - 1000	2	0	0	0	2	2	0	14	0	16	11	221	1	0	233	0	258	1	1	260	511
Hourly Total	4	0	0	0	4	3	0	59	0	62	50	876	4	3	933	1	913	6	3	923	1922
1000 - 1015	0	0	0	0	0	0	0	11	0	11	17	201	0	0	218	0	214	3	0	217	446
1015 - 1030	0	0	0	0	0	0	0	23	0	23	16	210	1	2	229	0	199	2	0	201	453
1030 - 1045	0	0	0	0	0	0	0	17	0	17	16	239	1	7	263	0	242	4	0	246	526
1045 - 1100	0	0	1	0	1	1	0	24	0	25	15	217	0	2	234	0	209	2	0	211	471
Hourly Total	0	0	1	0	1	1	0	75	0	76	64	867	2	11	944	0	864	11	0	875	1896
1100 - 1115	1	0	0	0	1	0	0	21	0	21	27	196	1	3	227	0	256	3	0	259	508
1115 - 1130	0	0	1	0	1	4	0	31	0	35	25	232	2	1	260	0	262	6	0	268	564
1130 - 1145	0	0	0	0	0	2	0	23	0	25	23	250	1	7	281	0	220	7	1	228	534
1145 - 1200	0	0	0	0	0	3	0	26	0	29	23	197	0	1	221	0	256	4	0	260	510
Hourly Total	1	0	1	0	2	9	0	101	0	110	98	875	4	12	989	0	994	20	1	1015	2116
1200 - 1215	0	0	1	0	1	3	0	31	0	34	17	254	0	10	281	0	247	8	0	255	571
1215 - 1230	0	1	1	0	2	3	0	27	0	30	18	279	0	5	302	0	238	3	0	241	575
1230 - 1245	0	0	4	0	4	3	0	26	0	29	30	249	0	4	283	1	213	2	0	216	532
1245 - 1300	0	0	2	0	2	1	0	22	0	23	19	240	1	1	261	1	266	7	0	274	560
Hourly Total	0	1	8	0	9	10	0	106	0	116	84	1022	1	20	1127	2	964	20	0	986	2238
1300 - 1315	0	0	0	0	0	1	0	30	0	31	16	222	0	7	245	0	217	2	0	219	495
1315 - 1330	0	0	0	0	0	2	0	27	0	29	17	265	0	3	285	0	210	7	0	217	531
1330 - 1345	0	0	0	0	0	0	0	23	0	23	20	267	1	6	294	0	252	2	0	254	571
1345 - 1400	1	0	0	0	1	0	0	19	0	19	25	244	0	5	274	0	236	4	0	240	534
Hourly Total	1	0	0	0	1	3	0	99	0	102	78	998	1	21	1098	0	915	15	0	930	2131
1400 - 1415	0	0	0	0	0	1	0	25	0	26	19	275	0	1	295	0	231	1	1	233	554
1415 - 1430	0	0	0	0	0	2	0	30	0	32	22	289	1	5	317	0	286	5	0	291	640
1430 - 1445	0	0	0	0	0	2	0	23	0	25	21	246	4	1	272	0	300	6	0	306	603
1445 - 1500	0	0	0	0	0	1	0	27	0	28	22	303	0	2	327	0	320	4	1	325	680
Hourly Total	0	0	0	0	0	6	0	105	0	111	84	1113	5	9	1211	0	1137	16	2	1155	2477
1500 - 1515	2	0	1	0	3	0	0	27	0	27	27	354	0	6	387	0	286	6	0	292	709
1515 - 1530	0	0	1	0	1	1	0	23	0	24	28	362	0	1	391	0	272	4	0	276	692
1530 - 1545	0	0	0	0	0	3	0	36	0	39	26	300	0	3	329	0	310	9	0	319	687
1545 - 1600	0	0	0	0	0	1	0	35	0	36	26	272	0	3	301	0	304	6	0	310	647
Hourly Total	2	0	2	0	4	5	0	121	0	126	107	1288	0	13	1408	0	1172	25	0	1197	2735
1600 - 1615	0	0	0	0	0	1	0	35	0	36	21	279	0	1	301	0	292	9	0	301	638
1615 - 1630	0	0	0	0	0	0	0	22	0	22	23	291	0	2	316	0	300	4	0	304	642
1630 - 1645	0	0	1	0	1	0	0	33	0	33	17	259	0	3	279	0	306	4	0	310	623
1645 - 1700	0	0	1	0	1	0	0	33	0	33	22	266	0	2	290	0	297	3	0	300	624
Hourly Total	0	0	2	0	2	1	0	123	0	124	83	1095	0	8	1186	0	1195	20	0	1215	2527
1700 - 1715	0	0	3	0	3	0	0	28	0	28	24	311	0	2	337	0	257	3	0	260	628
1715 - 1730	0	0	0	0	0	1	0	34	0	35	22	311	0	2	335	0	314	5	0	319	689
1730 - 1745	0	0	0	0	0	1	0	35	0	36	17	239	0	3	259	0	295	3	0	298	593
1745 - 1800	0	0	0	0	0	0	0	26	0	26	17	197	0	2	216	0	281	10	2	293	535
Hourly Total	0	0	3	0	3	2	0	123	0	125	80	1058	0	9	1147	0	1147	21	2	1170	2445
1800 - 1815	0	0	0	0	0	3	0	26	0	29	17	189	0	0	206	0	284	3	0	287	522
1815 - 1830	0	0	0	0	0	3	0	25	0	28	13	161	0	5	179	0	258	4	0	262	469
1830 - 1845	0	0	0	0	0	1	0	19	0	20	16	152	0	3	171	0	226	5	1	232	423
1845 - 1900	0	0	0	0	0	1	0	28	0	29	11	153	0	2	166	0	184	3	1	188	383
Hourly Total	0	0	0	0	0	8	0	98	0	106	57	655	0	10	722	0	952	15	2	969	1797
Grand Total	10	1	23	0	34	49	0	1091	0	1140	864	11831	21	135	12851	6	12174	174	17	12371	26396
Approach %	29.41	2.94	67.65	0.00	-	4.30	0.00	95.70	0.00	-	6.72	92.06	0.16	1.05	-	0.05	98.41	1.41	0.13	-	-
Intersection %	0.04	0.00	0.09	0.00	0.13	0.19	0.00	4.13	0.00	4.32	3.27	44.82	0.08	0.51	48.69	0.02	46.12	0.66	0.06	46.87	-
Heavy Vehicle %	0	0	30	-	21	6	-	2	-	2	1	3	14	1	2	0	3	1	0	2	2
PHF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Classified Turn Movement Count | Passenger Vehicles (1-3)

Columbia, TN

Site 1

Columbia Power & Water Driveway
Kroger Driveway
TN-99 Nashville Hwy (West)
TN-99 Nashville Hwy (East)



Date

Tuesday, December 5, 2023

Weather

Cloudy
45°F

[Click here for Detailed Weather](#)

Lat/Long

35.628510°, -87.027234°

[Click here for Map](#)



0700 - 1900 (Weekday 12h Session) (12-05-2023)

Passenger Vehicles (1-3)

TIME	Northbound				Southbound				Eastbound				Westbound				Int Total				
	Columbia Power & Water Driveway				Kroger Driveway				TN-99 Nashville Hwy (West)				TN-99 Nashville Hwy (East)								
	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13		Thru 1.14	Right 1.15	U-Turn 1.16	App Total
0700 - 0715	2	0	0	0	2	0	0	5	5	5	228	0	0	233	1	161	1	2	165	405	
0715 - 0730	0	0	0	0	0	0	0	8	0	8	2	262	0	1	265	0	219	0	2	221	494
0730 - 0745	0	0	1	0	1	0	0	6	0	6	12	256	1	6	275	0	276	1	0	277	559
0745 - 0800	0	0	2	0	2	0	0	11	0	11	17	326	0	3	346	0	302	1	0	303	662
Hourly Total	2	0	3	0	5	0	0	30	0	30	36	1072	1	10	1119	1	958	3	4	966	2120
0800 - 0815	0	0	1	0	1	0	0	10	0	10	14	226	1	1	242	0	253	0	1	254	507
0815 - 0830	0	0	0	0	0	0	0	14	0	14	10	234	0	5	249	1	232	0	0	233	496
0830 - 0845	0	0	0	0	0	0	0	10	0	10	12	200	0	2	214	0	196	2	0	198	422
0845 - 0900	0	0	0	0	0	0	0	14	0	14	6	186	1	1	194	1	225	0	2	228	436
Hourly Total	0	0	1	0	1	0	0	48	0	48	42	846	2	9	899	2	906	2	3	913	1861
0900 - 0915	0	0	0	0	0	0	0	9	0	9	14	203	1	0	218	1	199	0	1	201	428
0915 - 0930	1	1	0	0	1	1	0	17	0	18	9	212	1	1	223	0	212	2	1	215	457
0930 - 0945	1	0	0	0	1	0	0	15	0	15	15	219	1	2	237	0	222	3	0	225	478
0945 - 1000	2	0	0	0	2	2	0	12	0	14	11	217	1	0	229	0	249	1	1	251	496
Hourly Total	4	0	0	0	4	3	0	53	0	56	49	851	4	3	907	1	882	6	3	892	1859
1000 - 1015	0	0	0	0	0	0	0	11	0	11	17	194	0	0	211	0	212	3	0	215	437
1015 - 1030	0	0	0	0	0	0	0	23	0	23	16	204	1	2	223	0	188	2	0	190	436
1030 - 1045	0	0	0	0	0	0	0	17	0	17	16	229	0	6	251	0	236	4	0	240	508
1045 - 1100	0	0	1	0	1	1	0	23	0	24	15	204	0	2	221	0	203	2	0	205	451
Hourly Total	0	0	1	0	1	1	0	74	0	75	64	831	1	10	906	0	839	11	0	850	1832
1100 - 1115	1	0	0	0	1	0	0	21	0	21	27	187	1	3	218	0	245	3	0	248	488
1115 - 1130	0	0	0	0	0	4	0	31	0	35	25	228	2	1	256	0	256	6	0	262	553
1130 - 1145	0	0	0	0	0	2	0	23	0	25	23	246	1	7	277	0	213	7	1	221	523
1145 - 1200	0	0	0	0	0	3	0	25	0	28	23	191	0	1	215	0	252	4	0	256	499
Hourly Total	1	0	0	0	1	9	0	100	0	109	98	852	4	12	966	0	966	20	1	987	2063
1200 - 1215	0	0	1	0	1	3	0	29	0	32	17	244	0	10	271	0	239	8	0	247	551
1215 - 1230	0	1	1	0	2	3	0	27	0	30	18	272	0	5	295	0	231	2	0	233	560
1230 - 1245	0	0	2	0	2	2	0	26	0	28	29	241	0	4	274	1	209	2	0	212	516
1245 - 1300	0	0	1	0	1	0	0	21	0	21	19	231	1	1	252	1	257	7	0	265	539
Hourly Total	0	1	5	0	6	8	0	103	0	111	83	988	1	20	1092	2	936	19	0	957	2166
1300 - 1315	0	0	0	0	0	1	0	30	0	31	16	217	0	7	240	0	216	2	0	218	489
1315 - 1330	0	0	0	0	0	2	0	27	0	29	17	253	0	3	273	0	201	7	0	208	510
1330 - 1345	0	0	0	0	0	0	0	23	0	23	20	256	1	6	283	0	245	2	0	247	553
1345 - 1400	1	0	0	0	1	0	0	18	0	18	25	236	0	5	266	0	228	4	0	232	517
Hourly Total	1	0	0	0	1	3	0	98	0	101	78	962	1	21	1062	0	890	15	0	905	2069
1400 - 1415	0	0	0	0	0	1	0	24	0	25	19	270	0	1	290	0	230	1	1	232	547
1415 - 1430	0	0	0	0	0	2	0	30	0	32	21	285	1	5	312	0	271	5	0	276	620
1430 - 1445	0	0	0	0	0	2	0	22	0	24	20	240	3	1	264	0	293	6	0	299	587
1445 - 1500	0	0	0	0	0	1	0	26	0	27	22	294	0	2	318	0	304	4	1	309	654
Hourly Total	0	0	0	0	0	6	0	102	0	108	82	1089	4	9	1184	0	1098	16	2	1116	2408
1500 - 1515	2	0	1	0	3	0	0	27	0	27	27	345	0	6	378	0	280	6	0	286	694
1515 - 1530	0	0	0	0	0	1	0	23	0	24	28	353	0	1	382	0	266	4	0	270	676
1530 - 1545	0	0	0	0	0	3	0	36	0	39	26	297	0	3	326	0	307	9	0	316	681
1545 - 1600	0	0	0	0	0	1	0	34	0	35	25	268	0	3	296	0	301	6	0	307	638
Hourly Total	2	0	1	0	3	5	0	120	0	125	106	1263	0	13	1382	0	1154	25	0	1179	2689
1600 - 1615	0	0	0	0	0	1	0	35	0	36	20	273	0	1	294	0	287	9	0	296	626
1615 - 1630	0	0	0	0	0	0	0	22	0	22	23	286	0	2	311	0	295	4	0	299	632
1630 - 1645	0	0	1	0	1	0	0	33	0	33	17	258	0	3	278	0	303	4	0	307	619
1645 - 1700	0	0	1	0	1	0	0	32	0	32	22	262	0	2	286	0	290	3	0	293	612
Hourly Total	0	0	2	0	2	1	0	122	0	123	82	1079	0	8	1169	0	1175	20	0	1195	2489
1700 - 1715	0	0	3	0	3	0	0	28	0	28	24	309	0	2	335	0	250	3	0	253	619
1715 - 1730	0	0	0	0	0	1	0	34	0	35	22	309	0	2	333	0	313	5	0	318	686
1730 - 1745	0	0	0	0	0	1	0	35	0	36	17	235	0	3	255	0	288	3	0	291	582
1745 - 1800	0	0	0	0	0	0	0	26	0	26	17	194	0	2	213	0	280	10	2	292	531
Hourly Total	0	0	3	0	3	2	0	123	0	125	80	1047	0	9	1136	0	1131	21	2	1154	2418
1800 - 1815	0	0	0	0	0	3	0	26	0	29	17	187	0	0	204	0	275	3	0	278	511
1815 - 1830	0	0	0	0	0	3	0	25	0	28	13	158	0	5	176	0	257	4	0	261	465
1830 - 1845	0	0	0	0	0	1	0	19	0	20	16	151	0	3	170	0	218	5	1	224	414
1845 - 1900	0	0	0	0	0	1	0	28	0	29	11	150	0	2	163	0	182	2	1	185	377
Hourly Total	0	0	0	0	0	8	0	98	0	106	57	646	0	10	713	0	932	14	2	948	1767
Grand Total	10	1	16	0	27	46	0	1071	0	1117	857	11526	18	134	12535	6	11867	172	17	12062	25741
Approach %	37.04	3.70	59.26	0.00	-	4.12	0.00	95.88	0.00	-	6.84	91.95	0.14	1.07	-	0.05	98.38	1.43	0.14	-	-
Intersection %	0.04	0.00	0.06	0.00	0.10	0.18	0.00	4.16	0.00	4.34	3.33	44.78	0.07	0.52	48.70	0.02	46.10	0.67	0.07	46.86	-

Classified Turn Movement Count | All Trucks (4-13)

Columbia, TN

Site 1

Columbia Power & Water Driveway
Kroger Driveway
TN-99 Nashville Hwy (West)
TN-99 Nashville Hwy (East)



Date

Tuesday, December 5, 2023

Weather

Cloudy
45°F

Lat/Long

35.628510°, -87.027234°

[Click here for Map](#)

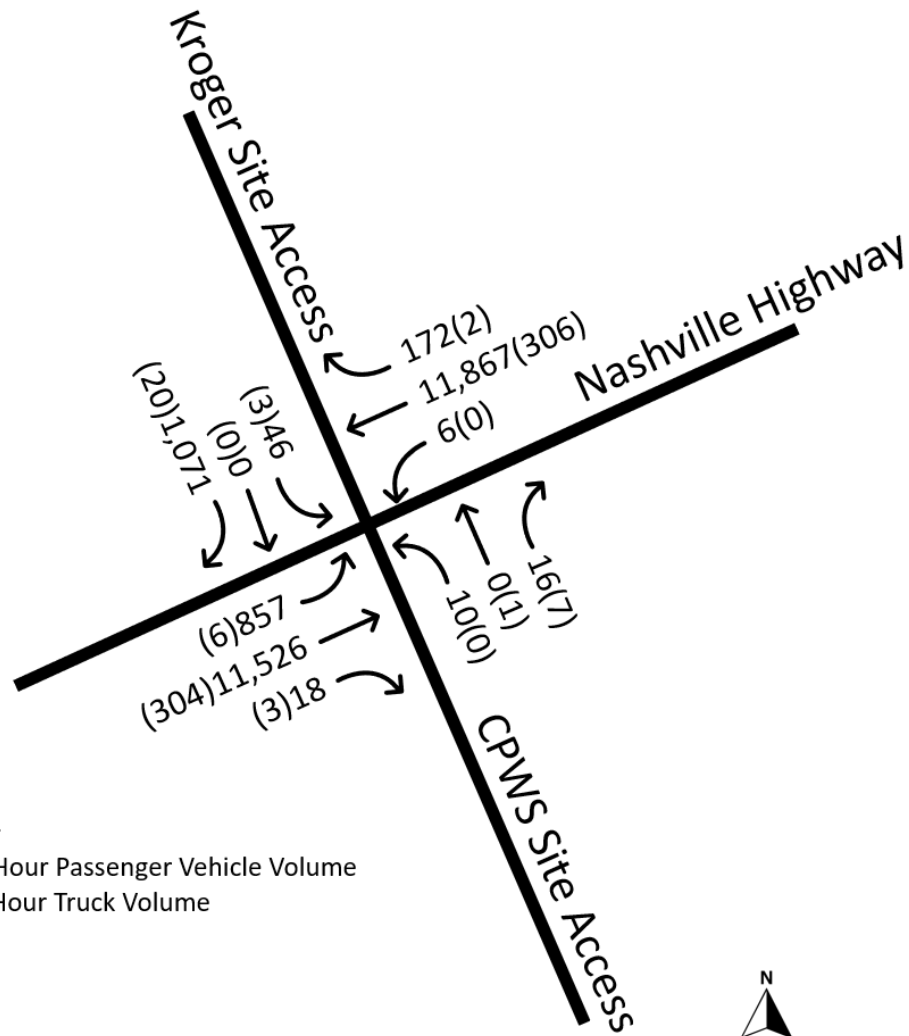
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0700 - 1900 (Weekday 12h Session) (12-05-2023)

All Trucks (4-13)

TIME	Northbound				Southbound				Eastbound				Westbound				Int Total					
	Columbia Power & Water Driveway			U-Turn 1.4	App Total	Kroger Driveway			U-Turn 1.8	App Total	TN-99 Nashville Hwy (West)			U-Turn 1.12	App Total	TN-99 Nashville Hwy (East)			U-Turn 1.16	App Total		
	Left 1.1	Thru 1.2	Right 1.3			Left 1.5	Thru 1.6	Right 1.7			Left 1.9	Thru 1.10	Right 1.11			Left 1.13		Thru 1.14			Right 1.15	Left 1.17
0700 - 0715	0	0	0		0	0	0	0	0	0	0	6	0	0	6	0	0	6	0	0	6	12
0715 - 0730	0	0	0		0	0	0	0	0	0	0	8	0	0	8	0	0	8	0	0	8	16
0730 - 0745	0	0	0		0	0	0	0	0	0	0	5	0	0	5	0	10	0	0	10	15	
0745 - 0800	0	0	0		0	0	1	0	0	1	2	8	0	0	9	0	5	0	0	5	16	
Hourly Total	0	0	0		0	0	1	0	1	2	27	0	0	28	0	29	0	0	29	59		
0800 - 0815	0	0	1		0	1	0	0	0	0	0	10	1	0	11	0	5	0	0	5	17	
0815 - 0830	0	0	0		0	0	0	0	0	0	0	11	0	0	11	0	6	0	0	6	17	
0830 - 0845	0	0	1		0	1	0	0	0	0	0	9	0	0	9	0	9	0	0	9	19	
0845 - 0900	0	0	0		0	0	0	0	2	0	2	0	9	0	0	9	0	8	0	8	19	
Hourly Total	0	0	2		0	2	0	0	2	0	2	39	1	0	40	0	28	0	0	28	72	
0900 - 0915	0	0	0		0	0	0	0	1	0	1	6	0	0	6	0	10	0	0	10	17	
0915 - 0930	0	0	0		0	0	0	0	1	0	1	6	0	0	6	0	5	0	0	5	12	
0930 - 0945	0	0	0		0	0	0	0	2	0	2	1	9	0	0	10	0	7	0	7	19	
0945 - 1000	0	0	0		0	0	0	0	2	0	2	0	4	0	0	4	0	9	0	9	15	
Hourly Total	0	0	0		0	0	0	0	6	0	6	1	25	0	0	26	0	31	0	31	63	
1000 - 1015	0	0	0		0	0	0	0	0	0	0	0	7	0	0	7	0	2	0	2	9	
1015 - 1030	0	0	0		0	0	0	0	0	0	0	0	6	0	0	6	0	11	0	11	17	
1030 - 1045	0	0	0		0	0	0	0	0	0	0	0	10	1	1	12	0	6	0	6	18	
1045 - 1100	0	0	0		0	0	0	0	1	0	1	0	13	0	0	13	0	6	0	6	20	
Hourly Total	0	0	0		0	0	0	0	1	0	1	0	36	1	1	38	0	25	0	25	64	
1100 - 1115	0	0	0		0	0	0	0	0	0	0	0	9	0	0	9	0	11	0	11	20	
1115 - 1130	0	0	1		0	1	0	0	0	0	0	0	4	0	0	4	0	6	0	6	11	
1130 - 1145	0	0	0		0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	7	11	
1145 - 1200	0	0	0		0	0	0	0	1	0	1	0	6	0	0	6	0	4	0	4	11	
Hourly Total	0	0	1		0	1	0	0	1	0	1	0	23	0	0	23	0	28	0	28	53	
1200 - 1215	0	0	0		0	0	0	0	2	0	2	0	10	0	0	10	0	8	0	8	20	
1215 - 1230	0	0	0		0	0	0	0	0	0	0	0	7	0	0	7	0	7	1	8	15	
1230 - 1245	0	0	2		0	2	1	0	0	0	1	1	8	0	0	9	0	4	0	4	16	
1245 - 1300	0	0	1		0	1	1	0	1	0	2	0	9	0	0	9	0	9	0	9	21	
Hourly Total	0	0	3		0	3	2	0	3	0	5	1	34	0	0	35	0	28	1	29	72	
1300 - 1315	0	0	0		0	0	0	0	0	0	0	0	5	0	0	5	0	1	0	1	6	
1315 - 1330	0	0	0		0	0	0	0	0	0	0	0	12	0	0	12	0	8	0	8	20	
1330 - 1345	0	0	0		0	0	0	0	0	0	0	0	11	0	0	11	0	7	0	7	18	
1345 - 1400	0	0	0		0	0	0	0	1	0	1	0	8	0	0	8	0	8	0	8	17	
Hourly Total	0	0	0		0	0	0	0	1	0	1	0	36	0	0	36	0	24	0	24	61	
1400 - 1415	0	0	0		0	0	0	0	1	0	1	0	5	0	0	5	0	1	0	1	7	
1415 - 1430	0	0	0		0	0	0	0	0	0	0	1	4	0	0	5	0	15	0	15	20	
1430 - 1445	0	0	0		0	0	0	0	1	0	1	0	6	1	0	7	0	7	0	7	15	
1445 - 1500	0	0	0		0	0	0	0	1	0	1	0	9	0	0	9	0	16	0	16	26	
Hourly Total	0	0	0		0	0	0	0	3	0	3	1	24	1	0	26	0	39	0	39	68	
1500 - 1515	0	0	0		0	0	0	0	0	0	0	0	9	0	0	9	0	6	0	6	15	
1515 - 1530	0	0	1		0	1	0	0	0	0	0	0	9	0	0	9	0	6	0	6	16	
1530 - 1545	0	0	0		0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	3	6	
1545 - 1600	0	0	0		0	0	0	0	1	0	1	1	4	0	0	5	0	3	0	3	9	
Hourly Total	0	0	1		0	1	0	0	1	0	1	1	25	0	0	26	0	18	0	18	46	
1600 - 1615	0	0	0		0	0	0	0	0	0	0	1	6	0	0	7	0	5	0	5	12	
1615 - 1630	0	0	0		0	0	0	0	0	0	0	0	5	0	0	5	0	5	0	5	10	
1630 - 1645	0	0	0		0	0	0	0	0	0	0	0	1	0	0	1	0	3	0	3	4	
1645 - 1700	0	0	0		0	0	0	0	1	0	1	0	4	0	0	4	0	7	0	7	12	
Hourly Total	0	0	0		0	0	0	0	1	0	1	1	16	0	0	17	0	20	0	20	38	
1700 - 1715	0	0	0		0	0	0	0	0	0	0	0	2	0	0	2	0	7	0	7	9	
1715 - 1730	0	0	0		0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	1	2	
1730 - 1745	0	0	0		0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	7	11	
1745 - 1800	0	0	0		0	0	0	0	0	0	0	0	3	0	0	3	0	1	0	1	4	
Hourly Total	0	0	0		0	0	0	0	0	0	0	0	10	0	0	10	0	16	0	16	26	
1800 - 1815	0	0	0		0	0	0	0	0	0	0	0	2	0	0	2	0	9	0	9	11	
1815 - 1830	0	0	0		0	0	0	0	0	0	0	0	3	0	0	3	0	1	0	1	4	
1830 - 1845	0	0	0		0	0	0	0	0	0	0	0	1	0	0	1	0	8	0	8	9	
1845 - 1900	0	0	0		0	0	0	0	0	0	0	0	3	0	0	3	0	2	1	3	6	
Hourly Total	0	0	0		0	0	0	0	0	0	0	9	0	0	9	0	20	1	0	21	30	
Grand Total	0	0	7		0	7	3	0	20	0	23	6	304	3	1	314	0	306	2	308	652	
Approach %	0.00	0.00	100.00		0.00	-	13.04	0.00	86.96	0.00	-	1.91	96.82	0.96	0.32	-	0.00	99.35	0.65	0.00	-	
Intersection %	0.00	0.00	1.07		0.00	1.07	0.46	0.00	3.07	0.00	3.53	0.92	46.63	0.46	0.15	48.16	0.00	46.93	0.31	0.00	47.24	

