CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on March 2nd for Study Session and March 9th for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

1. Organization

   1.1. Call To Order

   1.2. Roll Call

   1.3. Welcome Of Visitors/Rules Of Conduct

   1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.

   1.5. Review Of Bonds And/Or Letters Of Credit

   Documents:

   03-2022_February Active Letters of Credit.pdf

   1.6. Approval Of Minutes

   Documents:

   cmpc_20220209 Minutes Draft.pdf
   cmpc_20220228 Special Called Minutes Draft.pdf

2. Consent Agenda

   2.1. 22-0007 - Final Plat Summerdale Phase 6
   Request from Martin Engineering & Surveying for Final Plat approval of Summerdale Phase 6 being Tax Map 114 Parcel 19.00 off Precast Drive with surety in the amount of $103,000.

   Documents:

22-0007_Application_Summerdale Phase 6.pdf
22-0007_Letter of Credit_Summerdale Phase 6.pdf
22-0007_Final Plat_Summerdale Phase 6.pdf
22-0007_Technical Comments_Summerdale Phase 6.pdf
22-0007_Responses to Technical Comments_Summerdale Phase 6 Final Plat.pdf
22-0007 Revised Final Plat_Summerdale Phase 6 Final Plat.pdf
22-0007 Summerdale Development Agreement.pdf
22-0007_Subdivision Agreement_Summerdale Phase 6.pdf
22-0007_Staff Report_Summerdale Phase 6_Final Plat.pdf

3. Discussion

3.1. 21-0286 - Preliminary Plat For East 7th Subdivision

Request from Chapdelaine and Associate for Preliminary Plat approval of East 7th Subdivision on the corner of East 7th and East End

DEFERRED FROM FEBRUARY AGENDA

Documents:

21-0286_Application.pdf
21-028 Preliminary Plat.pdf
21-0286_Technical Comments.pdf
21-0286 Technical Responses_7th Street Preliminary Plat.pdf
21-0286 Legal Description_7th Street Preliminary Plat.pdf
21-0286_Revised Preliminary Plat_ 7th Street Preliminary Plat.pdf
21-0286_Staff Report _7th Street Preliminary Plat.pdf
21-0286_Location Map_7th Street Preliminary Plat.pdf

3.2. 21-0289 - Annexation And Rezoning Of 626 Baker Road

Request from Lynn Ealey to annex with a plan of services 626 Baker Road being Tax Map 74 Parcel 37.00 with a zoning of RS-10.

(DEFERRED FROM FEBRUARY AGENDA)

Documents:

21-0289_Application.pdf
21-0289_Legal Description_626 Baker Rd.pdf
21-0289_Permission_626 Baker Rd.pdf
21-0289_Concept Plan_626 Baker Rd.pdf
21-0289_Technical Comments.pdf
21-0289_Technical Comments Response.pdf
21-0289_Revised Concept Plan_626 Baker Rd.pdf
21-0289_Plan of Services_626 Baker Rd Annexation.pdf
21-0289_Staff Report 626 Baker Road Annexation Zoning RS-10.pdf
21-0289_Location Map Zone_626 Baker Rd.jpg
21-0289_Location Map Comp_626 Baker Rd.jpg

3.3. 21-0295 - Site Plan Approval Of Legacy At Highland Estates

Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being Tax Map 75 Parcel 51.06.

DEFERRED FROM FEBRUARY AGENDA

Documents:

21-0295_Application.pdf
21-0295_Site Plan_Highland Estates.pdf
21-0295_Technical Comments.pdf
21-0295_Revised Site Plan_Highland Estates.pdf
21-0295_Staff Report Legacy at Highland Estates Manufatured Home Park.pdf
21-0295_Location Map_Highlands Estates.pdf

3.4. 22-0008 - Rezoning Of 913 Riverside Drive

Request from TKC Architecture and Engineering to rezone Parcel 2.00 of Tax Map 90J, located at 913 Riverside Drive, from Low Density Residential (R-10) to Medium-High Density Residential (RS-6).

Documents:

22-0008_Application_913 Riverside.pdf
22-0008_913 Riverside Dr_Rezone_LegalDescription.pdf
22-0008_Survey_913 Riverside.pdf
22-0008_Concept Plan_913 Riverside.pdf
22-0008_Technical Comments_913 Riverside Drive.pdf
22-0008 913 Riverside Dr_Rezone_Comment Response.pdf
22-0008_Resubmitted Concept_913 Riverside Dr.pdf
22-0008 Staff Report 913 Riverside Drive Rezoning.pdf
22-0008_Location Map Zone_913 RiversideDr.jpg
22-0008_Location Map CompPlan_913 Riverside Dr.jpg

3.5. 22-0010 - Final Master Development Plan And Preliminary Plat For Greens Mill Planned Unit Development

Request from Crunk Engineering for approval of a Final Master Development Plan and Preliminary Plat for Greens Mill Planned Unit Development (PUD) being Tax Map 051 Parcel 55.00.

Documents:

22-0010_Application_Greens Mill.pdf
22-0010_Final PUD_Preliminary Plat_Greens Mill.pdf
22-0010 Elevations_Greens Mill.pdf
22-0010_Preliminary PUD 20-0246_Greens Mill Road.pdf
22-0010_Technical Comments_Greens Mill Road Final PUD.pdf
22-0010_Comment Response_GreensMillPUD.pdf
22-0010_Final PUD Resubmittal_GreensMillPUD-compressed3.pdf
22-0010 Staff Report Greens Mill Road Final PUD.pdf
22-0010_Location Map_Greens MillPUD.jpg

3.6. 22-0012 - Rezoning 194 Theta Pike

Request from Fulmer Lucas Engineering to rezone Parcel 46.00 of Tax Map 90B, located at 194 Theta Pike, from General Commercial Services (GCS) to High Density Residential (RM-1).

Documents:

22-2012_Application_Theta Pike Multifamily.pdf

22-2012_Legal Description_Theta Pike Multifamily.pdf
22-2012_Site Location from Applicant_Theta Pike Multifamily.pdf
22-2012_Concept Plan_Theta Pike Multifamily.pdf
22-0012_Technical Comments_Theta Pike.pdf
22-0012 CPWS Letter.pdf
22-0012_Revised Concept Plan_Rezoning GCS to RM-1.pdf
22-0012_Revised Legal Description_Theta Pike.pdf
22-0012_Location Map Zone_Theta Pike.pdf
22-0012_Location Map CompPlan_Theta Pike.pdf
22-0012_Staff Report_Theta Pike_Rezoning GCS to RM-1_Revised.pdf
22-0012 Technical Comment Responses_Theta Pike.pdf

3.7. 22-0013 - Preliminary Plat The Highlands Phases 8, 9 & 10

Request from T-Square Engineering for Preliminary Plat approval of The Highlands Phases 8, 9 & 10 being Tax Map 77 Parcels 1.08, 1.09, and a portion of Parcel 1.00.

Documents:

22-2013_Application_Highlands 8-9-10.pdf
22-0013_Preliminary Plat_Highlands 8-9-10.pdf
22-0013_Technical Comments_The Highlands Phases 8-9-10.pdf
22-0013_Revised Preliminary Plat_The Highlands Phase 9-9-10.pdf
22-0013 Staff Report Highlands Phases 8-9-10 Preliminary.pdf
22-0013__Location Map_Highlands8-10.jpg

4. Other Business

4.1. 21-0273 - Review And Recommendation Of New Columbia Development Code

Request from Development Services for review and recommendation of a new Columbia Development Code

https://www.columbiatn.com/DocumentCenter/View/1717/Columbia-Code-FINAL-Draft-020822-PDF

4.2. 22-0042 - Review And Recommendation On The Proposed City Of Columbia Engineering Standards And Specifications (ESS)

Request by the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.

https://www.columbiatn.com/DocumentCenter/View/1709/ESS-Public-Draft-Feb-9-2022-PDF

4.3. 22-0041 - Review And Action On The Revised City Of Columbia Subdivision Regulations

Request by Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.

https://www.columbiatn.com/DocumentCenter/View/1710/SubRegs-Public-Draft-Feb-9-2022-PDF

5. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The 2022 Meeting Schedule can be found on the City of Columbia Municipal Planning Commission webpage. The City's Comprehensive Plan, Connect Columbia can be found on the Planning & Zoning webpage.For other questions, please contact the Department of Development Services at 931-560-1560.

CURRENT LETTERS OF CREDIT

FEBRUARY 25, 2022

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, Section 1 (rds/drainage)	$ 44,502.69	9/15/2015	$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	$ 108,000.00	10/10/2017	$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	$ 20,000.00	1/11/2017	$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	$ 40,000.00		$40,000.00
5	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	$ 203,500.00	6/27/2017	$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000,00
9	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	$ 157,000.00	9/30/2019	$157,000.00
10	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 118,500.00	1/15/2020	$118,500.00
11	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
12	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
13	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
14	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
15	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
16	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
17	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
18	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
19	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
20	11.19.2021	FP,TCI,CCS,LLC	Homestead @ Carter's Station - Section 2.3 & 5.1	$ 190,000.00	12/19/2019	$190,000.00
21	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
22	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	$ 121,000.00	1/15/2021	$121,000.00
23	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6,& 7	$ 25,000.00		$301,000.00
24	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	$ 157,000.00	1/15/2021	$157,000.00
25	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
26	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station , Sectin 2, Phase 1	$ 141,000.00		$141,000.00
27	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
28	01.24.2022	FP, TCI,CCS,LLC	Homestead at Carter's Station, Secion 2, Phase 2A	$ 87,000.00	3/13/2018	$87,000.00
29	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
30	02.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
31	02.05.2022	Fortuna Capital,LLC	Grove Park Subdivision, Phase 5 (roads & drainage)	$ 10,000.00		$102,000.00
32	03.07.2022	McBroom Family Partnership	River Villages Townhomes (roads & drainage)	$ 73,000.00		$73,000.00
33	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	6/22/2017	$121,000.00
34	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00	2/22/2021	$64,000.00
35	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00	3/19/2021	$32,000.00
36	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00	11/18/2019	$303,000.00
37	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 22,500.00	9/26/2019	$90,000.00
38	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$ 50,000.00	2/25/2021	$50,000.00
39	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
40	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	$ 254,000.00	3/23/2021	$254,000.00
41	05.14.2022	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	$ 75,500.00	4/8/2020	$75,500.00
42	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station. Section 4, Phase 1A	$ 134,000.00	6/29/2018	$134,000.00
43	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	$ 9,600.00	8/7/2019	$96,000.00
44	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1 B	$ 120,000.00	6/29/2018	$120,000.00
45	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	$ 121,000.00		$121,000.00
46	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
47	06.22.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 2	$ 121,000.00	6/21/2019	$121,000.00
48	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	$ 48,000.00	6/17/2021	$48,000.00
49	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	$ 72,000.00	7/15/2021	$72,000.00
50	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	$ 78,000.00	7/16/2021	$78,000.00
51	07.08.2022	FP,TCI,CCS,LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	$ 160,000.00	6/12/2020	$160,000.00
52	07.09.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads & drainage)	$ 12,000.00	10/2/2018	$120,000.00
53	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	$ 165,000.00	7/19/2021	$165,000.00
54	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	$ 117,000.00	9/10/2020	$117,000.00
55	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
56	08.11.2022	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1B (roads & drainage)	$ 185,000.00	7/19/2021	$185,000.00
57	09.11.2022	FP TCI CCS, LLC	Homestead @ Carter's Station Section 2 Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
58	10.14.2022	P & L Development, LLC	Summerdale Subdivision, Phase 5 (roads & drainage)	$ 55,000.00	10/18/2021	$55,000.00
59	10.15.2022	KCS Property, LLC	Morgan Meadows Subdivision (roads & drainage)	$ 242,000.00	9/20/2021	$242,000.00
60	11.08.2022	Pulte Homes Tennessee Partnership	Independence@ Carter's Station, Section 6, Phase 2	$ 207,000.00	9/21/2021	$207,000.00
61	11.12.2022	Columbia Properties, LLC	Polk Place , Phase 2B (roads & drainage)	$ 56,000.00	11/19/2021	$56,000.00
62	11.19.2022	FP TCI CCS, LLC	Homestead@ Carter's Station Subm Section2 Phase 3	$ 190,000.00		$190,000.00
63	11.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivion, Phase 4A (roads & drainage)	$ 121,000.00	02-26.2021	$121,000.00
64	12.03.2022	Richmond American Homes of Tenn	The Ridge at Carter's Station, Phase 1A	$ 121,000.00	12/22/2021	$121,000.00
65	12.06.2022	Pulte Homes Tennessee Partnership	Independence at Carter's Station, Section 3, Phase 2	$ 372,000.00	10/19/2021	$372,000.00
66	12.20.2022	FP TCI CCS, LLC	Homestead at Carter's Station Section 2, Phase 1	$ 141,000.00		$141,000.00
67	01-.24.203	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	$ 87,000.00		$87,000.00
68	02.01.2023	Smith Douglas, LLC	Armstrong Meadows Subdivision, Section 4	$ 475,000.00	12/20/2021	$475,000.00
69	02.04.2023	Villages at Carter's Station Dev., LLC	Villages at Carter's Station	$ 200,000.00		$200,000.00

City of Columbia

MUNICIPAL PLANNING COMMISSION
February 9, 2022

CALL TO ORDER:

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

ROLL CALL:

Quorum present and included the following:

Present were: Mr. Charlie Goatz
Mr. Thomas Hutto
Mr. Randy McBroom
Dr. Rose McClain
Mayor Chaz Molder
Mr. Ray Pace

Absent was: Councilman Ken Wiles

Other attendees: Ms. Gracie Aldridge, Staff Engineer
Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Tony Massey, City Manager
Mr. Kevin McCarthy, Planning Associate II
Mr. Travis Neas, Chief Building Official
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Douglas Toney, Assistant City Engineer

1. **Organization**
   1.1. Call To Order
   1.2. Roll Call
   1.3. Welcome of Visitors/Rules of Conduct

OFFICIAL COMMUNICATIONS:

1.4 Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

DRAFT

Mr. Keltner, stated Ordinance no. 4389, the property on Hampshire Pike rezone request from MCD to MRC was approved on first reading. Also on first consideration, was modification to the Access Management Ordinance. On second and final consideration, was a request on Theta Pike to rezone from a manufactured home park district to a high density residential district, and that item was approved.

1.5 REVIEW OF BONDS:

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

1.6 APPROVAL OF MINUTES:

The January minutes were presented for approval. Mayor Molder moved to approve with Dr. McClain seconding. Motion carried with a vote of six to zero.

2. Consent Agenda:

2.1 Case #21-0296

Request from Allen O'Leary for Final Plat approval of Armstrong Meadows Section 4 off Hampshire Pike being Tax Map 101 Parcel 12.00 with surety in the amount of $475,000.

2.2 Case #21-0292 & 21-0294

Request from Bill Kottas for approval of a Final Master Development Plan and platting of Trotwood Villas being Tax Map 112 Parcel 19.20 off Trotwood Avenue.

2.3 Case #21-0170

Request from Ragan Smith Associates for Final Plat approval of Taylor Landing Phase 5B off River Road, with surety in the amount of $72,000 (deferred from previous agenda).

Discussion:

Mr. Goatz inquired about the deferral reason for Item 2.3. Mr. Keltner stated surety. Mr. Harper stated surety and the median closures. Mr. Goatz moved to approve Agenda Item 2.1., 21-0296; 2.2., 21-0292 & 21-0294; and 2.3; 21-0170 subject to technical comments, with Mayor Molder seconding. Motion to approve passed six to zero.

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3. Discussion

3.1 Case #21-0257

Request from Phillip Evers for access management exception at 109 Lee Drive.

Staff Recommendation:

Mr. Harper gave the details of the staff report. This request for an additional driveway along Lee Drive. The driveway is of substandard width and culvert diameter which can be resolved the question is the location of the driveway. He met onsite with Mr. Evers they looked at the two driveway locations. The concern is inadequate site distance. Backing out of the driveway will be an issue.

Discussion:

Mr. Phillip Evers was present to answer questions. Mr. Goatz asked in regards to meeting the standard driveway requirements if the applicant is willing to correct all of those. Mr. Harper stated yes, they were discussed and can be remedied. Discussion included turning around, ample driveway, exiting out the top driveway, and driveway installed. Mayor Molder inquired about the recommendation. Mr. Harper stated that at this point staff would recommend that the driveway be removed. He also stated there is an additional driveway installed at the location, the Commission would have to grant that exception. The driveway was already installed and it does not meet the Access Management Ordinance. If Planning Commission chooses to give the exception then they will have to grant the exception which would allow the driveway to stay where it is and then be widened and improved to meet Engineering standards. Mayor Molder asked the applicant if he was willing to widen the driveway and improve it. Mr. Evers stated that he is willing to meet the requested conditions. Mr. Harper stated that it would cure two of the defects. He also stated that he didn't know how to remedy the motorist pulling out opposed to backing out of the driveway. Additional discussion included ample space to turn around, single family home, and back up area. Mayor Molder stated basically if the Commission grants the variance subject to Technical and the City Engineer's comments, and if those modifications are not done to the satisfied of the City Engineer, the City Engineer would then bring it back before this body. Further discussion included an extraordinary amount of asphalt for a single-family home, blocking in vehicles, the length of the driveway, plans, specs in the books, illuminate the culvert. Mayor Molder moved to grant the variance subject to the requirements of the City Engineer and if that does not happen bring it back to this body for consideration. The motion was seconded by Mr. McBroom. Motion to approve passed six to zero.

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3.2 Case #21-0293

Request from Martin Engineering for Preliminary Plat approval of Williamsport Pike Subdivision off Oak Springs Drive being Tax Map 88 Parcel 51.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff finds the request to be compliant subject to Technical Comments.

Discussion:

Mr. Gary Martin, was present to answer questions. Discussion included compliant to the zoning ordinance. Dr. McClain moved to approve subject to Technical Comments, with Mayor Molder seconding. Motion to approve passed six to zero.

3.3 Case #21-0286

Request from Chapdelaine and Associate for Preliminary Plat approval of East 7th Subdivision on the corner of East 7th and East End.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant asked for a deferral on this item.

Discussion:

Mayor Molder moved to defer with Mr. McBroom seconding. Motion to defer passed six to zero.

3.4 Case #21-0287

Request from Chapdelaine and Associates for Preliminary Plat approval of Williamsport Subdivision off Williamsport Pike being Tax Map 88 Parcel 70.01.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant asked for a deferral on this item.

Discussion:

Mr. Goatz moved to defer with Dr. McClain seconding. Motion to defer passed six to zero.

3.5 Case #21-0288

Request from Lynn Ealey to annex with a plan of services 1686 Lasea Road being Tax Map 73 Parcel 15.00 with a zoning of RS-10.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report. The Fire & Rescue plan of services were discussed at study session, and the school was reached out to, and they stated this would overcrowd the school for this zone.

Discussion:

Mr. Lynn Ealey was present to answer questions. Discussion included Fire & Rescue comments in reference to additional staff will be needed. City Manager, Mr. Tony Massey, summarized Chief Cobb and stated that Fire & Rescue can handle it with the station on Bear Creek Pike, but it is on the edge of the five-mile radius. Mr. McBroom inquired about the area. Mr. Massey stated once you get past Love's Truckstop it starts to get more questionable. Mr. Eddie Vaughn, 1768 Lasea Road, expressed sewer access concerns. Mr. Keltner stated that with all the new developments, the City does look for opportunities to stub those out to the adjourning properties, which could be developed at a later date. Ms. Pamela Sproles, 1663 Lasea Road, expressed concerns for traffic, annexation, and putting in solar power. Mayor Molder asked for clarification that Ms. Sproles' property would not be annexed unless she requested it. Mr. Keltner confirmed. Mr. Bob Graham, County Resident on District 1 or 5, expressed concerns about being at the point of needing another fire station, and payment for another fire station. Additional discussion included the road, needing comments, preliminary plat would be the point that staff would see the potential road plans, TIS, improvements, and conditions of the road. Mr. Harper stated that the traffic study looks at peek hour traffic, the condition of the roadway, and substandard lane width may be mentioned in the study. He also stated that he is not sure of the legality of traffic improvement requirements in a straight zoning. Mr. Goatz stated that this request is for annexation and a straight zone to a RS-10, and it may limit staff on the requirements. Mr. Eddie Vaughn recommended getting a plan in place to meet the need due to the potential growth. Mayor Molder stated that Columbia was and is prepared for the growth, and there is a new fire station that was opened two years ago closer to this area than the previous station.

Mayor Molder stated that he wants to address the school system comments that has been provided for this project and then also for the Baker Road project. He stated that he takes great offense to the comment made that the school system. After experiencing the last ten years of growth that has been seen in north Maury County, and after what they have done with regards to new construction, new schools in Spring Hill with Battle Creek Middle, and Battle Creek Elementary, to be specific, they would now say that was okay for Spring Hill, but now that the growth is in Columbia say hold on a second, they can't control, and have no plan. No plan is just a slap in the face to all of us, because fail to plan, plan to fail. If they couldn't see this growth coming to the City of Columbia they must have been blind for the last decade. Furthermore, what were they doing building schools in Spring Hill, and not tell Spring Hill to stop growing, but now tell the City of Columbia to stop growing. He stated that he takes great offense to that and suggests that they better get a plan because the growth is not stopping. They are going to be the last people to dictate to the City of Columbia whether or not this community is going to

continue to grow or not. He is disappointed in the comments that they are providing. He said he will not let the school system dictate the growth of our community. It is his hope that they will start planning for the growth, because five and seven years from now that growth will be south of Columbia. They will have the same issue in Mt. Pleasant if they don't start seeing the issues they have now already. He said it is unfortunate that they would make that comment. Mr. Lynn Ealey, Land Solutions, stated that he read the staff report and agree with everything. In reference to growth, the builder approached them. He predicts that growth from these two projects will be at a very manageable pace. He has spoken with Chief Cobbs. Mr. Keltner stated in reference to the road conditions it would be up to the Maury County Road Superintendent to allow the connection into this roadway. Any improvement on this roadway will have to be approved by their office. Even if staff were to require improvements, ultimately it is still up to the County to actually require those more so than the city at this point. Unless they are requesting for the City to take over the ownership of the roadway. Mayor Molder stated and that is something that would be discussed during the preliminary plat stage. Mr. Goatz stated for clarification technically this could be annexed into the city with a concept plan, but the county could decide not to grant any access to this road. Mr. Keltner stated that there is a legal portion of it that he doesn't think you could deny someone access to the land, but what they could do is require a lot of things. He is not familiar with their matrix, and the requirements for them. Ultimately it is their road, and access to approve not necessarily the City of Columbia. Mayor Molder moved to approve and stated he will be very interested in the preliminary plat recommendations for roadways. Dr. McClain seconded the motion. The motion to approve passed four to two, with Mr. McBroom, and Mr. Goatz voting nay.

3.6 Case #21-0289

Request from Lynn Ealey to annex with a plan of services 626 Baker Road being Tax Map 74 Parcel 37.00 with a zoning of RS-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The Ordinance's review criteria was referenced.

Discussion:

Mr. Lynn Ealey, 2725 Berry Hill Drive, Nashville, was present to answer questions. Discussion included density, from the August proposal went down, Mr. Mark Cook, Maury County Planning Commissioner, 925 Harmony Way, expressed concerns with right-of-way, sewage, utility easement, plans for red light, and the school system's additional capacity, adding impact fees, putting burden back on the tax payers, raising taxes, infrastructure, and Resolution bill #B1675. Mr. McBroom stated that the builder is paying an adequate facility tax. Further discussion included state law lock down, impact fee, bill on the floor for consideration, and additional city fees. Ms. Jean Wardlaw, 642 Northridge Road, expressed concerns with high density, additional houses, public safety issues, lot sizes, and traffic. Mr. Danny Coleman, 320 8th Avenue, Ward 5 City Councilman. He stated that impact fees are

something that comes from the State Legislature, that is who needs to be leaned on in terms of getting the ability, and for the county to also have the ability to levy those types of fees. He also stated that is where the problem is now and we need to make sure we are getting help here at the local level to pay for these things. The growth is coming and there is nothing that we can do to stop it all our job is to do as a governing body, is to make sure that we try to direct that growth in the smartest way possible. Mr. Dave Webb, 507 Jonells Way, expressed concerns with Baker Road being to small for truck traffic, future traffic, durability, plan, funding and construction. Mr. Gray, District 1 expressed concerns for publication of fees to be paid by the developers to help people to see and understanding the situation. Mr. Randy McCall, 908 Harmony Way, expressed concerns with the challenges to get out of subdivision on Baker Road, and the road safety issue. Mr. Victor Beck, 3189 Oak Hill Farm Road, expressed concerns with doing the right thing, growth is here, be responsible, and he urged to move this forward. Mr. Brian McKelvy, District 5 County Commissioner, urged to delay the development until Baker Road is fixed. He recommended to this group to contact the representatives of the House Sub-Committee of Property and Planning in reference to getting the impact fee passed. Mayor Molder stated one problem is we have begun to see the density go down for this development, which is something that is welcoming to most people even if they are still opposed to it. He said he agreed that the issue is Baker Road. He asked Mr. McKelvy if this is something that he has been able to talk with the Road Superintendent about. Mr. McKelvy stated that they have spoken to him many times about Baker Road. It keeps coming up that there is no right-of-way. There is only 22 feet, and the road is 20 feet, and that is the big issue. He stated that he believes it is in the plan to make Baker Road better from the city line to North Ridge. He believes that was originally talked about, and that helps that area, but there is still 300 plus cars going from Northridge to Highway 31. The Mayor stated the road could be improved, but from an expansion, the right-of-way is not there. Mr. David Henson, 667 Baker Road, stated he would not like to see any more homes, or would like to see half acre homes, he asked about notifications, and where is the sewage going. Mr. Chuck Mahone, 654 North Ridge Road, expressed concerns that of adding the road that connects Tom Sharpe, adding traffic to Baker Road, the right of way and have it been secured, and would like to see acre lots. Mr. Lynn Ealey, Land Solutions stated that they have tried really hard to be sensitive to everybody's concerns. They did the traffic study, the study shows with or without the development this is the signal light with dedicated turn lane, a correction to the curve to do away with the dangers of it, the right-of-way needs to be dedicated, the other end of Baker Road will be wise to have a right turn. The commitments to the traffic study will not change. There are portions of the road that is outside of their control. Further discussion included four lanes, a long term project that needs to be addressed, adequate facility tax, and going above and beyond. Mr. Ealey stated that in reference to the stream it is a blue line stream, and they will provide buffers. The sewer is the same frevious plan. The sewer can come down existing right-of-way or it can come down by easement separately if easement is attainable. Mr. Boshers prefers sewer in the road for proper maintenance. There

was a question about connecting to Tom Sharp Road, and he believes that is the city's plan for them to provide a stub from this subdivision in some manner to make sure there is through connection. Mr. Goatz asked if the homes would all have individual driveways onto Baker Road. Mr. Harper stated that the applicant would be required to have an alley, frontage road or some other means to access those lots. Mr. Goatz asked about improvements along the stretch of Baker road up to the curve as far as widening or the asphalt from the developer. Mr. Harper stated it wasn't definitely a part of the traffic study, but the right-of-way was being dedicated and the roadway was being widen from Bear Creek up to the intersection with North Ridge. Mr. Ealey stated that he has to rebuild the road in the portions that he is able. The traffic study shows the curve needs a stop condition, and that will either be a three way or a four way stop condition. Further discussion included widening the road enough to be safe. Mayor Molder asked the status with Mr. Van Boshers, Maury County Road Superintendent. Mr. Ealey stated that as of yesterday his commitment was to follow suit to the agreement that was drafted contributing to the County general roadway fund. Further discussion included the firehall connection. Mr. Mark Cook, 925 Harmony Way, expressed concern with Baker Road and Nashville Highway once there is at light at Bear Creek and Baker Road, and left turn lane will be an issue. Further discussion included new traffic study, the curve, and improvements to accommodate some of the issues. Mr. Harper stated that the City is also undergoing improvements at Nashville Highway and Bear Creek Pike, to get more traffic through there. Mr. Goatz asked Mayor Molder about clarification from Fire Chief Cobb. Mayor Molder stated that the benefit for him is having the opportunity to see this at least a few more times in City Council. He was actually thinking, would the Commission be better off to see the agreement from the Road Superintendent and the developer once they are able to meet, and would that make for a better comfort with this project. The problem that he sees is, that it sounds like everybody agrees, that Baker Road needs improvements which may or may not be possible. Also, it sounds like nobody is willing to do that until they are forced to. We have a developer that appears to be willing to make significant improvements to Baker Road if the project succeeds, but if it doesn't succeed it sounds like Baker Road is going to continue to deteriorate, and become more of a problem for which the city's not going to be able to impact or influence in any event, because that would be the Maury County Road Superintendent's prerogative. He stated that he struggles with this one because there is an opportunity to not only improve Baker Road in this area, but also have a development that is 100 units less than what it was prior. Which is probably about the least amount of density that you could expect on this size property. Knowing that there is going to be a development on this property at some point over the next ten years, so are we working against ourselves to deny this request, and come back five years from now and have 300 plus on this site. He said he felt that the Baker Road issue is important enough that we need to get it right the first time. Mayor Molder moved to defer this project to the next month's agenda such that the developer, and the Road Superintendent can formulize some sort of agreement and bring it back to this body for the Commission to have some adequate assurance that

Baker Road would be improved as the overall result of this development. The motion was seconded by Dr. McClain. Motion to defer passed six to zero.