12-Hour Traffic Volumes

APPENDIX D

CRASH DATA

CRASH SUMMARY REPORT

Nashville Highway & CPWS Site Access

Created on December 14, 2023

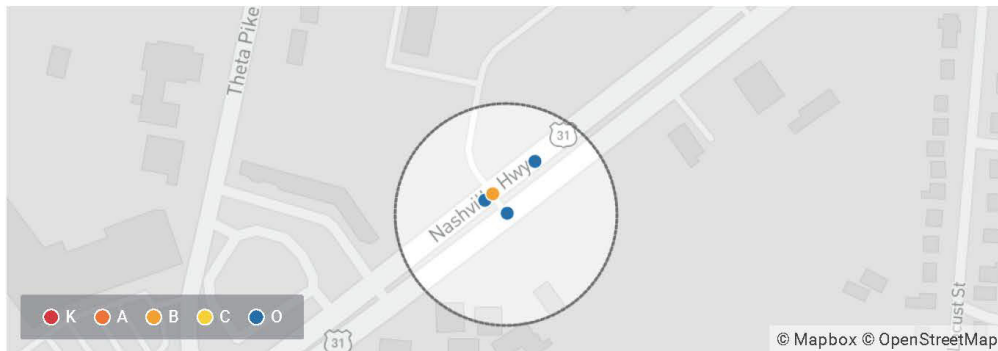
Created by Kayla Ferguson

Data extents: December 1, 2022 to November 30, 2023



Applied Filters

Shape: Circle 250 ft



Total Crashes	4	Fatal Crashes	0
---------------	---	---------------	---

Summary	Crash	
Total Crashes	4	100.00%
+ 5 more	0	0%
Type of Crash	Crash	
(O) Property-Damage Only	3	75.00%
(B) Suspected Minor Injury	1	25.00%
+ 3 more	0	0%
Date of Crash (Year)	Crash	
2023	4	100.00%
+ 9 more	0	0%
Manner of First Collision	Crash	
Rear-End	1	25.00%
Sideswipe, Same Dir	1	25.00%
Angle	0	0.00%

First Harmful Event			Crash
Vehicle in Transport	2	50.00%	
+ 63 more	0	0%	
Crash Location			Crash
Along Roadway	4	100.00%	
+ 6 more	0	0%	
Light Conditions			Crash
Dark-Lighted	1	25.00%	
Daylight	1	25.00%	
+ 6 more	0	0%	
Weather Conditions			Crash
Clear	2	50.00%	
+ 11 more	0	0%	



APPENDIX E

2023 SIGNAL WARRANT ANALYSES

Hourly Period for Evaluation	Eastbound Nashville Highway				Westbound Nashville Highway				Northbound CPWS Site Access				Southbound Kroger Site Access			
	L	T	R	App	L	T	R	App	L	T	R	App	L	T	R	App
7:00 - 8:00 AM	37	1099	1	1137	1	987	3	991	2	0	3	5	1	0	31	32
8:00 - 9:00 AM	42	885	3	930	2	934	2	938	0	0	3	3	0	0	50	50
9:00 - 10:00 AM	50	876	4	930	1	913	6	920	4	0	0	4	3	0	59	62
10:00 - 11:00 AM	64	867	2	933	0	864	11	875	0	0	1	1	1	0	75	76
11:00 - 12:00 PM	98	875	4	977	0	994	20	1014	1	0	1	2	9	0	101	110
12:00 - 1:00 PM	84	1022	1	1107	2	964	20	986	0	1	8	9	10	0	106	116
1:00 - 2:00 PM	78	998	1	1077	0	915	15	930	1	0	0	1	3	0	99	102
2:00 - 3:00 PM	84	1113	5	1202	0	1137	16	1153	0	0	0	0	6	0	105	111
3:00 - 4:00 PM	107	1288	0	1395	0	1172	25	1197	2	0	2	4	5	0	121	126
4:00 - 5:00 PM	83	1095	0	1178	0	1195	20	1215	0	0	2	2	1	0	123	124
5:00 - 6:00 PM	80	1058	0	1138	0	1147	21	1168	0	0	3	3	2	0	123	125
6:00 - 7:00 PM	57	655	0	712	0	952	15	967	0	0	0	0	8	0	98	106

Warrants Summary Report

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

Warrant	Met?	Notes
Warrant 1, Eight-Hour Vehicular Volume		
	No	
Condition A or B Met?	No	0 Hours met (8 required)
Condition A and B Met?	No	0 Hours met (8 required)
Warrant 2, Four-Hour Vehicular Volume		
	No	0 Hours met (4 required)
Warrant 3, Peak Hour		
	No	
Condition A Met?	No	0 Hours met (1 required)
Condition B Met?	No	0 Hours met (1 required)
Warrant 6, Coordinated Signal System		
	No	
Warrant 7, Crash Experience		
	No	
Traffic Volume Cond.?	No	0 Hours met (8 required)
Ped Condition?	No	0 Hours met (8 required)

Warrant 1: Eight-hour Vehicular Volume

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name: Nashville Hwy

Major Street Direction: EB/WB

Minor Street Direction: NB/SB

WARRANT 1 MET? **No**

Details:

Condition A Met? **No** 0 Hours met (8 required) at 70%

Condition B Met? **No** 0 Hours met (8 required) at 70%

Hour	Major Street Vehicles (Total of Both Approaches)	High Volume Minor Approach Vehicles	70% Standard Met? Cond. A OR Cond. B		56% Standard Met? Cond. A AND Cond. B	
			Condition A 70% Column	Condition B 70% Column	Condition A 56% Column	Condition B 56% Column
07:00 to 08:00	2,128	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Volume >= 56% column (42)?	No			
07:15 to 08:15	2,230	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Volume >= 56% column (42)?	No			
07:30 to 08:30	2,225	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Volume >= 56% column (42)?	No			
07:45 to 08:45	2,092	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Volume >= 56% column (42)?	No			

08:00 to 09:00		1,868	3	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

08:15 to 09:15		1,792	1	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

08:30 to 09:30		1,745	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

08:45 to 09:45		1,794	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

09:00 to 10:00		1,850	4	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

09:15 to 10:15		1,851	4	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

09:30 to 10:30		1,832	3	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

09:45 to 10:45		1,857	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

10:00 to 11:00		1,808	1	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

10:15 to 11:15		1,856	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

10:30 to 11:30		1,955	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

10:45 to 11:45		1,954	7	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

11:00 to 12:00		1,991	9	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			
11:15 to 12:15		2,034	12	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			
11:30 to 12:30		2,045	11	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			
11:45 to 12:45		2,039	12	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			
12:00 to 13:00		2,093	10	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			
12:15 to 13:15		2,024	8	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

12:30 to 13:30		1,985	7	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

12:45 to 13:45		2,032	4	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

13:00 to 14:00		2,007	3	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

13:15 to 14:15		2,076	3	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

13:30 to 14:30		2,180	3	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

13:45 to 14:45		2,215	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

14:00 to 15:00		2,355	6	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

14:15 to 15:15		2,502	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

14:30 to 15:30		2,565	4	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

14:45 to 15:45		2,633	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

15:00 to 16:00		2,592	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

15:15 to 16:15		2,520	6	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

15:30 to 16:30		2,472	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

15:45 to 16:45		2,413	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

16:00 to 17:00		2,393	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

16:15 to 17:15		2,387	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

16:30 to 17:30		2,421	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

16:45 to 17:45		2,389	4	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

17:00 to 18:00	2,306	3	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No		
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No		
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No		
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No		

17:15 to 18:15	2,204	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No		
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No		
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No		
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No		

17:30 to 18:30	1,988	7	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No		
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No		
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No		
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No		

17:45 to 18:45	1,833	7	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No		
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No		
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No		
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No		

18:00 to 19:00	1,679	8	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No		
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No		
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No		
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No		

18:15 to 19:15	1,186	5	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No		
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No		
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No		
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No		

18:30 to 19:30		750	2	No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	Yes	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	Yes	Volume >= 56% column (42)?	No			

18:45 to 19:45		351	1	No	No	No	No
Condition A	Volume >= 70% column (420)?	No	Volume >= 70% column (105)?	No			
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No			
Condition B	Volume >= 70% column (630)?	No	Volume >= 70% column (53)?	No			
	Volume >= 56% column (504)?	No	Volume >= 56% column (42)?	No			

Warrant 2: Four-hour Vehicular Volume

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

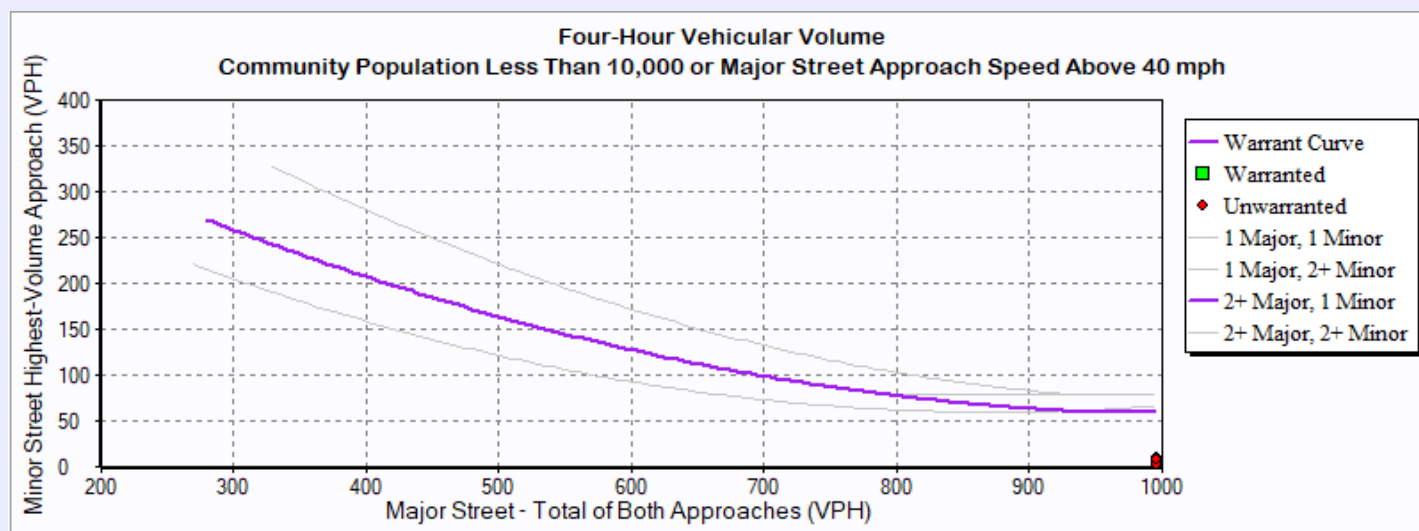
	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

Warrant 2 Met? **No**

Details:

Notes 0 Hours met (4 required)

Low population? **No**



Hourly Volumes

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
00:00:00 - 01:00:00	0.00	0.00
01:00:00 - 02:00:00	0.00	0.00
02:00:00 - 03:00:00	0.00	0.00
03:00:00 - 04:00:00	0.00	0.00
04:00:00 - 05:00:00	0.00	0.00
05:00:00 - 06:00:00	0.00	0.00
06:00:00 - 07:00:00	0.00	0.00
07:00:00 - 08:00:00	2,128.00	5.00
08:00:00 - 09:00:00	1,868.00	3.00
09:00:00 - 10:00:00	1,850.00	4.00
10:00:00 - 11:00:00	1,808.00	1.00
11:00:00 - 12:00:00	1,991.00	9.00
12:00:00 - 13:00:00	2,093.00	10.00
13:00:00 - 14:00:00	2,007.00	3.00
14:00:00 - 15:00:00	2,355.00	6.00
15:00:00 - 16:00:00	2,592.00	5.00
16:00:00 - 17:00:00	2,393.00	2.00
17:00:00 - 18:00:00	2,306.00	3.00
18:00:00 - 19:00:00	1,679.00	8.00
19:00:00 - 20:00:00	0.00	0.00
20:00:00 - 21:00:00	0.00	0.00
21:00:00 - 22:00:00	0.00	0.00
22:00:00 - 23:00:00	0.00	0.00
23:00:00 - 00:00:00	0.00	0.00

Warranted Volumes

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)

Warrant 3: Peak Hour

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

Warrant 3 Met? **No**

Details

Low Population? **No**

Condition A Met? **No**

Condition B Met? **No**

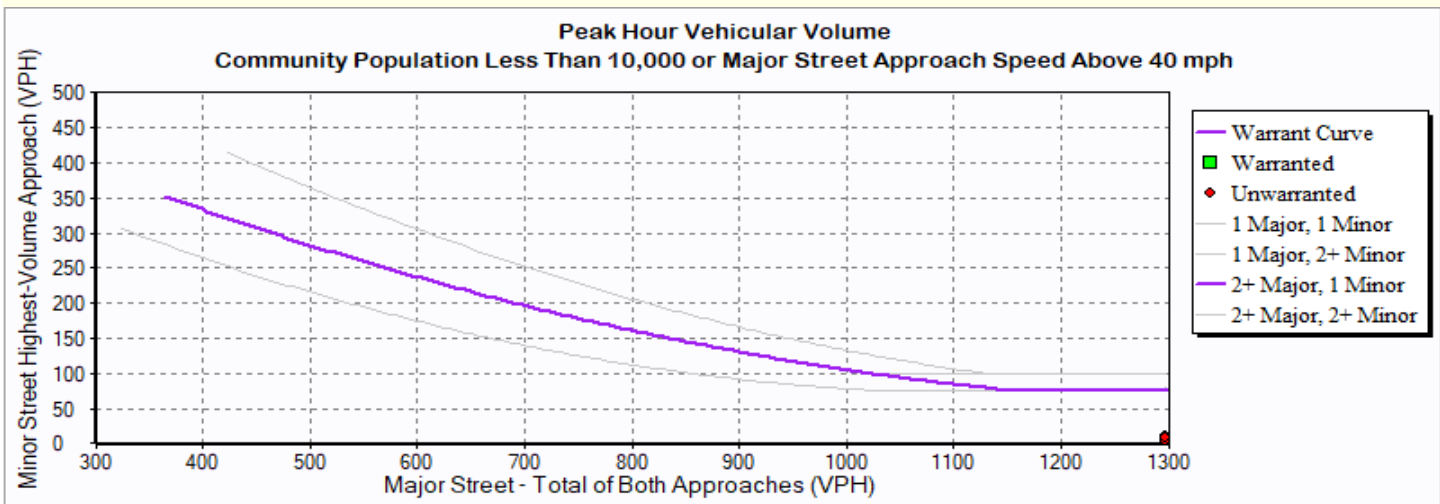
Notes 0 Hours met (1 required)

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met? **Not Met**

Minor Approach Volume Condition Met? **Met**

Total Entering Intersection Volume Condition Met? **Not Met**



Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:00	2,128	5
8:00	1,868	3
9:00	1,850	4
10:00	1,808	1
11:00	1,991	9
12:00	2,093	10
13:00	2,007	3
14:00	2,355	6
15:00	2,592	5
16:00	2,393	2
17:00	2,306	3
18:00	1,679	8

Warrant 4: Pedestrian Volume

1: Nashville Hwy & CPWS/Kroger

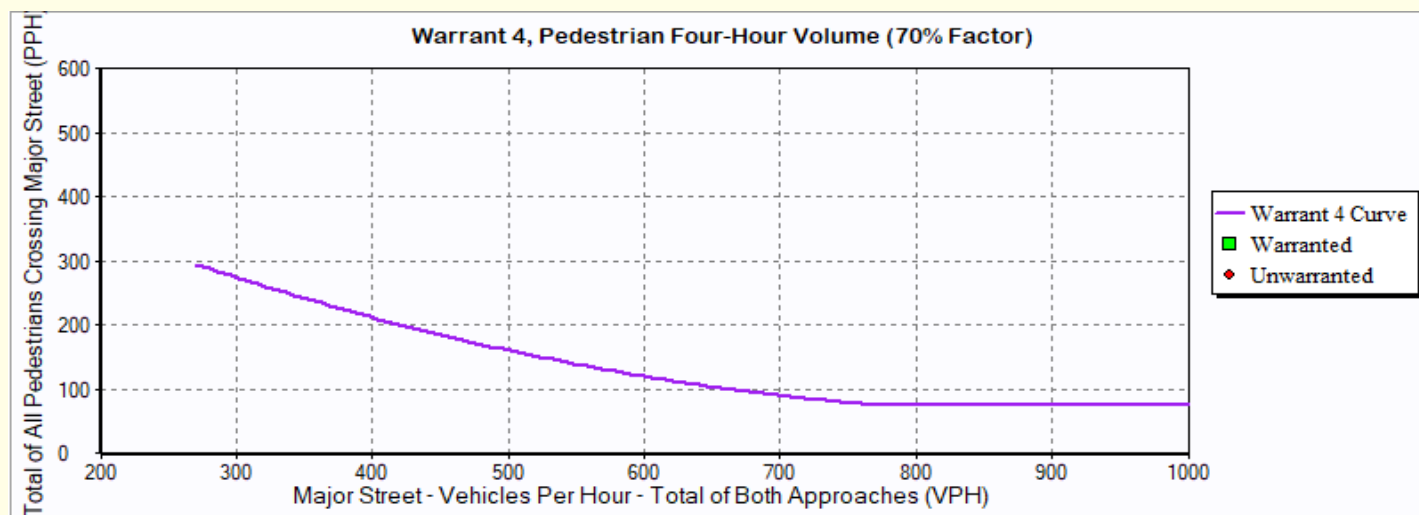
Intersection Information:

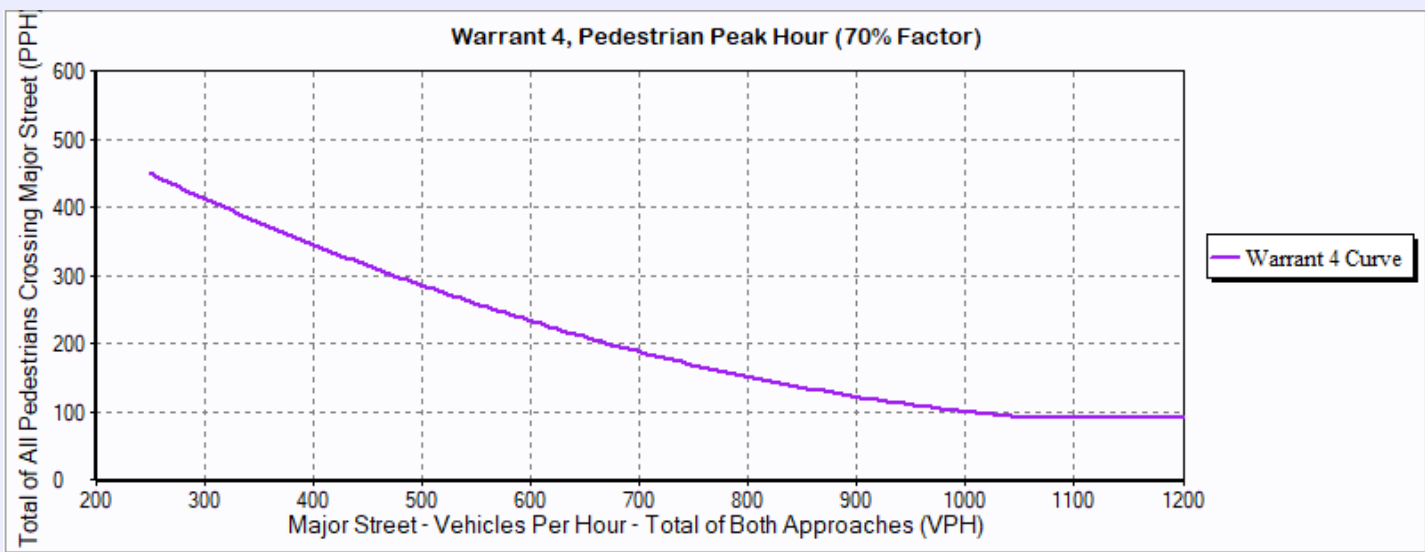
	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

WARRANT 4 MET ? **No**

Details

Pedestrian Four Hour Volume Warrant Met?	No	
Pedestrian Peak Hour Warrant Met?	No	Notes 0 Hours met (4 required)
Speed Limit or 85th Percentile Speed on Major Street > 35mph, or Intersection lies within an Isolated Community with Population < 10,000?	Yes	





Warrant 5: School Crossing

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name	Nashville Hwy
Major Street Direction	EB/WB

WARRANT 5 MET? **No**

Details:

Time Period Interval for Students Crossing (min)	0
Number of Students Crossing in Time Period	0
Number of Adequate Gaps in Time Period	0
Other Remedial Measures Attempted?	No
Adjacent Signal on EB approach?	Yes
Distance to signal on EB Approach (ft)	715
Adjacent Signal on WB approach?	Yes
Distance to signal on WB Approach (ft)	775
Will New Signal Restrict Progressive Traffic?	No

Warrant 6: Coordinated Signal System

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name Nashville Hwy
Major Street Direction EB/WB

WARRANT 6 MET? **No**

Details:

Approach Direction & Name	Acceptable Platooning?	Adjacent Coordinating Signal?	Adjacent Intersection Distance
SB Approach (Kroger Site Access)	Yes	No	N/A
NB Approach (CPWS Site Access)	Yes	No	N/A
WB Approach (Nashville Hwy)	Yes	Yes	775.00
EB Approach (Nashville Hwy)	Yes	Yes	715.00

Unacceptable Platooning?
(At least one approach)

No

Distance to Closest Signal
(Must be N/A or > 1000)

715.00

Warrant 7: Crash Experience

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name Nashville Hwy
Major Street Direction EB/WB
Minor Street Direction NB/SB

WARRANT 7 MET? **No**

Details:

Low Population? **No** Traffic Volume Condition Met? **No**
Major Street Speed Limit 45 0 Hours Met (8 Required)
Major Street 85th-% tile Speed 0.00 Ped Volume Condition Met? **No**
0 Hours Met (8 Required)
Qualifying Crashes **1**
Adequate Alternative Trials? **No**

Hour	Traffic Volumes				Pedestrian Volumes			
	Major Street Vehicles	Minor Street Vehicles	80% Standard Met? A or B		Northbound Ped Volumes		Southbound Ped Volumes	
			Condition A	Condition B	Peds	> 80?	Peds	> 80?
07:00 to 08:00	2,128	5	No	No	0	No	0	No
07:15 to 08:15	2,230	5	No	No	0	No	0	No
07:30 to 08:30	2,225	5	No	No	0	No	0	No
07:45 to 08:45	2,092	5	No	No	0	No	0	No
08:00 to 09:00	1,868	3	No	No	0	No	0	No
08:15 to 09:15	1,792	1	No	No	0	No	0	No
08:30 to 09:30	1,745	2	No	No	0	No	0	No

08:45 to 09:45	1,794	2	No	No	0	No	0	No
09:00 to 10:00	1,850	4	No	No	0	No	0	No
09:15 to 10:15	1,851	4	No	No	0	No	0	No
09:30 to 10:30	1,832	3	No	No	0	No	0	No
09:45 to 10:45	1,857	2	No	No	0	No	0	No
10:00 to 11:00	1,808	1	No	No	0	No	0	No
10:15 to 11:15	1,856	2	No	No	0	No	0	No
10:30 to 11:30	1,955	5	No	No	0	No	0	No
10:45 to 11:45	1,954	7	No	No	0	No	0	No
11:00 to 12:00	1,991	9	No	No	0	No	0	No
11:15 to 12:15	2,034	12	No	No	0	No	0	No
11:30 to 12:30	2,045	11	No	No	0	No	0	No
11:45 to 12:45	2,039	12	No	No	0	No	0	No
12:00 to 13:00	2,093	10	No	No	0	No	0	No
12:15 to 13:15	2,024	8	No	No	0	No	0	No
12:30 to 13:30	1,985	7	No	No	0	No	0	No
12:45 to 13:45	2,032	4	No	No	0	No	0	No

13:00 to 14:00	2,007	3	No	No	0	No	0	No
13:15 to 14:15	2,076	3	No	No	0	No	0	No
13:30 to 14:30	2,180	3	No	No	0	No	0	No
13:45 to 14:45	2,215	5	No	No	0	No	0	No
14:00 to 15:00	2,355	6	No	No	0	No	0	No
14:15 to 15:15	2,502	5	No	No	0	No	0	No
14:30 to 15:30	2,565	4	No	No	0	No	0	No
14:45 to 15:45	2,633	5	No	No	0	No	0	No
15:00 to 16:00	2,592	5	No	No	0	No	0	No
15:15 to 16:15	2,520	6	No	No	0	No	0	No
15:30 to 16:30	2,472	5	No	No	0	No	0	No
15:45 to 16:45	2,413	2	No	No	0	No	0	No
16:00 to 17:00	2,393	2	No	No	0	No	0	No
16:15 to 17:15	2,387	5	No	No	0	No	0	No
16:30 to 17:30	2,421	5	No	No	0	No	0	No
16:45 to 17:45	2,389	4	No	No	0	No	0	No
17:00 to 18:00	2,306	3	No	No	0	No	0	No

17:15 to 18:15	2,204	5	No	No	0	No	0	No
17:30 to 18:30	1,988	7	No	No	0	No	0	No
17:45 to 18:45	1,833	7	No	No	0	No	0	No
18:00 to 19:00	1,679	8	No	No	0	No	0	No
18:15 to 19:15	1,186	5	No	No	0	No	0	No
18:30 to 19:30	750	2	No	No	0	No	0	No
18:45 to 19:45	351	1	No	No	0	No	0	No

Warrant 8: Roadway Network

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name	Nashville Hwy
Major Street Direction	EB/WB
Minor Street Direction	NB/SB

WARRANT 8 MET? (A or B) **Yes**

Details:

Growth Rates % (per year)

	NB	SB	EB	WB
L	0.00	0.00	0.00	0.00
T	0.00	0.00	0.00	0.00
R	0.00		0.00	0.00

Condition A, Total Entering Volume

Condition B, Non-normal Business Day

		Existing	Future
Existing Peak Hour	2,642	Highest Hour	0
Years	0.00	Second Highest Hour	0
Future Peak Hour	2,642	Third Highest Hour	0
Warrant 1 in 5 Years?	Yes	Fourth Highest Hour	0
Warrant 2 in 5 Years?	Yes	Fifth Highest Hour	0
Warrant 3 in 5 Years?	Yes	Yearly Growth Rate (%)	0.00
		Years	0.00

Condition A Met? **Yes**

Condition B Met? **No**

Warrant 9: Intersection Near a Grade Crossing

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street		Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

WARRANT 9 MET ? **No**

Details

Note **No approach with a railroad grade crossing**

Minor street approach having a grade crossing

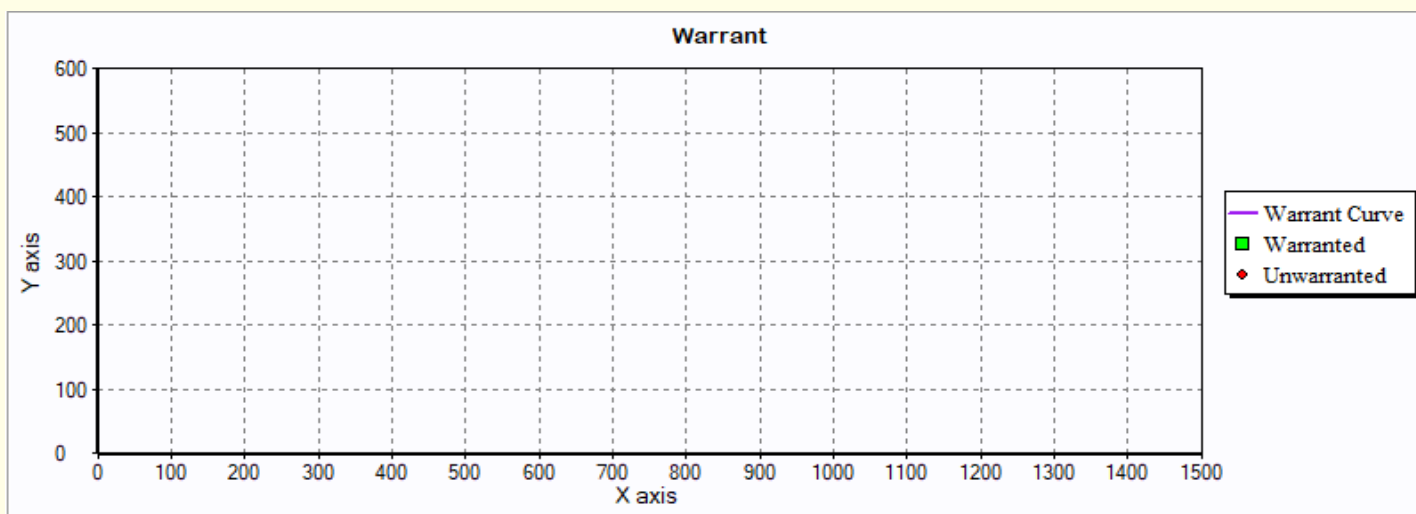
Distance from the center of the track to the stop or yield line Interpolated

Number of occurrences of rail traffic per day Adjustment Factor

Percentage of high-occupancy buses crossing the track (%) Adjustment Factor

Percentage of tractor-trailer trucks crossing the track (%) Adjustment Factor

The rail traffic arrival times are unknown, the highest traffic volume hour of the day is used



Hour	Major Street	Minor Street
	Total of Both Approaches (vph)	Adjusted Volume Crossing Tracks (vph)

All-Way Stop Control Warrant: Multiway Stop Applications

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name: Nashville Hwy

Major Street Direction: EB/WB

Minor Street Direction: NB/SB

AWSC WARRANT MET? **No**

Details:

Condition A Met?	No	Qualifying Crashes	1
Condition B Met?	No	Major Street 85th %-tile Speed	0.00
Condition C Met?	No	Major Street Speed Limit	45
Notes: 0 Hours Met (8 Required)			

Hour	Traffic Volumes		Bicycle Volumes		Ped Volumes		Condition C		
	Major Street	Minor Street	East Bound Bicycle Volumes	North Bound Bicycle Volumes	East Bound Ped Volumes	North Bound Ped Volumes	Major Street	Minor Street	
							Veh Vol > 210	Avg(Veh + Ped + Bicycle) > 200	Delay > 30

APPENDIX F

TURN LANE WARRANT ANALYSES

Left Turn Deceleration Lane Analysis

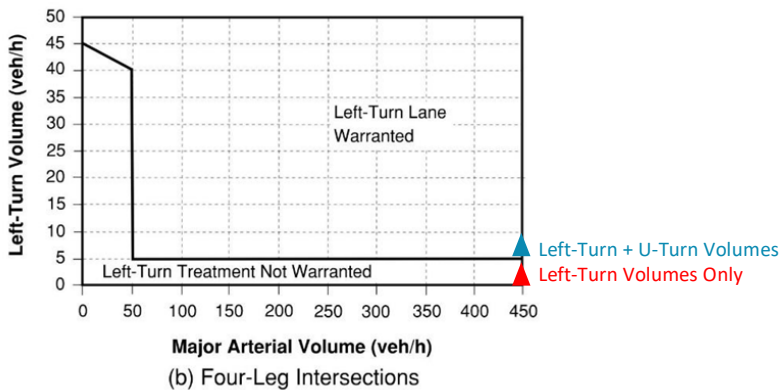
Source: NCHRP Report 745: Left Turn Accommodations at Unsignalized Intersections

Westbound Nashville Highway at CPWS Site Access

2023 Existing Peak Hour Traffic Volumes

8:15 – 9:15 AM

TDOT HSAM, Figure 3-1: Left Turn Lane Warrant for Urban and Suburban Arterials (Unsignalized)



Right Turn Deceleration Lane Analysis

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

Eastbound Nashville Highway at CPWS Site Access

2023 Existing Peak Hour Traffic Volumes

2:15-2:30 PM

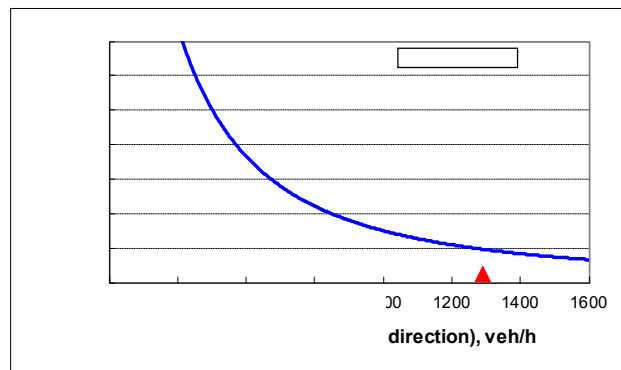
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1289
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	19
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	



APPENDIX G

EXECUTED MOU

CITY OF COLUMBIA – DEVELOPMENT SERVICES

TRAFFIC IMPACT STUDY (TIS) MEMORANDUM OF UNDERSTANDING (MOU) & AGREEMENT

CONTACT INFO (Identify primary point of contact)	
DEVELOPER/OWNER ☐ PRIMARY CONTACT	CIVIL CONSULTANT ☒ PRIMARY CONTACT
Contact Name:	Contact Name: Barney Fullington
Company: Columbia Power and Water Systems	Company: Inflo Design Group, LLC
Address: 201 Pickens Lane Columbia, TN 38401	Address: 7000 Executive Center Dr. Ste. 250 Brentwood, TN 37027
Email:	Email: barney.fullington@inflodesign.com
Phone: 931-388-4833	Phone: 615-727-2268
DEVELOPERS TIS CONSULTANT CONTACT INFO: <i>complete if study was completed by Developer's consultant.</i>	
Contact Name: Kayla Ferguson	Company: Burch Transportation, LLC
Address: 1114 17th Avenue South, Ste. 103, Nashville, TN 37212	
Email: kaylaferguson@burchtransportation.com	Phone: 931-265-7454

INDICATE THE LEVEL OF TIS REVIEW TO BE PERFORMED BY 3RD PARTY CONSULTANT AND CORRESPONDING FEE (SUBJECT TO STAFF CONFIRMATION):

* Level of TIS determined by the number of Daily & Peak Hour Trips per estimated trip generation calculation.

☒ Traffic Access Study (\$2,900)
 ☐ Level I TIS (\$3,900)
 ☐ Level II TIS (\$4,800)
 ☐ Level III TIS (Fee TBD)

TRANSPORTATION IMPACT STUDY – MEMORANDUM OF UNDERSTANDING (MOU)	
This MOU acknowledges that the transportation impact study for the following project will be prepared in accordance with the latest version of the City of Columbia Land Development Regulations.	
PROJECT INFORMATION:	
Name:	Columbia Power and Water Systems - Water Treatment Plan Expansion
Address:	806 Nashville Hwy, Columbia, TN 38401
Description:	Expansion of the City's existing water treatment facility
Existing Land Use (be specific):	Existing water treatment facility consisting of a 50,000-sf building used for pre-treatment, pump stations, water treatment tanks, and equipment storage
Proposed Land Use (be specific):	Same as existing (wastewater treatment facility)
Reason for Request: (Planned Unit Development, Site Plan, Rezoning)	Site Plan Submittal
Potential Development Yield (number of residential units; building square footage, projected number of employees, hours of operations):	Additional 12,000-sf pre-treatment facility, pump stations, 5,600-sf maintenance facility, 6,000-sf chemical building
Attach a site map and a trip generation table with a description of the proposed land uses, ITE rates, estimated daily, morning, midday and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc.	

Project Buildout Year: 2026 Ambient or CMP Growth Rate (% Per Year):

STUDY INTERSECTIONS: *use additional pages as necessary

1. Nashville Hwy (US 31/SR 99) & Existing Access	9.
2.	10.
3.	11.
4.	12.
5.	13.
6.	14.
7.	15.
8.	16.

TRIP CREDITS (EXACT AMOUNT OF CREDIT SUBJECT TO APPROVAL BY CITY OF COLUMBIA):

	YES (indicate ___% of total trips)	NO
Transit Usage	☐ %	☐
Existing Active Land Use	☐ %	☐
Previous Land Use	☐ %	☐
Internal Trip	☐ %	☐
Pass-By Trip	☐ %	☐

3RD PARTY TRAFFIC CONSULTANT CONTACT INFO:		☐ NEEL SCHAFER	☒ VOLKERT
NEEL SCHAFER - GREG JUDY		VOLKERT - DYAN DAMRON	
201 E. Main Street, Suite 325		302 Innovation Drive, Suite 100	
Murfreesboro, TN 37130		Franklin, TN 37067	
greg.judy@neel-schaffer.com	615-217-0500	dyan.damron@volkert.com	615-656-1845

MEMORANDUM OF UNDERSTANDING SIGN OFF:

APPLICANT:	Mike Harris	Mike Harris	11-21-23
	Name	Signature	Date
*As applicant, I agree to pay 100% of the review fee. Paid to the City of Columbia.			
I understand that no work will commence until FULL payment is received and that it is NON-REFUNDABLE.			
3RD PARTY TRAFFIC CONSULTANT:	Dyan Damron, PE, PTP	Dyan Damron	11/30/23
	Name	Signature	Date
CITY ENGINEER:	GLENN HARPER	Glenn Harper	1/24/24
	Name	Signature	Date
DIRECTOR OF DEVELOPMENT SERVICES:	Paul Keltner	Paul Keltner	1/25/24
	Name	Signature	Date

Description of Proposed Zone
For
CPWS Existing Water Treatment Plant Expansion

This application involves two tracts along Nashville Highway; 1) The existing CPWS water treatment plant tract at 806 Nashville Highway which was placed in service in 1954, 2) The former American Legion tract recently purchased by CPWS which is adjacent to and directly north of the original parcel. The tracts are currently zoned CD-4C and CD-3 respectively.

The existing treatment plant serves the City of Columbia and the majority of the entire county. Due to exceptional growth in the region and to provide a water system with increased reliability and resiliency, an expansion/upgrade to the facility is imperative. This project is part of a proactive long term comprehensive plan developed by CPWS to meet the water needs of the City of Columbia and Maury County.

The design team met with staff numerous times over several years as project plans were developed to discuss the project. The treatment plant facility is an unusual land use compared to surrounding areas. While the plant has existed and remained relatively unchanged for many years, an upgrade to the plant is imperative. In order to implement this expansion in a way that complies with zoning requirements in place today a number of potential zoning classifications were considered. The result of those discussions is to pursue PUD-MU zoning. The consensus was that the customized standard afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.

Comprehensive Plan Compliance Statement
For
CPWS Existing Water Treatment Plant Expansion

The design team met with staff numerous times over several years as project plans were developed to discuss the project. The treatment plant facility is an unusual land use compared to surrounding areas. While the plant has existed and remained relatively unchanged for many years, an upgrade to the plant is imperative. In order to implement this expansion in a way that complies with zoning requirements in place today a number of potential zoning classifications were considered. The result of those discussions is to pursue PUD-MU zoning. The consensus was that the customized standard afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.



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	806 & 812 Nashville Hwy		
	TAX MAP: 90I	GROUP: B	PARCEL: 1.00 & 5.00
SUMMARY OF NATURE OF REQUEST AND WORK	Rezone parcels 1.00 & 5.00 from CD-9c & CD-3 respectively to MU-PUD in association with development of a PUD Master Plan for expansion of the existing CPWS treatment plant		

DATE OF PRE-APPLICATION CONFERENCE	11-1-23	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:	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 12.65

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

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

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

APPLICANT

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

NAME	Mike HARRIS	PHONE	615-306-5208
ADDRESS		EMAIL	Mike.harris@inflodesign.com

PROPERTY OWNER NAME	CPWS	PHONE	931-388-4833
ADDRESS	201 Pickens Ln	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.

Mike HARRIS
APPLICANT NAME

Mike Harris
APPLICANT SIGNATURE

2-14-24
DATE

Columbia Power & Water
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

2/14/2024
DATE

STAFF USE ONLY

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









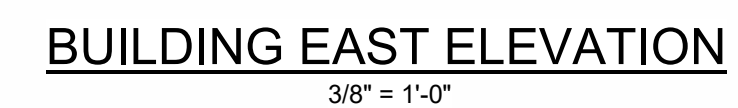
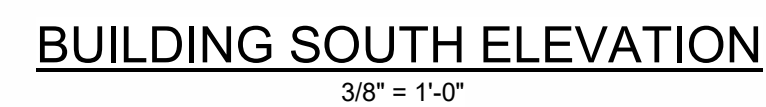
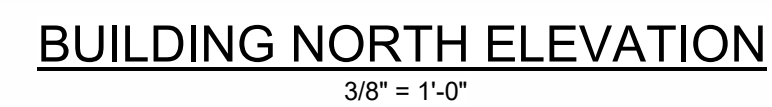




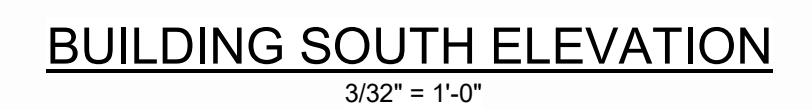
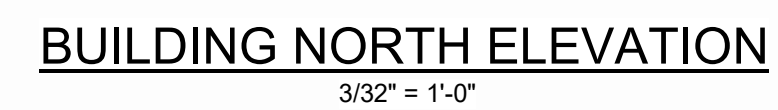
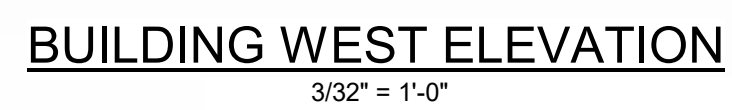
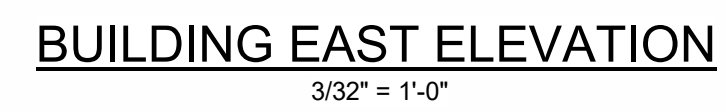




1. MORTAR AND FACE BRICK SIZE, COLOR, AND TEXTURE TO MATCH EXISTING FOUND ON SITE. COLORS FOR MORTAR, FACE BRICK, AND ACCENT BRICK TO BE SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE.
2. REFER TO HVAC AND PLUMBING FOR EQUIPMENT AND ROUTING AT WALL OPENINGS AND PENETRATIONS. COORDINATE FINAL OPENING SIZE AND LOCATION WITH EQUIPMENT MANUFACTURER PRIOR TO WORK.