3.7 Case #21-0291

Request from Jimmy Fleming to rezone Parcels 20.25 and 20.26 of Tax Map 66 off North Pointe Road from High Density Residential to Low Density Residential and amending the comprehensive plan from Employment to Rural Residential.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is asking to amend the comprehensive plan, and a rezoning of this property.

Discussion:

Discussion including included high density development, set up as apartments currently, the original plan, and adjacent to the ongoing plan that is already happening. Mayor Molder moved to approve, with Mr. McBroom seconding. Motion to approve passed six to zero.

3.8 Case #21-0295

Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being Tax Map 75 Parcel 51.06.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant requested a deferral on this item, to have time to make adjustment and resubmit.

Discussion:

Discussion included lot size, and the deferral request to allow for time to be able to respond and resubmit. Dr. McClain moved to defer, with Mayor Molder seconding. Further discussion included voting options, site plans and condos differences. Motion to defer passed six to zero.

3.9 Case #21-0205

Request from Joseph Ahler for a Preliminary Planned Unit Development Plan at 1451 Lasea Road and Bear Creek Pike (deferred from a previous agenda).

Staff Recommendation:

Mr. Keltner gave the details of the staff report. They have reduced the units on the North side, and they added some additional buffering along Bear Creek Pike.

Discussion:

Mr. Joe Ahler, 1019 Tanyard, Spring Hill, was present to answer questions. Discussion included clarification of lap siding, site plan review. Mr. Ahler stated that they are going to vary all of the units look and feel, and the nature of the material. Mr. Goatz asked for clarification on the material. Mr. Ahler stated that he doesn't know which material it will be, it is up to the developer. Mr. Goatz stated this is a PUD so the Commission can have some say in what the material

should be. Further discussion included a lot of density, location, looking at the rear of several of the units, and ways to eliminate the rear visibility. Mr. Ahler stated that the developer basically agreed to widen the road. Additional discussion included the developer doesn't want to lose the units, there will not be any grading on the front portion of the property the treescape that is there now will remain, all the patios on the rear will have privacy fences around them with the buffer, with the only thing visible from Bear Creek will be the second story windows and the roof, facing Lasea Road, some units back up to Bear Creek, Hillside is on Bear Creek, the developer would be locked in to what he has submitted, and this is an RM-1. Mayor Molder inquired about what the applicant can do today. Mr. Keltner stated that the RM-1 zoning allows apartments, townhomes, and single family. The applicant can actually do any of those items, within that with it being a PUD. The Commission and City Council does have a right to look at the site plan and decide on which product types that they would like to see inside of this plan. Further discussion included this is an RM-1 PUD, and the current request is currently RM-1. Mr. Keltner clarified that the this is RM-1, and it is staying RM-1 this is just a revisit to the master plan for the apartments that had expired. It is required to be a PUD by it being located on Bear Creek Pike. Mayor Molder asked what happens if the request was under the new zoning ordinance. Mr. Keltner stated that they would have to follow the apartment plan that was turned in which staff doesn't feel is constructible. Mayor stated in other words, there is some potential if the zoning ordinance passed then they couldn't deviate from what they have, approved previously. Mr. Keltner stated they could remove the PUD, and then follow the underlying zoning, but to maintain the PUD, it is really trying to get away from PUDs. Mayor inquired if they would be grandfathered in under the previous PUD. Mr. Keltner stated even that plan is expired. Mr. Goatz stated, but on that note, if they come back it would either have to be the apartments or the townhomes, and they would have to conform to the new zoning. Mr. Keltner confirmed if it passed. Additional discussion included density, character, review criteria, seeing more mixture, the dislike of the rear facing the street, and this request is not an annexation. Mr. Goatz moved to deny, with Mr. McBroom seconding. Motion to deny passed four to one, with Mr. Hutto voting nay, and Dr. McClain abstaining.

4. Case # 21-0273

Request from Development Services for review and recommendation of a new Columbia Development Code.

Mr. Keltner stated that he sent a combined email out today responding to questions from the previous ones from January, and the special called meeting questions. The majority of them were action items we can compromise by doing this to relieve the concerns. There were a few items that are preference of the Commission, and City Council when it moves forward regarding that subject matter. Mr. McBroom inquired about having a special call meeting for this item. Mayor Molder stated that the Zoning Ordinance is monumental, it is not something that is done all the time, and clearly has people to show up for that purpose that wish to be heard. He

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stated that he wondered if there is some value in having a special call vote meeting, unlike the last special call meeting which was a work session. Mr. Keltner stated that it is not uncommon at all. Staff will give the notice in order to get that accomplished. Mr. Goatz agreed to a dedicated meeting. Mr. Keltner stated that staff would schedule the consultants to be at the meeting. Mayor Molder suggested having the City Attorney here for the meeting as well. From a procedural situation, it would add some value to have him here. Mr. Goatz moved to defer this item going on the recommendation of Mr. McBroom, and Mayor Molder. Dr. McClain seconded the motion to defer. Motion to defer passed with a vote of six to zero.

5. OTHER BUSINESS:

Mr. Keltner stated that there was a handout. Going along with the proposed document, it will require modifications to the Subdivision Regulations and also the engineering details that accompany it. Subdivision Regulations are approved by this body, and it is not approved by City Council. The Engineering standards themselves will need to move forward in an ordinance form. The Engineering standards are really just a technical document supporting the construction request of the zoning ordinance itself. The Zoning Ordinance is laying out what needs to be constructed, and the technical standards are saying how they are to be constructed. Commission can look at it with the code or the month behind. Mr. Goatz stated that staff can add this to the special meeting.

6. ADJOURNMENT:

Mr. McBroom made the motion to adjourn, with Dr. McClain seconding the motion. Motion to adjourn passed six to zero. Meeting adjourned at 6:05 p.m.

_____ _____

Planning Commission Chairman Date

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City of Columbia

MUNICIPAL PLANNING COMMISSION
February 28, 2022
Special Called

1. **CALL TO ORDER:**

Vice-Chairman Randy McBroom called the special called session of the Planning Commission for the City of Columbia to order at 4:01 p.m. The meeting was held in Council Chambers at City Hall.

2. **ROLL CALL:**

Quorum present and included the following:

Present were: Mr. Thomas Hutto
Mr. Randy McBroom
Mayor Chaz Molder
Mr. Ray Pace

Absent were: Dr. Rose McClain
Councilman Ken Wiles
Mr. Charlie Goatz

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Douglas Toney, Assistant City Engineer

3. **Welcome of Visitors/Rules of Conduct**

Mr. McBroom welcomed the audience and stated that staff would review all the previously submitted comments and then the Commission would invite new comments.

4. **Case # 21-0273**

Request from Development Services for review and recommendation of a new Columbia Development Code.

Mr. McBroom began the review of the submitted questions and comments and asked Mr. Keltner, Development Services Director, to address. These included the transition of current districts to the proposed, discrepancies, and the procedure(s) to address any submitted requests for rezoning or inconsistency. Other items of discussion included previous corrections of text, landscaping requirements, mobile

vending, short-term rentals and time periods, deck encroachments, density, setbacks, and open space. Mayor Molder requested the short term rental information be sent to the Commission and also asked about future amendments to the proposed ordinance after any adoption. Mr. Eddie Campbell stated he is not against the proposed ordinance. He had questions about the draft zoning map, nonconformities, landscaping, reference tables, additional opportunity for discussion by scheduling a pre-application meeting, short term rentals, commercial opportunity on Riverside Drive and Carter Street, and also signage. Mr. Steve Hill had questions concerning density transitions from GCS to CD-4C and from RS-10 to CD-3, public awareness, and property rights. Next, the Commission reviewed previous questions regarding signage including real estate signs, time period allowances, electronic message signs and frequency standards, large projecting signs, setbacks, sight distance triangles, concealment of electrical lighting, internal illumination, non-conforming signs, historic signage, signage calculations, sign mounting, raceways, band signs, abandoned sign removal time period, options of lighting for black letters, changeable letter boards, and murals. Mr. Charles Stofel, Columbia Neon, presented hand-outs to the Commission. He thanked the Commission for their consideration and wanted to make further suggestions. Discussion included billboards, electronic message boards and frequency period of three seconds, off premise signage, changeable letter boards, sight distance triangles with setbacks and sign separation, square footage differences for monument and pylon signs, monument signs having a solid base, multi-tenant signage, downtown district CD-5 being amended, nonconforming properties in CBD, band signs, and expensive halo lighting. Mr. Keltner stated everything in the proposed code will be the Commission's preference. Mayor Molder asked how to amend any wanted changes. Mr. Eddie Campbell suggested the current signs on his property provide extra lighting for safety and that black out signs are difficult to see, and the request for changeable letter board signs. George Stofel, Columbia Neon, followed up Mr. Campbell's request for the changeable letter board signs. He also stated out of all the jurisdictions they serve, there are not blanketed regulations such as these. He questioned the professional expenses. These were explained as a possible second review of a project. One last request was to reiterate the electronic message board frequency periods. Mr. Pace asked about the process to appeal a sign code. Mr. McBroom made the motion to defer to allow the Commission time to address the additional questions. Mayor Molder seconded. He also inquired if Council will have an updated final draft. Mr. Mark Curry, 1021 New Lewisburg Hwy, expressed concerning for the zoning of his property limiting his business options at 26 N. James Campbell Blvd. Mr. Robert Albritton, 604 Bear Creek Pike, questioned his property's residential zoning and thoughts of the best use being commercial. The motion to defer passed four to zero.

5. ADJOURNMENT:

Mr. McBroom made the motion to adjourn. Meeting adjourned at 6:03 p.m.

_____ _____

Planning Commission Chairman Date

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION			
	TAX MAP: 114	GROUP:	PARCEL: 19.00
SUMMARY OF NATURE OF REQUEST AND WORK	FINAL PLAT APPROVAL FOR PHASE 6 OF SUMMERDALE DEVELOPMENT CONSISTING OF 9 SINGLE-FAMILY LOTS		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☒ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	<u>Annexations/Rezoning:</u> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form <u>Plats/PUDs:</u> • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

RECEIVED
JAN 18 2022
By: 22-0007

APPLICANT

NAME	Martin Engineering & Surveying, LLC	PHONE	615-812-2147
ADDRESS	818 S. Main Street, Columbia, TN 38401	EMAIL	gary@martinengrg.com

PROPERTY OWNER

NAME	P & L Development, LLC	PHONE	615-812-2147
ADDRESS	818 S. Main Street, Columbia, TN 38401	EMAIL	gary@martinengrg.com

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

Martin Engineering
APPLICANT NAME

APPLICANT SIGNATURE

1/18/22
DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

P & L Development, LLC
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

1/18/22
DATE

STAFF USE ONLY

DOCKET NO.	22-0007	FEE PAID	$135.00
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

DEVELOPMENT SERVICES
PLANNING DIVISION - FEES RECORD

#206

		MEETING DATE
_____BOARD OF ZONING APPLICATION	$200.00	
_____PLATS		
____ MINOR		
____ SKETCH	$125.00	
____ PRELIMINARY	$100.00	
X FINAL 9	$20/lot	
_____ANNEXATION FEES	$15/lot	
_____REZONING FEES	$300.00	
SUBDIVISIONS AND PLANS	$300.00/$500.00	
____ SITE PLAN		
_____PUD MASTER PLAN		
____ RESIDENTIAL		
____COMMERCIAL/INDUSTRIAL		
AMENDMENTS		
____COMP PLAN TEXT GUIDELINE		
____ ACCESS MGMT EXCEPTION		
____ OTHER		

#575

_____ MOBILE VENDING	$50	

TOTAL $135.00 CK#1334

Summerdale Phase 6 Final Plat

Receipt Date: 1/18/2022

City Of Columbia

700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10072513

Miscellaneous Receipt

Name: P & L Development LLC

Code: 206-ZONING PERMITS AND FEES
Amt: $135.00
MR #: 10057375

Description: FINAL PLAT - SUMMERDALE PHASE 6 - 9 LOTS
Reference:
Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	135.00

Payment Information

Check 1334 $135.00

Paid By: P & L Development LLC

Amount Tendered:	$135.00
Total Paid:	$135.00
Change:	$0.00

☐ Voided

Collecting Official, City Of Columbia

Batch: SH - 1/18/2022
1/18/2022 10:03 Page 1 of 1

22-0007

IRREVOCABLE LETTER OF CREDIT

Borrower: P&L DEVELOPMENT LLC DBA: P&L DEVELOPMENT LLC
1081 CRANFORD HOLLOW ROAD
COLUMBIA, TN 38401

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

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

NO.: 1450

EXPIRATION DATE. This letter of credit shall expire upon the close of business on 02-09-2023 and all drafts and accompanying statements or documents must be presented to Lender on or before that time (the "Expiration Date").

AMOUNT OF CREDIT. Lender hereby establishes at the request and for the account of Borrower, an Irrevocable Letter of Credit in favor of Beneficiary for a sum of One Hundred Three Thousand & 00/100 Dollars ($103,000.00) (the "Letter of Credit"). These funds shall be made available to Beneficiary upon Lender's receipt from Beneficiary of sight drafts drawn on Lender at Lender's address indicated above (or other such address that Lender may provide Beneficiary in writing) during regular business hours and accompanied by the signed written statements or documents indicated below.

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

DRAFT TERMS AND CONDITIONS. Lender shall honor drafts submitted by Beneficiary under the following terms and conditions: Each draft so drawn must be marked "Drawn Under Letter of Credit No. **1450** issued by First Citizens National Bank, P. O. Box 370, Dyersburg, TN 38025-0370.

A statement executed by an authorized official of the City of Columbia certifying that P & L Development, LLC has failed to perform the completion of roads, striping, signage curbing, sidewalks, drainage, grading or street lighting for Summerdale, Phase 6) Columbia, Tennessee 38401 as required by the City of Columbia.

This Letter of Credit is valid for one calendar year from 02/09/2022 and is automatically renewable for an additional one year period without any effort on the part of the City of Columbia at First Citizens National Bank option until aforesaid development is completed as per specifications. Should First Citizens National Bank decide not to renew this Letter of Credit, First Citizens National Bank agrees to notify the City of Columbia in writing sixty (60) days prior to the expiration date, by registered mail, return receipt requested, at which time the City of Columbia can draw up to the full face value of the letter of credit.

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

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

USE RESTRICTIONS. All drafts must be marked "DRAWN UNDER FIRST CITIZENS NATIONAL BANK IRREVOCABLE LETTER OF CREDIT NO. 1450 DATED 02-09-2022," and the amount of each draft shall be marked on the draft. Only Beneficiary may complete a draft and accompanying statements or documents required by this Letter of Credit and make a draw under this Letter of Credit. This original Letter of Credit must accompany any draft drawn hereunder.

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

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

A. A transfer (in its entirety, but not in part) by direct operation of law to the administrator, executor, bankruptcy trustee, receiver, liquidator, successor, or other representative at law of the original Beneficiary; and

B. The first immediate transfer (in its entirety, but not in part) by such legal representative to a third party after express approval of a governmental body (judicial, administrative, or executive).

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

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

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

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

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

RECEIVED
FEB 09 2022
By: 22-0007

Dated: February 9, 2022

LENDER:

FIRST CITIZENS NATIONAL BANK

By: _____
A. NEIL HEADDEN, Community Bank President

ENDORSEMENT OF DRAFTS DRAWN:

Date	Negotiated By	Amount In Words	Amount In Figures

LaserPro, Ver. 21.4.0.034 Copr. Finastra USA Corporation 1997, 2022. All Rights Reserved. - TN J:\CFI\LPL\C43LOC.FC TR-69738 PR-17

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 9 RESIDENTIAL LOTS (62–70) AND TO DEDICATE AN OPEN SPACE AREA.

Surveyor's Notes

1. 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.
2. This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
3. Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
4. Bearings based on: Tennessee State Plane, as determined by GPS observation.
5. 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.
6. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
7. Total area of property surveyed is 2.96 acres ±.
8. New Right-Of-Way dedication: 0.62 acres ±.
9. There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
10. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
11. Unless otherwise noted, all lot corners are marked with iron rods.
12. Variable setbacks based on Master Plan.

Utility Notes

Public electric and communication utilities serving this development traverse underground and all related fixtures required for this service are encompassed by a 10-foot Public Utility Rights of Way Easement on all property lines parallel and abutting public or private roadways and 5 feet wide easement on all interior lot lines for utility and drainage easements.

Service lines and fixtures will branch from main utility line and extend to an individual multi-unit structure within this easement. The gang meter base will be attached to the exterior wall of the structure. This gang meter base will serve as a branch in which individual service lines will extend to each unit within the structure.

The gang meter base will be encompassed by a blanket utility easement for service and maintenance as needed and required. Gang meter bases, electrical service entrance conductors from transformer to gang meter bases as well as lines leaving the gang meter base to serve individual units will be the responsibility of the Home Owners Association.

Additionally, a 10-foot Public Utility Rights of Way Easement shall continue vertically from the foundation through the roof on the exterior wall at the location of the meter bases of each building.

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____ pages _____ in the Register's Office of Maury County, Tennessee.

8" water line to be owned and maintained by Columbia Power and Water Systems

8" sanitary sewer line to be owned and maintained by Columbia Wastewater Systems.

Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer lines). 10 foot wide easement centered on water lines.

Owner:
P & L DEVELOPMENT LLC
818 S. MAIN STREET
COLUMBIA TN 38401

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2563, page 693, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____ 2022 _____
Date

_____
Title (P & L DEVELOPMENT LLC.)

Certificate of Survey Accuracy

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

1/12 2022 Bobby G. Moore 1039
Date Registered Land Surveyor BOBBY G. MOORE, RLS TENNESSEE RLS NO. 1039 Number

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat – Summerdale – Phase 6" 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.

_____ 2022 _____
Date Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Summerdale – Phase 6 have been installed in accordance with City specifications, or a performance bond in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____ 2022 _____
Date City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

_____ _____
Secretary, Planning Commission Columbia, Tennessee Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911.

_____ 2022 _____
Date Maury County E-911

Certificate of Approval for Sewer System

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

_____ 2022 _____
Date Superintendent, Columbia Wastewater System

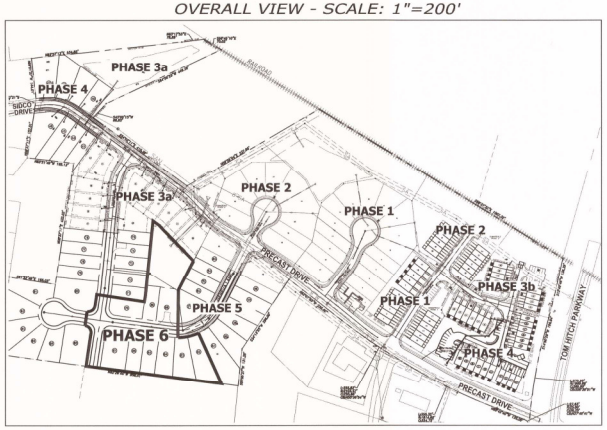
Certificate of Compliance

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

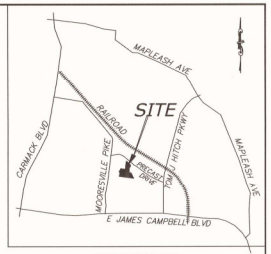
_____ _____
City Engineer Columbia, Tennessee Date

BOBBY G. MOORE 1039 REGISTERED LAND SURVEYOR STATE OF TENNESSEE 1/12/2022

OVERALL VIEW - SCALE: 1"=200'



Scale : 1" = 200'
GRAPHIC SCALE

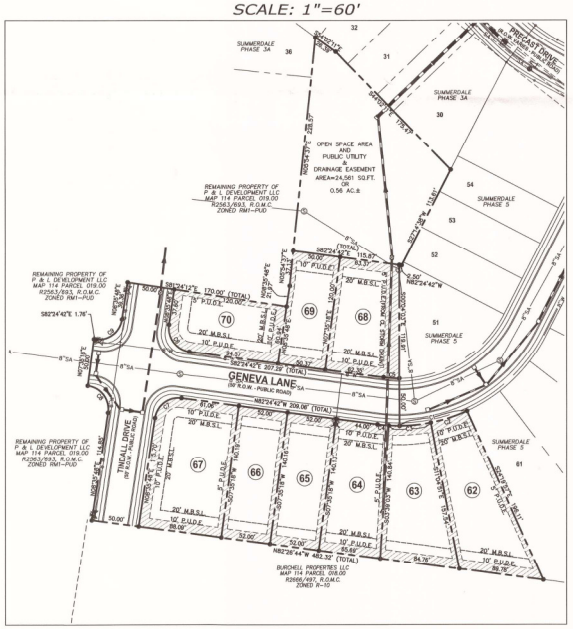


VICINITY MAP
NOT TO SCALE

LOT DEVELOPMENT SUMMARY

LOT WIDTH	AVERAGE LOT WIDTH	NO. LOTS	AVERAGE LOT SF	MAX. PRODUCT WIDTH	HOUSE SEPARATION (AVERAGE)
40 FT.	40'	5	5,650	28'	12'
40 FT. - 44 FT.	42.5'	19	5,410	28'	14.5'
> 44 FT.	54.2'	65	7,680	28'	26.5'

SCALE: 1"=60'



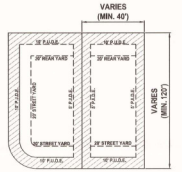
Scale : 1" = 60'
GRAPHIC SCALE

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	73.63'	175.00'	24°06'19"	N77°43'13"E	73.08'
C2	40.47'	175.00'	13°15'06"	N72°17'36"E	40.38'
C3	45.00'	175.00'	14°43'54"	N86°17'06"E	40.38'
C4	12.03'	175.00'	3°56'19"	N84°22'49"W	12.02'
C5	17.05'	125.00'	7°48'56"	S86°49'10"E	17.04'
C6	39.71'	25.00'	91°00'30"	S36°54'27"E	35.67'
C7	38.83'	25.00'	88°59'30"	S53°05'33"W	35.04'
C8	39.71'	25.00'	91°00'30"	N36°54'27"W	35.67'
C9	38.83'	25.00'	88°59'30"	N53°05'33"E	35.04'

LOT AREAS

LOT NUMBER	SQUARE FEET	ACRES
62	10,603	0.24
63	9,417	0.22
64	8,530	0.20
65	7,288	0.17
66	7,289	0.17
67	12,050	0.28
68	8,566	0.20
69	5,950	0.14
70	7,299	0.17



TYPICAL LOT CONFIGURATION FOR LOTS 62–70
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT
=P.U.D.E.

VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

LEGEND

These standard symbols will be found in the drawing.

- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE HYDRANT COMPLETE ASSEMBLY
- WATER METER VAULT
- BUILDING SETBACK
- EASEMENT
- PROPERTY LINE
- IRON ROD (SET)

H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2022-0001

Final Plat
Summerdale - Phase 6

9th CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 114, P/O PARCEL 19.00
ZONED: RM1 PUD

SCALE: 1" = 60'
AREA: 2.96 ACRES±
DATE: JANUARY 12, 2022

RECEIVED JAN 18 2022 By 22-0007

TECHNICAL MEETING
Tuesday, February 9, 2021
ITEM NO.
21-0007

DESCRIPTION: Request from Allen O'Leary for final plat and surety approval of Armstrong Meadows Section 4 consisting of 91 lots off Susan Road.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

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

Police

2. No comments provided.

Maury County E911

3. No comments provided.

Maury County Schools

4. No comments provided.

Fire

5. No comments.

Engineering

6. Record and reference stormwater maintenance agreement.

7. All lots with flood concern or slopes greater than 20% shall be labeled as critical lots. Label lots 230-232,240-242,245-246,314-320 as critical.

Planning

8. no comment

Wastewater

9. My records indicate the sewer main construction has been completed, but are still lacking in some of the items needed to dedicate the extension to Council for acceptance. Please reach out to our office at (931) 560-1001 for further instructions.

Building

10. No comments.

Public Works

11. No comments.

Columbia Water

12. 8" PVC - 8" PVC (c-900) 6" PVC have been installed - Tested and Bacteria samples taken.

Atmos Energy

13. No comments provided.

ATTACHMENTS: Final Plat

February 17, 2021

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

RE: **Project Name: Armstrong Meadows, Section 4**
City of Columbia Planning Commission Submittal

On behalf of General Homes of Columbia, LLC, the Developer for these 91 Proposed Residential Lots, **WES Engineers & Surveyors** would like to resubmit this Final Plat to the City of Columbia Planning Commission. Comments are addressed in red below.

Engineering

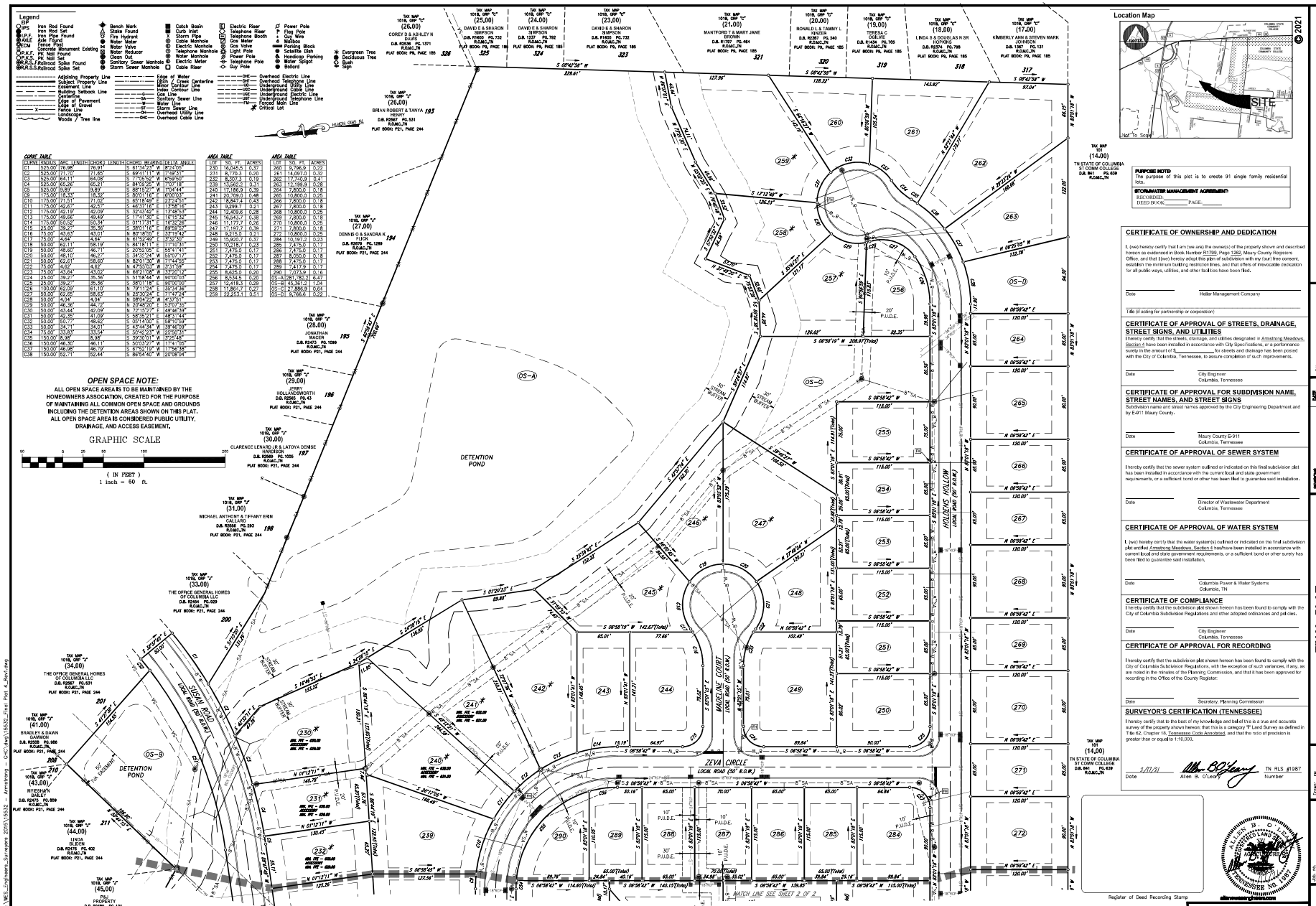
1. Record and reference stormwater maintenance agreement. The stormwater maintenance agreement is being submitted to be signed and recorded. A place for the information regarding the stormwater maintenance agreement has been added to the final plat.
2. All lots with flood concern or slopes greater than 20% shall be labeled as critical lots. Label lots 230-232, 240-242, 245-246, 314-320 as critical. Lots have been labeled.

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

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

2486 Nashville Hwy | Columbia, Tennessee 38401 | Phone: 931.388.2329 | Fax: 931.548.2013 | www.wesengineers.com



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00'	76.98'	76.91'	S 81°34'23" W	8°24'05"
C2	525.00'	71.70'	71.65'	S 69°41'11" W	7°49'31"
C3	525.00'	64.11'	64.08'	S 77°26'52" W	6°59'50"
C4	525.00'	65.26'	65.21'	S 84°09'25" W	7°07'18"
C5	525.00'	9.89'	9.89'	S 88°13'27" W	1°04'44"
C6	175.00'	18.33'	18.32'	S 89°51'16" E	6°00'03"
C7	175.00'	17.31'	17.29'	S 83°51'49" E	5°40'21"
C8	175.00'	42.61'	42.51'	S 76°37'16" E	13°56'58"
C9	175.00'	42.19'	42.09'	S 62°43'42" E	13°48'53"
C10	175.00'	49.66'	49.49'	S 71°43'30" E	16°15'53"
C11	175.00'	50.52'	50.34'	S 01°17'31" E	16°32'26"
C12	25.00'	39.27'	35.36'	S 39°01'16" E	89°59'53"
C13	75.00'	43.63'	43.01'	N 80°18'56" E	33°19'42"
C14	75.00'	4.64'	4.64'	N 61°52'49" E	3°32'57"
C15	50.00'	62.11'	58.19'	S 84°18'11" E	71°10'51"
C16	50.00'	48.60'	46.73'	S 20°52'05" E	55°41'48"
C17	50.00'	48.10'	46.27'	S 34°37'24" W	55°07'12"
C18	50.00'	62.61'	58.60'	N 82°01'39" W	71°44'58"
C19	25.00'	4.66'	4.66'	N 43°05'03" W	10°40'56"
C20	25.00'	43.64'	43.02'	N 66°21'06" W	33°25'24"
C21	25.00'	39.27'	35.36'	S 51°58'44" W	90°00'00"
C22	25.00'	39.27'	35.36'	S 38°01'16" E	90°00'00"
C23	150.00'	62.59'	61.10'	N 79°11'24" E	23°54'32"
C27	50.00'	62.65'	58.63'	N 25°30'24" E	71°47'24"
C28	50.00'	4.04'	4.04'	N 08°04'23" W	4°37'57"
C29	50.00'	46.36'	44.72'	N 29°48'29" E	53°07'55"
C30	50.00'	43.44'	42.09'	N 77°15'37" E	49°46'58"
C31	50.00'	42.35'	41.09'	S 58°10'21" E	48°31'44"
C32	50.00'	50.77'	48.62'	S 20°14'50" E	58°10'59"
C33	50.00'	54.11'	54.01'	S 43°44'34" W	61°58'09"
C34	75.00'	53.80'	53.54'	S 20°40'43" W	41°05'33"
C35	150.00'	8.98'	8.98'	S 39°38'16" W	3°25'48"
C36	150.00'	46.30'	46.11'	S 50°03'27" W	17°41'05"
C37	150.00'	46.98'	46.79'	S 67°50'19" W	17°56'39"
C38	150.00'	52.71'	52.44'	S 86°54'40" W	20°08'04"

AREA TABLE		
LOT	SQ. FT.	ACRES
230	16,045.5	0.37
231	8,720.3	0.20
232	8,307.3	0.19
239	13,592.3	0.31
240	17,186.9	0.39
241	20,709.0	0.48
242	8,847.4	0.43
243	9,299.7	0.21
244	12,409.6	0.28
245	10,543.7	0.24
246	11,177.7	0.26
247	17,189.7	0.39
248	9,215.5	0.21
249	15,920.7	0.37
250	10,018.7	0.23
251	7,478.5	0.17
252	7,475.0	0.17
253	7,475.0	0.17
254	7,475.0	0.17
255	8,625.0	0.20
256	8,534.5	0.20
257	12,418.3	0.29
258	11,860.7	0.27
259	22,253.1	0.51

AREA TABLE		
LOT	SQ. FT.	ACRES
260	9,796.9	0.22
261	14,097.0	0.32
262	17,745.9	0.41
263	12,199.9	0.28
264	7,800.0	0.18
265	10,800.0	0.25
266	7,800.0	0.18
267	7,800.0	0.18
268	10,800.0	0.25
269	7,800.0	0.18
270	10,800.0	0.25
271	7,800.0	0.18
272	10,800.0	0.25
283	7,800.0	0.18
284	10,197.2	0.23
285	7,475.0	0.17
286	7,475.0	0.17
287	8,050.0	0.18
288	7,475.0	0.17
289	7,477.9	0.17
290	7,073.9	0.16
OS-A	1,781,820.6	6.47
OS-B	45,361.2	1.04
OS-C	27,886.9	0.64
OS-D	9,766.6	0.22

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R1799, Page 1282, 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 _____ Heller Management Company

Title (if acting for partnership or corporation)

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

I hereby certify that the streets, drainage, and utilities designated in Armstrong Meadows, Section 4 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, STREET NAMES, AND STREET SIGNS

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 Armstrong Meadows, Section 4 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, TN

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

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 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

3/17/21 Allen B. O'Leary TN RLS #1987
Date Number

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — NO. 1987

TAX MAP 122 (14.00) TN STATE OF COLUMBIA ST COMM COLLEGE D.B. 841 PG. 639 R.O.M.C.,TN

TAX MAP 122 (14,00) TN STATE OF COLUMBIA ST COMM COLLEGE D.B. 841 PG. 639 R.O.M.C.,TN

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2929
www.wesengineer.com

ENGINEERS & SURVEYORS

© 2021

Client
GENERAL HOMES OF COLUMBIA, LLC
2411 PULASKI HWY
COLUMBIA, TN 38401

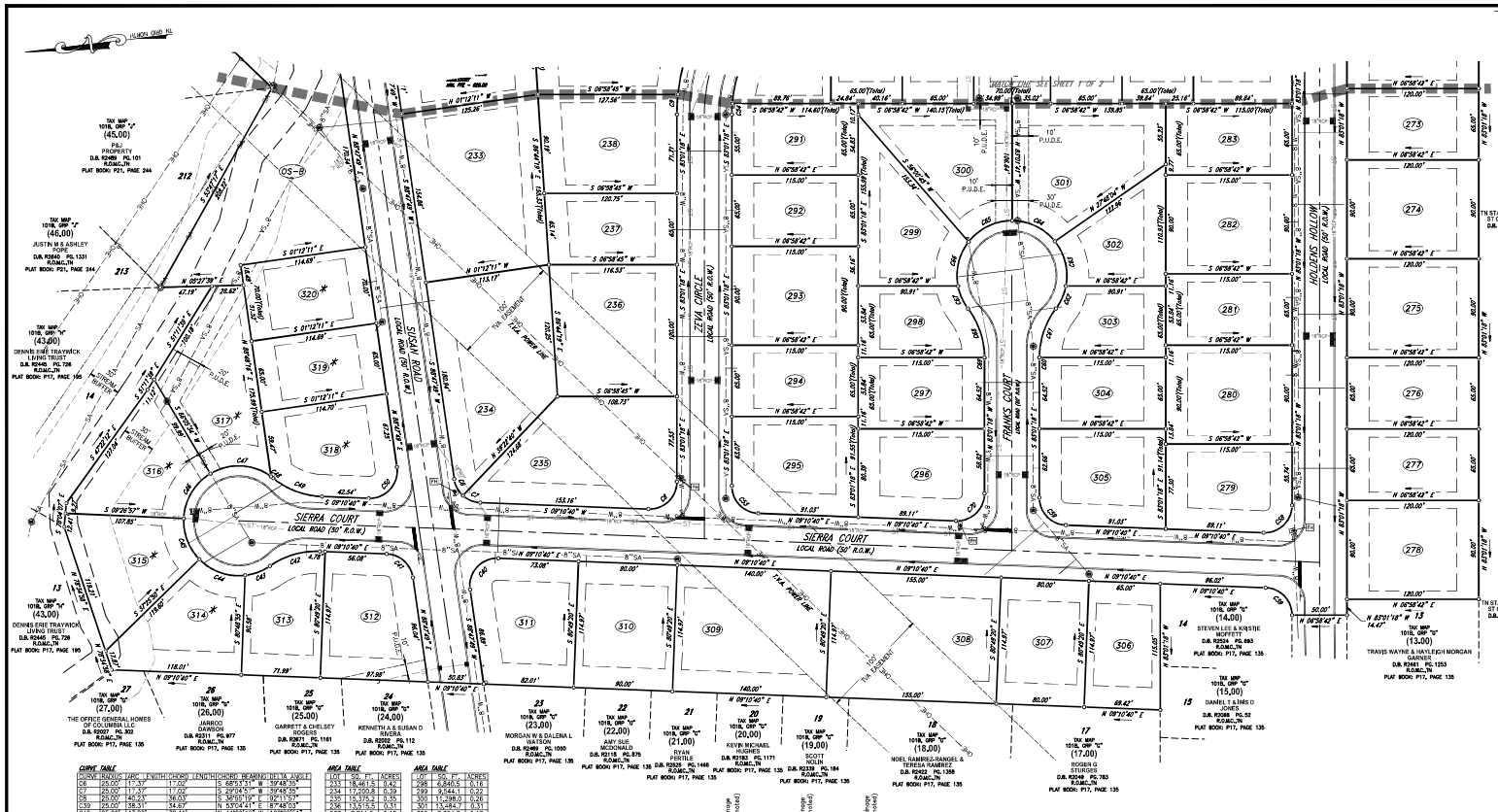
REVISIONS	DATE
	02-17-2021

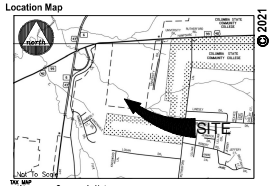
FINAL PLAT
ARMSTRONG MEADOWS, SECTION 4
COLUMBIA, TN 38401

Job no. 15532
Scale:
Vertical:
Horizontal:
Drawn: EB
Checked: AO
Approved: AO
Date: 01-15-2021

1 of 2

FILE:\ WES_Engineers_Surveyors 2015\15532 - Armstrong - Civil\dwg\15532_Final Plat 4_Rev1.dwg





© 2021

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey. Information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is 36.12 Acres.
7. This property currently identified as Tax Map No. 101 Parcel No. 12.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R1799 Page 1262
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0280E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ⅝" rebar with cap reading "WES 1987" unless otherwise noted.

PURPOSE NOTE:
The purpose of this plat is to create 91 single family residential lots.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: _____
DEED BOOK: _____ PAGE: _____

CURVE TABLE						
CURVE	RADIUS	ARC	LENTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C6	25.00'	11.37'		S 87°53'51" W	11.27'	26°03'48"
C7	25.00'	11.37'		S 29°04'57" W	11.27'	26°03'48"
C8	25.00'	40.23'		S 38°55'19" E	36.03'	92°11'00"
C39	25.00'	38.31'		N 53°04'41" E	34.67'	87°48'02"
C40	25.00'	24.90'		N 41°10'46" W	24.31'	57°04'01"
C41	25.00'	24.90'		N 98°14'47" W	24.31'	57°04'01"
C42	75.00'	48.26'		N 09°15'26" W	47.43'	36°52'12"
C43	50.00'	24.35'		N 13°44'54" W	24.11'	27°53'51"
C44	50.00'	45.69'		N 26°23'17" E	44.12'	52°21'45"
C45	50.00'	40.91'		N 78°05'34" E	39.78'	46°52'43"
C46	50.00'	49.43'		S 52°13'45" E	47.44'	56°38'31"
C47	50.00'	58.47'		S 09°35'36" W	55.19'	67°00'00"
C48	50.00'	2.58'		S 44°34'15" W	2.58'	2°57'12"
C49	25.00'	48.26'		S 73°54'45" W	47.43'	36°52'12"
C50	25.00'	43.80'		S 41°00'46" E	38.41'	100°22'51"
C51	475.00'	142.01'		N 10°09'19" E	141.51'	17°07'48"
C52	475.00'	11.78'		S 08°26'42" E	11.78'	1°25'04"
C53	25.00'	38.31'		N 53°04'41" E	34.67'	87°48'02"
C54	125.00'	10.01'		S 80°43'38" E	10.01'	4°35'19"
C55	125.00'	151.03'		S 43°49'01" E	142.01'	69°13'44"
C56	125.00'	35.31'		S 01°01'46" E	35.19'	16°10'58"
C57	25.00'	39.27'		S 51°58'42" W	35.36'	90°00'00"
C58	25.00'	40.23'		N 38°55'19" W	36.03'	92°11'00"
C59	25.00'	38.31'		N 53°04'41" E	34.67'	87°48'02"
C60	25.00'	0.48'		S 82°50'12" E	0.48'	0°22'11"
C61	75.00'	47.78'		S 64°24'06" E	46.97'	36°30'00"
C62	50.00'	22.60'		S 69°08'03" E	22.41'	25°53'54"
C63	50.00'	43.56'		N 83°06'14" E	42.20'	49°54'08"
C64	50.00'	44.59'		N 32°42'34" E	43.13'	51°05'49"
C65	50.00'	45.65'		N 18°59'47" W	44.08'	52°18'52"
C66	50.00'	42.62'		N 69°34'24" W	41.34'	48°50'22"
C67	50.00'	22.60'		S 79°03'28" W	22.41'	25°53'54"
C68	75.00'	47.78'		S 78°21'31" W	46.97'	36°30'00"
C69	75.00'	0.48'		N 83°19'03" W	0.48'	0°22'11"
C70	25.00'	40.23'		N 38°55'19" W	36.03'	92°11'57"

AREA TABLE		
LOT	SQ. FT.	ACRES
233	18,461.5	0.42
234	17,200.8	0.39
235	15,375.2	0.35
236	13,612.5	0.31
237	7,715.5	0.18
238	11,036.5	0.25
273	7,800.8	0.18
274	10,800.0	0.25
275	10,800.0	0.25
276	7,800.0	0.18
277	7,800.0	0.18
278	10,800.0	0.25
279	8,999.6	0.21
280	10,350.0	0.24
281	7,475.0	0.17
282	10,350.0	0.24
283	7,475.0	0.17
291	7,473.7	0.17
292	7,475.0	0.17
293	10,350.0	0.24
294	7,475.0	0.17
295	10,151.2	0.23
296	9,351.8	0.21
297	7,475.0	0.17

AREA TABLE		
LOT	SQ. FT.	ACRES
298	6,840.5	0.16
299	9,544.1	0.22
300	11,398.0	0.26
301	13,484.7	0.31
302	11,324.7	0.26
303	6,840.0	0.16
304	7,475.0	0.17
305	10,104.5	0.23
306	7,726.8	0.18
307	9,197.4	0.21
308	17,820.0	0.41
309	16,095.0	0.37
310	10,347.1	0.24
311	10,437.1	0.24
312	9,966.8	0.23
313	7,650.1	0.17
314	8,831.5	0.20
315	9,040.8	0.21
316	8,920.1	0.20
317	11,355.8	0.26
318	9,524.0	0.22
319	7,454.6	0.17
320	8,028.1	0.18

PARCEL NUMBER: TAX MAP 101, PCL 12.00

DEED BOOK: R1799, PAGE 1262

PARCEL ADDRESS: HAMPSHIRE PIKE
COLUMBIA, TENNESSEE 38401

EXISTING ZONING: R-6

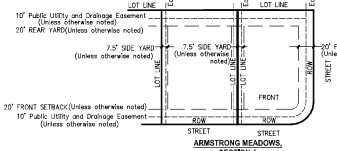
BUILDING SETBACKS:
FRONT – 20'
SIDE – 7.5'
REAR – 20'

ACREAGE OF PARCEL:
±36.12 ACRE (1,573,591.6 SQFT) TOTAL
±5.73 ACRE (249,723.0 SQFT) RIGHT OF WAY DEDICATION

PROPERTY OWNER:
HELLER MANAGEMENT COMPANY
2411 PULASKI HWY.
COLUMBIA, TN 38401

DENSITY:
2.52 LOTS/ACRE

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



ARMSTRONG MEADOWS, SECTION 4
TYPICAL LOT LAYOUT
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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 1*Ch 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

3/17/21
Date

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

TN RLS #1987
Number

Register of Deed Recording Stamp

allen@wesengineers.com

Legend

EIP	Iron Rod Found	Bench Mark	Catch Basin	Electric Riser	Power Pole	Adjoining Property Line	Edge of Water	Overhead Electric Line
EIPS	Iron Rod Set	Stake Found	Curb Inlet	Telephone Riser	Flag Pole	Subject Property Line	Ditch / Creek Centerline	Overhead Telephone Line
EIPF	Iron Pipe Found	Fire Hydrant	Storm Pipe	Telephone Booth	Guy Wire	Easement Line	Minor Contour Line	Underground Utility Line
AXLE	Axle Found	Water Meter	Cable Manhole	Gas Meter	Mailbox	Building Setback Line	Major Contour Line	Underground Gas Line
FCM	Fence Mon.	Water Valve	Electric Manhole	Gas Valve	Parking Block	Centerline	Gas Line	Underground Electric Line
CM/CMF	Concrete Monument Existing	Water Reducer	Telephone Manhole	Light Pole	Satellite Dish	Edge of Pavement	Sanitary Sewer Line	Underground Telephone Line
PK/F	PK Nail Found	Clean Out	Water Manhole	Power Pole	Handicap Parking	Edge of Gravel	Water Line	Forced Main Line
PK/S	PK Nail Set	Sanitary Sewer Manhole	Electric Meter	Telephone Pole	Water Spigot	Fence Line	Storm Sewer Line	Critical Lot
RR/F	Railroad Spike Found	Storm Sewer Manhole	Cable Riser	Guy Pole	Bollard	Handrail	Overhead Utility Line	
RR/S	Railroad Spike Set					Hedge Row	Overhead Cable Line	
						Woods / Tree Line		
								Evergreen Tree
								Deciduous Tree
								Bush
								Sign

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
PHONE: (931) 388-2929
www.wesengineer.com

REVISIONS	DATE
TECHNICAL COMMENTS (ADDRESSED)	02-17-2021

Client: GENERAL HOMES OF COLUMBIA, LLC
2411 PULASKI HWY
COLUMBIA, TN 38401

FINAL PLAT
ARMSTRONG MEADOWS, SECTION 4
COLUMBIA, TN 38401

Drawn: EB
Checked: AO
Approved: AO
Date: 01-15-2021

Job No. 15532
Scale:
Vertical:
Horizontal:

2 of 2

FILE:\ WES_Engineers_Surveyors 2015\15532 - Armstrong - Grid\ dwg\15532_Final Plat 4_Rev1.dwg

Summerdale

June 20, 2018

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this 8 day of February, 2022 between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and P & L Development 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 called the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "Planning Commission") on the_____day of_____ 20_, pursuant to Tennessee Code Annotated Title 13, Chapters 3 and 4, and the Subdivision Regulations of Columbia, Tennessee (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 and public infrastructure to be constructed within and to serve the PROJECT. Public infrastructure shall include, but not be limited to, roads, bridges, sidewalks, storm water conveyance and detention systems, street signs, markings, signals and the like; and,

WHEREAS, in order for said 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 public improvements in said project and extend utilities to the project at his own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities and other improvements 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, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

RECEIVED
FEB 10 2022
By: .....

I. GENERAL CONDITIONS

A. 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.

B. Surety

At the time of execution of this agreement, the DEVELOPER agrees that prior to recording a final plat, said DEVELOPER shall give the CITY an Irrevocable Letter-of-Credit, on a bank licensed to do business in Tennessee and insured by the FDIC, irrevocable without conditions, and callable upon a bank doing business in Columbia, Tennessee, in an amount determined by the Engineering Department for utilities and improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the CITY and the Planning Commission. This Letter-of-Credit shall secure performance of all obligations of the DEVELOPER under this agreement pursuant to Planning Commission approved plans and filings. The Letter-of-Credit shall meet all requirements established in Article 3 (ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS) of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement, including payment of all amounts payable by the DEVELOPER or DEVELOPER'S obligations hereunder, and its obligations under the warranty and indemnification provisions hereof. The Letter-of-Credit may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the Letter-of-Credit. The Letter-of-Credit will not be released, except and until there has been full compliance with this agreement and upon certification of a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

C. Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the facilities are constructed in accordance with the Subdivision Regulations and approved construction plans.

D. Right of Entry

The CITY shall have the right, in case a Letter-of Credit is called for noncompliance, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

E. Acceptance of Facilities

Upon notice by the CITY of acceptance of all or part of the facilities, then those facilities specified in the acceptance 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 parties intend that this agreement shall operate as a conveyance of the facilities when the facilities are accepted. 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.

F. 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 facilities installed. Should the CITY choose to accept all or a portion of these facilities, 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. The CITY'S election to accept such facilities shall not be construed as an assumption of any obligation related to these facilities such as the obligation to maintain the facilities or to pay for any part of the cost of installing the facilities.

G. Fees Not Refundable

If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees or other amounts paid to the CITY shall be refundable to the DEVELOPER.

H. Legal Expense in Case of Default

In the event the DEVELOPER or its sureties breach this agreement, they shall bear all costs of the CITY'S reasonable expenses, including attorney's fees and other expenses incurred in enforcing or completing this agreement, whether incurred by negotiation, litigation or otherwise.

I. City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations and the Subdivision Regulations adopted by the Planning Commission 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.

J. 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.

K. Revocation and Interpretation

This agreement shall bind DEVELOPER when executed by DEVELOPER and may not be revoked by 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.

L. No Oral Agreement

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

M. 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.

N. Transferability

The DEVELOPER or Owner agrees that he will not transfer the property on which this proposed subdivision is to be located without first providing the CITY with notice of when the transfer is to occur and who the proposed transferee is, along with appropriate address and telephone numbers. If it is the transferee's intention to develop this subdivision in accordance with the agreement, the DEVELOPER agrees to provide the CITY an Assumption Agreement whereby the transferee agrees to perform the improvements required under this agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the CITY Attorney. The DEVELOPER and Owner understand that if he transfers said property without providing the notice of transfer and Assumption Agreement as required herein, he will be in breach of this agreement and in violation of the subdivision regulations. The DEVELOPER further agrees that he shall remain liable under the terms of this agreement though a subsequent sale of all or part of said property occurs, unless an Assumption Agreement is entered into between the new owners and the CITY and a new agreement and Performance Surety is issued naming the new owners as principal.

O. Covenants, Conditions and Restrictions to Be Filed

In the event a home owners' association is required or will be established, the DEVELOPER will submit a Declaration of Covenants, Conditions and Restrictions to be filed with and recorded with the final plat. The Declaration of Covenants, Conditions and Restrictions shall contain all provisions required by the Zoning Ordinances, of the CITY and shall include provisions for a home owners' association to maintain all detention or retention ponds, common drainage ditches and any and all common areas. The Declaration of Covenants, Conditions and Restrictions shall contain provisions for the CITY, to have the right, but not the obligation, to enforce any restrictions dealing with health, safety, and welfare which could be, otherwise, enforced by any land owner of record in the development. The Declaration of Covenants, Conditions and Restrictions shall also contain provisions for assessments of property for maintenance of common areas and provisions for enforcement of the assessments by liens, removal of voting rights, and enforcement at law and equity. The Declaration of Covenants, Conditions and Restrictions shall make adequate and sufficient provisions for the maintenance of any commonly owned detention ponds or drainage areas to include an amortizing of maintenance costs to be provided to the home owners' association by the DEVELOPER at the time of the establishment of the home owners' association. The Declaration of Covenants, Conditions and Restrictions shall run with the land and must be approved by the Planning Department, prior to recordation, as a part of the final plat.

P. Time Period for Construction

In consideration of the promise by the CITY to accept for maintenance the streets, utilities and other infrastructure covered by this agreement, the DEVELOPER agrees to be bound to complete within two (2) 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, he 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 his failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the surety (Letter-of-Credit) executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is inadequate to secure the cost of said improvements at the time an extension is sought, he will provide the additional security to bring the surety amount in line with current cost projections as made by the CITY. The CITY agrees that it will not unreasonably withhold approval of extensions where the DEVELOPER has complied with the requirements of notice to the CITY and provided the required additional security, if any is needed. The DEVELOPER understands that his failure to follow this extension procedure constitutes a breach of this agreement and places him in violation of the Subdivision Regulations. The DEVELOPER further understands that should he 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 and sewer service within the subdivision until all items of this Agreement have been fulfilled by the DEVELOPER.

II. DESIGN AND APPROVAL

A. Contents of Plans

The DEVELOPER shall cause to be prepared and submitted to the CITY, plans (the "Plans") describing in reasonable detail all utility systems, all storm water management systems, and all street system improvements necessary to provide adequate services to the Project (hereinafter called the "IMPROVEMENTS"). The plans shall include all information required by Section 2-8 (Construction Plans) of the Subdivision Regulations and any other details as requested by the CITY. It is recognized that the IMPROVEMENTS may be constructed in phases as the Project is developed. The DEVELOPER shall submit the Plans as provided herein for each phase and execute a separate DEVELOPMENT AGREEMENT for each phase.

B. Preparation of Plans

The Plans shall be prepared by an engineer licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date and license number of the engineer preparing the Plans

C. Design Criteria

The design of water and sewer improvements shall follow the State of Tennessee and Columbia Water and Sewerage Systems design criteria. Storm water management and road improvements shall be designed according to the Subdivision Regulations, all other applicable municipal specifications and ordinances and sound engineering judgment. In all cases, the specifications and design details for the Improvements shall be those of the CITY and those as approved by the State of Tennessee Department of Environment and

Conservation. CITY requirements will control if more stringent that State standards. In the event of a disagreement as to compliance with or interpretation of the Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. Five (5) sets of the Plans shall be submitted by the DEVELOPER to the CITY. The CITY Engineering Department agrees to review the Drawings and Plans so submitted in a timely manner. DEVELOPER agrees to make all revisions to the Plans as required by the CITY. Following review and approval of the Plans, or following review and approval of revised Plans if revisions have been required, a representative of the CITY Engineering Department will sign the Plans. The DEVELOPER must then submit the Plans, as approved by the CITY Engineer, to the Tennessee Department of Environment and Conservation for approval.

III. COMMENCEMENT OF CONSTRUCTION

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

A. The Plans are approved by the CITY, and all necessary facets of platting and construction plan approval, through the Planning Commission, have been completed.

B. 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.

C. If required, the review fee described in Paragraph XIII (FEES), hereof, has been paid in full.

D. The CITY shall have received an appropriately executed Development Agreement.

E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

IV. CONSTRUCTION

A. Utilities

DEVELOPER agrees to pay the cost of a State approved sewage system complete with necessary stations and force mains and with manholes, outside the boundary of the subdivision as approved by the CITY. The DEVELOPER further agrees to pay the cost of sewer mains, manhole, and sewer service laterals from the sewer main to the front property line of each lot within the subdivision as approved by the CITY upon the subdivision plans and specifications. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory testing costs incidental to the sewer service in or to the subdivision. The DEVELOPER shall be responsible for the cost of any and all relocation, adjustment, modification, installation and removal of utilities brought about as a result of the development of the project, including street cut repair, both on and off site. As a part of constructing the Improvements, the DEVELOPER shall install, in accordance with the Plans and CITY specifications, all water service taps, fire lines, sewer service, and all facilities, equipment and accessories relating, thereto, necessary to provide utility service to the Project.

B. Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work, including ditch stabilization, bank protection, and fencing adjacent to open ditches made necessary by the development of this subdivision.