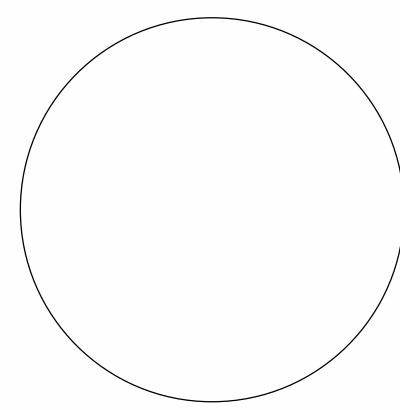


				PROJECT ENGINEER: S. ALPERT DESIGNED BY: D. MONSON DRAWN BY: L. MOLINA CHECKED BY: W. RUSSELL IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE		PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION		 HAZEN AND SAWYER 545 MAINSTREAM DRIVE, SUITE 320 NASHVILLE, TENNESSEE 37228		COLUMBIA POWER & WATER SYSTEMS COLUMBIA, TN EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2		MFPS ELECTRICAL ROOM ARCHITECTURAL BUILDING ELEVATIONS		DATE: FEBRUARY 2024 HAZEN NO.: 50124-008 CONTRACT NO.: 1 DRAWING NUMBER: PUD154	
REV ISSUED FOR DATE BY															



10/24/24 3:25:33 PM					PROJECT ENGINEER:	S. ALPERT
					DESIGNED BY:	D. MONSON
					DRAWN BY:	L. MOLINA
					CHECKED BY:	W. RUSSELL
					IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY			

30% DESIGN SUBMITTAL
DO NOT USE FOR
CONSTRUCTION



Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

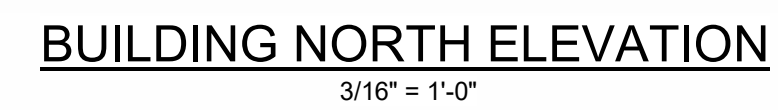
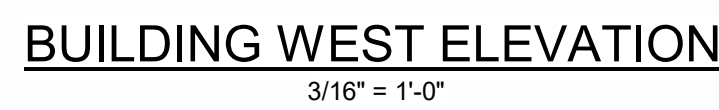
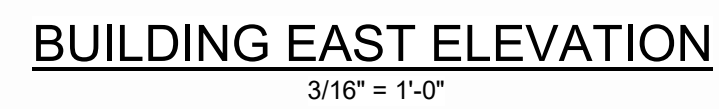
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

GAC MEMBRANE BUILDING
ARCHITECTURAL
BUILDING ELEVATIONS

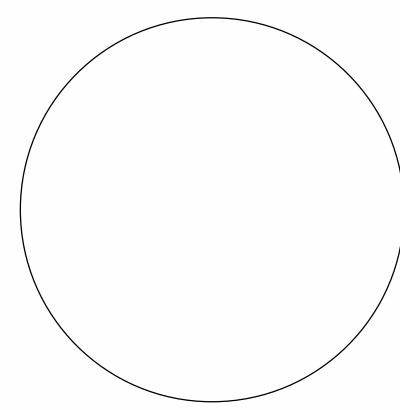
DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD206

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2. REFER TO SPEC FOR ALUMINUM WINDOWS. FRAME COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
3. CONTROL JOINTS MAX SPACING 40'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.



				PROJECT ENGINEER:	S. ALPERT
				DESIGNED BY:	D. MONSON
				DRAWN BY:	L. MOLINA
				CHECKED BY:	W. RUSSELL
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1" 
REV	ISSUED FOR	DATE	BY		

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION



Hazen

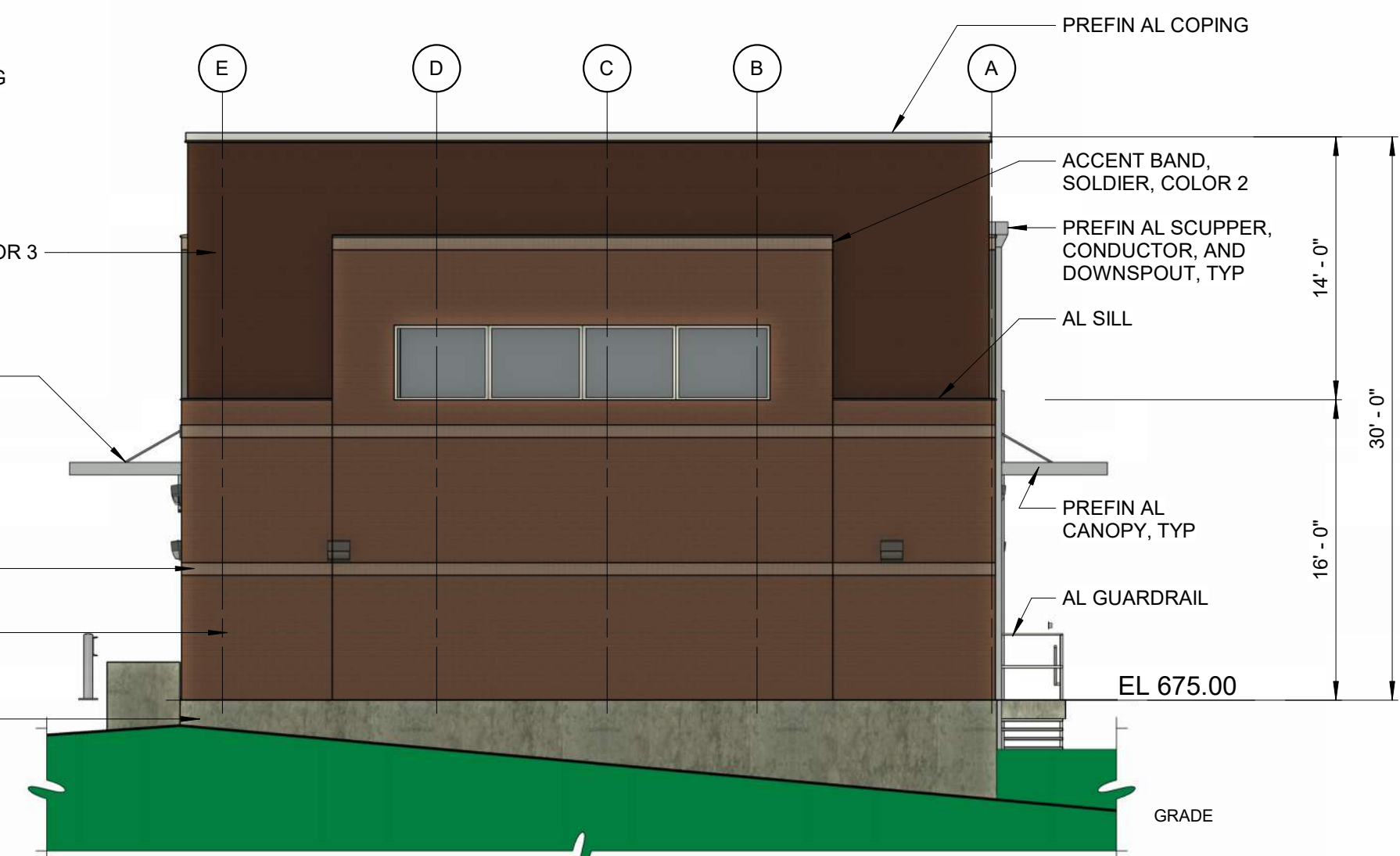
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TN

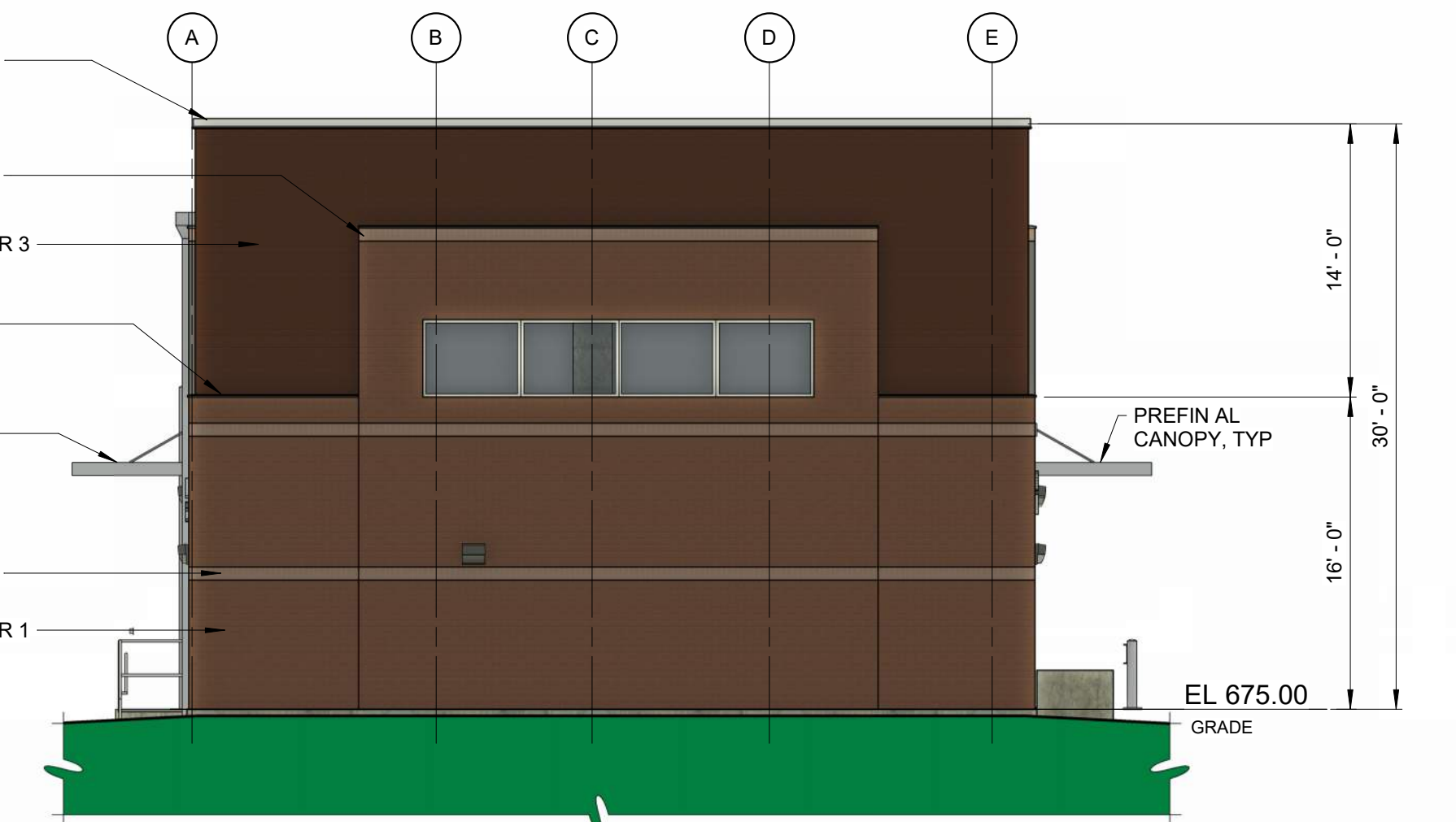
EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

HIGH SERVICE PUMP STATION ARCHITECTURAL BUILDING ELEVATIONS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008
CONTRACT NO.:	1
DRAWING NUMBER:	PUD553



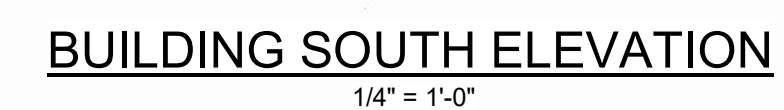
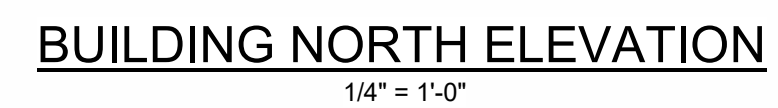
BUILDING SOUTH ELEVATION
1/8" = 1'-0"



BUILDING ELEVATION
1/8" = 1'-0"

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD752

1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. REFER TO SPEC FOR ROLLUP DOORS, COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
3. CONTROL JOINTS MAX SPACING 30'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.



				PROJECT ENGINEER: S. ALPERT		PRELIMINARY DRAWING DO NOT USE FOR CONSTRUCTION  HAZEN AND SAWYER 545 MAINSTREAM DRIVE, SUITE 320 NASHVILLE, TENNESSEE 37228	COLUMBIA POWER & WATER SYSTEMS COLUMBIA, TN		MAINTENANCE STORAGE BUILDING ARCHITECTURAL BUILDING ELEVATIONS		DATE: FEBRUARY 2024	
				DESIGNED BY: D. MONSON			HAZEN NO.: 50124-008					
				DRAWN BY: L. STIRN					CONTRACT NO.: 1			
				CHECKED BY: Checker					DRAWING NUMBER:			
				IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE			0 1/2" 1"				PUD803	
REV				ISSUED FOR		DATE		BY				

FILE: J:\WES\Engineers_Surveyors\2023\23528 - Rutherford - Regent Homes\Draw\Survey\01 - Final Plat\23528 - Final Plat - Phase 1.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number R2839, Page 368, 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 _____ Regent Homes LLC

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in Rutherford Subdivision, 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, 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 Rutherford Subdivision, Phase 1 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ 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 "1" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated; and that the ratio of precision is greater than or equal to 1:10,000.

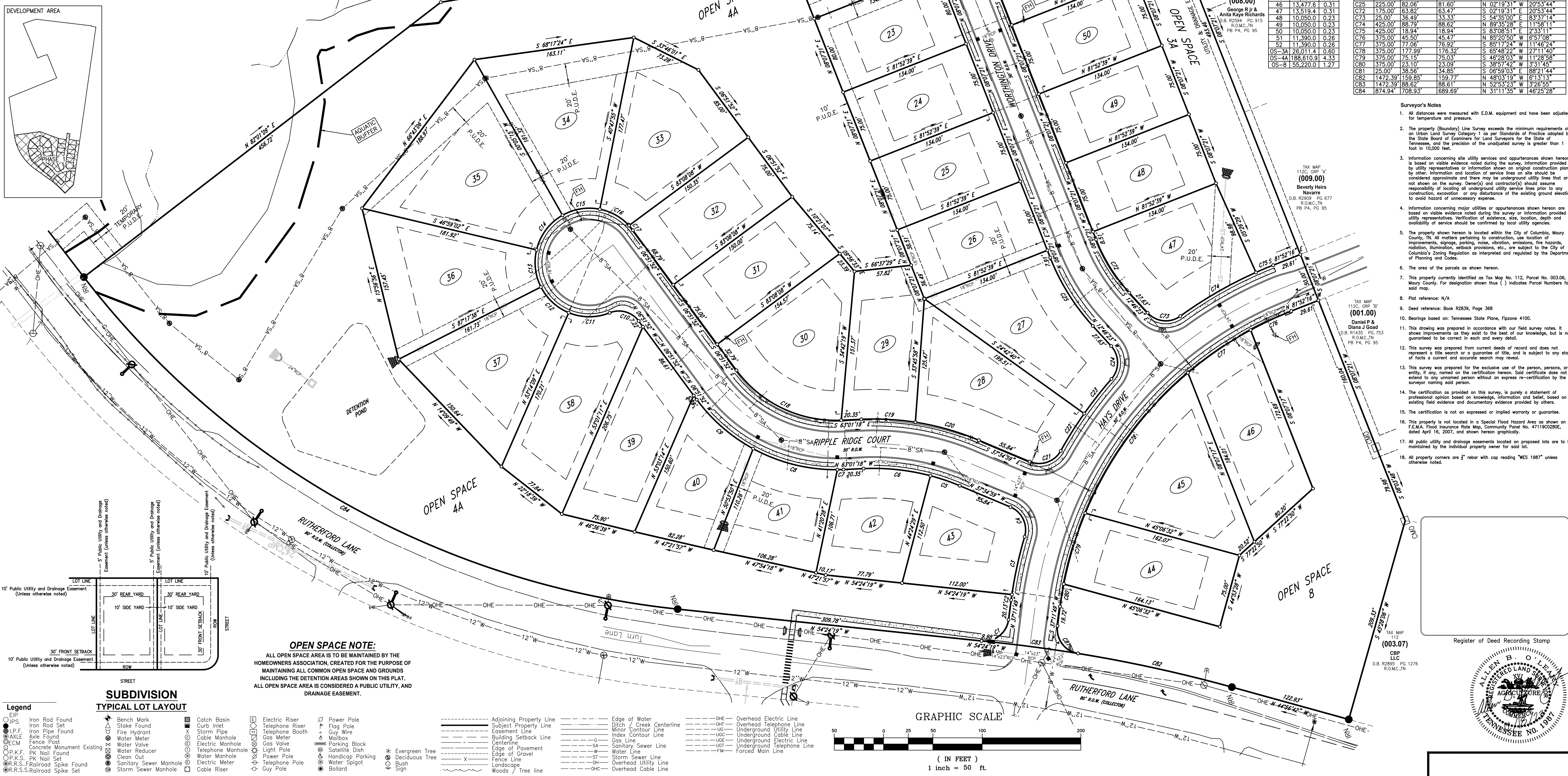
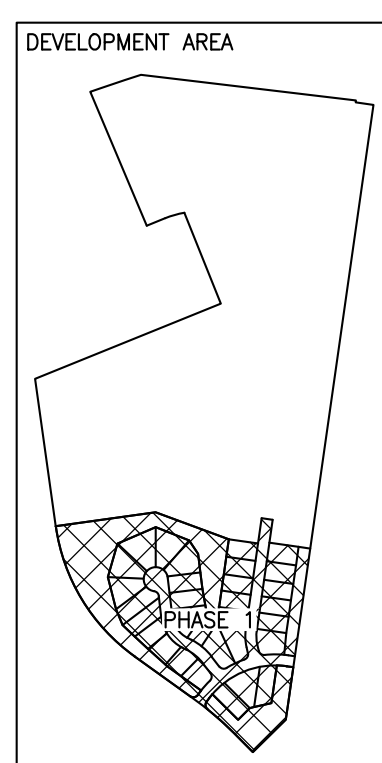
Date 12/16/23 Allen B. O'Leary TN RLS #1987
Number _____

PURPOSE NOTE:
The purpose of this plat is to create 31 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: _____ PAGE: _____
DEED BOOK: _____

PARCEL NUMBER: TAX MAP 112, PARCEL 003.06
DEED BOOK: R2839, PAGE 368
PARCEL ADDRESS: RUTHERFORD LANE, COLUMBIA, TN 38401
EXISTING ZONING: CD-3, NEIGHBORHOOD DISTRICT
BUILDING SETBACKS: FRONT - 30', SIDE - 10', REAR - 30'
ACREAGE OF PARCEL: TOTAL 148.64 ACRES, REMAINING PROPERTY 117.20 ACRES, PHASE 1 31.44 ACRES, 91,376.5 S.F. - R.O.W. DEDICATION
PROPERTY OWNER: REGENT HOMES LLC, 6901 LENOX VILLAGE DR, SUITE 107, NASHVILLE, TN 37211



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

ENGINEERS & SURVEYORS

Client: REGENT HOMES LLC
6901 LENOX VILLAGE DR
SUITE 107
NASHVILLE, TN 37211

FINAL PLAT
RUTHERFORD SUBDIVISION, PHASE 1
COLUMBIA, TN

Drawn: EP
Checked: AD
Approved: AD
Date: 12-18-2023

Job no. 23528
Scale: Vertical: 1"=50'
Horizontal:

1 of 1

23528

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

29th day of November, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

Rutherford Phase 1 PROJECT	
Completed by the Developer	Completed by the City
<u>Regent Homes LLC</u> DEVELOPER NAME	
<u>Darin M. McGowan</u> AUTHORIZED AGENT NAME	
<u>[Signature]</u> SIGNATURE	
<u>11-29-2023</u> DATE	
<u>6901 Lenox Village Dr #107</u> STREET	
<u>Nashville, TN 37211</u> CITY, STATE, ZIP	
<u>615-981-0900</u> PHONE	
<u>Andy.Davidson@regenthomes-TN.com</u> EMAIL	
Attest	Attest
<u>Andy Davidson</u> ATTEST NAME	
<u>[Signature]</u> ATTEST SIGNATURE	
<u>11/29/23</u> DATE	
	<u></u> CITY ENGINEER
	<u></u> SIGNATURE
	<u></u> DATE

Surety Calculation Input

Version 2 Rev. 7/20/2022

RUTHERFORD PH1

Roadway Items

Total Roadway Length	2200	ft.
Total Pavement Area	57,200	S.F.
Sidewalk Width	4	ft.
Total Shared Use Path Length	0	ft.

Site and Grading Items

Number of Lots	31	#
Total Area	18.8	ac.
Total Disturbed Area	18.8	ac.
Storm Pond Area	0.35	ac.

Storm Infrastructure

Total Number of Storm Structures	29	#
Storm Pipe Under 24"	1373	ft.
Storm Pipe 30" and 36"	846	ft.
Storm Pipe 42" and above	0	ft.

Traffic Signal

Estimated Total Installation Cost	55,250	\$
Installed?	N	Y/N

Bridges and Culverts

Estimated Total Installation Cost	0	\$
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Landscaping

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

Street Lights

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

Fill in all applicable fields highlighted in gold.

Save spreadsheet as SuretyCalc_SubdivisionName

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

Calculated amounts are located on the output sheet.

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

Page 191 of 222

Surety Calculation Output		Version 2 Rev. 7/20/2022
RUTHERFORD PH1		
Roadway Items		
Binder and Subgrade	\$	19,269
Roadway Topping	\$	98,536
Curbing	\$	7,700
Sidewalk	\$	110,000
Shared Use Path	\$	-
Grading and Site		
General Grading and Stabilization	\$	23,500
Storm Pond	\$	2,500
Storm Infrastructure		
Storm Structures	\$	14,500
Storm Pipe 18" to 24"	\$	17,163
Storm Pipe 30" to 36"	\$	20,400
Storm Pipe 42" and above	\$	-
Other Improvements		
Traffic Signal	\$	69,063
Bridges and Culverts	\$	-
Landscaping	\$	-
Street Trees	\$	-
Street Lights	\$	11,000
Total	\$	393,630
Surety Amount	\$	395,000
This completed form shall be emailed to the City Engineer for verification and approval prior to the acceptance of any surety in the above posted amount.		



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	Rutherford Lane, Columbia, TN		
	TAX MAP: 112	GROUP:	PARCEL: 003.06
SUMMARY OF NATURE OF REQUEST AND WORK	Request Final Plat approval for 31 single family residential lots for Rutherford Subdivision, Phase 1.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Rutherford Subdivision, Phase 1 ☒ Total Number of Lots 31 ☒ Total acreage ±17.20

**File naming nomenclature examples:*

Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat

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

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

APPLICANT

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

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

PROPERTY OWNER NAME	Regent Homes LLC	PHONE	
ADDRESS	6901 Lenox Village Dr, Ste 107 Nashville, TN 37211	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.