1. The DEVELOPER shall provide and deliver the formal written opinion of a licensed and bonded professional engineer certifying that he has reviewed the entire water shed wherein the subdivision is located and that upon full development at the greatest allowable use density under existing zoning of all land within that watershed, the proposed subdivision will not increase, alter or affect the flow of surface waters, nor contribute to same, so as to damage, flood or adversely affect any property. Further, the DEVELOPER agrees to hold harmless and defend the CITY from any claim, cause of action or liability, alleged and/or proven, to have arisen directly or indirectly from alteration to the surface water by reason of the DEVELOPER'S design, construction, installation or the development itself, in whole or part.
2. To properly manage storm water runoff during the construction process the DEVELOPER shall provide necessary erosion control in accordance with the storm water management plan for the development as approved by the CITY in conformance with the published design standards and specifications of the CITY. All freshly excavated and embankment areas not covered with satisfactory vegetation shall be fertilized, mulched and seeded and/or sodded as required by the CITY to prevent erosion. In the event the CITY determines that necessary erosion control is not being provided by the DEVELOPER, the proper authority shall officially notify the DEVELOPER of the problem. If the DEVELOPER has not begun to provide satisfactory erosion control within five (5) days after the notice, then the proper authority shall issue a stop work order to be effective until satisfactory erosion control measures have been provided.
3. Any and all unenclosed water courses lying partially or wholly within the bounds of this subdivision shall be constructed to adequate cross section to provide design flow without threat of erosion or flooding of any property within this subdivision, or of any adjoining property.
4. All storm water management structures necessitated by the infrastructure plans for this development that affect any watercourse lying partially or wholly within this subdivision are to be provided by the DEVELOPER.
5. 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.

C. Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Plans to comply with the construction standards of the CITY and to the satisfaction and approval of the CITY Engineer by grading, draining, subgrade preparation, base preparation, curb and gutter, signage, striping, signalization sidewalk installation and paving with the required amount of material the full required width. 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.

1. It is agreed and understood that all grading within the street right-of-way and public easements shall be completed before the utilities are installed.

2. The DEVELOPER further agrees to furnish and install asphalt base and a final asphalt surface course (wearing surface) in accordance with the Subdivision Regulations. The final surface shall be placed at least one (1) year (twelve (12) consecutive months) after final plat approval, but not more than two (2) years (twenty-four (24) consecutive months) unless a time extension is requested, and approved by the CITY. The DEVELOPER may request to install final surface within the first twelve months of acceptance if building activity is seventy-five (75) percent complete or otherwise specifically approved by the CITY.

3. 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 recommended by the CITY Engineer, prior to application of final surface. It is further agreed and understood that if it is not necessary to change the existing grade or disturb the pavement of an existing street or road, the DEVELOPER shall only be required to construct drainage, grade, gravel and pave to match the existing pavement and construct sidewalks and curb and gutter as required. If the existing grade is changed, the DEVELOPER shall be required to grade, gravel and pave the full width of said street.

D. Site Grading

The DEVELOPER, hereby, agrees to construct all site grading as shown on the Development plans to comply with the approved drawings, including the approved Erosion Control Plan for the development and to comply with the Subdivision Regulations, Stormwater Management Regulations, and other rules, regulations and ordinances of the CITY.

V. OFF-SITE IMPROVEMENTS (UTILITIES)

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the Project, not including any additions, improvements and upgrades. Unless specifically noted in the Plans and made a part of this agreement, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site Improvements if additional customers should later use the off-site facilities financed by the DEVELOPER.

VI. INSPECTION AND COMPLIANCE

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to insure that all work is performed and completed in accordance with the Plans, the City's specifications and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the 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 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.

VII. 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.

VIII. SCRAP REMOVAL

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

IX. ACCEPTANCE (ROADS AND UTILITIES)

At such time as the improvements have been constructed and installed, in accordance with the Plans and specifications, required testing has been accomplished and the test results found satisfactory, and all clean-up and cover-up has been done to the satisfaction of an authorized representative of the CITY, a letter of tentative acceptance of construction will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees he shall have no claim, direct or implied, in the title or ownership of the improvements specified in this agreement when the approved phases are completed and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in the subdivision for one (1) year after the date of preliminary acceptance of the subdivision construction. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

X. WARRANTY

The DEVELOPER warrants that all installed facilities are free from defects in design, materials or workmanship for a period of one (1) year from the date of written preliminary acceptance by the CITY. Further, the DEVELOPER shall immediately repair, at its own costs, all defects of any type whatsoever which occur within one (1) year from the date the facilities are accepted in writing by the CITY. The CITY shall have the right to make repairs or have others make the repairs at the expense of the DEVELOPER, if the CITY deems it necessary. The DEVELOPER shall pay for all work, labor, materials and all other expenses of the facilities in a timely manner and this shall include any amounts that exceed the letter- of-credit. If the DEVELOPER does not pay in a timely manner, the DEVELOPER hereby authorizes the CITY to call payable its Letter-of-Credit, without any formal or further action, and to make the payments that are due for the facilities whether the debts are secured by a valid lien.

The DEVELOPER further agrees to execute a maintenance surety (Letter-of-Credit) with good security in the amount of ten (10) percent of the construction cost of the facilities being offered for dedication. Twelve (12) months after preliminary acceptance of the facilities included in the offer of dedication, a follow up inspection will be made by the CITY to determine and list any defects or failures of improvements within the subdivision. All failures

or defects, if any, shall be repaired within thirty (30) days, after which the surety will be released and cancelled by CITY.

XI. 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 or the Owner further agrees that he will grant the necessary easement and rights-of-way across his properties without expense to the CITY and waive any claim for damages.

XII. 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.

XIII. FEES

Review fees established by the CITY shall be paid prior to any review of the Plans. No construction or grading of any sort shall be begun prior to approval of such plans.

XIV. 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.

XV. REMEDIES

In the event of a default in the performance by either party of its obligation hereunder, the other party, in addition to any and all remedies set forth herein, shall be entitled to all remedies provided by law or in equity, including the remedy of specific performance or injunction.

XVI. BINDING EFFECT

The covenants and agreements herein contained shall bind and endure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns, as appropriate.

XVII. ATTORNEY'S FEES AND OTHER COSTS

The DEVELOPER shall pay all costs and expenses, including the CITY'S attorneys' 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.

XVIII. ENTIRE AGREEMENT

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them, and 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.

XIX. 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.

XX. NOTICES

Any notice or other communication required to be given hereunder shall be in writing and delivered personally or sent by United States Certified Mail, return receipt requested, or sent by Federal Express Delivery Service, addressed to the CITY Engineer at City Hall and addressed to the DEVELOPER at the address set forth on the Addendum, or such other address as either party may hereafter give the other.

XXI. 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.

XXII. 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.

June 20, 2018

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.

P & L Development LLC
OWNER by: Gary W. Martin

Member
TITLE

ATTEST:

TITLE

P & L Development LLC
DEVELOPER by: Gary W. Martin

Member
TITLE

ATTEST:

TITLE

CITY OF COLUMBIA

BY: _____
MAYOR

DATE

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

DATE

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this 18 day of January, 2022 between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and P & L Development 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 called the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "Planning Commission") on the_____day of_____ 20_, pursuant to Tennessee Code Annotated Title 13, Chapters 3 and 4, and the Subdivision Regulations of Columbia, Tennessee (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 and public infrastructure to be constructed within and to serve the PROJECT. Public infrastructure shall include, but not be limited to, roads, bridges, sidewalks, storm water conveyance and detention systems, street signs, markings, signals and the like; and,

WHEREAS, in order for said 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 public improvements in said project and extend utilities to the project at his own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities and other improvements 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, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

RECEIVED
JAN 18 2022
By: 22-0007

I. GENERAL CONDITIONS

A. 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.

B. Surety

At the time of execution of this agreement, the DEVELOPER agrees that prior to recording a final plat, said DEVELOPER shall give the CITY an Irrevocable Letter-of-Credit, on a bank licensed to do business in Tennessee and insured by the FDIC, irrevocable without conditions, and callable upon a bank doing business in Columbia, Tennessee, in an amount determined by the Engineering Department for utilities and improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the CITY and the Planning Commission. This Letter-of-Credit shall secure performance of all obligations of the DEVELOPER under this agreement pursuant to Planning Commission approved plans and filings. The Letter-of-Credit shall meet all requirements established in Article 3 (ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS) of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement, including payment of all amounts payable by the DEVELOPER or DEVELOPER'S obligations hereunder, and its obligations under the warranty and indemnification provisions hereof. The Letter-of-Credit may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the Letter-of-Credit. The Letter-of-Credit will not be released, except and until there has been full compliance with this agreement and upon certification of a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

C. Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the facilities are constructed in accordance with the Subdivision Regulations and approved construction plans.

D. Right of Entry

The CITY shall have the right, in case a Letter-of Credit is called for noncompliance, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

E. Acceptance of Facilities

Upon notice by the CITY of acceptance of all or part of the facilities, then those facilities specified in the acceptance 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 parties intend that this agreement shall operate as a conveyance of the facilities when the facilities are accepted. 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.

F. 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 facilities installed. Should the CITY choose to accept all or a portion of these facilities, 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. The CITY'S election to accept such facilities shall not be construed as an assumption of any obligation related to these facilities such as the obligation to maintain the facilities or to pay for any part of the cost of installing the facilities.

G. Fees Not Refundable

If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees or other amounts paid to the CITY shall be refundable to the DEVELOPER.

H. Legal Expense in Case of Default

In the event the DEVELOPER or its sureties breach this agreement, they shall bear all costs of the CITY'S reasonable expenses, including attorney's fees and other expenses incurred in enforcing or completing this agreement, whether incurred by negotiation, litigation or otherwise.

I. City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations and the Subdivision Regulations adopted by the Planning Commission 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.

J. 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.

K. Revocation and Interpretation

This agreement shall bind DEVELOPER when executed by DEVELOPER and may not be revoked by 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.

L. No Oral Agreement

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

M. 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.

N. Transferability

The DEVELOPER or Owner agrees that he will not transfer the property on which this proposed subdivision is to be located without first providing the CITY with notice of when the transfer is to occur and who the proposed transferee is, along with appropriate address and telephone numbers. If it is the transferee's intention to develop this subdivision in accordance with the agreement, the DEVELOPER agrees to provide the CITY an Assumption Agreement whereby the transferee agrees to perform the improvements required under this agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the CITY Attorney. The DEVELOPER and Owner understand that if he transfers said property without providing the notice of transfer and Assumption Agreement as required herein, he will be in breach of this agreement and in violation of the subdivision regulations. The DEVELOPER further agrees that he shall remain liable under the terms of this agreement though a subsequent sale of all or part of said property occurs, unless an Assumption Agreement is entered into between the new owners and the CITY and a new agreement and Performance Surety is issued naming the new owners as principal.

O. Covenants, Conditions and Restrictions to Be Filed

In the event a home owners' association is required or will be established, the DEVELOPER will submit a Declaration of Covenants, Conditions and Restrictions to be filed with and recorded with the final plat. The Declaration of Covenants, Conditions and Restrictions shall contain all provisions required by the Zoning Ordinances, of the CITY and shall include provisions for a home owners' association to maintain all detention or retention ponds, common drainage ditches and any and all common areas. The Declaration of Covenants, Conditions and Restrictions shall contain provisions for the CITY, to have the right, but not the obligation, to enforce any restrictions dealing with health, safety, and welfare which could be, otherwise, enforced by any land owner of record in the development. The Declaration of Covenants, Conditions and Restrictions shall also contain provisions for assessments of property for maintenance of common areas and provisions for enforcement of the assessments by liens, removal of voting rights, and enforcement at law and equity. The Declaration of Covenants, Conditions and Restrictions shall make adequate and sufficient provisions for the maintenance of any commonly owned detention ponds or drainage areas to include an amortizing of maintenance costs to be provided to the home owners' association by the DEVELOPER at the time of the establishment of the home owners' association. The Declaration of Covenants, Conditions and Restrictions shall run with the land and must be approved by the Planning Department, prior to recordation, as a part of the final plat.

P. Time Period for Construction

In consideration of the promise by the CITY to accept for maintenance the streets, utilities and other infrastructure covered by this agreement, the DEVELOPER agrees to be bound to complete within two (2) 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, he 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 his failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the surety (Letter-of-Credit) executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is inadequate to secure the cost of said improvements at the time an extension is sought, he will provide the additional security to bring the surety amount in line with current cost projections as made by the CITY. The CITY agrees that it will not unreasonably withhold approval of extensions where the DEVELOPER has complied with the requirements of notice to the CITY and provided the required additional security, if any is needed. The DEVELOPER understands that his failure to follow this extension procedure constitutes a breach of this agreement and places him in violation of the Subdivision Regulations. The DEVELOPER further understands that should he 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 and sewer service within the subdivision until all items of this Agreement have been fulfilled by the DEVELOPER.

II. DESIGN AND APPROVAL

A. Contents of Plans

The DEVELOPER shall cause to be prepared and submitted to the CITY, plans (the "Plans") describing in reasonable detail all utility systems, all storm water management systems, and all street system improvements necessary to provide adequate services to the Project (hereinafter called the "IMPROVEMENTS"). The plans shall include all information required by Section 2-8 (Construction Plans) of the Subdivision Regulations and any other details as requested by the CITY. It is recognized that the IMPROVEMENTS may be constructed in phases as the Project is developed. The DEVELOPER shall submit the Plans as provided herein for each phase and execute a separate DEVELOPMENT AGREEMENT for each phase.

B. Preparation of Plans

The Plans shall be prepared by an engineer licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date and license number of the engineer preparing the Plans

C. Design Criteria

The design of water and sewer improvements shall follow the State of Tennessee and Columbia Water and Sewerage Systems design criteria. Storm water management and road improvements shall be designed according to the Subdivision Regulations, all other applicable municipal specifications and ordinances and sound engineering judgment. In all cases, the specifications and design details for the Improvements shall be those of the CITY and those as approved by the State of Tennessee Department of Environment and

Conservation. CITY requirements will control if more stringent that State standards. In the event of a disagreement as to compliance with or interpretation of the Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. Five (5) sets of the Plans shall be submitted by the DEVELOPER to the CITY. The CITY Engineering Department agrees to review the Drawings and Plans so submitted in a timely manner. DEVELOPER agrees to make all revisions to the Plans as required by the CITY. Following review and approval of the Plans, or following review and approval of revised Plans if revisions have been required, a representative of the CITY Engineering Department will sign the Plans. The DEVELOPER must then submit the Plans, as approved by the CITY Engineer, to the Tennessee Department of Environment and Conservation for approval.

III. COMMENCEMENT OF CONSTRUCTION

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

A. The Plans are approved by the CITY, and all necessary facets of platting and construction plan approval, through the Planning Commission, have been completed.

B. 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.

C. If required, the review fee described in Paragraph XIII (FEES), hereof, has been paid in full.

D. The CITY shall have received an appropriately executed Development Agreement.

E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

IV. CONSTRUCTION

A. Utilities

DEVELOPER agrees to pay the cost of a State approved sewage system complete with necessary stations and force mains and with manholes, outside the boundary of the subdivision as approved by the CITY. The DEVELOPER further agrees to pay the cost of sewer mains, manhole, and sewer service laterals from the sewer main to the front property line of each lot within the subdivision as approved by the CITY upon the subdivision plans and specifications. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory testing costs incidental to the sewer service in or to the subdivision. The DEVELOPER shall be responsible for the cost of any and all relocation, adjustment, modification, installation and removal of utilities brought about as a result of the development of the project, including street cut repair, both on and off site. As a part of constructing the Improvements, the DEVELOPER shall install, in accordance with the Plans and CITY specifications, all water service taps, fire lines, sewer service, and all facilities, equipment and accessories relating, thereto, necessary to provide utility service to the Project.

B. Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work, including ditch stabilization, bank protection, and fencing adjacent to open ditches made necessary by the development of this subdivision.

1. The DEVELOPER shall provide and deliver the formal written opinion of a licensed and bonded professional engineer certifying that he has reviewed the entire water shed wherein the subdivision is located and that upon full development at the greatest allowable use density under existing zoning of all land within that watershed, the proposed subdivision will not increase, alter or affect the flow of surface waters, nor contribute to same, so as to damage, flood or adversely affect any property. Further, the DEVELOPER agrees to hold harmless and defend the CITY from any claim, cause of action or liability, alleged and/or proven, to have arisen directly or indirectly from alteration to the surface water by reason of the DEVELOPER'S design, construction, installation or the development itself, in whole or part.
2. To properly manage storm water runoff during the construction process the DEVELOPER shall provide necessary erosion control in accordance with the storm water management plan for the development as approved by the CITY in conformance with the published design standards and specifications of the CITY. All freshly excavated and embankment areas not covered with satisfactory vegetation shall be fertilized, mulched and seeded and/or sodded as required by the CITY to prevent erosion. In the event the CITY determines that necessary erosion control is not being provided by the DEVELOPER, the proper authority shall officially notify the DEVELOPER of the problem. If the DEVELOPER has not begun to provide satisfactory erosion control within five (5) days after the notice, then the proper authority shall issue a stop work order to be effective until satisfactory erosion control measures have been provided.
3. Any and all unenclosed water courses lying partially or wholly within the bounds of this subdivision shall be constructed to adequate cross section to provide design flow without threat of erosion or flooding of any property within this subdivision, or of any adjoining property.
4. All storm water management structures necessitated by the infrastructure plans for this development that affect any watercourse lying partially or wholly within this subdivision are to be provided by the DEVELOPER.
5. 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.

C. Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Plans to comply with the construction standards of the CITY and to the satisfaction and approval of the CITY Engineer by grading, draining, subgrade preparation, base preparation, curb and gutter, signage, striping, signalization sidewalk installation and paving with the required amount of material the full required width. 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.

1. It is agreed and understood that all grading within the street right-of-way and public easements shall be completed before the utilities are installed.

2. The DEVELOPER further agrees to furnish and install asphalt base and a final asphalt surface course (wearing surface) in accordance with the Subdivision Regulations. The final surface shall be placed at least one (1) year (twelve (12) consecutive months) after final plat approval, but not more than two (2) years (twenty-four (24) consecutive months) unless a time extension is requested, and approved by the CITY. The DEVELOPER may request to install final surface within the first twelve months of acceptance if building activity is seventy-five (75) percent complete or otherwise specifically approved by the CITY.

3. 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 recommended by the CITY Engineer, prior to application of final surface. It is further agreed and understood that if it is not necessary to change the existing grade or disturb the pavement of an existing street or road, the DEVELOPER shall only be required to construct drainage, grade, gravel and pave to match the existing pavement and construct sidewalks and curb and gutter as required. If the existing grade is changed, the DEVELOPER shall be required to grade, gravel and pave the full width of said street.

D. Site Grading

The DEVELOPER, hereby, agrees to construct all site grading as shown on the Development plans to comply with the approved drawings, including the approved Erosion Control Plan for the development and to comply with the Subdivision Regulations, Stormwater Management Regulations, and other rules, regulations and ordinances of the CITY.

V. OFF-SITE IMPROVEMENTS (UTILITIES)

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the Project, not including any additions, improvements and upgrades. Unless specifically noted in the Plans and made a part of this agreement, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site Improvements if additional customers should later use the off-site facilities financed by the DEVELOPER.

VI. INSPECTION AND COMPLIANCE

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to insure that all work is performed and completed in accordance with the Plans, the City's specifications and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the 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 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.

VII. 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.

VIII. SCRAP REMOVAL

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

IX. ACCEPTANCE (ROADS AND UTILITIES)

At such time as the improvements have been constructed and installed, in accordance with the Plans and specifications, required testing has been accomplished and the test results found satisfactory, and all clean-up and cover-up has been done to the satisfaction of an authorized representative of the CITY, a letter of tentative acceptance of construction will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees he shall have no claim, direct or implied, in the title or ownership of the improvements specified in this agreement when the approved phases are completed and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in the subdivision for one (1) year after the date of preliminary acceptance of the subdivision construction. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

X. WARRANTY

The DEVELOPER warrants that all installed facilities are free from defects in design, materials or workmanship for a period of one (1) year from the date of written preliminary acceptance by the CITY. Further, the DEVELOPER shall immediately repair, at its own costs, all defects of any type whatsoever which occur within one (1) year from the date the facilities are accepted in writing by the CITY. The CITY shall have the right to make repairs or have others make the repairs at the expense of the DEVELOPER, if the CITY deems it necessary. The DEVELOPER shall pay for all work, labor, materials and all other expenses of the facilities in a timely manner and this shall include any amounts that exceed the letter- of-credit. If the DEVELOPER does not pay in a timely manner, the DEVELOPER hereby authorizes the CITY to call payable its Letter-of-Credit, without any formal or further action, and to make the payments that are due for the facilities whether the debts are secured by a valid lien.

The DEVELOPER further agrees to execute a maintenance surety (Letter-of-Credit) with good security in the amount of ten (10) percent of the construction cost of the facilities being offered for dedication. Twelve (12) months after preliminary acceptance of the facilities included in the offer of dedication, a follow up inspection will be made by the CITY to determine and list any defects or failures of improvements within the subdivision. All failures

or defects, if any, shall be repaired within thirty (30) days, after which the surety will be released and cancelled by CITY.

XI. 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 or the Owner further agrees that he will grant the necessary easement and rights-of-way across his properties without expense to the CITY and waive any claim for damages.

XII. 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.

XIII. FEES

Review fees established by the CITY shall be paid prior to any review of the Plans. No construction or grading of any sort shall be begun prior to approval of such plans.

XIV. 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.

XV. REMEDIES

In the event of a default in the performance by either party of its obligation hereunder, the other party, in addition to any and all remedies set forth herein, shall be entitled to all remedies provided by law or in equity, including the remedy of specific performance or injunction.

XVI. BINDING EFFECT

The covenants and agreements herein contained shall bind and endure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns, as appropriate.

XVII. ATTORNEY'S FEES AND OTHER COSTS

The DEVELOPER shall pay all costs and expenses, including the CITY'S attorneys' 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.

XVIII. ENTIRE AGREEMENT

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them, and 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.

XIX. 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.

XX. NOTICES

Any notice or other communication required to be given hereunder shall be in writing and delivered personally or sent by United States Certified Mail, return receipt requested, or sent by Federal Express Delivery Service, addressed to the CITY Engineer at City Hall and addressed to the DEVELOPER at the address set forth on the Addendum, or such other address as either party may hereafter give the other.

XXI. 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.

XXII. 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.

June 20, 2018

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.

P & L Development LLC
OWNER by: Gary W. Martin

Member
TITLE

ATTEST:

TITLE

P & L Development LLC
DEVELOPER by: Gary W. Martin

Member
TITLE

ATTEST:

TITLE

CITY OF COLUMBIA

BY: _____ _____
MAYOR DATE

APPROVED AS TO FORM:

BY: _____ _____
CITY ATTORNEY DATE

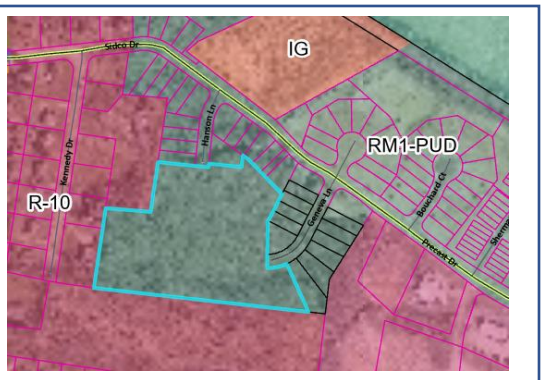
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0007	**Martin Engineering & Surveying, LLC/ P&L Development, LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Precast Drive/ Tax Map 114 Parcel 19.00**

SUMMARY OF REQUEST: **Final Plat (Summerdale Phase 6)**

This request is for a **final plat** approval of Summerdale Phase 6 consisting of 9 single-family lots and an open space area with public utility and drainage easements.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High-Density Residential Planned Unit Development)	Vacant	RM-1 PUD/R-10/IR Residential and Restrictive Industrial	Single-Family Homes	2.96 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor:

The future land use character area of the subject property is Suburban Corridor. The future land use is characterized by a mix of land uses including high density residential. The proposed use is consistent with the Comprehensive Plan.

PROPERTY HISTORY:

This Final Plat is for Phase 6 of a 7 phase Planned Unit Development. Council approved the initial Master Plan in February 2019. Council approved a revised Master Plan in July 2020. Planning Commission approved the final plats for Phases 1, 2, 3, 4, and 5 in January 2020, July 2020, March 2021, April 2021, and November 2021, respectively. Development and home construction in these phases is ongoing. Planning Commission approved the Preliminary Plat for Phase 6 in March 2021.

COMPATIBILITY with the ZONING ORDINANCE:

This Final Plat request is compatible with the standards of the Subdivision Regulations (2-9.3), the Zoning Ordinance (Sections 3.5.4, 3.20 and 7.3), and the final approved PUD Master Plan for Summerdale (Planning Case #19-0183). Phase 6 consists of 9 single-family lots and 0.56 acres ± of open space. The lot sizes vary between 5,950 square feet and 12,050 square feet. Approval should be contingent upon the satisfaction of all technical comments.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

OTHER (DESCRIBE) :
Zoning Ordinance
3.5.4, 3.20 and 7.3

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

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	E 7th Street		
	TAX MAP: 99 A	GROUP: G	PARCEL: 5, 6, 7, 8
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	3-3-21	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☒ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	<u>Annexations/Rezoning:</u> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form <u>Plats/PUDs:</u> • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

RECEIVED
DEC 16 2021
By:

RECEIVED
DEC 17 2021
By: 21.0286

APPLICANT

NAME	Chapdelaine & Assoc	PHONE	615-799-8104
ADDRESS	7376 Walker Road	EMAIL	Chapsurveyors@msn.com

PROPERTY OWNER

Williamson; Maury

NAME	Habitat for Humanity	PHONE	615-690-8090
ADDRESS	109 Noah Dr Franklin, TN 37064	EMAIL	jgalland@hfhwm.org; bmoore@hfhwm.org

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.

Jamie Norvell — APPLICANT NAME

— APPLICANT SIGNATURE

12/15/21 — DATE

* Zoning Ordinance Article 3.3.3. Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Jennee Galland — PROPERTY OWNER NAME

— PROPERTY OWNER SIGNATURE

12/15/21 — DATE

STAFF USE ONLY

DOCKET NO.	21-0286	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

Receipt Date: 12/17/2021

City Of Columbia

700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10071208

Miscellaneous Receipt

Name: CHAPDELAINE & ASSOCIATES

Code: 206-ZONING PERMITS AND FEES
Amt: $60.00
MR #: 10056493

Description: PRELIMINARY PLAT
Reference: EAST 7TH STREET LOT 3
Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	60.00

Payment Information

Check 1679 $60.00

Paid By: CHAPDELAINE & ASSOCIATES

Amount Tendered: $60.00
Total Paid: $60.00
Change: $0.00

☐ Voided

Batch: LS - 12/17/2021

Collecting Official, City Of Columbia

12/17/2021 1:43

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON EVIDENCED IN BOOK NUMBER R-2476 PAGE 89, R-2508 PAGE 396, R-2537 PAGE 351 & R2594 PAGE 678 MAURY COUNTY REGISTERS OFFICE AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT THAT OFFERS OF IRREVOCCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____ DATE _____ OWNER

_____ TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY

_____
MAURY COUNTY E911 DATE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____
DEPARTMENT OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF COMPLIANCE

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

_____
CITY ENGINEER, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SCHOOL STREET SUBDIVISION 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, AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

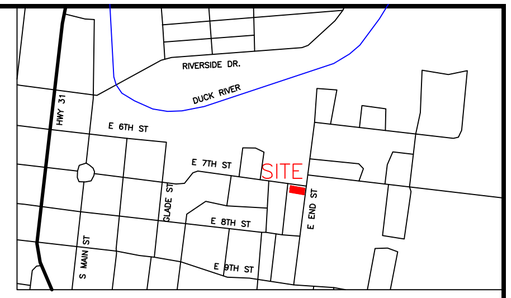
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____
SECRETARY, PLANNING COMMISSION COLUMBIA, TENNESSEE DATE

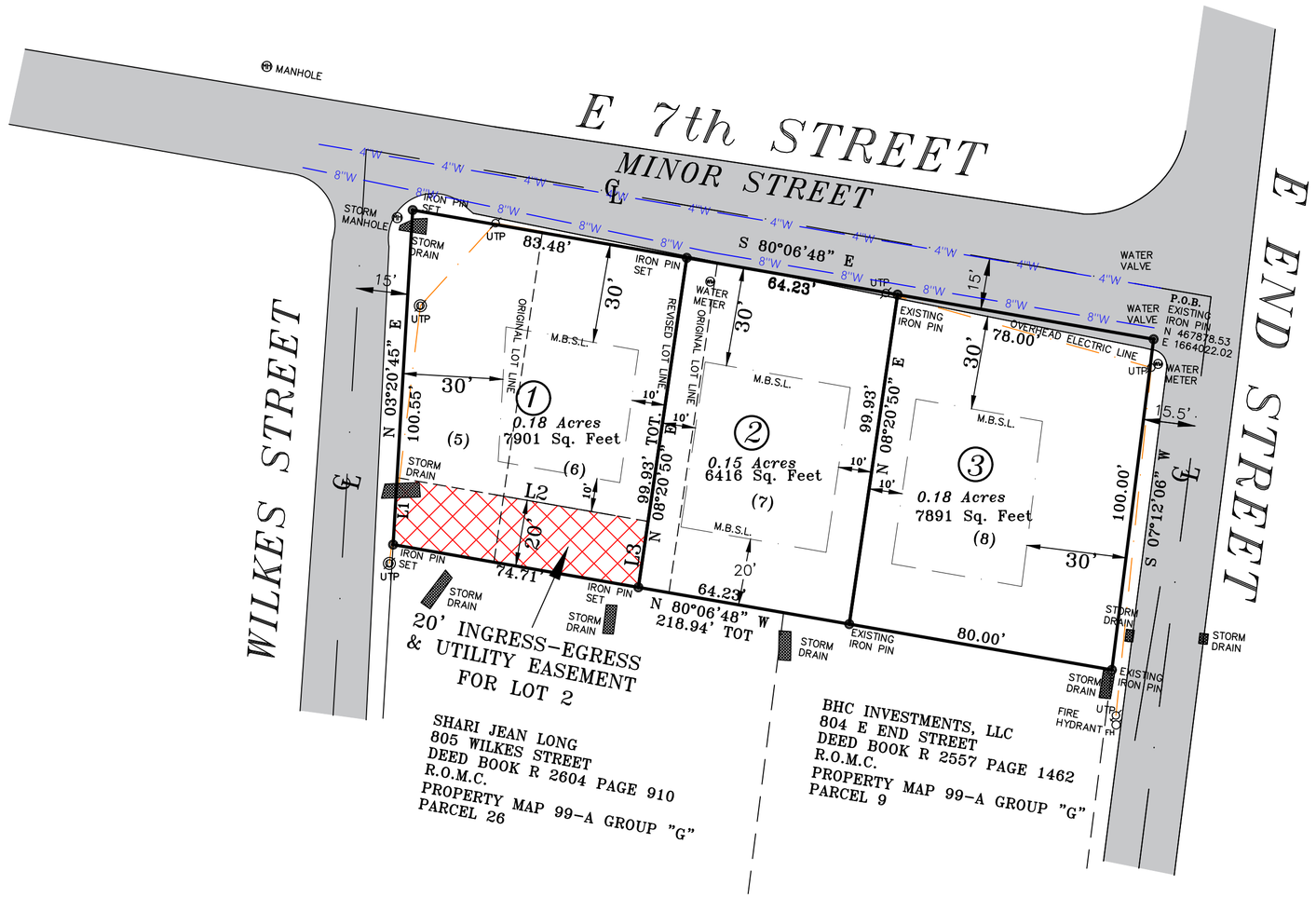
LOT NO.	911 STREET ADDRESS
1	610 E 7th STREET
2	614 E 7th STREET
3	616 E 7th STREET

N

STATE PLANE NORTH (NAD83 NAVD88)



VICINITY MAP N.T.S.



LEGEND

- UE = UNDERGROUND ELECTRIC LINE
- E = OVERHEAD ELECTRIC LINE
- X = FENCE
- W = WATER LINE
- S = SEWER LINE
- G = GAS LINE
- = WELL
- UTP = UTILITY POLE
- = IRON PIN SET UNLESS NOTED
- = POINT
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- WM = WATER METER
- GM = GAS METER
- = SEWER MANHOLE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE TOPCON HIPER V
b. POSITIONAL ACCURACY 0.05 FEET
c. DATE OF SURVEY 10/14/2019
d. DATUM/EPOCH NAD83 (2011) EPOCH
e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR 0.99992947

Randolph L. Chapdelaine 12/17/2021
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
ART & COMMERCE
TENNESSEE NO. 1444

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO COMBINE 4 LOTS INTO 3 SINGLE FAMILY LOTS.
2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47119C0285E DATED 04-16-2007.
7.) THE SUBJECT PROPERTY IS ZONED R-6 ZONING (FRONT 20'; SIDE-10'; REAR-20')
8.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.
9.) WATER AND SEWER IS SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.
10.) TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
11.) BRACKET SHOWN THUS: (5) REPRESENT ORIGINAL PARCEL NUMBERS,

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com

Randolph L. Chapdelaine TN. P.L.S. #1444

FINAL PLAT
E 7th STREET 3 LOT SUBDIVISION
FOR HABITAT FOR HUMANITY
WILLIAMSON-MAURY, INC.

610, 612, 614 & 616 E. 7th STREET
610 E 7th STREET DEED BOOK R2594 PAGE 678 PROPERTY MAP 99-A GROUP "G" PARCEL 5
612 E 7th STREET DEED BOOK R2537 PAGE 351 PROPERTY MAP 99-A GROUP "G" PARCEL 6
614 E 7th STREET DEED BOOK R2508 PAGE 396 PROPERTY MAP 99-A GROUP "G" PARCEL 7
616 E 7th STREET DEED BOOK R2476 PAGE 89 PROPERTY MAP 99-A GROUP "G: PARCEL 8
9th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE
DATE: DECEMBER 17, 2021

0' 30' 60'

JOB # 5684 *SCALE 1"=30'*

TECHNICAL MEETING
Tuesday, January 11, 2022
ITEM NO.
21-0286

DESCRIPTION: Preliminary Plat

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Label E 7th as a collector street. Wilkes and E End are local streets.
2. Add note: No access permitted onto E 7th St.
3. FFE of home and mechanicals shall be 1 ft. above elevation of E 7th Street at a minimum. Lots are currently without positive drainage.

Public Works

4. No comment.

Columbia Power

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

Maury County E911

6. Any street names will need to be requested through Maury County 911.

Maury County Schools

7. Current School Zones: Howell Elementary, Cox Middle, Central High***This development combined with other approved and proposed developments will require additional classroom space in all three grade spans. Currently there is no funding source or plan for any additional classroom spaces.

Building

8. No comment.

Police

9. No comments provided.

Duck River Electric Membership Corp

10. No comments provided.

Atmos Energy

11. No comments provided.

Wastewater

12. The final plat attached to this item does not show the 8" sanitary sewer line running along E. 7th Street, but there is a connection point for each of the three (3) lots. Wastewater approves this request.

Fire

13. Shall provide a fire flow report from CPWS.

Planning

14. Change title of plat from final to preliminary.
15. Correct setbacks shown on lots and in Note 7.
16. List lot sq. ft. in table
17. Is Note 11 complete?

Columbia Water

18. No comments provided.

ATTACHMENTS: Preliminary Plat

Chapdelaine and Associates

Response to Technical Meeting Comments
Item No. 21-0286
Description: E 7th Street

ENGINEERING:

1. LABELED AS A COLLECTOR STREET
2. ADDED "NO ACCESS" NOTE
3. NOTE ADDED

MAURY COUNTY E911:

6. NO NEW STREETS ARE BEING CREATED

WASTE WATER:

12. 8" SANITARY SEWER LINE ADDED TO PLAT

FIRE:

13. FIRE FLOW REPORT OBTAINED AND BOTH PAPER AND DIGITAL COPY INCLUDED

PLANNING:

14. TITLE OF PLAT HAS BEEN CHANGED
15. SETBACKS CORRECTED ON LOTS AND IN NOTES
16. LOT SQ. FEET SHOWN IN TABLE
17. NOTE #11 HAS BEEN ADDRESSED

Chapdelaine & Associates
chapsurveyors@msn.com
615-799-8104

RECEIVED
FEB 14 2022
By: 21-0286

HABITAT FOR HUMANITY WILLIAMSON-MAURY, INC.

610, 612, 614, & 616 E. 7th STREET

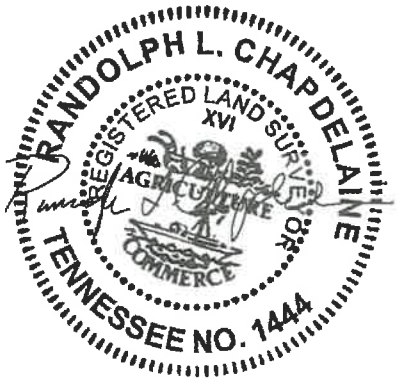
0.51 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 99-A, GROUP "G", ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE. BOUNDED IN GENERAL BY WILKES STREET ON THE WEST; E 7th STREET ON THE NORTH; E END STREET ON THE EAST; AND BHC INVESTMENTS, LLC. AND SHARI JEAN LONG ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 467878.53 E 1664022.02) ON THE SOUTH SIDE OF THE INTERSECTION OF E 7th STREET (15' FROM THE CENTER) AND E END STREET (15.5' FROM THE CENTER); THENCE WITH THE WEST SIDE OF E END STREET S07°12'06"W 100.00' TO AN EXISTING IRON PIN, BEING THE NORTHEAST CORNER OF BHC INVESTMENTS, LLC. (REF. DEED BOOK R 2557 PAGE 1462 R.O.M.C. – PROPERTY MAP 99-A, GROUP "G", PARCEL 9); THENCE WITH THE BHC'S NORTH LINE AND THEN SHARI JEAN LONG'S (REF. DEED BOOK R 2604 PAGE 910 R.O.M.C. – PROPERTY MAP 99-A, GROUP "G", PARCEL 26) N80°06'48"W, PASSING AN EXISTING IRON PIN AT 80.00', PASSING AN IRON PIN SET AT 144.23', IN ALL 218.94' TO AN IRON PIN SET ON THE EAST SIDE OF WILKES (15' FROM THE CENTER); THENCE WITH THE EAST SIDE OF WILKES STREET N03°20'45"E 100.55' TO AN IRON PIN SET ON THE SOUTH SIDE OF E 7th STREET; THENCE WITH THE SOUTH SIDE OF E 7th STREET S80°06'48"E, PASSING AN IRON PIN SET AT 83.48', PASSING AN EXISTING IRON PIN AT 147.71', IN ALL 225.71 TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. # 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062.

BEING THE SAME PROPERTY CONVEYED TO HABITAT FOR HUMANITY WILLIAMSON-MAURY, INC. DESCRIBED IN DEED BOOKS: R2476 PAGE 89; R2508 PAGE 396; R2537 PAGE 351; R2594 PAGE 678 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

THE ABOVE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.



REC
FEB 14
By: 21-0286

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON EVIDENCED IN BOOK NUMBER R-2476 PAGE 89, R-2508 PAGE 396, R-2537 PAGE 351 & R2594 PAGE 678 MAURY COUNTY REGISTERS OFFICE AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT THAT OFFERS OF IRREVOCCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____ DATE

_____ OWNER

_____ TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY

_____ MAURY COUNTY E911 DATE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____ DEPARTMENT OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF COMPLIANCE

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

_____ CITY ENGINEER, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SCHOOL STREET SUBDIVISION 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, AGENCY OF AUTHORIZED APPROVING AGENT

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 NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

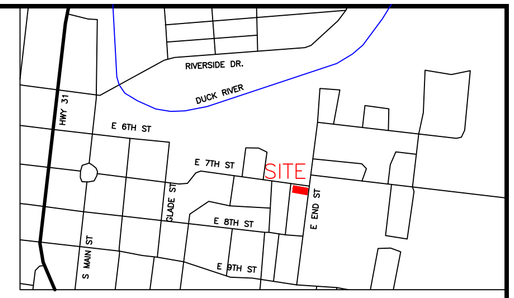
_____ SECRETARY, PLANNING COMMISSION COLUMBIA, TENNESSEE DATE

LOT NO.	911 STREET ADDRESS
1	610 E 7th STREET
2	614 E 7th STREET
3	616 E 7th STREET

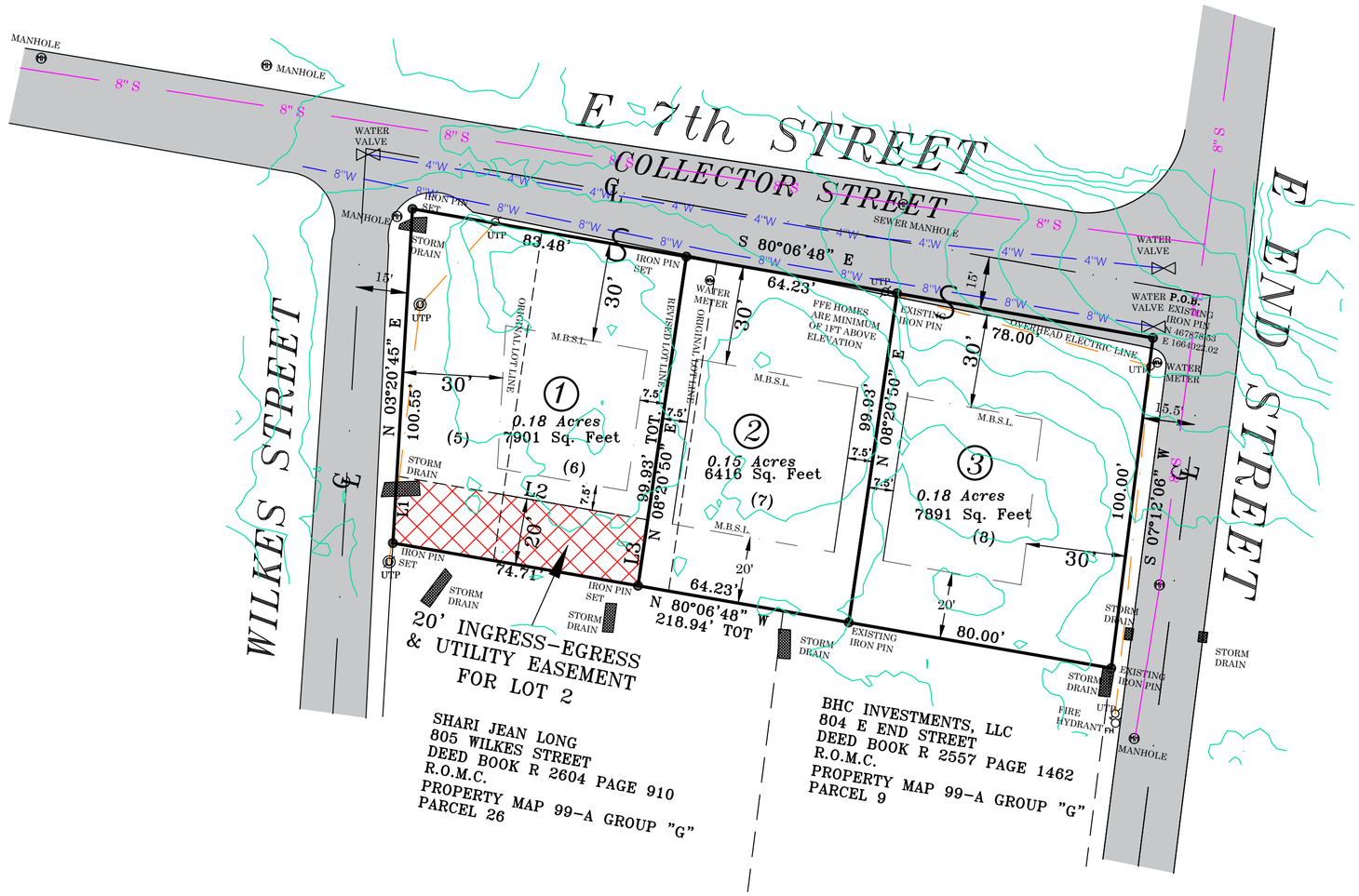
LOT NO.	Sq.Ft
1	7901
2	6416
3	7891

N

STATE PLANE NORTH (NAD83 NAVD88)



VICINITY MAP N.T.S.



LEGEND

- UE = UNDERGROUND ELECTRIC LINE
- E = OVERHEAD ELECTRIC LINE
- x = FENCE
- W = WATER LINE
- S = SEWER LINE
- G = GAS LINE
- = WELL
- UTP = UTILITY POLE
- = IRON PIN SET UNLESS NOTED
- = POINT
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- WM = WATER METER
- GM = GAS METER
- = SEWER MANHOLE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE TOPCON HIPER V
b. POSITIONAL ACCURACY 0.05 FEET
c. DATE OF SURVEY 10/14/2019
d. DATUM/EPOCH NAD83 (2011) EPOCH
e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR 0.99992947

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO COMBINE 4 LOTS INTO 3 SINGLE FAMILY LOTS.
2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47119C0285E DATED 04-16-2007.
7.) THE SUBJECT PROPERTY IS ZONED R-6 ZONING (FRONT 30'; SIDE-7.5'; REAR-20')
8.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.
9.) WATER AND SEWER IS SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.
10.) TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
11.) BRACKET SHOWN THUS: (5) REPRESENT ORIGINAL PARCEL NUMBERS.
12.) NO ACCESS PERMITTED ONTO E 7th St.

RANDOLPH L. CHAPDELAINE REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1444

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com

Randolph L. Chapdelaine TN. P.L.S. #1444

PRELIMINARY PLAT
E 7th STREET 3 LOT SUBDIVISION
FOR HABITAT FOR HUMANITY
WILLIAMSON-MAURY, INC.

610, 612, 614 & 616 E. 7th STREET
610 E 7th STREET DEED BOOK R2594 PAGE 678 PROPERTY MAP 99-A GROUP "G" PARCEL 5
612 E 7th STREET DEED BOOK R2537 PAGE 351 PROPERTY MAP 99-A GROUP "G" PARCEL 6
614 E 7th STREET DEED BOOK R2508 PAGE 396 PROPERTY MAP 99-A GROUP "G" PARCEL 7
616 E 7th STREET DEED BOOK R2476 PAGE 89 PROPERTY MAP 99-A GROUP "G: PARCEL 8
9th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE
DATE: DECEMBER 17, 2021 REVISED FEBRUARY 14, 2022

0' 30' 60'

JOB # 5684 *SCALE 1"=30'*

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
21-0286	**Chapdelaine & Associates / Habitat for Humanity Williamson-Maury Inc.**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**610-616 East 7th Street**

SUMMARY OF REQUEST: **Preliminary Plat**

This request for Preliminary Plat approval of 3 single family lots located near on East 7th Street between East End Street and Wilkes Street. The property formerly consisted of 4 separate lots zoned MCD. The owner of the property, Habitat for Humanity Williamson-Maury, intends to construct 3 single family homes on the property.

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6 (Medium-High Density Residential)	Vacant	MCD \ R-6	3 Single Family Homes	05.0 ± acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood The future land use is characterized by residential development and neighborhoods intermixed with compatible civic uses. Residential uses are the most appropriate use in the character area.

PROPERTY HISTORY:

The property previously consisted of 4 vacant parcels zoned MCD (Mixed Commercial District). A home on 616 East 7th was demolished in 2011; a home on 614 East 7th was demolished in 2004; a home on 612 East 7th was demolished in 2016. In 2021 Planning Commission recommended approval to rezone the property to R-6. City Council approved the rezoning on November 11, 2021.

OMPATIBILITY with the ZONING ORDINANCE/Staff Comments:

This preliminary plat request is compatible with the standards of the Zoning Ordinance (6.3.8) and Subdivision Regulations (2-7.3). Specifically, the proposed lots conform to the standards for conventional development in an R-6 (Single-Family Residential) zone. Approval should be contingent upon the satisfaction of all technical comments, including revisions to the notes and summary table of lots.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
6.3.8
Subdivision Regulations
2-7.3

Case #21-0286
610-616 E 7th St.
Preliminary Plat

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

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	626 Baker Road		
	TAX MAP: 74	GROUP:	PARCEL: 37.00
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation and Rezoning to RS-10		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Held on 2/10/21	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☒ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	Annexations/Rezoning: • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form Plats/PUDs: • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

Rev. 5/23/2017

APPLICANT

NAME	Lynn Ealey, Land Solutions Company, LLC	PHONE	(615) 969-9202
ADDRESS	2925 Berry Hill Drive, Nashville, TN 37204	EMAIL	lynn@landsolutionsco.net

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

PROPERTY OWNER

NAME	Victor Beck, Trustee	PHONE	
ADDRESS	3189 Oak Hill Farm Rd, Columbia, TN 38401	EMAIL	dvrbeckjr@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.

Lynn Ealey - Land Solutions Company		12/16/2021
APPLICANT NAME	APPLICANT SIGNATURE	DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Victor Beck Trustee	VICTOR BECK	12/14/2021
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	$800.00
RECEIPT NO.		REQUESTED AGENDA	2/9/22

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

BOARD ACTION	

ANN J. GREEN
C/O VICTOR BECK
626 BAKER ROAD
COLUMBIA, TN 38401
MAURY COUNTY, TENNESSEE TAX MAP 74, PARCEL 37
BOOK 467, PAGE 291, REGISTER'S OFFICE MAURY COUNTY, TN

A parcel of land lying in the 4rd Civil District of Maury County, Tennessee, northeast of Columbia, and being more particularly described as follows:

Beginning at an iron rod found lying in the eastern margin of Baker Road and 17.5 feet from the centerline of same as it now exists, in the northern boundary of the Bobby W. Sands and wife, Beth R. Sands property, Book R2414, Page 695, Register's Office of Maury County (hereafter ROMC), approximately 630 feet north of the centerline intersection of said Baker Road and Bear Creek Pike, being the southwestern corner of the property herein described, and located at Tennessee State Plane Coordinates North: 476,269.03 feet, and East: 1,676,907.70 feet, NAD83(2011); THENCE along said Baker Road, running parallel to and 17.5 feet east of the centerline of same, the following six (6) calls:

North 6°58'58" East, 383.65 feet;

North 5°11'06" East, 1,227.93 feet;

North 5°22'55" East, 229.82 feet;

North 5°01'45" East, 303.29 feet;

North 4°34'04" East, 263.84 feet;

And North 3°59'06" East, 406.98 feet to a point where said Baker Road bears west at North Ridge Road;

Thence along the eastern margin of said North Ridge Road, running parallel to and 17.5 feet east of the centerline of same, North 3°42'03" East, 360.58 feet and North 2°51'44" East, 167.70 feet to the point of curvature of a circular curve having a radius of 32.50 feet and being concave to the southeast; THENCE along said curve to the right through a central angle of 93°24'59" an arc distance of 52.99 feet (Chord: North 49°34'13" East, 47.31 feet) to the point of tangent; THENCE along the southern margin of said North Ridge

Road, running parallel to and 17.5 feet south of the centerline of same, the following three (3) calls:

South 83°43'18" East, 175.00 feet;

South 84°05'49" East, 179.76 feet;

And South 80°59'18" East, 142.54 feet to a point where said North Ridge Road bears north;

THENCE leaving said road South 87°41'48" East, 37.01 feet to a capped iron rod found lying approximately 6 feet northwest of a guy pole; THENCE along the southern boundary of the Jimmie L. Manire and wife, Hazel Manire property, Book R1458, Page 776, ROMC, along a fence, and running along and just south of a driveway leading to said Minire's residence, South 83°04'52" East, 1,269.46 feet to a fence corner, the northwestern corner of the Riverstone Homes, LLC property, Book R2677, Page 948, ROMC; THENCE leaving said Minire boundary, along a fence, and along the western boundary of said Riverstone Homes, LLC property, South 8°27'52" West, 628.79 feet to a bend in said fence; THENCE continuing along the western boundary of said Riverstone Homes, LLC property and along a fence, South 34°47'18" West, 367.50 feet to a capped iron rod set at a bend in said fence; THENCE continuing along the western boundary of said Riverstone Homes, LLC property and along a fence, South 10°47'33" West, 205.10 feet to a 24 inch Maple tree corner found with a nearby capped iron rod witness pin in the northern boundary of the City of Columbia property, Book R2448, Page 927, ROMC, and at the southwestern corner of said Riverstone Homes, LLC property; THENCE along the northern boundary of said City of Columbia property and generally along a fence, South 83°28'34" West, 92.37 feet to a capped iron rod found, and South 53°30'48" West, 104.09 feet to a capped iron rod found; THENCE along the northwestern boundary of said City of Columbia property and a fence, South 43°26'21" West, 240.90 feet to a 30" Maple tree corner found with a nearby capped iron rod witness pin; THENCE along the western boundary of said City of Columbia property and generally along a fence, South 7°25'28" West, 436.79 feet to a capped iron rod found at the southwestern corner of said City of Columbia property and the northwestern corner of the Maury County Board of Education, E. A. Cox Middle School property, Book 1250, Page 508, ROMC; THENCE along the western boundary of said school property and generally along a fence, South 6°00'57" West, 512.29 feet to a 30 inch Hickory, and South 17°35'27" West,

196.00 feet to a bend in said fence; THENCE continuing along the western boundary of said school property and a fence, South 47°19'48" West, 166.04 feet to an iron rod found at the southwestern corner of said school property and in the northern boundary of the Maury Memorial Gardens, LLC property, Book R2108, Page 452, ROMC; THENCE along the northern boundary of said Maury Memorial Gardens, LLC property and generally along a fence, North 81°03'19" West, 283.47 feet to an iron rod found lying on the eastern bank of a branch or stream; THENCE continuing with said Maury Memorial Gardens, LLC property and crossing said branch or stream, South 18°56'12" West, 32.03 feet to an iron rod found on the western bank of said branch or stream; THENCE continuing along said Maury Memorial Gardens, LLC property boundary and a fence the following four (4) calls:

South 19°27'18" West, 105.21 feet to a capped iron rod found;

South 60°18'51" West, 211.49 feet to an iron rod found;

South 59°21'44" West, 136.28 feet to an iron rod found;

And South 37°15'32" West, 334.40 feet to an iron rod found at the northeastern corner of the aforementioned Bobby Sands property;

THENCE leaving said Maury Memorial Gardens property, generally along a fence, and along the northern boundary of said Sands property, South 88°42'52" West, 311.45 feet to the POINT OF BEGINNING, containing 98.661 Acres, or 4,297,676 Square Feet, and is all of the remaining Ann J. Green property, Book 467, Page 291, ROMC, shown as Parcel 37 on Maury County Tax Map 74.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

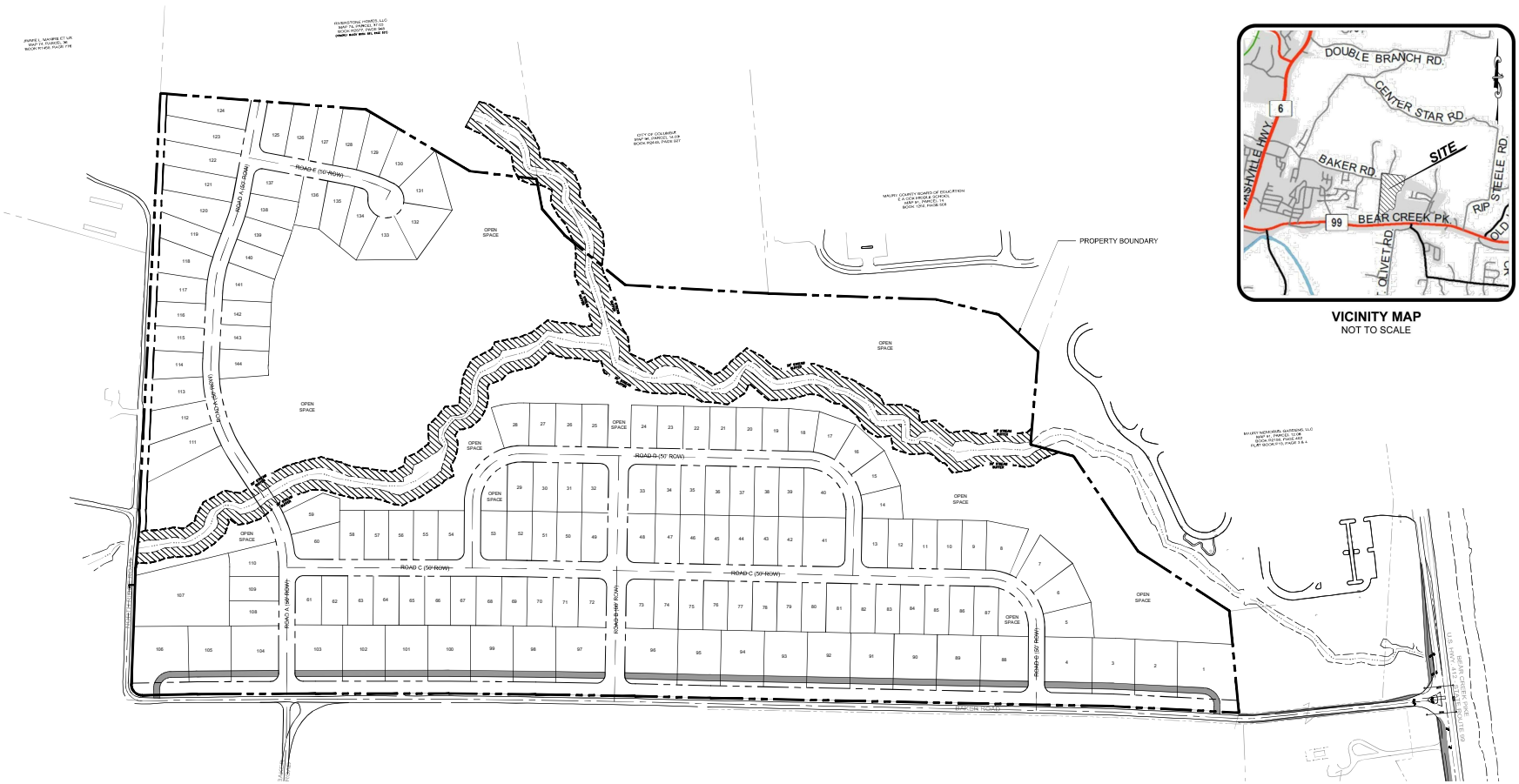
I, Victor Beck Trustee being the sole owner of the property more particularly described as Parcel 37.00, Map 74 ~~on Plat of Record~~ in ~~Plat~~ Deed Book 467 Page 291 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

Victor Beck Trustee
Print Name

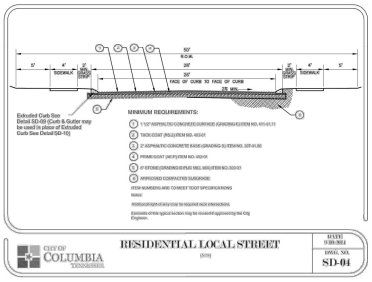
12/17/2021
Date

VICTOR BECK
Signature

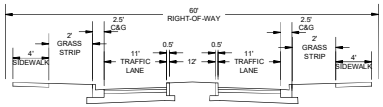
STAFF USE ONLY	
Docket Number:	Requested Agenda:



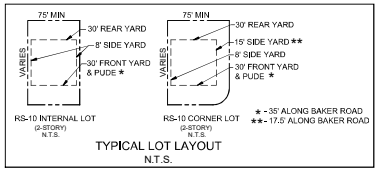
VICINITY MAP
NOT TO SCALE



50' ROW TYPICAL SECTION
N.T.S.