<u>Regent Homes LLC</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>12-24-2023</u> DATE
<u>McGowan FLP</u> PROPERTY OWNER NAME	<u>[Signature]</u> PROPERTY OWNER SIGNATURE	<u>12-14-2023</u> DATE

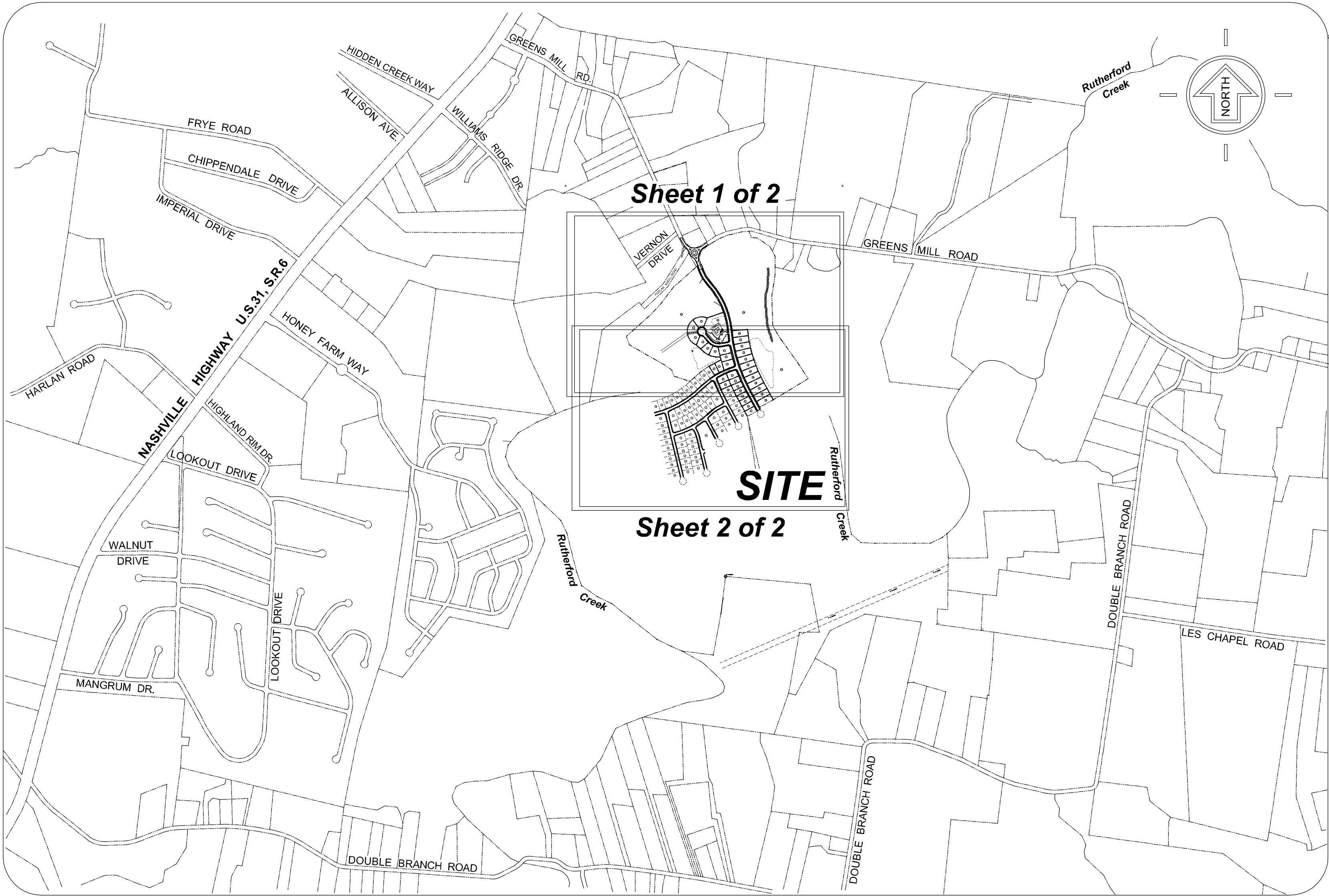
STAFF USE ONLY

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

TOTAL AREA: 2,940,359.84 SQUARE FEET OR 67.50 ACRES ±

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 100 BUILDABLE LOTS, 4 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIP ZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2559 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 296 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 4719C0180E, DATED: 4/16/2007.
6. THIS PROPERTY IS CURRENTLY ZONED: RS 10.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG THE REAR PROPERTY LINE AND ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
9. [XXX] INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE MAURY COUNTY SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK _____ PAGE _____, R.O.M.C., TN.
20. SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LANDING AT GREENS MILL ROAD, AS RECORDED IN BOOK _____, PAGE _____, REGISTERS' OFFICE FOR MAURY COUNTY, TENNESSEE.
21. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.



LOCATION & KEY MAP
Scale 1" = 1000'

OWNER:

2558 Greens Mill, LLC
308 Letterman Road
Knoxville, TN 37919

DEVELOPER:

Safe Harbor Residential
105 Westpark Drive, Suite 365
Brentwood, TN 37027

SITE DATA:

Property Location / Address:
2558 Greens Mill Road
Columbia, TN 38401

FINAL PLAT
THE LANDING AT
GREEN MILLS ROAD
PHASE 1A

2558 GREENS MILL ROAD
Property Map # 51 - P/O Parcel (55.00)
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE
Scale : 1" = 1000'

(See Revisions)
DATE: DEC. 15, 2023
JOB NUMBER: 2023-507

E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

(Date)

E-911 Director

CERTIFICATE OF APPROVAL OF
PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mills Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

(Date)

Name, Title, and Agency or Authorized
Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS
OR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Maury County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

(Date)

Appropriate Governmental Representative

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Maury County 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
Maury County Regional Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC
SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill 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)

Name, Title, and Agency or Authorized
Approving Agent

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Green Mills Road - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.
"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date

Owner

ZONING: RS10

Dwg.Name: Landing-At-Greens-Mill-Ph1-COVER.dwg

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category 11 Survey having an indicated ratio of precision of 1:10,000 and is true and correct. Approval of monuments have been placed as indicated. All side lot lines are shown to the nearest 1/4" unless otherwise noted.

Last Revised: 2-19-2024
12-15-2023-

(Date)

M. Trevor German, R.L.S. # 2875

REVISIONS:

- ① By:MTG Date: 2-15-2024. Revise Sewer Easements.
- ② By:MTG Date: 2-19-2024. Revise Phase Lines.



Prepared By:

JTA

LAND SURVEYING, INC.

2625 Kilo Hill Place, Suite K, Nashville, TN 37214
Phone: 615-400-6920

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 296, Maury County Register's Office and I (we) 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, public easements, utilities, and other facilities have been filed.

(Date)

(Owner)

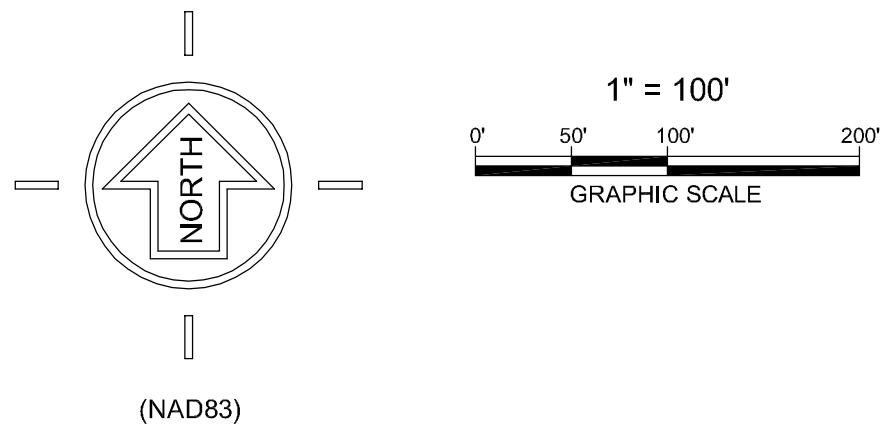
Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

(Date)

Name, Title, and Agency or Authorized
Approving Agent



TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING
C1	23°39'02"	115.00'	24.08'	47.47'	S38°21'52"E
C2	15°28'22"	115.00'	15.64'	31.09'	S12°07'46"W
C3	4°47'41"	77.00'	3.22'	6.44'	N16°50'16"E
C4	15°23'18"	115.00'	15.54'	30.89'	S21°56'26"W
C5	23°56'55"	115.00'	24.39'	48.07'	S42°31'42"W
C6	04°08'59"	2153.00'	78.00'	155.93'	N26°25'09"W
C7	03°08'27"	2340.00'	64.15'	128.27'	N22°46'20"W
C8	104°21'39"	19.00'	24.52'	34.64'	N13°28'02"W
C9	04°14'22"	1025.00'	37.94'	75.84'	N56°27'33"E
C10	08°38'50"	1162.00'	87.85'	175.37'	N62°54'09"E
C11	2°55'14"	2165.00'	55.19'	110.35'	S11°51'31"E
C12	2°22'12"	2165.00'	44.78'	89.56'	S14°30'14"E
C13	2°54'34"	2165.00'	54.98'	109.94'	S17°08'37"E
C14	3°38'56"	2165.00'	68.96'	137.88'	S16°46'26"E
C15	1°03'01"	2165.00'	19.84'	39.69'	S14°25'27"E
C16	53°55'09"	305.00'	155.13'	287.03'	S67°11'18"E
C17	180°00'00"	190.00'	INFINITE	596.90'	S21°59'11"W
C18	23°20'35"	1955.00'	403.85'	796.49'	S16°49'20"E
C19	8°04'28"	2015.00'	142.22'	283.96'	S24°27'24"E
C20	88°45'38"	19.00'	18.59'	25.43'	N64°47'58"W
C21	1°10'28"	975.00'	94.68'	188.73'	S65°16'29"W
C22	80°28'12"	19.00'	18.08'	26.68'	S19°29'40"W
C23	7°45'11"	2290.00'	155.18'	309.88'	S24°37'02"E
C24	1°57'45"	2153.00'	36.87'	73.74'	S27°30'45"E
C25	2°04'24"	2153.00'	38.96'	77.91'	S25°29'41"E
C26	2°04'24"	2153.00'	38.96'	77.91'	S23°25'17"E
C27	2°28'44"	2153.00'	46.58'	93.14'	S21°08'43"E
C28	2°26'04"	2153.00'	45.75'	91.48'	S21°07'23"E
C29	2°00'14"	2153.00'	37.66'	75.30'	S23°20'32"E
C30	12°14'28"	1025.00'	109.91'	218.99'	N64°41'58"E
C31	88°45'38"	19.00'	18.59'	25.43'	N26°26'23"E
C32	6°52'03"	2015.00'	120.90'	241.52'	S14°30'24"E
C33	88°45'38"	19.00'	18.59'	25.43'	N55°27'11"W
C34	60°22'34"	175.00'	101.80'	184.41'	S69°38'43"E
C35	56°08'15"	19.00'	10.14'	18.62'	N67°32'03"W
C36	292°18'29"	60.00'	40.24'	306.10'	S50°32'34"W
C37	56°09'15"	19.00'	10.14'	18.62'	S11°22'49"E
C38	60°22'34"	125.00'	72.72'	131.72'	S69°38'43"E
C39	88°45'38"	19.00'	18.59'	25.43'	N35°47'11"E
C40	03°26'35"	2015.00'	60.56'	121.08'	S06°52'20"E
C41	23°14'34"	1755.00'	360.93'	711.94'	S16°52'21"E

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1001	17,017	0.39
1002	17,017	0.39
1003	17,017	0.39
1004	14,912	0.34
1005	13,469	0.31
1006	14,496	0.33
1007	15,290	0.35
1008	12,969	0.30
1009	15,357	0.35
1010	11,104	0.25
1011	10,417	0.24
1027	17,079	0.39
1028	17,079	0.39
1029	17,079	0.39
1030	17,079	0.39
1031	17,079	0.39
1032	17,079	0.39
1033	17,252	0.40
1034	17,000	0.39
1035	17,000	0.39
1036	17,000	0.39
1040	12,511	0.29
1041	10,407	0.24
1042	10,407	0.24
1043	10,397	0.24
1044	10,212	0.23
1045	10,212	0.23
1046	10,212	0.23
1047	10,212	0.23
1051	11,912	0.27
1052	10,645	0.24
3291	17,079	0.39
OS1	883,063	20.27
OS2	93,107	2.14
OS3	1,313,084	30.14

LINE TABLE		
LINE	BEARING	LENGTH
L16	N69°20'56"E	60.00'
L17	N20°39'04"W	26.09'
L18	N20°38'34"W	25.14'
L19	N03°55'22"E	1.85'
L20	N19°53'25"E	2.30'
L21	N13°50'52"E	3.22'
L22	N30°05'40"E	1.85'
L23	N55°12'21"E	36.94'
L24	N39°03'31"E	17.26'
L25	N70°49'12"E	52.74'
L29	S70°49'12"W	52.74'
L30	S80°10'00"W	95.81'
L31	S39°27'26"W	95.39'
L32	S39°27'26"E	95.39'
L33	N80°10'00"E	95.81'
L34	N20°39'04"W	75.96'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	74.00'
L37	N28°29'38"W	74.00'
L38	N28°29'38"W	74.00'
L39	N28°29'38"W	3.96'

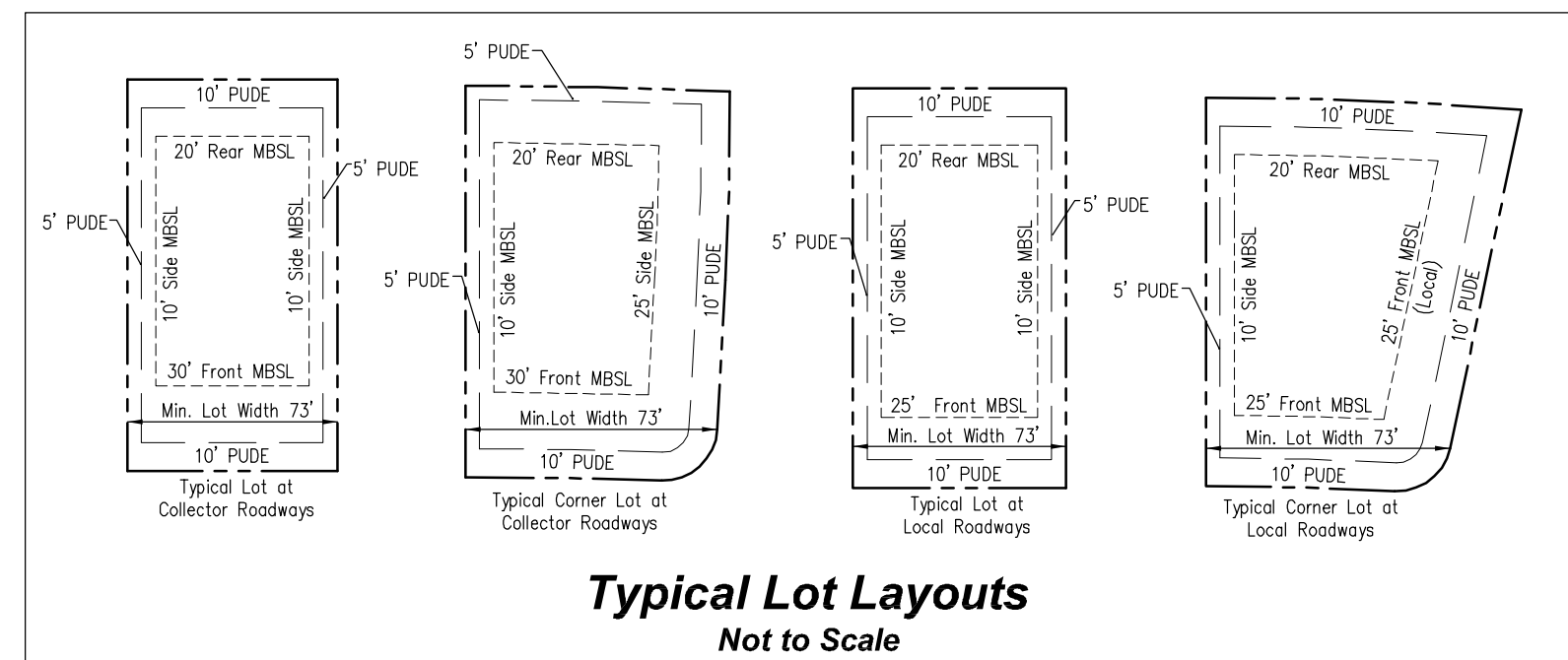
LEGEND:

- IP(O) Existing Iron Pipe - IP(O)
- IR(O) Existing Iron Rod - IR(O)
- IR(N) Iron Rod (New) - IR(N)
- SM Sanitary Manhole
- FD Fire Hydrant (F.H.)
- CB Catch Basin
- SM Storm Manhole
- CH Concrete Headwall
- PUDE Public Utility & Drainage Easement
- MBL Minimum Building Setback Line
- R.O.M.C. Registers' Office
- Moary County



REVISIONS:

- 1 By/MTG Date: 2-15-2024, Revise Sewer Easements.
- 2 By/MTG Date: 2-19-2024, Revise Phase Lines.



FINAL PLAT

THE LANDING AT

GREENS MILL ROAD

PHASE 1A

GREEN MILLS ROAD

Property Map # 51 - Parcel (55.00)

CITY OF COLUMBIA,

MAURY COUNTY, TENNESSEE

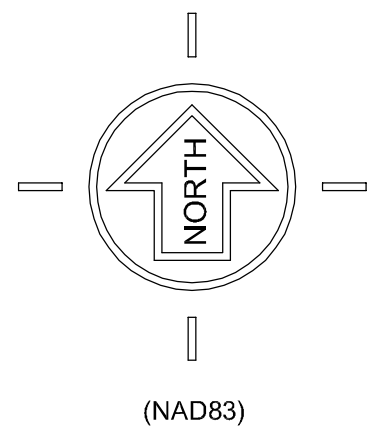
DRAWN BY: MTG, TMF, RR

Scale: 1" = 100'

(See Revisions)

DATE: DECEMBER-15-2023

TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING
C1	23°38'02"	115.00'	24.08'	47.47'	S08°21'52"E
C2	15°29'22"	115.00'	15.64'	31.09'	S12°07'46"W
C3	4°47'41"	77.00'	3.22'	6.44'	N16°50'16"E
C4	15°23'18"	115.00'	15.54'	30.89'	S21°56'26"W
C5	23°56'55"	115.00'	24.39'	48.07'	S42°31'42"W
C6	04°08'59"	2153.00'	78.00'	155.93'	N26°25'09"W
C7	03°08'27"	2340.00'	64.15'	128.27'	N22°46'26"W
C8	104°27'39"	19.00'	24.52'	34.64'	N73°26'02"W
C9	04°14'22"	1025.00'	37.94'	75.84'	N56°27'33"E
C10	08°38'50"	1162.00'	87.85'	175.37'	N62°54'09"E
C11	2°55'14"	2165.00'	55.19'	110.38'	S11°51'31"E
C12	2°22'12"	2165.00'	44.78'	89.56'	S14°30'14"E
C13	2°54'34"	2165.00'	54.98'	109.94'	S17°08'37"E
C14	3°38'56"	2165.00'	68.96'	137.88'	S16°46'26"E
C15	1°03'01"	2165.00'	19.84'	39.69'	S14°25'27"E
C16	53°55'09"	305.00'	155.13'	287.03'	S67°11'18"E
C17	180°00'00"	190.00'	INFINITE	596.90'	S21°59'11"W
C18	23°20'35"	1955.00'	403.85'	786.49'	S16°49'20"E
C19	8°04'28"	2015.00'	142.22'	283.96'	S24°27'24"E
C20	88°45'38"	19.00'	18.59'	29.43'	N64°47'58"W
C21	11°05'26"	975.00'	94.66'	188.73'	S65°16'29"W
C22	80°28'12"	19.00'	16.08'	26.68'	S19°29'40"W
C23	7°45'11"	2290.00'	155.18'	309.88'	S24°37'02"E
C24	1°57'45"	2153.00'	36.87'	73.74'	S27°30'45"E
C25	2°04'24"	2153.00'	38.96'	77.91'	S25°29'41"E
C26	2°04'24"	2153.00'	38.96'	77.91'	S23°25'17"E
C27	2°28'44"	2153.00'	46.58'	93.14'	S21°08'43"E
C28	2°26'04"	2153.00'	45.75'	91.48'	S21°07'23"E
C29	2°00'14"	2153.00'	37.66'	75.30'	S23°20'32"E
C30	12°14'28"	1025.00'	109.91'	218.99'	N64°41'58"E
C31	88°46'38"	19.00'	18.59'	29.43'	N26°26'23"E
C32	8°52'03"	2015.00'	120.90'	241.52'	S14°30'24"E
C33	88°46'38"	19.00'	18.59'	29.43'	N55°27'11"W
C34	60°22'34"	175.00'	101.80'	184.41'	S69°38'43"E
C35	56°09'15"	19.00'	10.14'	18.62'	N67°32'03"W
C36	292°18'29"	60.00'	40.24'	306.10'	S50°32'34"W
C37	56°09'15"	19.00'	10.14'	18.62'	S11°22'49"E
C38	60°22'34"	125.00'	72.72'	131.72'	S69°38'43"E
C39	88°46'38"	19.00'	18.59'	29.43'	N35°47'11"E
C40	03°26'35"	2015.00'	60.56'	121.08'	S06°52'20"E
C41	23°14'34"	1755.00'	360.93'	711.94'	S16°52'21"E

LINE TABLE		
LINE	BEARING	LENGTH
L16	N69°20'56"E	60.00'
L17	N20°39'04"W	26.09'
L18	N20°38'34"W	25.14'
L19	N03°55'22"E	1.85'
L20	N19°53'25"E	2.30'
L21	N13°09'54"E	3.22'
L22	N30°05'40"E	1.85'
L23	N55°12'21"E	36.94'
L24	N30°03'31"E	17.26'
L25	N70°49'12"E	52.74'
L26	S70°49'12"W	52.74'
L30	S80°10'00"W	95.91'
L31	N38°27'26"W	95.39'
L32	S39°27'26"E	95.39'
L33	N60°10'00"E	95.91'
L34	N20°39'04"W	75.86'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	74.00'
L37	N28°29'38"W	74.00'
L38	N28°29'38"W	74.00'
L39	N28°29'38"W	3.96'

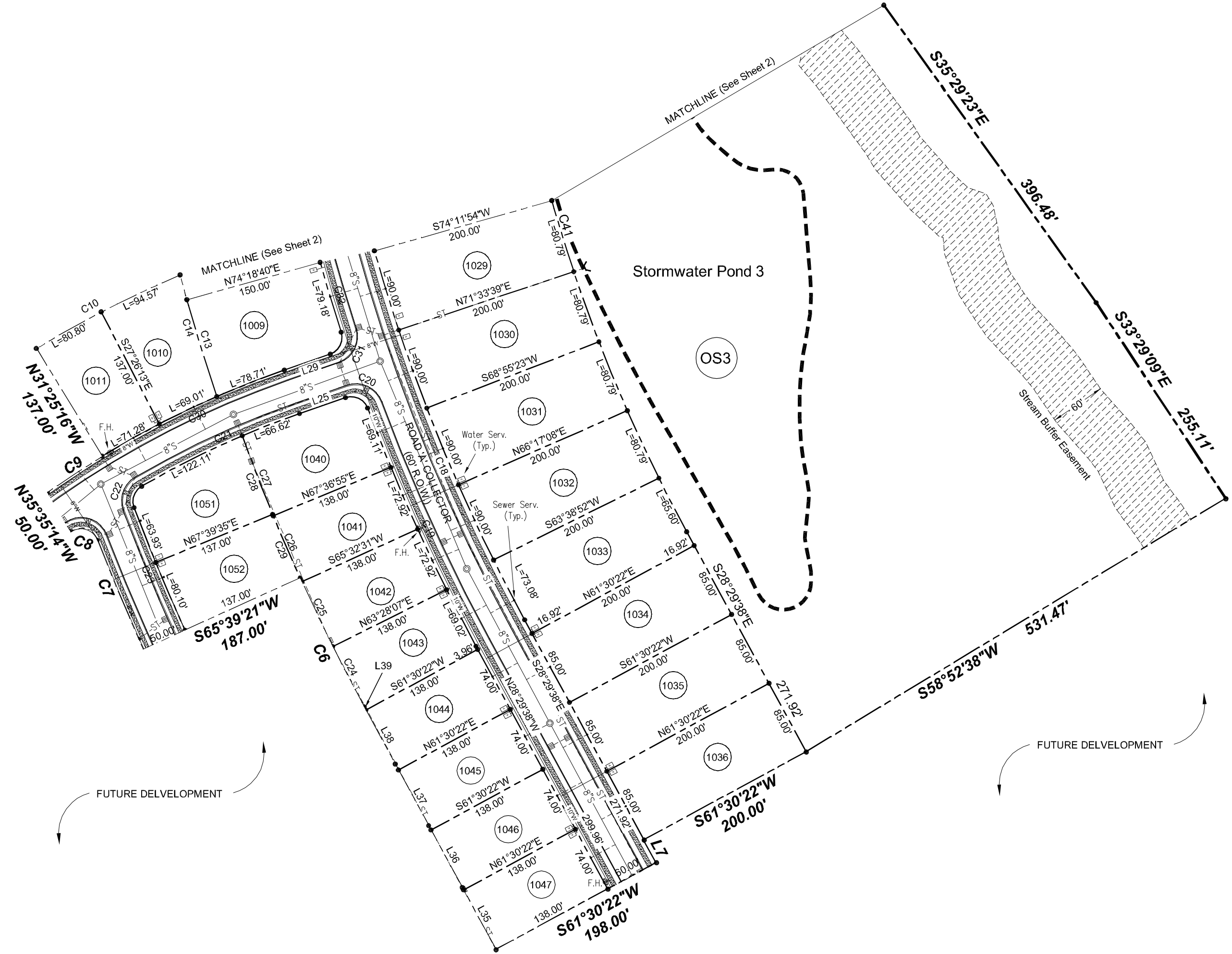
LEGEND:

- IP(O) Existing Iron Pipe - IP(O)
IR(O) Existing Iron Rod - IR(O)
IR(N) Iron Rod (New) - IR(N)
S Sanitary Manhole
F.H. Fire Hydrant (F.H.)
Catch Basin
Storm Manhole
Concrete Headwall
Public Utility & Drainage Easement
PUDE Minimum Building Setback Line
R.O.M.C. Registers' Office
Maury County



REVISIONS:

- ① By:MTG Date: 2-15-2024. Revise Sewer Easements.
② By:MTG Date: 2-19-2024. Revise Phase Lines.