BOULEVARD SECTION (60' ROW)
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

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

GRAPHIC SCALE - 1 inch = 150 ft.

ISLAND SOLUTIONS
2926 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
CONCEPT PLAN

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

ISSUANCE/REVISION NOTES
- PLAN DATED DECEMBER 07, 2020

A NONE
B NONE
C NONE
D NONE

CONCEPT PLAN

C2.0

LSC 21001

TECHNICAL MEETING
Tuesday, January 11, 2022
ITEM NO.
21-0289

DESCRIPTION: Annexation and rezoning to RS-10.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Public Works

1. Please see the attached Plan of Services.

Columbia Power

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

Police

3. No comments provided.

Engineering

4. No Comment on annexation and rezoning
5. Preliminary Plat will be subject to TIS and Construction Plans
6. Additional ROW will be needed along Baker Rd
7. Concept Plan Comments: All Roadways to meet Access Management/Engineering/Subdivision Regulation Standards; Lot accesses should not be off Baker Rd; Request 4' grass strip between curb and sidewalk.

Maury County Schools

8. Current School Zones: Howell Elem, Cox Middle, Spring Hill High *** This development combined with other approved and proposed developments will require additional classroom space at all three grade levels. There is currently no funding source or plan for additional classroom spaces identified.

Fire

9. Dead-end roads cannot exceed 150' without an approved fire apparatus turn-around.
10. Shall provide a fire flow report from CPWS.

Atmos Energy

11. No comments provided.

Maury County E911

12. No comments provided.

Duck River Electric Membership Corp

13. No comments provided.

Building

14. No comments.

Wastewater

15. Sanitary sewer service is currently unavailable to this property. Obtaining the easements required to connect to the existing sanitary sewer infrastructure on the adjacent property is the responsibility of the owners. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New Customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time. The Wastewater Department's treatment facility has available capacity to service this property.

Columbia Water

16. No comments provided.

Planning

17. Review RS-10 base zoning standards under ZO Article 6.3.8 Revise typical lot layouts shown.

ATTACHMENTS:

January 17, 2022

Mr. Paul Keltner
City of Columbia
Development Services

RE: Staff Comments – Technical Meeting - 2022-01-11 – 626 Baker Road Annexation and Rezoning to RS-10
Item No. 21-0289

Please find enclosed 25 copies of the Concept Plan for the above mentioned project. This plan was revised to address comments made on January 11, 2022. Comment responses are below.

Public Works

1. Please see the attached Plan of Services.

   Response: Noted.

Columbia Power

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

   Response: Noted.

Engineering

3. No Comment on annexation and rezoning

   Response: Noted.

4. Preliminary Plat will be subject to TIS and Construction Plans

   Response: Agreed.

5. Additional ROW will be needed along Baker Rd

   Response: Agreed, additional ROW shown and will be dedicated accordingly.

6. Concept Plan Comments: All Roadways to meet Access Management/Engineering/Subdivision Regulation Standards; Lot accesses should not be off Baker Road; Request 4' grass strip between curb and sidewalk.

Response: Agreed. Lots along Baker Road will have access to a frontage road that will run the length of the property. Concept Plan has been revised to show a 4' minimum grass strip

2925 BERRY HILL DRIVE 2ND FLOOR • NASHVILLE, TN • 37204
PHONE: (615)712-7497

Maury County Schools

6. Current School Zones: Howell Elem, Cox Middle, Spring Hill High *** This development combined with other approved and proposed developments will require additional classroom space at all three grade levels. There is currently no funding source or plan for additional classroom spaces identified.

Response: Noted.

Fire

7. Dead-end roads cannot exceed 150' without an approved fire apparatus turn-around.

Response: Agreed.

8. Shall provide a fire flow report from CPWS.

Response: Agreed, fire flow report will be provided.

Wastewater

9. Sanitary sewer service is currently unavailable to this property. Obtaining the easements required to connect to the existing sanitary sewer infrastructure on the adjacent property is the responsibility of the owners. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New Customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time. The Wastewater Department's treatment facility has available capacity to service this property.

Response: Agreed.

Planning

Review RS-10 base zoning standards under ZO Article 6.3.8 Revise typical lot layouts shown.

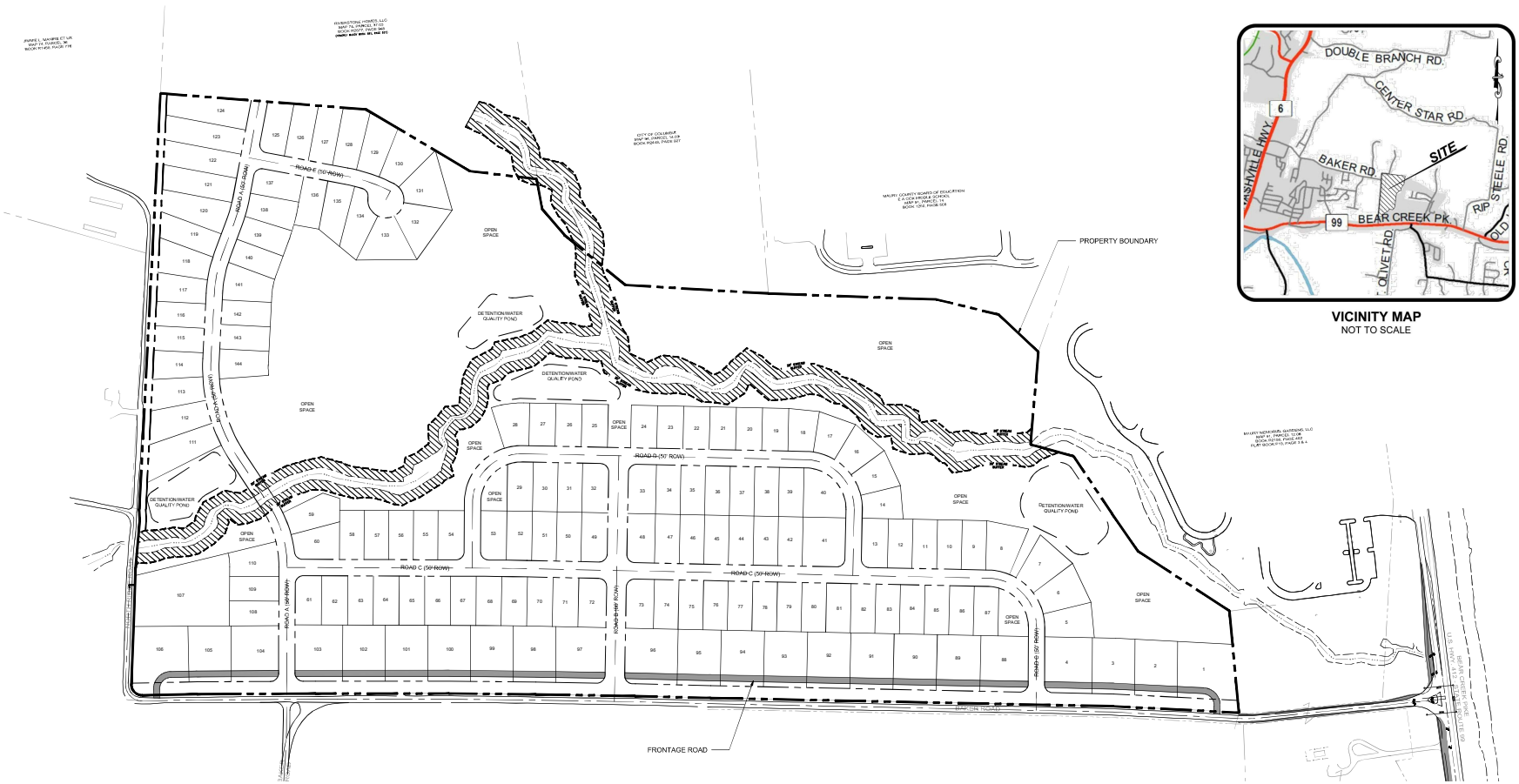
Response: Typical Lot details have been revised to show 10’ side setbacks as discussed at technical meeting. PUDE’s and other concerns will be addressed at the preliminary plat stage.

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

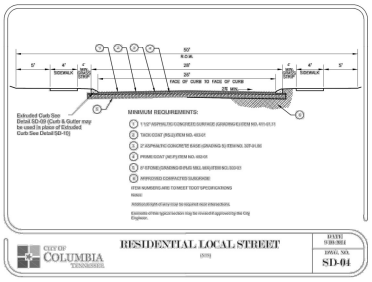
Sincerely,

Lynn Ealey, PE
Land Solutions Company

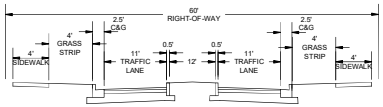
2925 BERRY HILL DRIVE • NASHVILLE, TN • 37204
PHONE: (615)401-9956



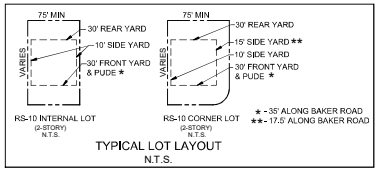
VICINITY MAP
NOT TO SCALE



50' ROW TYPICAL SECTION
N.T.S.



BOULEVARD SECTION (60' ROW)
N.T.S.



TYPICAL LOT LAYOUT
N.T.S.

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

GRAPHIC SCALE - 1 inch = 150 ft.

ISLAND SOLUTIONS
2926 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
CONCEPT PLAN
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- PLAN DATED DECEMBER 07, 2021

A NONE
B NONE
C NONE
D NONE

CONCEPT PLAN

C2.0

LSC 21001

PLAN OF SERVICES

FOR ANNEXATION
626 Baker Road PROPERTY
+/-98 ACRES,
BEING
TAX MAP 74 PARCEL 37.00

A. Water

1. City-No comments provided due to property on county water system.

2. Maury County- The water system is capable of providing fire, and domestic water service to the proposed development.

B. Sewer

1. Sanitary sewer service is currently unavailable to this property. Obtaining the easements required to connect to the existing sanitary sewer infrastructure on the adjacent property is the responsibility of the owners. Any extension to the existing sewer infrastructure would be initiated by the property owner, and must comply with existing regulations. If, after department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of service may be advanced in accordance with local, state and federal rules, regulations, and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. The Wastewater Department's treatment facility has available capacity to service this property.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. **Scope of Services:** The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The Columbia Fire & Rescue Department currently holds an Insurance Service Organization (ISO) class 1 rating. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. **Infrastructure**: The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

    a. **Water:** Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

    b. **Roadway and Bridges:** Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

    c. **Damage Free Property Access**: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be

happy to work with you to find what Knox Rapid Entry product is best suited for your application.

d. **Damage Free Home/Facility Access**: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

e. **Emergency Response to Your Location:** The proposed annex will be located on the property at 626 Baker Road, Tax Map 74 Parcel 37 in Columbia, Tennessee. This location is approximately 1.4 miles from Columbia Fire Station, #3 located at 705 Tom Sharp Road, 4.9 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 12.4 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

f. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 4.5 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #3 could send an additional unit and arrive on-scene within 4.5 minutes of your 911 call.

g. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, you should insist that fire sprinkler systems be installed in future homes.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned RS-10 (Single-Family Low Density Residential) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush and bulky item collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

Columbia Power System has an existing power line near your proposed development. After annexation, we are willing to serve this new development subject to all Columbia Power System policies and

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

J. Schools

Current School Zones: Howell Elementary, Cox Middle, Spring Hill High Schools. ***This development combined with other approved and proposed developments will require additional classroom space at all three grade levels. There is currently no funding source or plan for additional classroom spaces identified.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0289

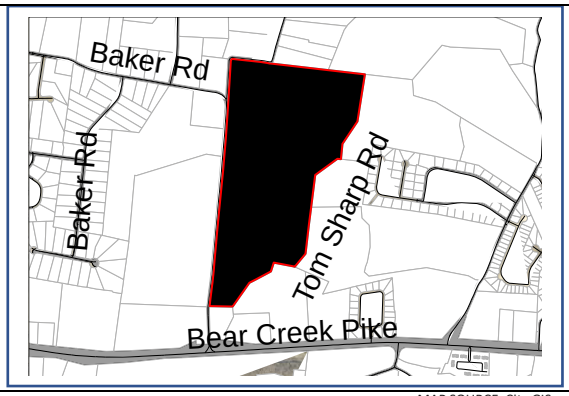
APPLICANT/PROPERTY OWNER
Lynn Ealey, Land Solutions Company, LLC / Victor Beck

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
626 Baker Road, Tax Map 074 Parcel 037.00

SUMMARY OF REQUEST**: Annexation including plan of services with a zoning request of RS-10.**

This request is for the annexation and plan of services with an RS-10 zoning designation for a 98.66 +/- acre tract located on the east side of Baker Road at tax map 74, parcel 037. A conceptual site plan has been submitted in support of this RS-10 zoning request indicating a lot layout with proposed connectivity.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
Not in City Limits (*County Zoning*)	Vacant Land/ Single-Family Home	RS-40/ CEG PUD & Vacant Land/ Single-Family Residential	Concept plan indicates 144 RS-10 Zoned Residential Lots	98.66 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space. The future land use of rural countryside characterized for the subject property does support single-family residential uses with an RS-10 Zoning designation.

PROPERTY HISTORY:

November 10th, 2021- 21-0204. Request from Land Solutions for the annexation and zoning to RS-10 PUD (Planned Unit Development) with concept plan. Request denied by Planning Commission and withdrawn by applicant in forwarding to City Council.

August 11th 2021- 21-0084. Request from Land Solutions for the annexation and zoning to an RS-10 cluster with a concept for 240 single-family homes. Request withdrawn.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced: (*Proposed RS-10 Zoning District*)
Article 6.3.8 District Development Standards

- Lot size minimum of 10,000 SF with a lot width minimum of 75'.
- Permits single-family homes only (not single-family attached; i.e. duplexes).
- 30' minimum front setback/ 10' minimum side setback/ 20' minimum rear setback.

A concept plan indicating 144 single-family residential lots has been submitted in support of this annexation and zoning request. All development standards will be required to conform to an RS-10 zoning designation as referenced. Connectivity within this development is shown within three access points off of Baker Road with an additional street connection with the *Cottages of Bear Creek* development currently under construction to the east of this proposal.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
- Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
- Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
- Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

Staff's review of Section 3.19.6 in relation to this request finds the following:

A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

The Comprehensive Plan designation for this property is Rural Countryside which does support single-family residential uses thus meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

The legal purposes for which zoning exists are not contravened;

All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

A. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The surrounding property is single-family residential and wooded open space & rural countryside. The proposed plan will continue those established patterns within the area consisting of single family residential and open space within a pattern of transition

B. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners.

C. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

The subject property is of adequate shape and size to accommodate a single-family residential development with an RS-10 zoning designation.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning agrees with the general plan for the area;

   The Comprehensive Plan (Connect Columbia) designates the subject property as "Rural Countryside". This request would agree with an RS-10 zoning designation.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

   The use would be surrounded by residential uses thus continuing the development pattern thus not effecting the area.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

   The proposal is supported by the comprehensive plan in which the general public representatives confirmed.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

   In the community, housing demands within the city limits have increased to a sufficient extent to warrant an annexation within the city's zoning map to fulfill that demand.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

   Maury County Schools has commented; "Howell, Elem, Cox Middle, Spring Hill High *** This development combined with other approved and proposed developments will require additional classroom space at all three grade levels. There is currently no funding source or plan for additional classroom spaces identified".

Case #21-0289
626 Baker Road

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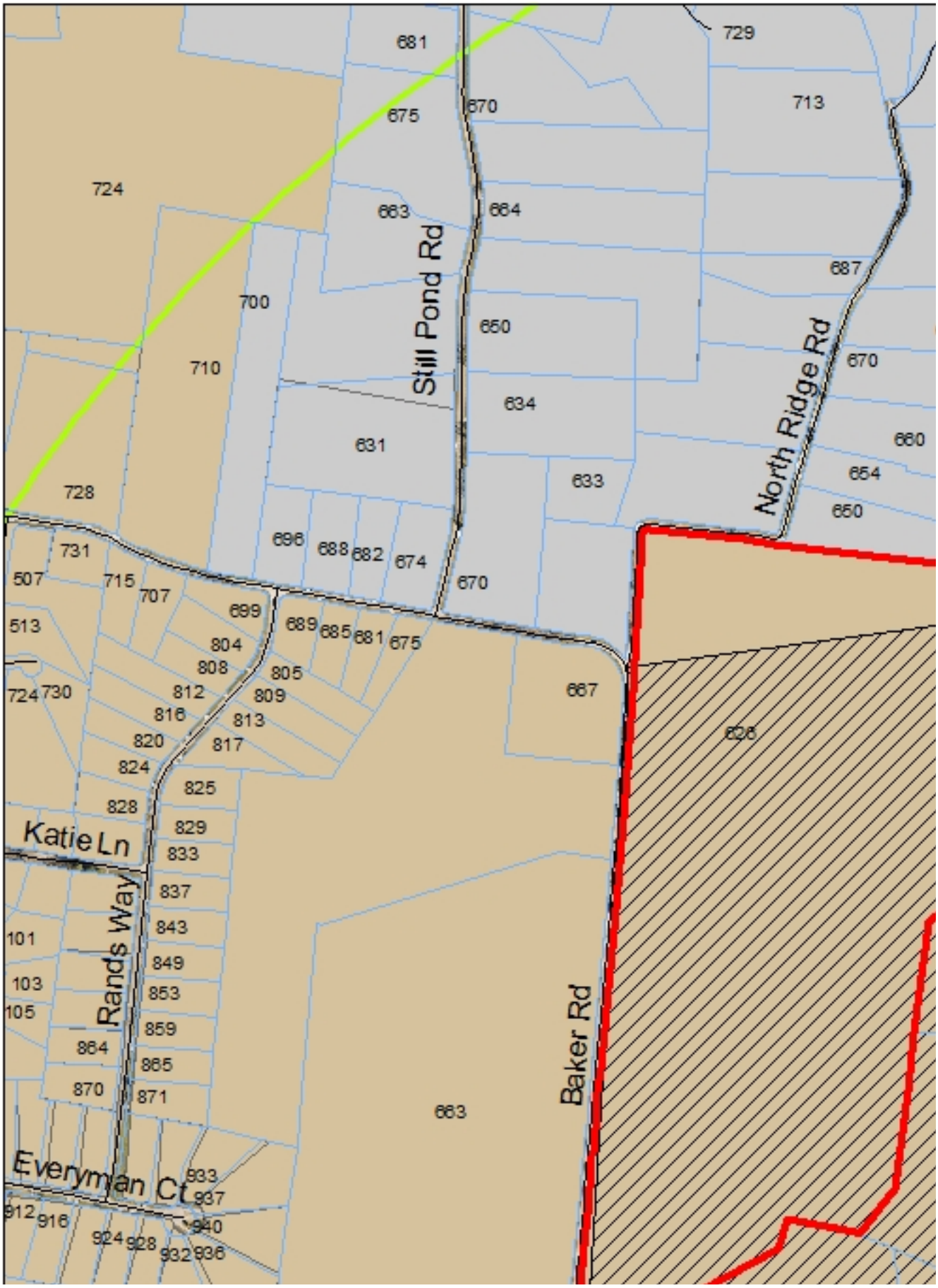


CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	221 PORTER CIRCLE		
	TAX MAP: 075		PARCEL: 51.06
SUMMARY OF NATURE OF REQUEST AND WORK	REQUEST FOR SITE PLAN APPROVAL STRAIGHT ZONE COMPLIANCE FOR MANUFACTURED AND MODULAR HOMES		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	MTG HELD NOV 15	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☑ Other MHP SITE PLAN	<u>Annexations/Rezoning:</u> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form <u>Plats/PUDs:</u> • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	CIVIL DESIGN CONSULTANTS	PHONE	615-638-8207
ADDRESS	8170 Coley Davis Rd., Nashville 37221	EMAIL	jared@civilconsultants.net

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

PROPERTY OWNER

NAME	Alvin Luna	PHONE	
ADDRESS	911 Baker Rd.	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.

Jared R. Gray, PE	Jared R. Gray	12-20-2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE

* Zoning Ordinance Article 3.3.3. Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Alvin and Malinda Luna	Submittal allowed by Affidavit	
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

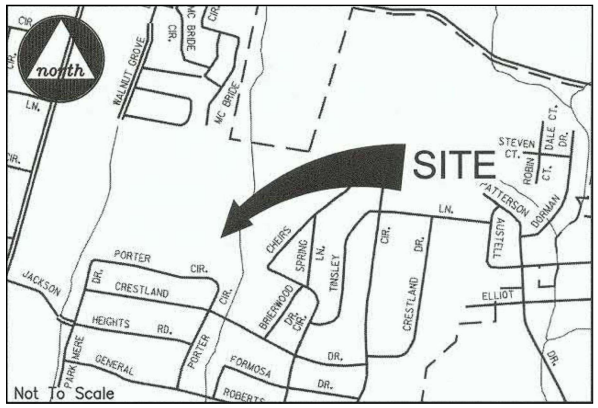
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

SITE PLANS
FOR
LEGACY AT HIGHLAND ESTATES
PENTAGON HOLDINGS LLC - DEVELOPER
WILLIS WAY

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC



LOCATION MAP- NTS

INDEX OF SHEETS

SHEET	DESCRIPTION
CS	COVER SHEET
C0	EXISTING CONDITIONS PLAN
C1	SITE LAYOUT PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
C3	STORMWATER PLAN - INITIAL
C4	STORMWATER PLAN - INTERMEDIATE
C5	STORMWATER PLAN - FINAL
C6	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

CURRENT ZONING: MHP\RS20

PROPERTY INFORMATION:

OWNER: ALVIN TYLER LUNA
921 BAKER RD.
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 75 PARCEL 51.06
DEED BOOK: 649 PG 28

OPTIONEE\DEVELOPER
BLAKE SEEBERGER
1600 Division St Ste 700
Nashville, TN 37203-2771

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A MANUFACTURED AND MODULAR HOME DEVELOPMENT

CITY OF COLUMBIA, TENNESSEE
MAURY COUNTY

UTILITY SERVICES:

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

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

CIVIL DESIGN CONSULTANTS, LLC

JAMES R. GRAY
No. 108403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE
COVER SHEET

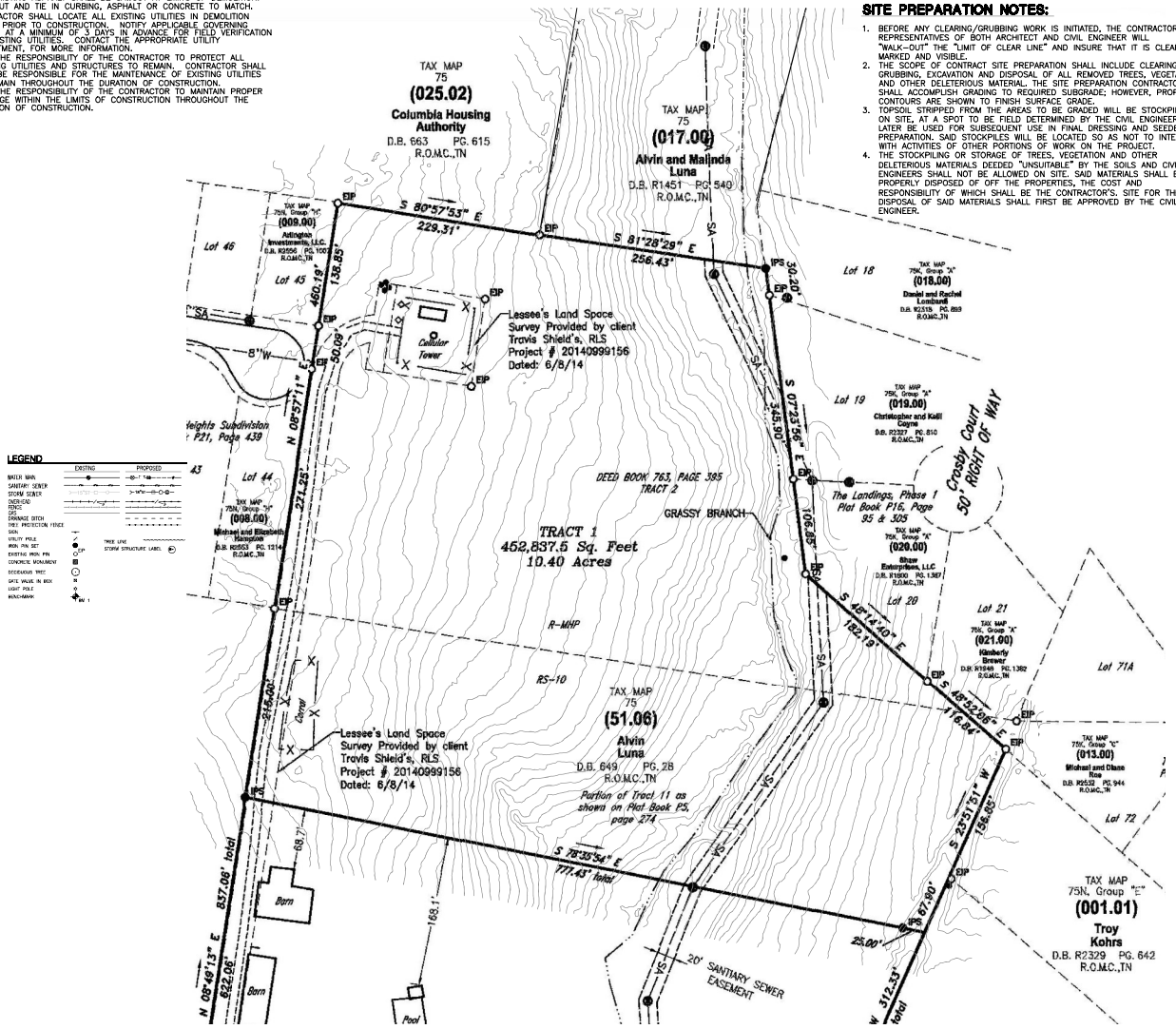
REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	NONE
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
CS

SITE DEMOLITION NOTES:

1. ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION. SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.



SITE PREPARATION NOTES:

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEDED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

GENERAL NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AS HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

EXISTING TREES ALONG PROPERTY LINE SHALL BE LOCATED AND PRESERVED WHERE POSSIBLE UPON STAKING OF PROPERTY LINE.
SEE STORMWATER SHEET C4 FOR TREE PROTECTION DETAIL.

SEE SHEET C1 FOR PROPOSED LOCATION OF THE CROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/PUDE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLC
100 LUTHER ROAD
DICKSON, TN PHONE: 615-351-7367

CLEARING AND GRUBBING NOTE:

ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

SITE BENCHMARK NOTE:

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE ACREAGE:

SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP. R20

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, AND OTHERS. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

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1-615-366-1987
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CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
972 GLEN CAVE RD., WOODBURY, TN 37190
PHONE: (615) 765-6016 FAX: (615) 563-2331

JARED R. GRAY — No. 109851 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

EXISTING CONDITIONS PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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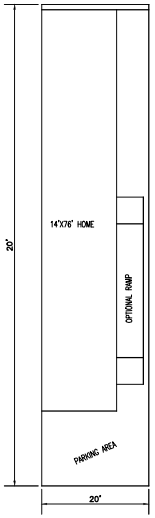
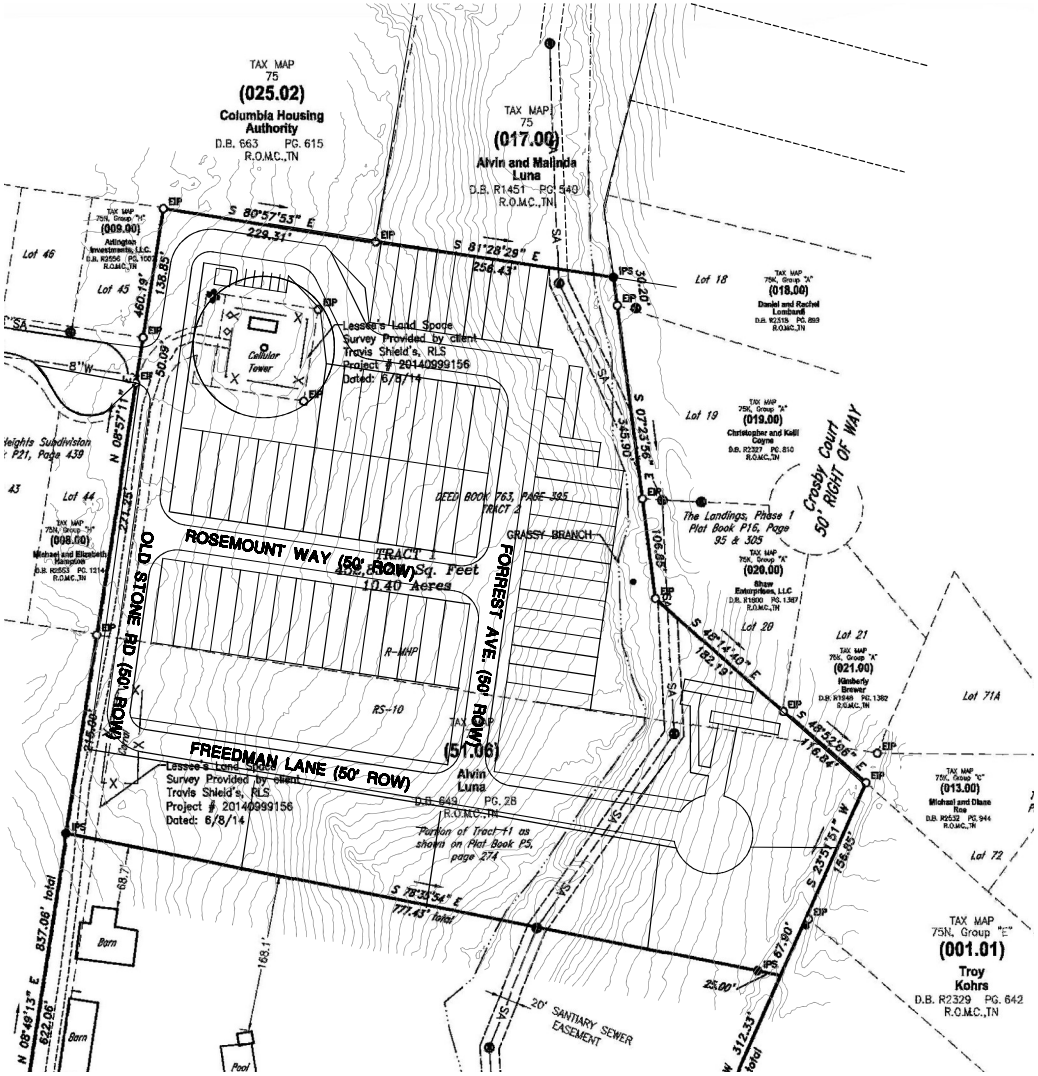


TYPICAL R-MHP LOT
NOT TO SCALE



APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20

ACREAGE OF SITE: 10.40± ACRES

SQUARE FOOTAGE OF SITE: 452,838± S.F.

DISTURBED ACREAGE: 8.48± ACRES

MINIMUM BUILDING SETBACK LINES:

FRONT: HPR
SIDE: HPR
REAR: HPR

OWNER\APPLICANT:

PENTAGON HOLDINGS LLC
1600 Division St Ste 700
Nashville, TN 37203-2771

CONTACT:
BLAKE SEEBERGER

APPLICANT: CIVIL ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

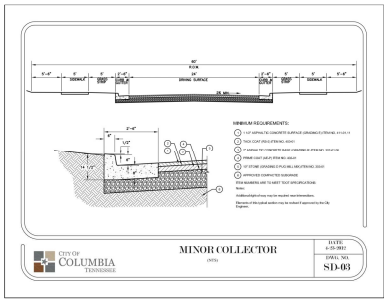
THIS DEVELOPMENT WILL BE AN HORIZONTAL PROPERTY REGIME (HPR)
67 SINGLE FAMILY MANUFACTURED HOMES IN R-MHP ZONE
5 RS20 MODULAR HOMES PROPOSED AGAIN WITHIN HPR
ALL LOT AREAS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY - HPR IS ACROSS THE WHOLE TRACT

PROPOSED BUILDING USE: RESIDENTIAL-MULTI FAMILY

SEE THE FOLLOWING WEBSITE https://www.columbiatn.com/220/Standard-Details-Drawings FOR DETAILS
ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



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JARED R. GRAY
No. 109853
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

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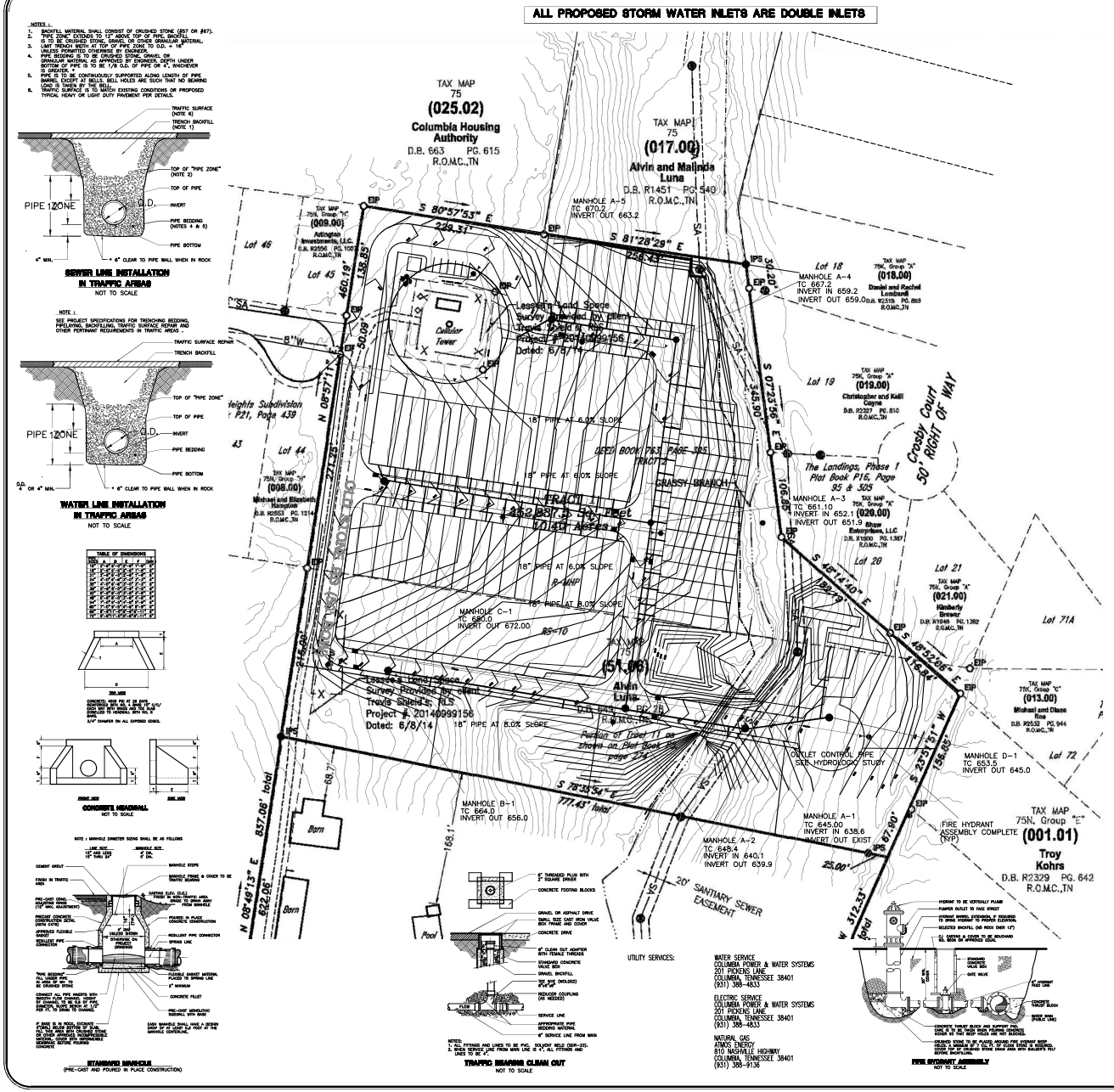

SEWER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

WATER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

CONCRETE HEADWALL
NOT TO SCALE

STANDARD MANHOLE
(PRE-CAST AND POURED IN PLACE CONSTRUCTION)

TRAFFIC BEARING CLEAN OUT
NOT TO SCALE

FIRE HYDRANT ASSEMBLY
NOT TO SCALE

GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE CITY AUTHORITY, UTILITY PROVIDER & STATE AGENCY.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

GENERAL SEWER NOTES:

1. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE ENTITIES AND WATER AUTHORITY 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE SANITARY SEWER LINE EXTENSIONS.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
3. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED FROM PROVIDER PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
6. TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
7. ALL SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN LINE.
8. SANITARY SEWER SERVICES MAY BE EXTENDED FROM MANHOLES AT THE END OF A SEWER LINE ONLY.
9. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES, AND AROUND ALL UTILITIES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES AND LINES, THE ELECTRIC AND/OR GAS COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES, INCLUDING PUBLIC LINES.
11. FOR LOCATIONS AND LENGTHS OF 6-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
12. SANITARY SEWER SERVICE LINES THAT SERVE LOTS ON THE ROADWAY'S LOWER SIDE SHALL BE CONSTRUCTED ON A SLOPE OF 2.00% UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
13. ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
14. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
15. "AS BUILT" DRAWINGS REQUIRED; SEE AUTHORITIES STANDARD SPECIFICATIONS.
16. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
17. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTHEN ASSOCIATES, INC. CIVIL DESIGN CONSULTANTS LLC, ASSUMES NO LIABILITY AS TO ITS ACCURACY. CONTRACTOR TO VERIFY PROPOSED LENGTHS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

CONCRETE WASH DOWN/EQUIPMENT FUELING NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CURRENT LATEST EDITION OF TDECS EROSION AND SEDIMENT CONTROL HANDBOOK.

ADA GRADING NOTE:

CONTRACTOR TO COMPLY WITH THE CURRENT ADA MANDATES WITH RESPECT TO DETECTABLE WARNING STRIPS AND SLOPE REQUIREMENTS FOR ALL HANDICAP ACCESSIBLE PATHS AND PARKING SPACES.

WATER SERVICE LINE NOTE:

ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

SEWER UTILITY NOTE:

CONTRACTOR TO UNEARTH AND VERIFY INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION ALL SEWER MAIN LINES TO BE 8" ALL SEWER SERVICE LINES ARE TO BE 4"

SEWER CLEANOUT NOTE:

CLEANOUTS TO BE PLACED 5' OUTSIDE OF BUILDING – SEE BUILDING PLUMBING PLANS
ALL CLEANOUTS AND MANHOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.

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CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
1775 HILLSBORO BLVD., SUITE 210
FRANKLIN, TN 37067 (615) 599-8406
PROJECT MANAGEMENT • SURVEYING • DEVELOPMENT CONSULTING

JARED R. GRAY No. 108863 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

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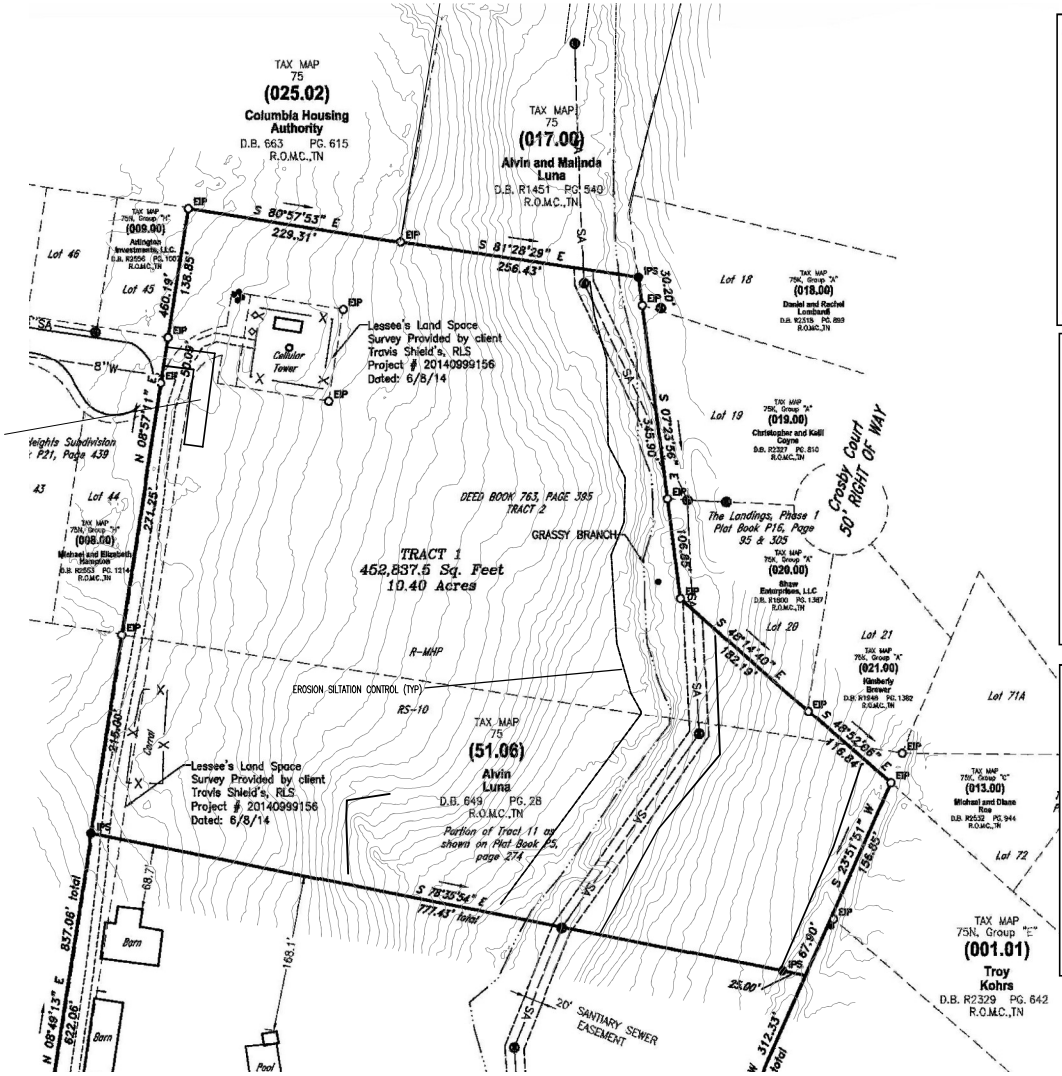

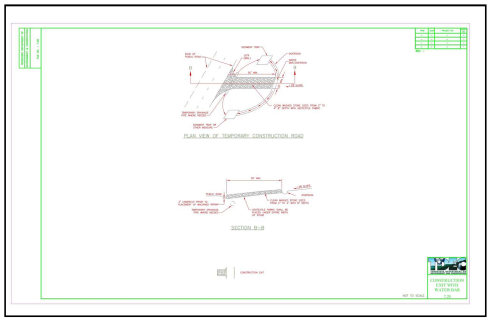

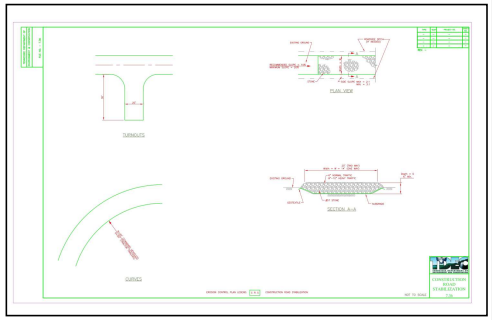

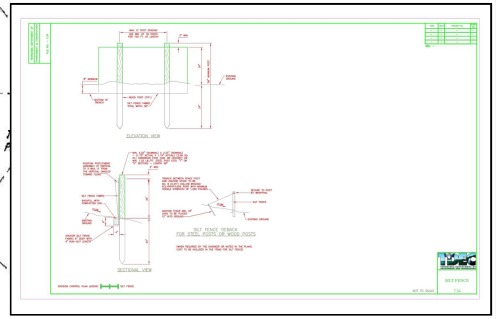

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972 GLEN CAVE RD., WOODBURY, TN 37190
PHONE: 615-773-8080 FAX: 615-773-8081

JARED R. GRAY
No. 109403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN – INITIAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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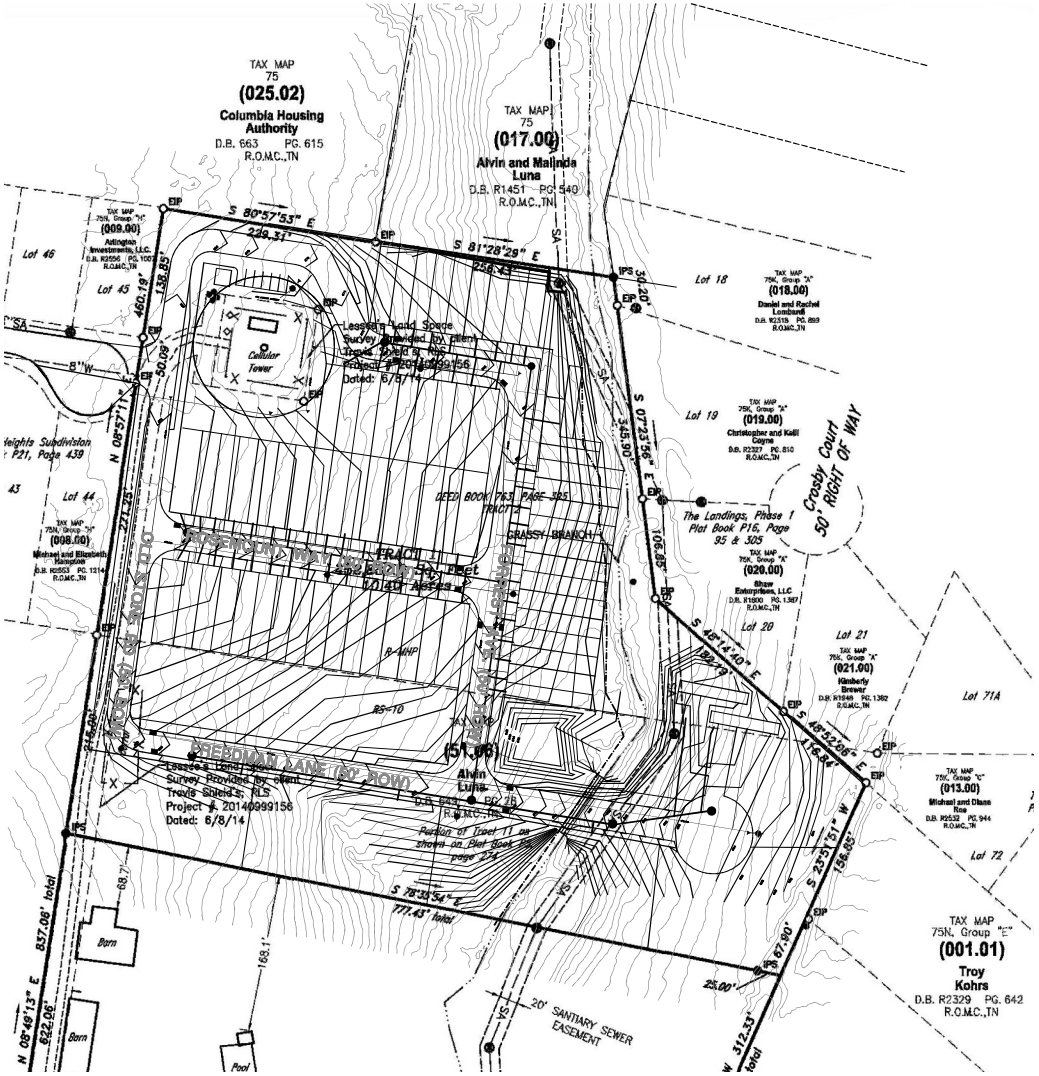

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

ENGINEER 12-20-21 DATE

I, JARED GRAY, PE , CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION CONTROL SPECIALIST 12-20-21 DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS ---- ---- ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

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972 GLEN VIEW DR., FRANKLIN, TN 37064
PHONE: (615) 599-2274 • WEBSITE: CDCTN.COM

JARED R. GRAY No. 109803 STATE OF TENNESSEE

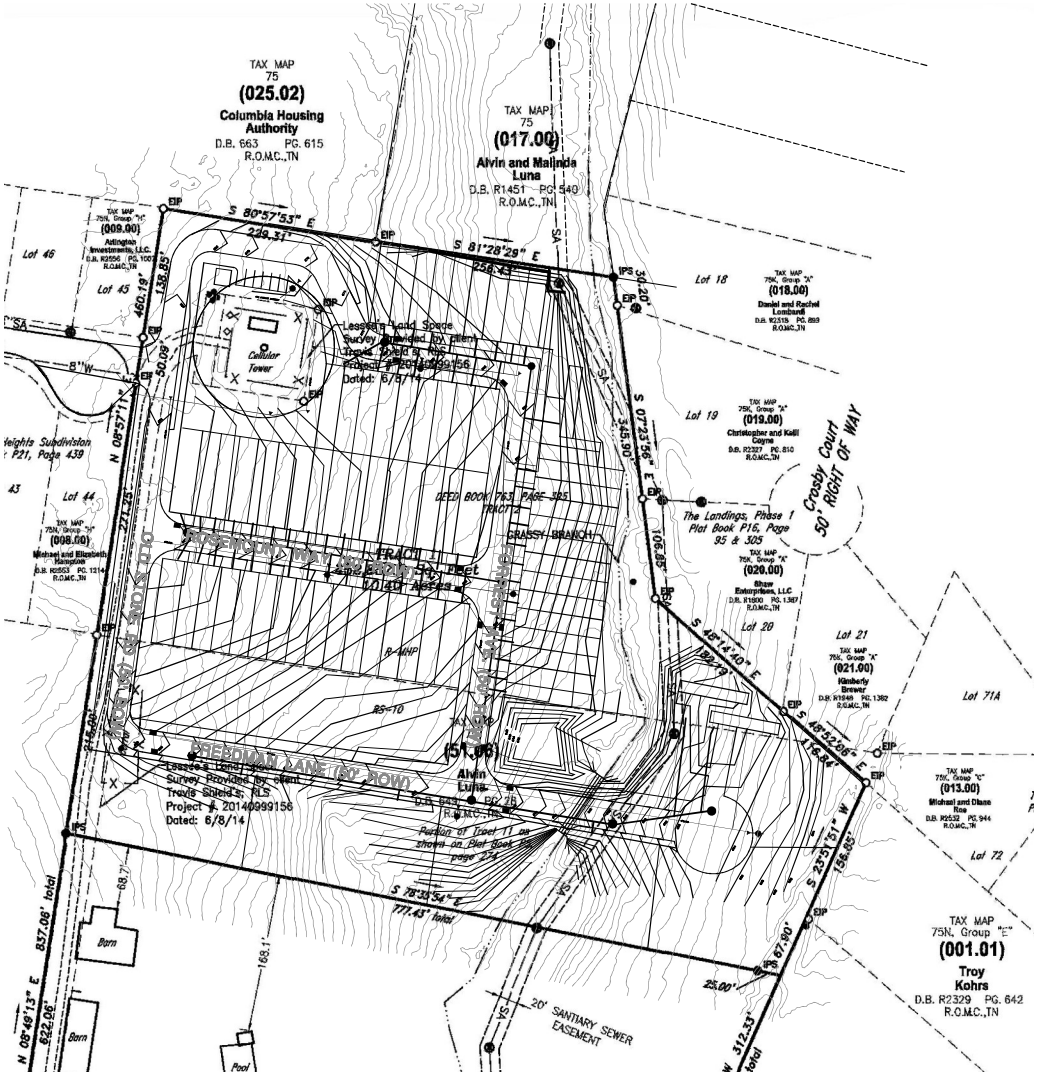
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INTERMEDIATE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C4



STORMWATER MAINTENANCE NOTE:

HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE RECORDED LONG TERM MAINTENANCE PLAN.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
972 HIGHWAY 50, CLIFTON, TN 38425
PHONE: 931-676-3457 • EMAIL: CDC@CDCTN.NET

JARED R. GRAY
No. 109803
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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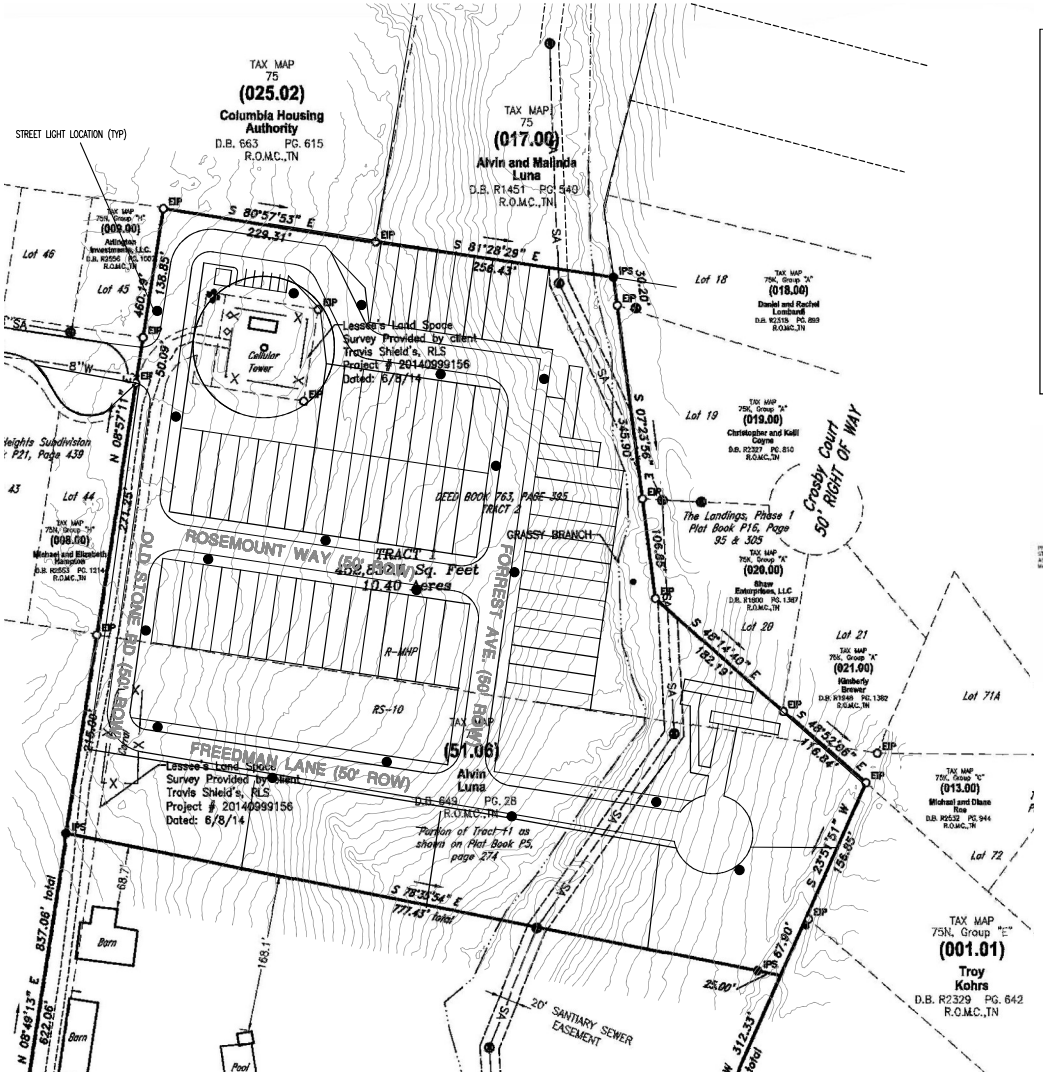
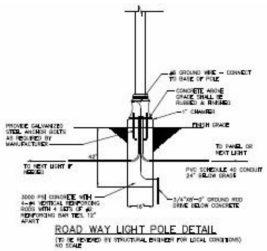
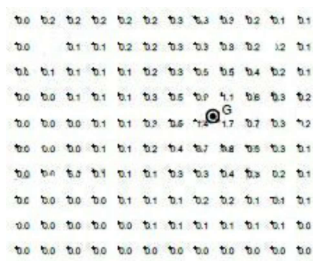