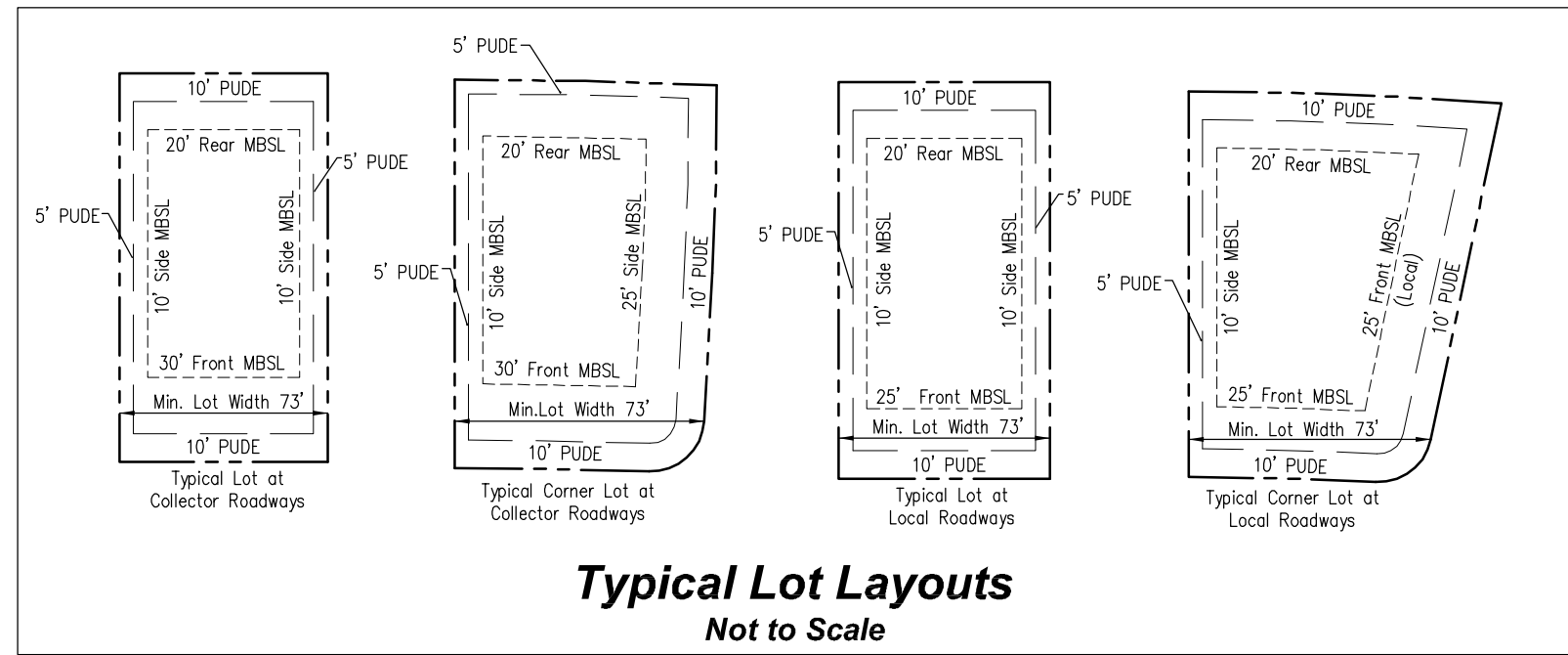
MAP / PARCEL
OS1 OS4 OS1
TODD G. GLUSSON, TRUSTEE
TIGER EYE INVESTMENT TRUST
BK. F0897, PG. 399
R.O.M.C., TN

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1001	17,017	0.39
1002	17,017	0.39
1003	17,017	0.39
1004	14,912	0.34
1005	13,469	0.31
1006	14,406	0.33
1007	15,290	0.35
1008	12,968	0.30
1009	15,357	0.35
1010	11,104	0.25
1011	10,417	0.24
1012	10,417	0.24
1013	10,417	0.24
1014	10,417	0.24
1015	10,086	0.23
1016	10,422	0.24
1017	10,422	0.24
1018	10,422	0.24
1019	10,422	0.24
1020	10,422	0.24
1021	10,422	0.24
1022	10,422	0.24
1023	10,415	0.24
1026	17,079	0.39
1027	17,079	0.39
1028	17,079	0.39

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1029	17,079	0.39
1030	17,079	0.39
1031	17,079	0.39
1032	17,079	0.39
1033	17,252	0.40
1034	17,000	0.39
1035	17,000	0.39
1036	17,000	0.39
1040	12,511	0.29
1041	10,407	0.24
1042	10,407	0.24
1043	10,397	0.24
1044	10,212	0.23
1045	10,212	0.23
1046	10,212	0.23
1047	10,212	0.23
1051	11,912	0.27
1052	10,645	0.24
1053	10,645	0.24
1054	10,645	0.24
1055	10,428	0.24
1056	10,412	0.24
1057	10,412	0.24
1058	10,412	0.24
1063	14,209	0.33
1064	10,242	0.24

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1065	10,325	0.24
1066	10,325	0.24
1067	10,325	0.24
1068	10,325	0.24
1069	10,325	0.24
1070	10,325	0.24
1071	13,240	0.30
1072	13,199	0.30
1073	11,412	0.26
1074	11,614	0.27
1075	11,632	0.27
1076	11,468	0.26
1077	11,118	0.26
1078	10,741	0.25
1079	11,609	0.27
1080	19,233	0.44
1127	10,575	0.24
1082	11,692	0.27
1083	14,621	0.34
1084	15,013	0.34
1085	11,805	0.27
1086	14,553	0.33
1104	11,400	0.26
1105	10,001	0.23
1106	10,001	0.23
1107	10,001	0.23

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1108	10,001	0.23
1109	10,001	0.23
1110	12,377	0.28
1111	12,860	0.30
1112	10,138	0.23
1113	10,138	0.23
1114	10,138	0.23
1115	10,138	0.23
1116	10,138	0.23
1117	10,530	0.24
1121	10,575	0.24
1122	10,575	0.24
1123	10,575	0.24
1124	10,575	0.24
1125	10,575	0.24
1126	10,575	0.24
1127	10,575	0.24
1128	10,575	0.24
1129	10,575	0.24
1130	10,575	0.24
1131	14,369	0.33
3291	17,079	0.39
OS1	981,474	22.53
OS2	93,107	2.14
OS3	1,651,664	37.92
OS5	49,797	1.14



FINAL PLAT
THE LANDING AT
GREENS MILL ROAD
PHASE 1A
GREEN MILLS ROAD
Property Map # 51 - Parcel (55.00)

CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE

DRAWN BY: MTG, TMF, RR
Scale : 1" = 100'
DATE: DECEMBER 16, 2023
Job No. 2023-507

SHEET 3 OF 3

DOCUMENT PREPARED BY:

Name: Alexander Mollica

Company: Crunk Engineering

Address: 7112 Crossroads Blvd. December
Brentwood, TN 37027

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF
PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 051, Parcel 55.00

Project Name: Landing at Greens Mill - Phase 1

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

THIS AGREEMENT, made this 18 day of _____, 2023, by and between
Safe Harbor hereinafter referred to as the "OWNER(S)" of the following property
and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

ATTEST BY OWNER(S):

Print Name Koby DuMont
Title Division President

Owner ²⁰²³ Greens Mill LLC
Address 105 West Park Suite 365
Brentwood, TN 37027

Signature [Signature]

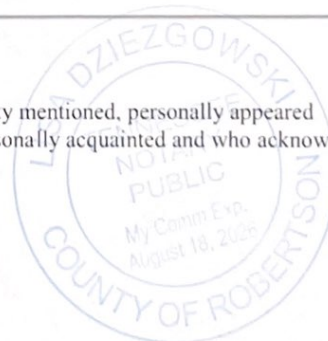
City, State ZIP _____

STATE OF Tennessee
COUNTY OF Robertson

Before me, Lisa Dziedzowski of the state and county mentioned, personally appeared Koby DuMont, 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 18 day of December 2023.

[Signature]
Notary Public



My Commission Expires: August 18 2026

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : _____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

Notary Public
My Commission Expires: _____



Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 1A

Columbia, TN

February 19, 2024

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds.

- There are 5 stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,907 feet of grass lined open channel.
- 306 feet of 36 in ADS pipe, 834 feet 30 in ADS pipe, 2,763 feet of 24 in ADS pipe, 6,048 feet of 18 in ADS pipe and 118 storm inlets.

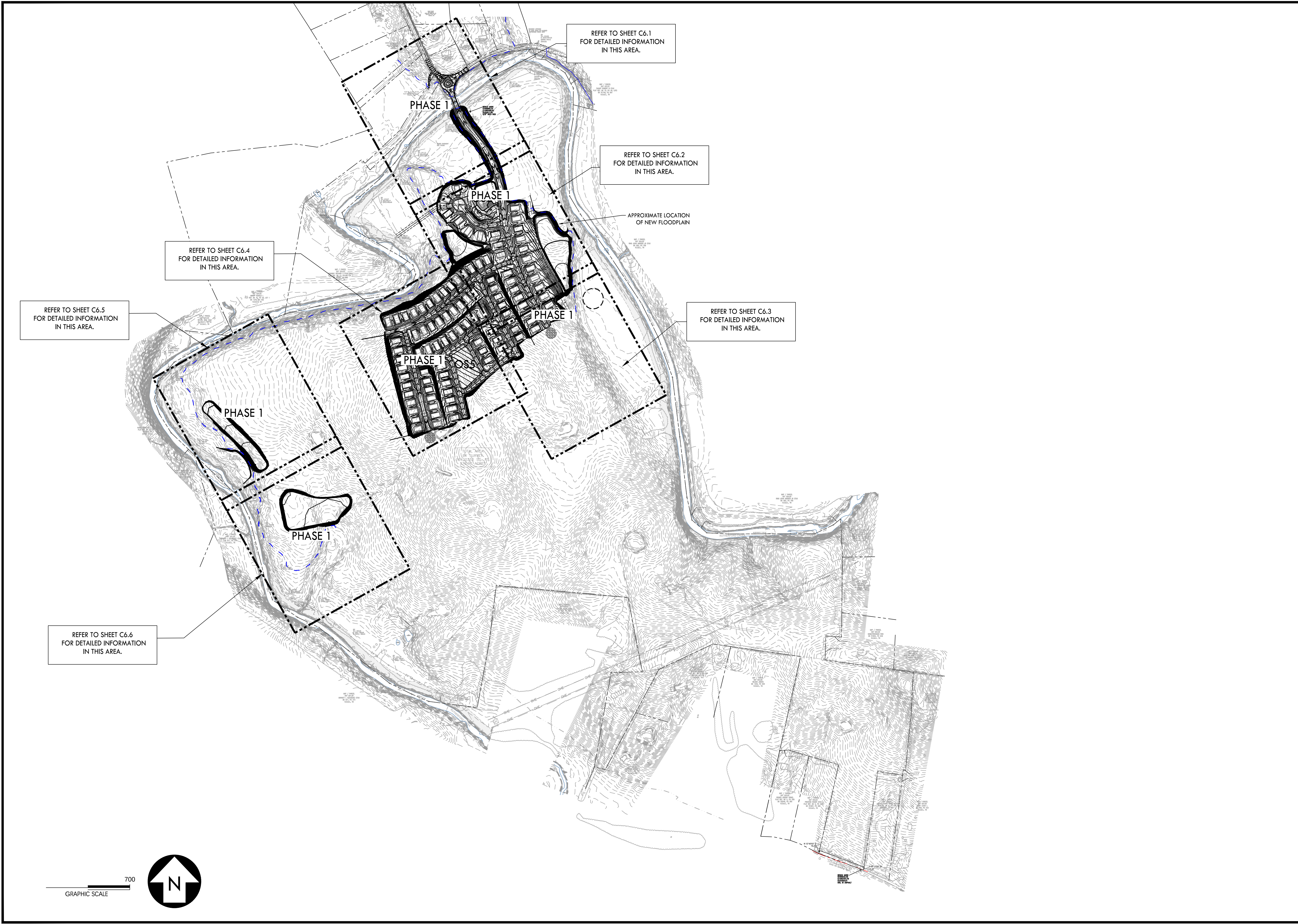
Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

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 mosquitos.
 - d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
 - e. Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
 - 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. 306 feet of 36 in ADS pipe, 834 feet 30 in ADS pipe, 2,763 feet of 24 in ADS pipe, 6,048 feet of 18 in ADS pipe and 118 storm inlets.**
- a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



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

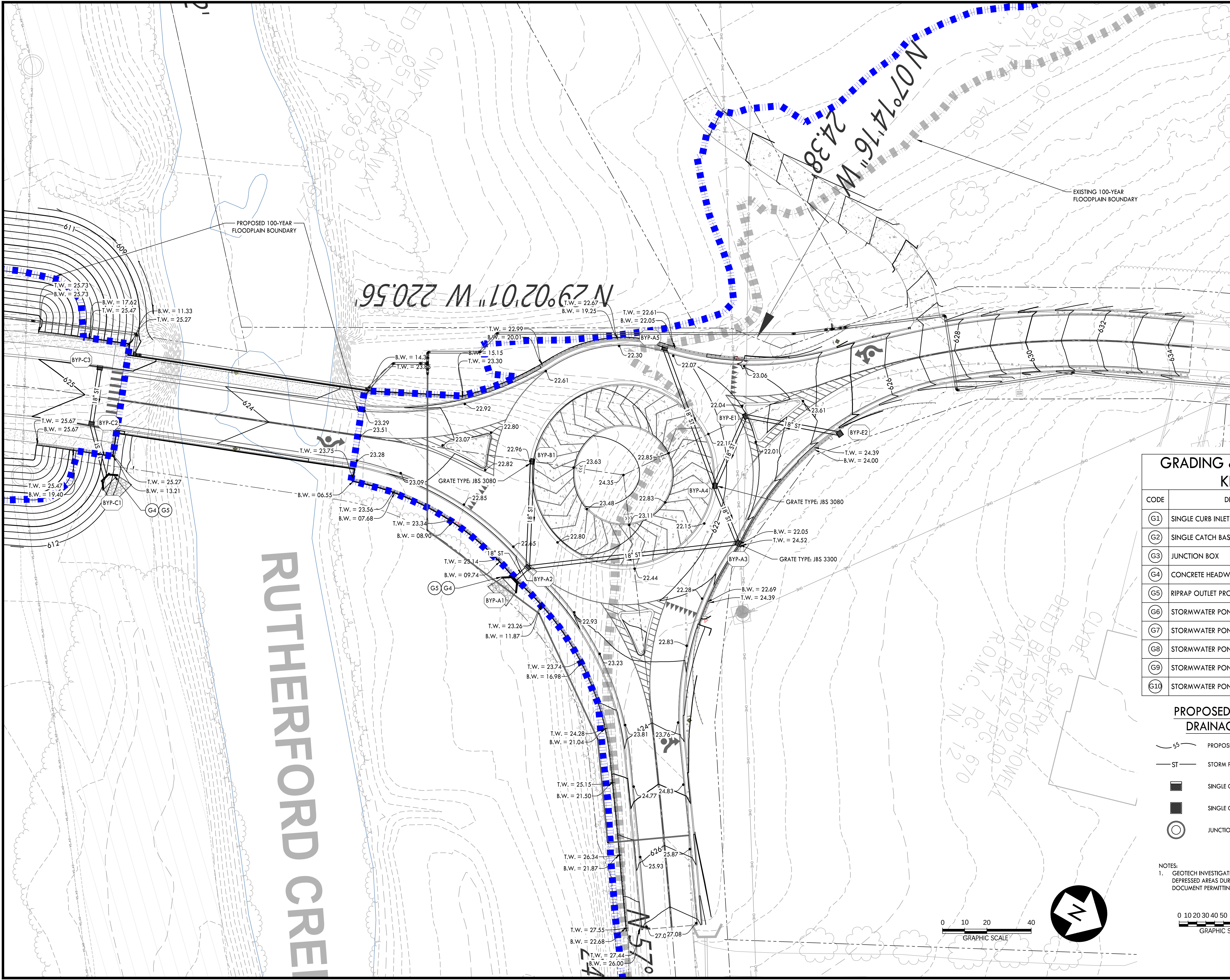


GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.0
OVERALL GRADING
& DRAINAGE PLAN

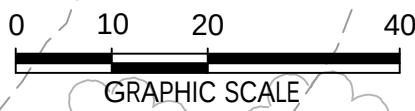


GRADING & DRAINAGE PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.



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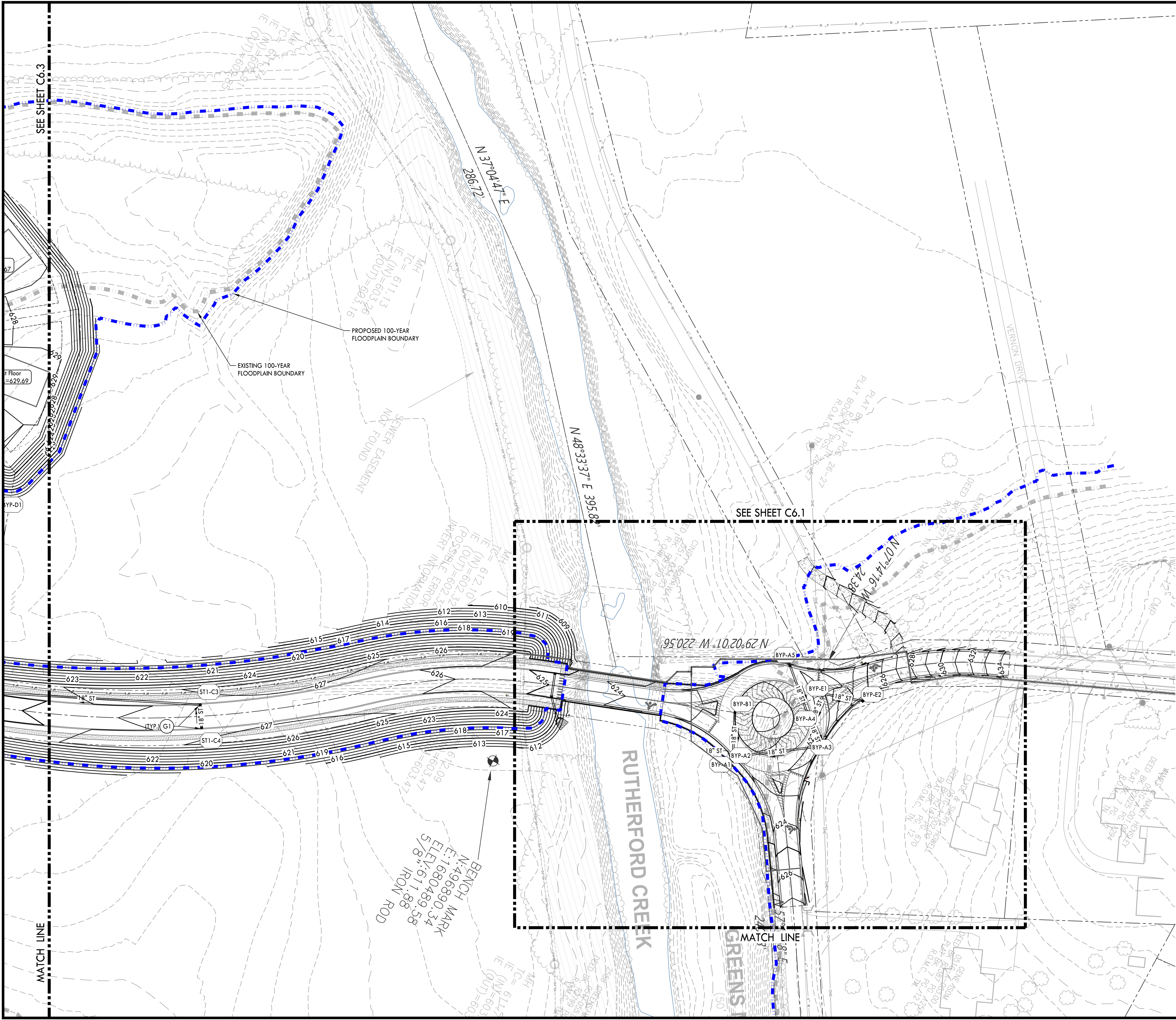


GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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C6.1
ROUNDAABOUT
GRADING &
DRAINAGE PLAN



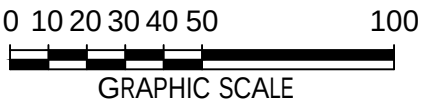
GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
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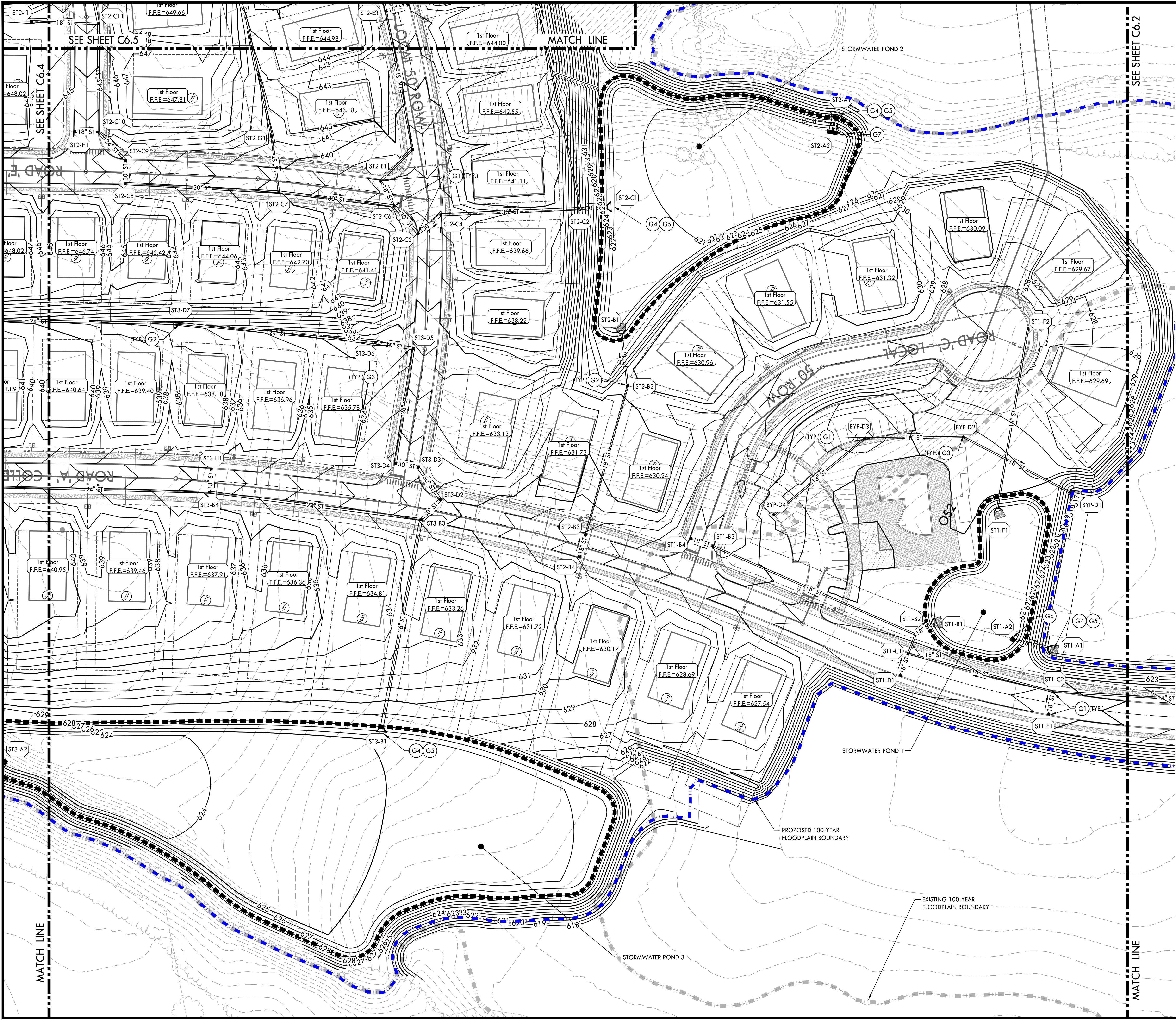


GREENS MILL ROAD - PHASE 1 LAND DISTURBANCE PLANS COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

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C6.2 GRADING & DRAINAGE PLAN



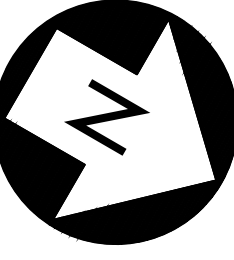
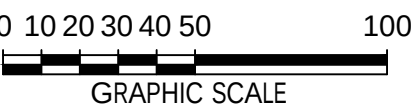
GRADING & DRAINAGE PLAN
KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING &
DRAINAGE LEGEND

- 55' PROPOSED CONTOUR
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
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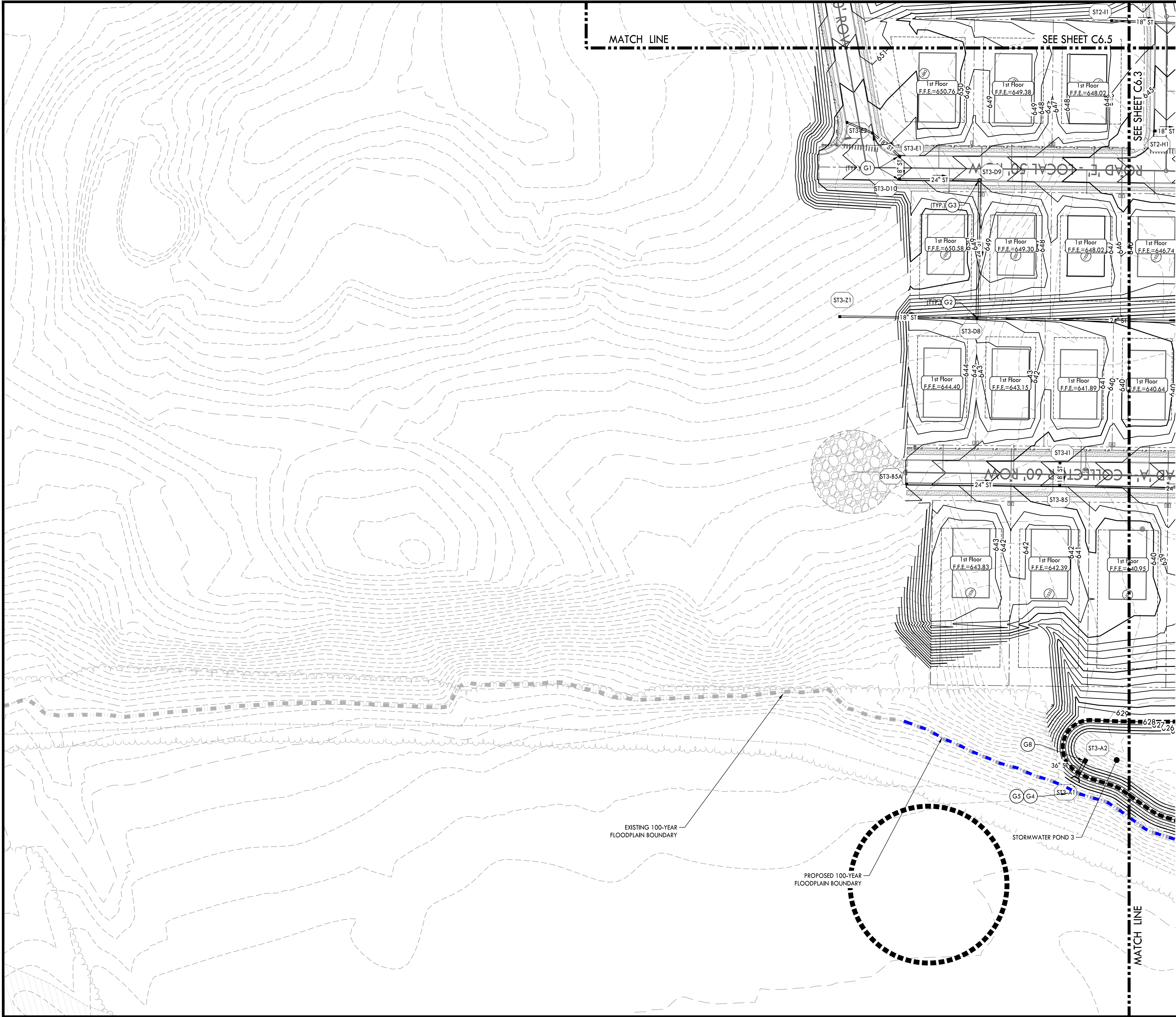


GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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C6.3
GRADING &
DRAINAGE PLAN



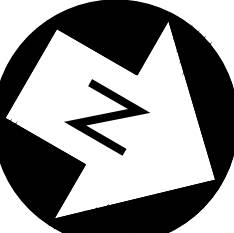
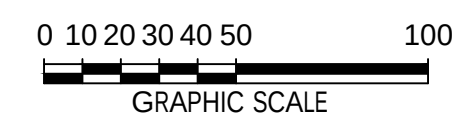
GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.



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GREENS MILL ROAD - PHASE 1

LAND DISTURBANCE PLANS

COLUMBIA, TENNESSEE

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C6.4

GRADING &
DRAINAGE PLAN



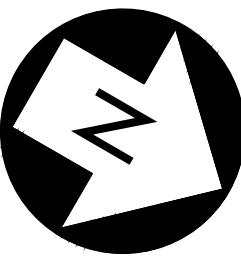
GRADING & DRAINAGE PLAN
KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING &
DRAINAGE LEGEND

- SS PROPOSED CONTOUR
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.



SEE SHEET C6.4

MATCH LINE

SEE SHEET C6.3

MATCH LINE

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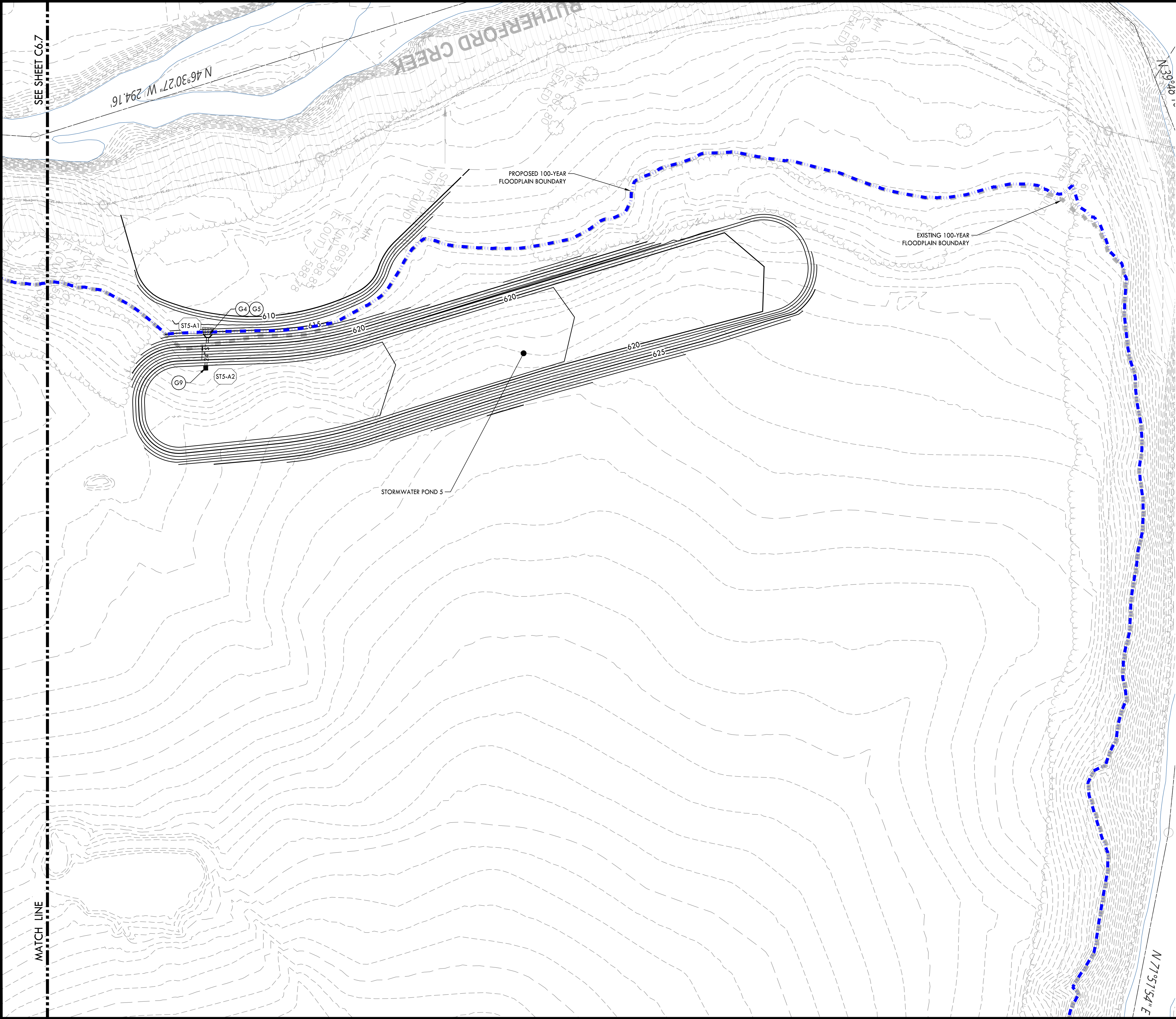


GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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C6.5
GRADING &
DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

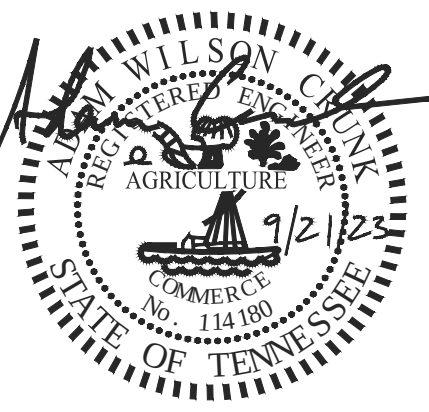
- SS PROPOSED CONTOUR
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE



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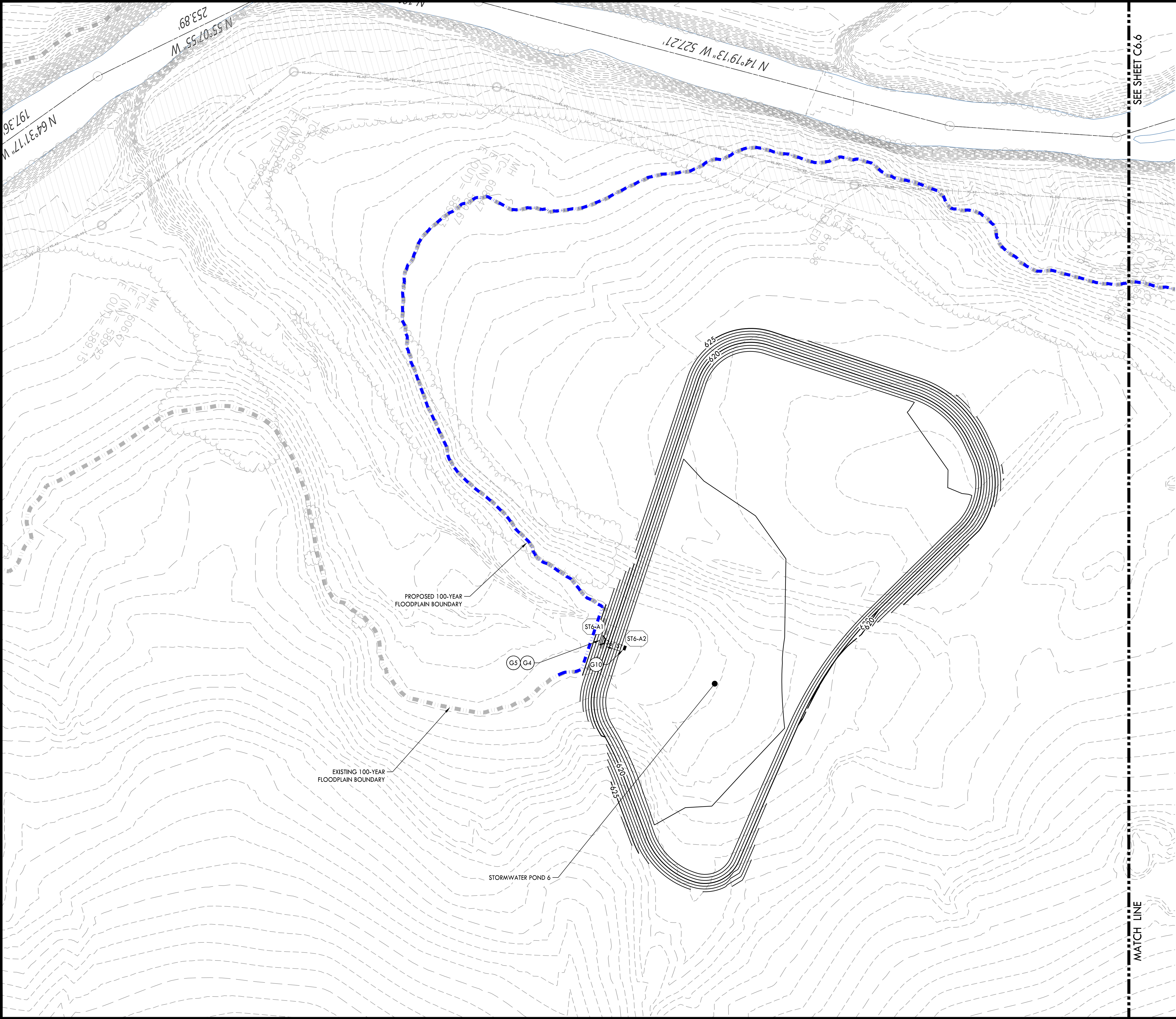


GREENS MILL ROAD - PHASE 1 LAND DISTURBANCE PLANS COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

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C6.6
GRADING &
DRAINAGE PLAN



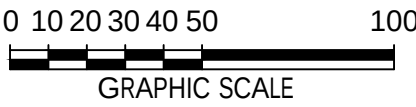
GRADING & DRAINAGE PLAN
KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING &
DRAINAGE LEGEND

- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

NOTES:
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GREENS MILL ROAD - PHASE 1
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COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

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C6.7
GRADING &
DRAINAGE PLAN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BYP-A1	611.93	18" ADS (IN): 610.30	18" - 24" CONCRETE HEADWALL
BYP-A2	622.50	18" ADS (IN): 618.00 18" ADS (IN): 614.00 18" ADS (OUT): 611.00	SINGLE CURB INLET
BYP-A3	621.59	18" ADS (IN): 616.00 18" ADS (OUT): 615.90	SINGLE CURB INLET
BYP-A4	622.10	18" ADS (IN): 617.45 18" ADS (IN): 617.45 18" ADS (OUT): 617.45	ROLL OVER INLET
BYP-A5	622.02	18" ADS (OUT): 618.80	SINGLE CURB INLET
BYP-B1	622.94	18" ADS (OUT): 618.50	ROLL OVER INLET
BYP-C1	613.63	18" ADS (IN): 612.00	18" - 24" CONCRETE HEADWALL
BYP-C2	624.69	18" ADS (IN): 621.00 18" ADS (OUT): 621.00	SINGLE CURB INLET
BYP-C3	624.68	18" ADS (OUT): 621.25	SINGLE CURB INLET
BYP-D1	618.46	18" ADS (IN): 616.82	18" - 24" CONCRETE HEADWALL
BYP-D2	625.71	18" ADS (IN): 618.10 18" ADS (OUT): 618.00	SINGLE CATCH BASIN
BYP-D3	622.69	18" ADS (IN): 619.35 18" ADS (OUT): 619.25	SINGLE CURB INLET
BYP-D4	623.20	18" ADS (OUT): 620.00	SINGLE CURB INLET
BYP-E1	621.63	18" ADS (IN): 618.50 18" ADS (OUT): 618.40	SINGLE CURB INLET
BYP-E2	624.30	18" ADS (OUT): 621.00	SINGLE CATCH BASIN
ST1-A1	618.08	18" ADS (IN): 616.44	18" - 24" CONCRETE HEADWALL
ST1-A2	623.85	18" ADS (OUT): 620.00	POND 1 OUTLET STRUCTURE
ST1-B1	621.63	18" ADS (IN): 620.00	18" - 24" CONCRETE HEADWALL
ST1-B2	624.05	18" ADS (IN): 620.15 18" ADS (IN): 620.20 18" ADS (OUT): 620.15	JUNCTION MANHOLE
ST1-B3	625.54	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CURB INLET
ST1-B4	625.54	18" ADS (OUT): 622.40	SINGLE CURB INLET
ST1-C1	623.26	18" ADS (IN): 620.20 18" ADS (IN): 620.30 18" ADS (OUT): 620.20	SINGLE CURB INLET
ST1-C2	624.17	18" ADS (IN): 620.90 18" ADS (IN): 620.90 18" ADS (OUT): 620.90	SINGLE CURB INLET
ST1-C3	626.27	18" ADS (IN): 622.73 18" ADS (OUT): 622.79	SINGLE CURB INLET
ST1-C4	626.27	18" ADS (OUT): 622.98	SINGLE CURB INLET
ST1-D1	623.26	18" ADS (OUT): 620.26	SINGLE CURB INLET
ST1-E1	624.17	18" ADS (OUT): 621.20	SINGLE CURB INLET
ST1-F1	622.29	18" ADS (IN): 620.66	18" - 24" CONCRETE HEADWALL
ST1-F2	626.10	18" ADS (OUT): 622.90	SINGLE CURB INLET
ST2-A1	623.00	36" ADS (IN): 619.79 36" ADS (IN): 619.79	60" - 72" CONCRETE HEADWALL
ST2-A2	623.76	36" ADS (OUT): 620.00 36" ADS (OUT): 620.00	OUTLET STRUCTURE
ST2-B1	623.22	18" ADS (IN): 621.59	18" - 24" CONCRETE HEADWALL
ST2-B2	629.60	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CATCH BASIN
ST2-B3	627.47	18" ADS (IN): 623.30 18" ADS (OUT): 623.20	SINGLE CURB INLET
ST2-B4	627.47	18" ADS (OUT): 623.60	SINGLE CURB INLET
ST2-C1	624.23	30" ADS (IN): 621.52	30" - 36" CONCRETE HEADWALL
ST2-C2	632.91	18" ADS (IN): 628.00 30" ADS (IN): 628.00 30" ADS (OUT): 625.00	JUNCTION MANHOLE
ST2-C4	636.93	30" ADS (IN): 630.50 30" ADS (OUT): 630.40	SINGLE CURB INLET
ST2-C5	636.53	30" ADS (IN): 631.10 30" ADS (OUT): 631.10	SINGLE CURB INLET
ST2-C6	637.46	18" ADS (IN): 631.80 30" ADS (IN): 631.80 30" ADS (OUT): 631.70	SINGLE CURB INLET
ST2-C7	639.58	30" ADS (IN): 634.00 18" ADS (IN): 634.00 30" ADS (OUT): 633.87	SINGLE CURB INLET
ST2-C8	642.40	30" ADS (IN): 635.60 30" ADS (OUT): 635.60	SINGLE CURB INLET
ST2-C9	642.40	24" ADS (IN): 636.00 30" ADS (OUT): 635.90	SINGLE CURB INLET
ST2-C10	643.49	18" ADS (IN): 639.60 24" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST2-C11	645.97	24" ADS (IN): 642.00 18" ADS (IN): 640.70 24" ADS (OUT): 637.70	SINGLE CURB INLET
ST2-C12	648.86	24" ADS (IN): 644.60 24" ADS (OUT): 644.50	SINGLE CURB INLET
ST2-C13	648.86	24" ADS (IN): 645.10 24" ADS (OUT): 645.00	SINGLE CURB INLET
ST2-C14	649.70	18" ADS (IN): 645.50 24" ADS (IN): 645.50 24" ADS (OUT): 645.40	SINGLE CURB INLET
ST2-C15	653.84	18" ADS (IN): 650.00 18" ADS (OUT): 649.90	SINGLE CURB INLET
ST2-C16	654.10	18" ADS (IN): 650.40 18" ADS (OUT): 650.30	SINGLE CURB INLET
ST2-C17	659.20	18" ADS (IN): 655.50 18" ADS (IN): 654.80 18" ADS (OUT): 654.70	SINGLE CURB INLET
ST2-C18	659.25	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-C19	659.25	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-D1	647.65	18" ADS (OUT): 644.50	SINGLE CATCH BASIN
ST2-E1	637.76	18" ADS (IN): 632.40 18" ADS (OUT): 632.30	SINGLE CURB INLET
ST2-E2	638.44	18" ADS (IN): 633.10 18" ADS (OUT): 633.00	SINGLE CURB INLET
ST2-E3	641.66	18" ADS (IN): 636.10 18" ADS (IN): 636.10 18" ADS (OUT): 636.00	SINGLE CURB INLET
ST2-E4	646.85	18" ADS (IN): 642.60 18" ADS (OUT): 642.50	SINGLE CURB INLET
ST2-E5	646.85	18" ADS (OUT): 643.00	SINGLE CURB INLET
ST2-G1	640.27	18" ADS (IN): 635.30 18" ADS (OUT): 635.20	SINGLE CATCH BASIN
ST2-G2	646.26	18" ADS (IN): 640.80 18" ADS (OUT): 640.70	SINGLE CATCH BASIN
ST2-G3	649.71	18" ADS (OUT): 645.00	SINGLE CATCH BASIN
ST2-H1	643.50	18" ADS (OUT): 640.00	SINGLE CURB INLET
ST2-I1	645.17	18" ADS (OUT): 642.00	SINGLE CATCH BASIN
ST2-J1	649.99	24" ADS (IN): 646.00 24" ADS (OUT): 645.90	SINGLE CURB INLET
ST2-J2	654.14	24" ADS (IN): 649.50 24" ADS (OUT): 649.40	SINGLE CURB INLET
ST2-J3	654.10	24" ADS (IN): 649.80 24" ADS (OUT): 649.70	SINGLE CURB INLET
ST2-J4	654.68	18" ADS (IN): 650.50 24" ADS (IN): 650.10 24" ADS (OUT): 650.00	SINGLE CURB INLET
ST2-J5	656.82	24" ADS (IN): 651.50 18" ADS (IN): 653.30 24" ADS (OUT): 651.40	SINGLE CURB INLET
ST2-J6	659.34	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-J7	659.21	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-K1	654.68	18" ADS (OUT): 651.00	SINGLE CURB INLET
ST2-L1	655.39	18" ADS (IN): 652.20 24" ADS (OUT): 652.10	SINGLE CATCH BASIN
ST2-L2	661.32	18" ADS (OUT): 658.00	SINGLE CATCH BASIN
ST2-M1	659.22	18" ADS (OUT): 656.20	SINGLE CURB INLET
ST2-N1	641.66	18" ADS (OUT): 637.00	SINGLE CURB INLET
ST3-A1	626.09	36" ADS (IN): 622.87	30" - 36" CONCRETE HEADWALL
ST3-A2	627.75	36" ADS (OUT): 623.00	POND 3 OUTLET STRUCTURE
ST3-B1	626.21	36" ADS (IN): 623.00	30" - 36" CONCRETE HEADWALL
ST3-B3	630.48	24" ADS (IN): 625.40 30" ADS (IN): 625.70 36" ADS (OUT): 625.30	SINGLE CURB INLET
ST3-B4	634.42	24" ADS (IN): 630.60 18" ADS (IN): 630.60 24" ADS (OUT): 630.50	SINGLE CURB INLET
ST3-B5	638.66	24" ADS (IN): 634.50 18" ADS (IN): 635.20 24" ADS (OUT): 634.40	SINGLE CURB INLET
ST3-B5A	641.47	24" ADS (OUT): 637.42	SINGLE CURB INLET
ST3-D2	630.20	30" ADS (IN): 626.00 30" ADS (OUT): 625.90	SINGLE CURB INLET
ST3-D3	631.27	30" ADS (IN): 626.40 30" ADS (OUT): 626.30	SINGLE CURB INLET
ST3-D4	631.27	30" ADS (IN): 626.70 30" ADS (OUT): 626.60	SINGLE CURB INLET
ST3-D5	633.90	30" ADS (IN): 627.60 30" ADS (OUT): 627.50	SINGLE CURB INLET
ST3-D6	633.12	24" ADS (IN): 628.10 30" ADS (OUT): 628.00	SINGLE CATCH BASIN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST3-D7	636.44	24" ADS (IN): 631.00 24" ADS (OUT): 630.90	SINGLE CATCH BASIN
ST3-D8	641.53	24" ADS (IN): 636.50 18" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CATCH BASIN
ST3-D9	646.51	24" ADS (IN): 641.70 24" ADS (OUT): 641.60	JUNCTION MANHOLE
ST3-D10	647.97	18" ADS (IN): 644.30 24" ADS (OUT): 643.50	SINGLE CURB INLET
ST3-E1	647.97	18" ADS (IN): 644.70 18" ADS (OUT): 644.60	SINGLE CURB INLET
ST3-E2	648.81	18" ADS (IN): 645.60 18" ADS (OUT): 645.50	SINGLE CURB INLET
ST3-F1	649.13	18" ADS (OUT): 645.90	SINGLE CURB INLET
ST3-H1	634.42	18" ADS (OUT): 631.00	SINGLE CURB INLET
ST3-I1	638.66	18" ADS (OUT): 635.45	SINGLE CURB INLET
ST3-Z1	644.05	18" ADS (OUT): 640.00	SINGLE CATCH BASIN
ST5-A1	617.80	24" ADS (IN): 613.64	18" - 24" CONCRETE HEADWALL
ST5-A2	621.88	24" ADS (OUT): 617.00	POND 5 OUTLET STRUCTURE
ST5-C12	648.95	18" ADS (IN): 644.60 18" ADS (IN): 644.10 24" ADS (IN): 644.60 24" ADS (OUT): 644.00	SINGLE CURB INLET
ST5-C13	650.05	18" ADS (IN): 645.10 18" ADS (IN): 645.10 18" ADS (OUT): 645.00	JUNCTION MANHOLE
ST5-C14	651.04	18" ADS (IN): 645.80 18" ADS (IN): 645.80 18" ADS (OUT): 645.70	SINGLE CURB INLET
ST5-C15	658.77	18" ADS (IN): 653.80 18" ADS (IN): 653.80 18" ADS (OUT): 653.70	SINGLE CURB INLET
ST5-C16	664.61	18" ADS (IN): 661.10 18" ADS (OUT): 661.00	SINGLE CURB INLET
ST5-C17	664.61	18" ADS (OUT): 662.00	SINGLE CURB INLET
ST5-Q1	648.95	18" ADS (OUT): 645.00	SINGLE CURB INLET
ST5-R1	648.48	24" ADS (IN): 645.00 24" ADS (OUT): 644.90	SINGLE CATCH BASIN
ST5-R2	658.98	24" ADS (OUT): 656.20	SINGLE CATCH BASIN
ST5-S1	650.68	18" ADS (OUT): 646.20	SINGLE CURB INLET
ST5-T1	658.77	18" ADS (OUT): 654.50	SINGLE CURB INLET
ST6-A1	619.64	36" ADS (IN): 614.43	30" - 36" CONCRETE HEADWALL
ST6-A2	618.30	36" ADS (OUT): 615.00	POND 6 OUTLET STRUCTURE
ST6-L1	658.80	18" ADS (OUT): 652.60	SINGLE CATCH BASIN
ST6-M3	664.10	18" ADS (IN): 659.10	JUNCTION MANHOLE
ST6-M4	665.26	18" ADS (IN): 660.50 18" ADS (OUT): 660.40	SINGLE CURB INLET
ST6-M5	665.26	18" ADS (OUT): 660.80	SINGLE CURB INLET

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
BYP-A2	611.00	BYP-A1	610.30	8	8.39%	CIRCULAR	18	ADS
BYP-A3	615.90	BYP-A2	614.00	95	1.99%	CIRCULAR	18	ADS
BYP-A4	617.45	BYP-A3	616.00	28	5.20%	CIRCULAR	18	ADS
BYP-A5	618.80	BYP-A4	617.45	66	2.05%	CIRCULAR	18	ADS
BYP-B1	618.50	BYP-A2	618.00	48	1.04%	CIRCULAR	18	ADS
BYP-C2	621.00	BYP-C1	612.00	25	35.97%	CIRCULAR	18	ADS
BYP-C3	621.25	BYP-C2	621.00	26	0.98%	CIRCULAR	18	ADS
BYP-D2	618.00	BYP-D1	616.82	131	0.90%	CIRCULAR	18	ADS
BYP-D3	619.25	BYP-D2	618.10	107	1.08%	CIRCULAR	18	ADS
BYP-D4	620.00	BYP-D3	619.35	128	0.51%	CIRCULAR	18	ADS
BYP-E1	618.40	BYP-A4	617.45	34	2.77%	CIRCULAR	18	ADS
BYP-E2	621.00	BYP-E1	618.50	43	5.77%	CIRCULAR	18	ADS
ST1-A2	620.00	ST1-A1	616.44	39	9.01%	CIRCULAR	18	ADS
ST1-B2	620.20	ST1-B3	622.00	240	0.75%	CIRCULAR	18	ADS
ST1-B2	620.15	ST1-B1	620.00	21	0.71%	CIRCULAR	18	ADS
ST1-B3	622.10	ST1-B4	622.40	25	1.20%	CIRCULAR	18	ADS
ST1-C1	620.20	ST1-B2	620.15	22	0.22%	CIRCULAR	18	ADS
ST1-C2	620.90	ST1-C1	620.30	162	0.37%	CIRCULAR	18	ADS
ST1-C3	622.79	ST1-C2	620.90	246	0.77%	CIRCULAR	18	ADS
ST1-C4	622.98	ST1-C3	622.73	25	1.00%	CIRCULAR	18	ADS
ST1-D1	620.26	ST1-C1	620.20	25	0.22%	CIRCULAR	18	ADS
ST1-E1	621.20	ST1-C2	620.90	25	1.20%	CIRCULAR	18	ADS
ST1-F2	622.90	ST1-F1	620.66	198	1.13%	CIRCULAR	18	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.47%	CIRCULAR	36	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.44%	CIRCULAR	36	ADS
ST2-B2	622.00	ST2-B1	621.59	57	0.72%	CIRCULAR	18	ADS
ST2-B3	623.20	ST2-B2	622.10	167	0.66%	CIRCULAR	18	ADS
ST2-B4	623.60	ST2-B3	623.30	25	1.20%	CIRCULAR	18	ADS
ST2-C2	625.00	ST2-C1	621.52	30	11.77%	CIRCULAR	30	ADS
ST2-C4	630.50	ST2-C5	631.10	32	1.90%	CIRCULAR	30	ADS
ST2-C4	630.40	ST2-C2	628.00	152	1.58%	CIRCULAR	30	ADS
ST2-C6	631.70	ST2-C5	631.10	39	1.52%	CIRCULAR	30	ADS
ST2-C7	633.87	ST2-C6	631.80	126	1.65%	CIRCULAR	30	ADS
ST2-C8	635.60	ST2-C7	634.00	167	0.96%	CIRCULAR	30	ADS
ST2-C9	635.90	ST2-C8	635.60	25	1.20%	CIRCULAR	30	ADS
ST2-C10	636.40	ST2-C9	636.00	43	0.93%	CIRCULAR	24	ADS
ST2-C11	637.70	ST2-C10	636.50	117	1.03%	CIRCULAR	24	ADS
ST2-C12	644.50	ST2-C11	642.00	138	1.82%	CIRCULAR	24	ADS
ST2-C13	645.00	ST2-C12	644.60	25	1.60%	CIRCULAR	24	ADS
ST2-C14	645.40	ST2-C13	645.10	37	0.80%	CIRCULAR	24	ADS
ST2-C15	649.90	ST2-C14	645.50	263	1.67%	CIRCULAR	18	ADS
ST2-C16	650.30	ST2-C15	650.00	30	1.01%	CIRCULAR	18	ADS
ST2-C17	654.70	ST2-C16	650.40	207	2.08%	CIRCULAR	18	ADS
ST2-C18	655.20	ST2-C17	654.80	43	0.92%	CIRCULAR	18	ADS
ST2-C19	655.70	ST2-C18	655.30	25	1.60%	CIRCULAR	18	ADS
ST2-D1	644.50	ST2-C2	628.00	459	3.60%	CIRCULAR	18	ADS
ST2-E1	632.30	ST2-C6	631.80	31	1.61%	CIRCULAR	18	ADS
ST2-E2	633.00	ST2-E1	632.40	48	1.24%	CIRCULAR	18	ADS
ST2-E3	636.00	ST2-E2	633.10	153	1.90%	CIRCULAR	18	ADS
ST2-E4	642.50	ST2-E3	636.10	252	2.54%	CIRCULAR	18	ADS
ST2-E5	643.00	ST2-E4	642.60	25	1.60%	CIRCULAR	18	ADS
ST2-G1	635.20	ST2-C7	634.00	61	1.96%	CIRCULAR	18	ADS
ST2-G2	640.70	ST2-G1	635.30	289	1.87%	CIRCULAR	18	ADS
ST2-G3	645.00	ST2-G2	640.80	201	2.09%	CIRCULAR	18	ADS
ST2-H1	640.00	ST2-C10	639.60	25	1.60%	CIRCULAR	18	ADS
ST2-I1	642.00	ST2-C11	640.70	73	1.79%	CIRCULAR	18	ADS
ST2-J1	645.90	ST2-C14	645.50	31	1.30%	CIRCULAR	24	ADS
ST2-J2	649.40	ST2-J1	646.00	172	1.98%	CIRCULAR	24	ADS
ST2-J3	649.70	ST2-J2	649.50	25	0.80%	CIRCULAR	24	ADS
ST2-J4	650.00	ST2-J3	649.80	42	0.48%	CIRCULAR	24	ADS
ST2-J5	651.40	ST2-J4	650.10	101	1.28%	CIRCULAR	24	ADS
ST2-J6	655.20	ST2-J5	653.30	116	1.64%	CIRCULAR	18	ADS
ST2-J7	655.70	ST2-J6	655.30	25	1.59%	CIRCULAR	18	ADS
ST2-K1	651.00	ST2-J4	650.50	25	2.00%	CIRCULAR	18	ADS
ST2-L1	652.10	ST2-J5	651.50	55	1.08%	CIRCULAR	24	ADS



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	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 33 build-able lots, 3 open space lots, dedication of Right of Way, and Easements.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) <u>The Landing at Greens Mill Rd. - Phase 1A</u> ☐ Total Number of Lots <u>33 Lots</u> ☐ Total acreage <u>33 acres</u>



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION			
	TAX MAP: 074	GROUP:	PARCEL: 037.02
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation and Rezoning (CD-3) for the above referenced parcel		

DATE OF PRE-APPLICATION CONFERENCE	12/6/23	Pre-application meetings are scheduled for Wednesdays.
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☐ Total acreage _____

**File naming nomenclature examples:*

Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat

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

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

APPLICANT

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

NAME	Wayne Miller; Forestar	PHONE	615-819-6103
ADDRESS	402 BNA Drive, Suite 409 Nashville, TN 37217	EMAIL	waynemiller@forestar.com

PROPERTY OWNER NAME	Equitable Enterprises Inc	PHONE	
ADDRESS	5 Traditions Lane Brentwood, TN 37027	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.

Wayne Miller; Forestar

APPLICANT NAME

Wayne K Miller

APPLICANT SIGNATURE

DATE

Equitable Enterprises Inc

PROPERTY OWNER NAME

Willie G. Martin

PROPERTY OWNER SIGNATURE

1/17/2024

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			

TO: Whom It May Concern

**RE: Tom Sharp Road
Map 074, Parcel 37.02**

The purpose of this letter is to authorize CSDG (Civil Site Design Group, PLLC) and Forestar Group to submit the Annexation Request, and Rezoning Request on behalf of our property located at Map 74 Parcel 37.02 in Maury County, TN. If you should require any additional information, please contact me at 615-429-6778.

Sincerely,

Equitable Enterprises Inc
Property Owner Name (printed)

William A. Mah
Property Owner Signature

Legal Description

Tax Parel 074-037.02

0 Tom Sharp Road, Columbia, TN 38401

Located in the Fourth Civil District of Maury County, Tennessee, and bounded on the North by Jimmy Manire; East by Andrew Osborne and by Sharp Road, South by Cottages of Bear Creek and described as follows:

Beginning at a spike in the center of Sharp Road at the southeast corner of the property; thence with the Cottages of Bear Creek property the following calls:

North 63 degrees 54 minutes West passing an iron pin at 10.24 feet, in all 795.56 feet to an iron pin;

North 60 degrees 16 minutes West 811.76 feet to an iron pin;

North 73 degrees 49 minutes West 357.52 feet to an iron pin;

North 9 degrees 52 minutes West 197.70 feet to an iron pin;

Thence along the Manire property the following calls:

North 45 degrees 19 minutes East 138.38 feet to an iron pin;

North 40 degrees 57 minutes East 508.44 feet to an iron pin;

South 88 degrees 57 minutes East 775.25 feet to an iron pin;

South 28 degrees 55 minutes East 159.46 feet to an iron pin;

South 32 degrees 42 minutes East 166.97 feet to an iron pin;

Thence along the Osborne property the following calls:

South 37 degrees 10 minutes East 681.31 feet to a spike in the center of the road;

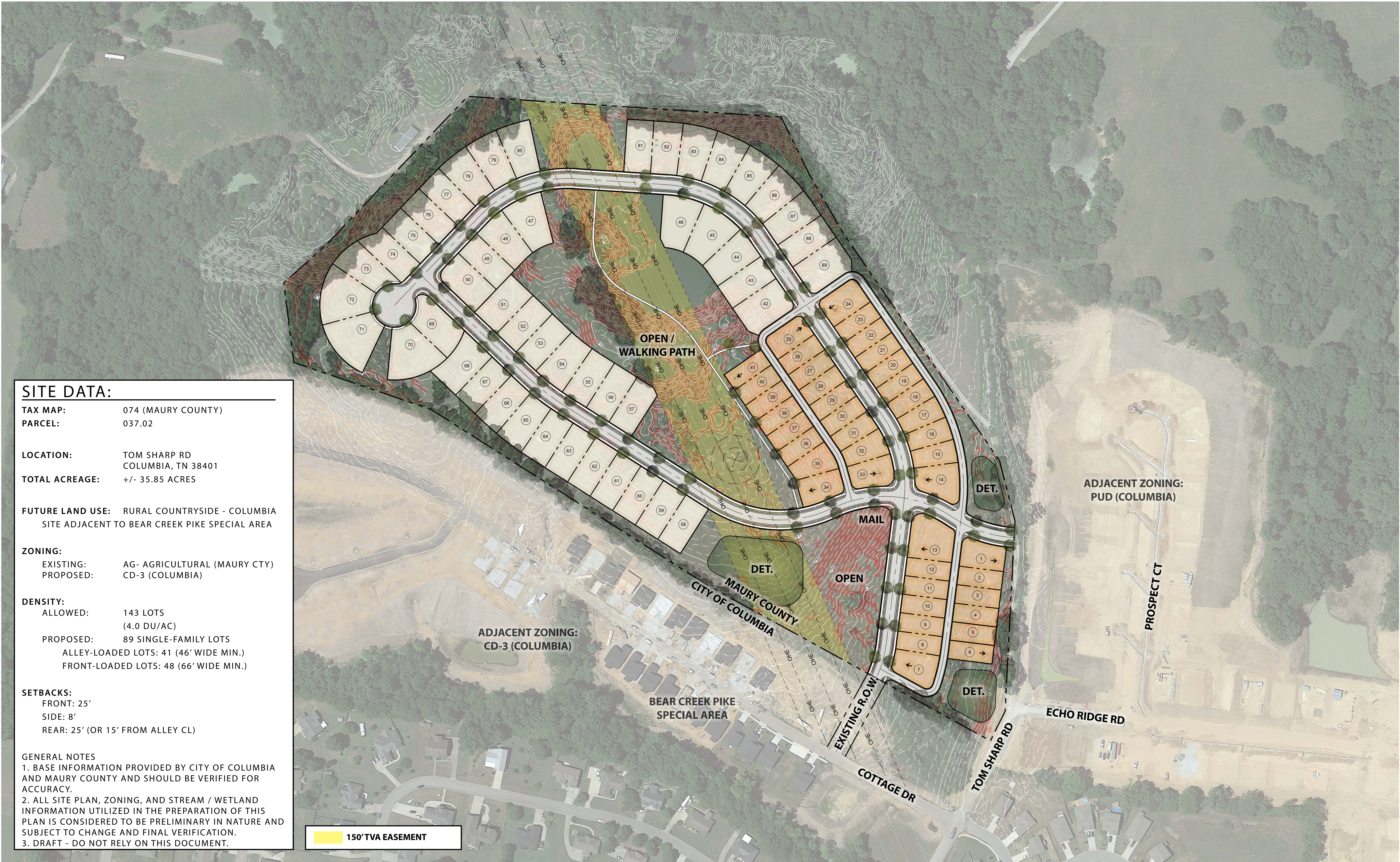
Thence generally following the center of Sharp Road the following calls:

South 16 degrees 59 minutes East 152.84 feet to a spike;

South 0 degrees 16 minutes West 469.39 feet to a spike;

South 23 degrees 35 minutes West 77.44 feet to the point of beginning.

Containing approximately 35.88 acres.



SITE DATA:

TAX MAP: 074 (MAURY COUNTY)
PARCEL: 037.02

LOCATION: TOM SHARP RD
COLUMBIA, TN 38401
TOTAL ACREAGE: +/- 35.85 ACRES

FUTURE LAND USE: RURAL COUNTRYSIDE - COLUMBIA
SITE ADJACENT TO BEAR CREEK PIKE SPECIAL AREA

ZONING:
EXISTING: AG- AGRICULTURAL (MAURY CTY)
PROPOSED: CD-3 (COLUMBIA)

DENSITY:
ALLOWED: 143 LOTS
(4.0 DU/AC)
PROPOSED: 89 SINGLE-FAMILY LOTS
ALLEY-LOADED LOTS: 41 (46' WIDE MIN.)
FRONT-LOADED LOTS: 48 (66' WIDE MIN.)

SETBACKS:
FRONT: 25'
SIDE: 8'
REAR: 25' (OR 15' FROM ALLEY CL)

GENERAL NOTES
1. BASE INFORMATION PROVIDED BY CITY OF COLUMBIA AND MAURY COUNTY AND SHOULD BE VERIFIED FOR ACCURACY.
2. ALL SITE PLAN, ZONING, AND STREAM / WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.
3. DRAFT - DO NOT RELY ON THIS DOCUMENT.

150' TVA EASEMENT



February 14, 2024

Mr. Joe Haddix
CSDG
2305 Kline Avenue, Suite 300
Nashville, TN 37211
Sent via email: joe@csdgt.com

**RE: Water Availability Letter
Tom Sharp Road - 89 Units
Tax Map 74, Parcel 37.02
Columbia, Maury County, TN**

Dear Mr. Haddix:

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 89 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and can provide water for the proposed development according to the following requirements:

- **Sprinklers will be mandatory**, based on available flow and the fire flow requirements of City of Columbia.
- Water service can be provided to lots only up to an elevation of 760 feet at the road frontage, with an assumption of a maximum 2-story building.
- A new minimum size 10-inch diameter water main will be extended from Bear Creek Pike to the midpoint of the development's frontage on Tom Sharp Road. This improvement is mandatory for this or any further development on Tom Sharp Road based on State requirements for minimum sizing of water mains.
- Based on the above limitations and system improvements, a maximum of 500 gpm at 20 psi can be delivered for fire protection up to the elevation of 760 feet.
- Homes will be served by separate domestic and fire protection meters.

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 (89 SFUs)	\$34,430.00
--	-------------

- 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 (89 meters)	\$48,060.00
Meter Fee: TBD per fire-rated meter (89 meters)	TBD
Impact Fee: \$4,500 per 3/4" meter (89 meters)	\$400,500.00
Total Meter and Impact Fees Due =	\$448,560.00

- 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.



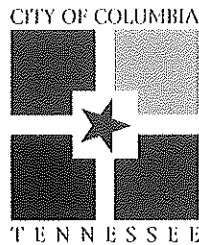
If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,
Eric King, P.E.

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-006



WASTEWATER DEPARTMENT

18 January 2024

Joseph Haddix
2305 Kline Avenue Suite 300
Nashville, TN 37211

RE: Tom Sharp Road Map 074 Parcel 037.02

Joseph,

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

If this development is conveyed through the 8" main, GMID 7156, a doghouse manhole shall be added to this main for a maintenance access point, on top of the bend that currently exists. Maps are online and can be seen for reference.

A handwritten signature in black ink, appearing to read "Donnie Boshers", is written over a large, faint, circular watermark or stamp.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001