CITY OF COLUMBIA TENNESSEE — STANDARD STREET LIGHT (NTS) — DATE: 6-15-2021 — DWG. NO. PD-03



ROAD WAY LIGHT POLE DETAIL

TYPE "G" FIXTURE DETAIL



APPROXIMATE FOOTCANDLE PER FIXTURE

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
972 HIGHLAND AVE., MURFREESBORO, TN 37130
PHONE: 615-217-7245 • WEBSITE: CIVILDESIGNCONSULTANTS.COM

JAMES R. GRAY — No. 109823 — STATE OF TENNESSEE

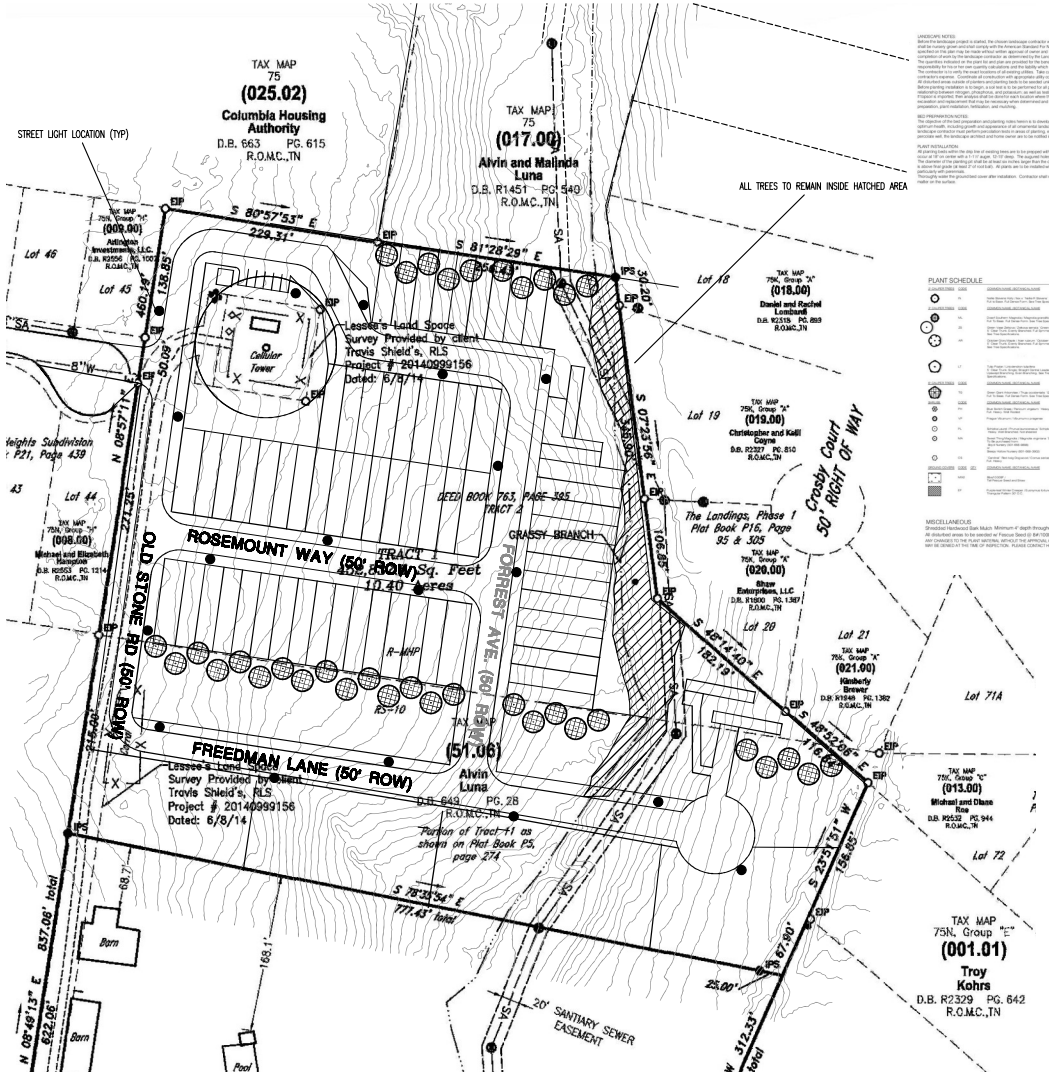
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE PHOTOMETRIC PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO. C6



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	SIZE	CAL	SPACING
	N	Native Mixed Hardwood Trees	Native Species Mix	B & B	2" Cal.	8' o/c
	NL	Green Southern Magnolia	Magnolia grandiflora 'Little Gem'	B & B	2" Cal.	10' -15' o/c
	MA	Green Japanese Maple	Acer palmatum 'Bloodgood'	B & B	2" Cal.	10' -15' o/c
	HY	Leyland Cypress	Cupressocyparis leylandii 'Green Cone'	B & B	6' Ht.	10' -15' o/c
	LT	Tulip Poplar	Liriodendron tulipifera	B & B	2" Cal.	10' -15' o/c
	TD	Green Giant Arborvitae	Thuja occidentalis 'Green Giant'	B & B	6' Ht.	10' -15' o/c
	PA	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	B & B	6' Ht.	10' -15' o/c
	VP	Prague Viburnum	Viburnum x pragense	24" HT		
	VL	Mondo Grass	Ophiopogon japonicus	24" HT		
	PA	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	B & B	6' Ht.	10' -15' o/c
	VP	Prague Viburnum	Viburnum x pragense	24" HT		
	VL	Mondo Grass	Ophiopogon japonicus	24" HT		
	EA	Encore Azalea	Rhododendron 'Encore' series	24" HT		
	SW	Switch Grass	Panicum virgatus	1 Quart		36" o/c

MISCELLANEOUS
Shredded Hardwood Bark Mulch Minimum 4" depth throughout
All disturbed areas to be seeded with Fescue Seed ID #47000
ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HERBERT L BALL LAND DESIGN MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT H-B FOR ANY SUBSTITUTION REQUESTS.

The minimum width of a landscaped zone is 5 feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.

The minimum area of a landscaped zone is 75 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square feet landscaped areas or zones shall be saturated with profuse groundcover and/or brushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.

FENCING NOTE: ENTIRE BOUNDARY OF R-MHP SHALL BE SURREOUNDED BY A OPAQUE 6' TALL MINIMUM FENCE. FENCE IS TO BE MAINTAINED BY HOA ORNAMENTAL SHRUBS SHALL BE PLANTED IN BETWEEN THE UNITS AS REQUIRED BY CITY REGULATIONS.

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0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING / LAND PLANNING
972 GLENCLIFF RD., NASHVILLE, TN 37204
PHONE: (615) 269-2232 FAX: (615) 269-2233 EMAIL: JGRAY@CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY REGISTERED LANDSCAPE ARCHITECT No. 328453 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LANDSCAPE ARCHITECTURE PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
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2021-12	001

SHEET NO.
L1

PHOTOS TAKEN FROM HAMILTON HOMES https://www.hamiltonhb.com/our-homes/

CIVIL DESIGN CONSULTANTS, LLC

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

ARCHITECTURAL REPRESENTATIVE ELEVATION RMHP HOME

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.

L1

TECHNICAL MEETING
Tuesday, January 11, 2022
ITEM NO.
21-0295

DESCRIPTION: Request from Jared Gray for site development plan of 71 units at Tax Map 75 Parcel 51.06 off Porter Circle.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

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

Maury County E911

2. Any new streets/subdivision names will need approval through Maury County 911.

Engineering

3. Subject to construction plans
4. Roadways shall be private.
5. What is the intent of the subdivision process. Will lots be subdivided and parceled?
6. Horizontal centerline curve radius shall be 125' minimum.
7. Label and number lots.
8. Provide correct zoning for RS-20 area.
9. Show aquatic buffer
10. Label existing and proposed grades. Proposed grades have same linetype as other linework and it is difficult to read.
11. Show sidewalks
12. Preliminary and Final Plats required for ROW/easements and parceling of the site.
13. Show all buffers
14. Roadway outside of MHP will require Preliminary and Final Plat and/or Site Development plan for that portion.
15. What is the function of the two areas off the culdesac on Freedom Lane?
16. Road names to be approved by E911
17. Show wall elevations (top and bottom)
18. Wall above sewer line shall require approval by Wastewater Department
19. Provide dimensions
20. Linework and labelling is particularly difficult to read.

Fire

21. Shall provide a fire flow report from CPWS.

Wastewater

22. Wastewater approves this request.

Building

23. No comments.

Police

24. No comments.

Public Works

25. No comments provided.

Atmos Energy

26. No comments provided.

Maury County Schools

27. No comment provided.

Duck River Electric Membership Corp

28. No comments provided.

Columbia Water

29. No comments provided.

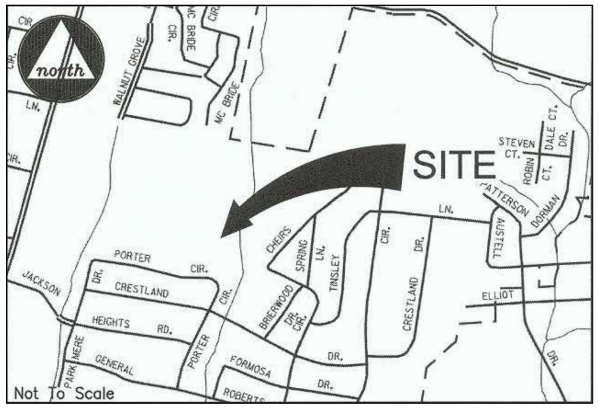
Planning

30. Refer to Sec. 8.3.2.F Manufactured Home Standards. Details not given on 4.a., b., c., d., e., and f.
31. Note streets are to be private.
32. Correct zoning references on southern portion and in site acreage to reflect RS-20.
33. Typical lot layout dimensions shown as 20'

ATTACHMENTS: Site Plan

SITE PLANS
FOR
LEGACY AT HIGHLAND ESTATES
PENTAGON HOLDINGS LLC - DEVELOPER
WILLIS WAY

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC



LOCATION MAP- NTS

CURRENT ZONING: MHP\RS20

PROPERTY INFORMATION:

OWNER: ALVIN TYLER LUNA
921 BAKER RD.
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 75 PARCEL 51.06
DEED BOOK: 649 PG 28

OPTIONEE\DEVELOPER
BLAKE SEEBERGER
1600 Division St Ste 700
Nashville, TN 37203-2771

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A MANUFACTURED AND MODULAR HOME DEVELOPMENT

INDEX OF SHEETS

SHEET	DESCRIPTION
CS	COVER SHEET
C0	EXISTING CONDITIONS PLAN
C1	SITE LAYOUT PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
C3	STORMWATER PLAN - INITIAL
C4	STORMWATER PLAN - INTERMEDIATE
C5	STORMWATER PLAN - FINAL
C6	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

PROPERTY INFORMATION:

UTILITY SERVICES:

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

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

CITY OF COLUMBIA, TENNESSEE
MAURY COUNTY

CIVIL DESIGN CONSULTANTS, LLC

JAMES R. GRAY
No. 108403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

COVER SHEET

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	NONE
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
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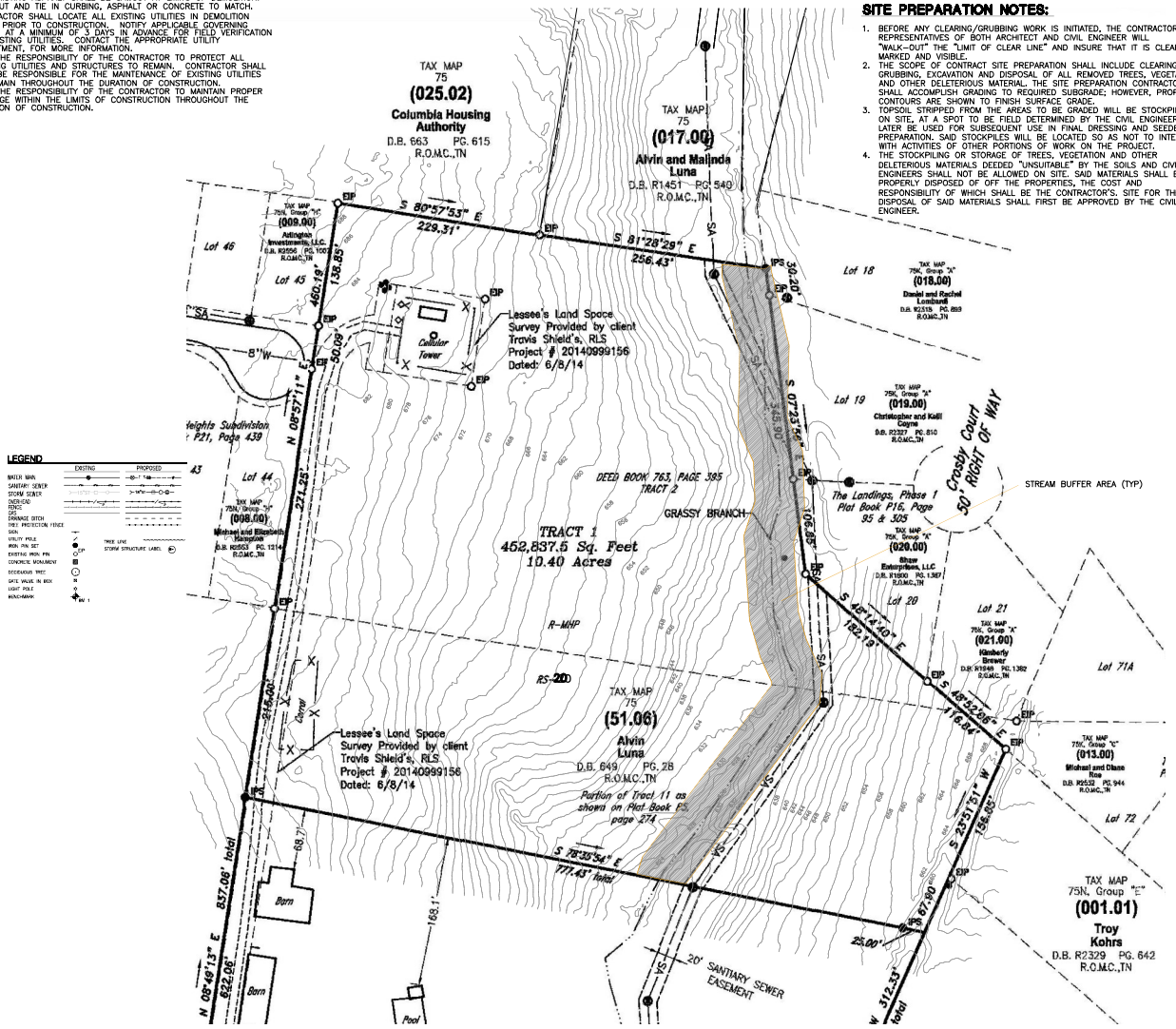
SHEET NO.
CS

SITE DEMOLITION NOTES:

1. ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION. SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.



SITE PREPARATION NOTES:

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK–OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEDED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

GENERAL NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AS HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE–NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8–INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D–698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

EXISTING TREES ALONG PROPERTY LINE SHALL BE LOCATED AND PRESERVED WHERE POSSIBLE UPON STAKING OF PROPERTY LINE.
SEE STORMWATER SHEET C4 FOR TREE PROTECTION DETAIL.

SEE SHEET C1 FOR PROPOSED LOCATION OF THE CROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/PUDE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLC
108 LUTHER ROAD
DICKSON, TN PHONE: 615-351-7367

CLEARING AND GRUBBING NOTE:

ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

SITE BENCHMARK NOTE:

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE ACREAGE:

SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP. R20

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, AND OTHERS. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

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1–615–366–1987
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0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
PO BOX 1000 • COLUMBIA, TN 38402
PHONE: (931) 626-0223 • FAX: (931) 626-0224

JARED R. GRAY — No. 108631 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

EXISTING CONDITIONS PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
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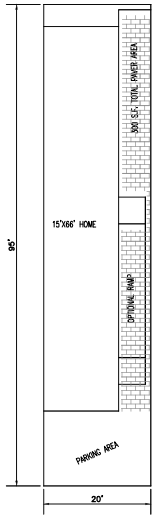
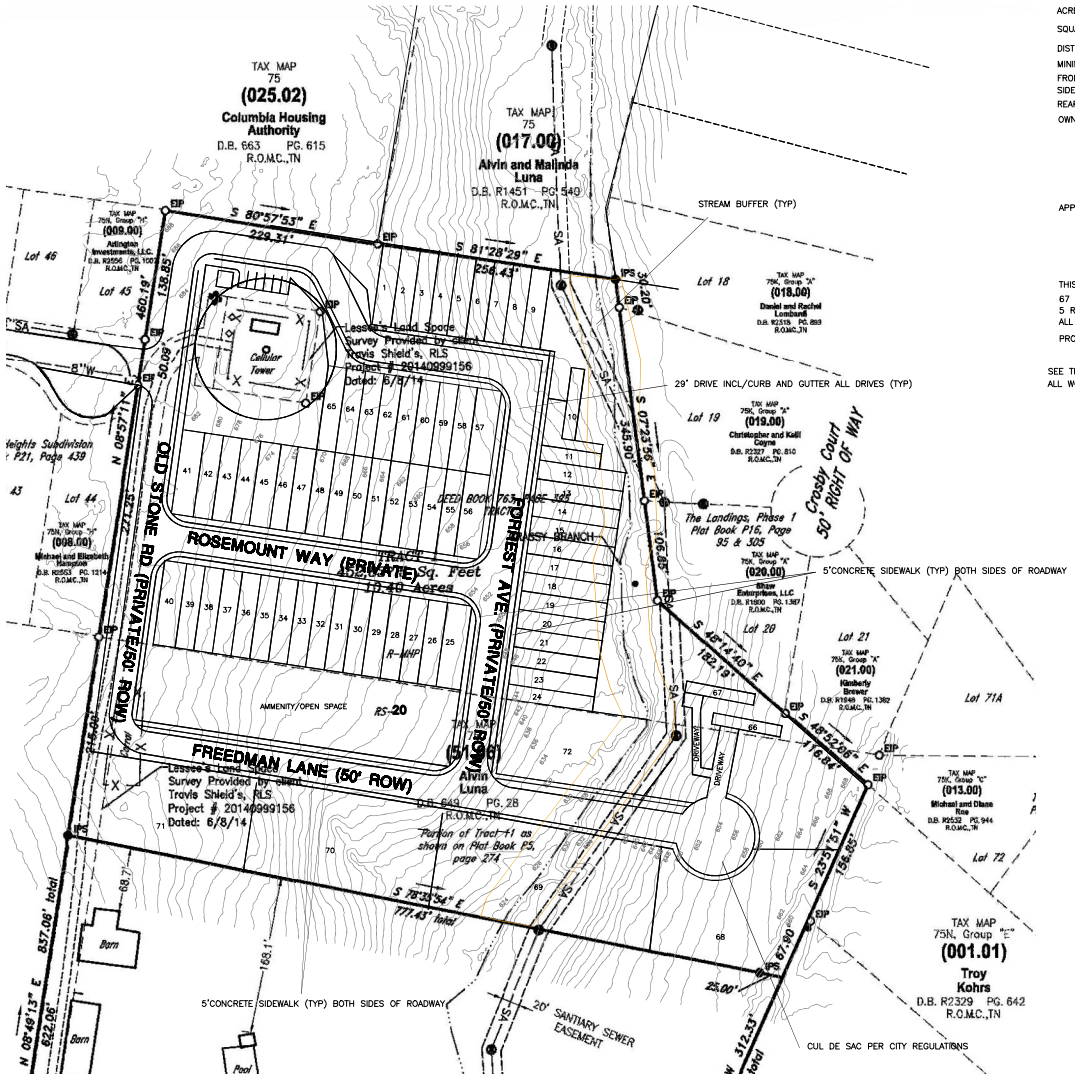


TYPICAL R-MHP LOT
NOT TO SCALE



ALL ROADWAYS IN MHP ZONE TO BE PRIVATE
PRIOR TO CONSTRUCTION WATER FLOW DATA SHALL BE PROVIDED TO CWSCOPY
AS AN HPR THIS SITE PLAN MEETS THE REQUIREMENTS OF OPEN SPACE PER REGULATIONS
HPR IS ALLOWED FOR THE ENTIRE TRACT PER THE CITY OF COLUMBIA AND TN STATE LAW

APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20

ACREAGE OF SITE: 10.40± ACRES

SQUARE FOOTAGE OF SITE: 452,838± S.F.

DISTURBED ACREAGE: 8.48± ACRES

MINIMUM BUILDING SETBACK LINES:
FRONT: HPR
SIDE: HPR
REAR: HPR

OWNER\APPLICANT:
PENTAGON HOLDINGS LLC
1600 Division St Ste 700
Nashville, TN 37203-2771

CONTACT:
BLAKE SEEBERGER

APPLICANT: CIVIL ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

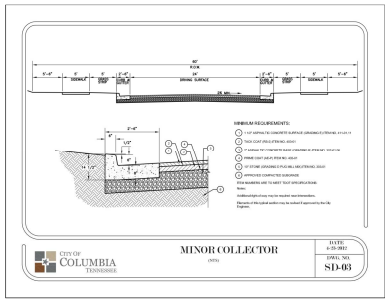
THIS DEVELOPMENT WILL BE AN HORIZONTAL PROPERTY REGIME (HPR)
67 SINGLE FAMILY MANUFACTURED HOMES IN R-MHP ZONE
5 RS20 MODULAR HOMES PROPOSED AGAIN WITHIN HPR
ALL LOT AREAS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY - HPR IS ACROSS THE WHOLE TRACT

PROPOSED BUILDING USE: RESIDENTIAL-MULTI FAMILY

SEE THE FOLLOWING WEBSITE https://www.columbiatn.com/220/Standard-Details-Drawings FOR DETAILS
ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



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JARED R. GRAY — No. 109853 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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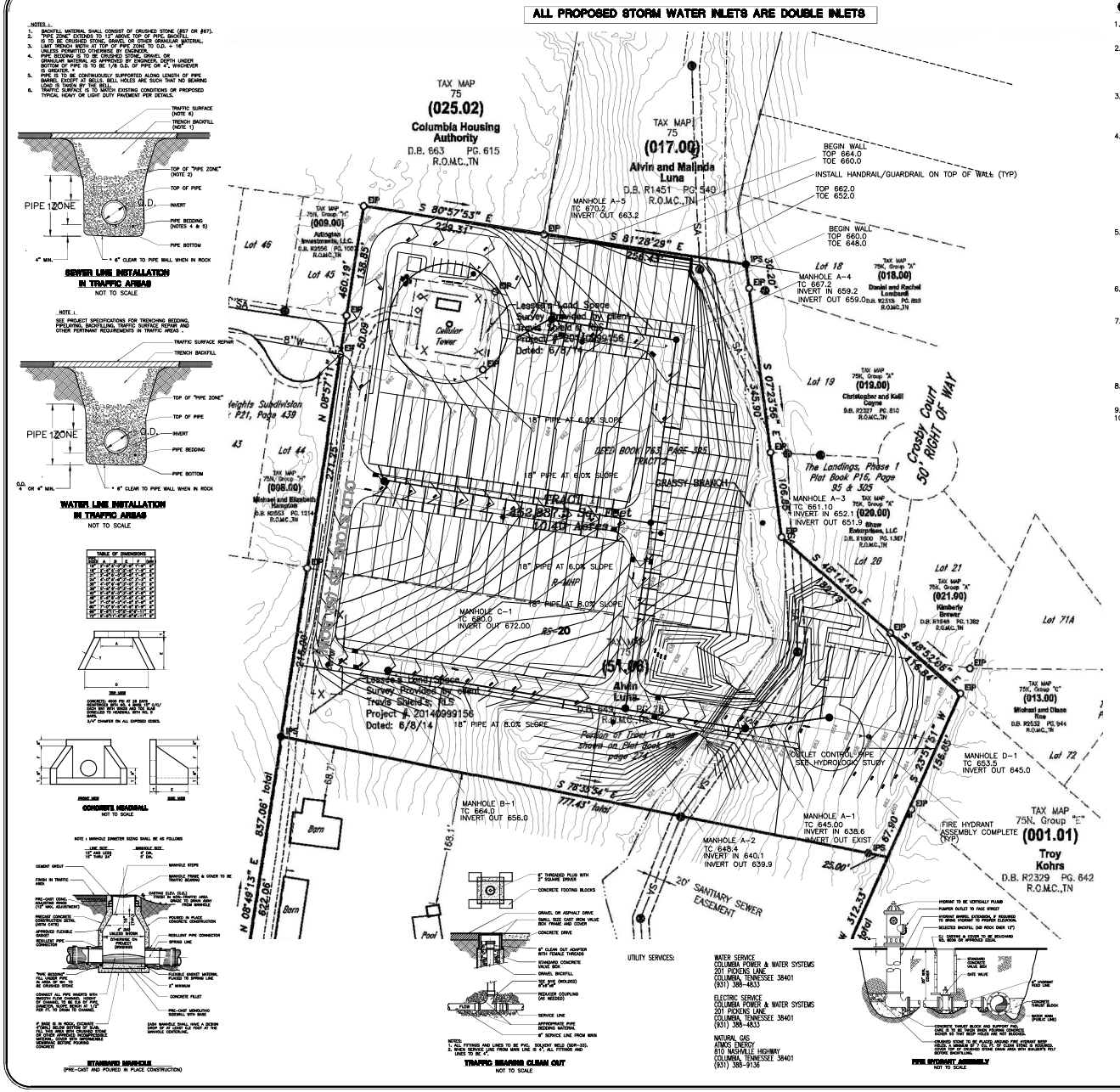

GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE CITY AUTHORITY, UTILITY PROVIDER & STATE AGENCY.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

GENERAL SEWER NOTES:

1. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE ENTITIES AND WATER AUTHORITY 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE SANITARY SEWER LINE EXTENSIONS.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
3. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED FROM PROVIDER PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
6. TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
7. ALL SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN LINE.
8. SANITARY SEWER SERVICES MAY BE EXTENDED FROM MANHOLES AT THE END OF A SEWER LINE ONLY.
9. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES, AND AROUND ALL UTILITIES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES AND LINES, THE ELECTRIC AND/OR GAS COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES. INCLUDING PUBLIC LINES.
11. FOR LOCATIONS AND LENGTHS OF 6-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
12. SANITARY SEWER SERVICE LINES THAT SERVE LOTS ON THE ALVIN'S LOWER SIDE SHALL BE CONSTRUCTED ON A SLOPE OF 2.00% UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
13. ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
14. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
15. "AS BUILT" DRAWINGS REQUIRED; SEE AUTHORITIES STANDARD SPECIFICATIONS.
16. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
17. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTHEN ASSOCIATES, INC. CIVIL DESIGN CONSULTANTS LLC, ASSUMES NO LIABILITY AS TO ITS ACCURACY. CONTRACTOR TO VERIFY PROPOSED LENGTHS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

CONCRETE WASH DOWN/EQUIPMENT FUELING NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CURRENT LATEST EDITION OF TDECS EROSION AND SEDIMENT CONTROL HANDBOOK.

ADA GRADING NOTE:

CONTRACTOR TO COMPLY WITH THE CURRENT ADA MANDATES WITH RESPECT TO DETECTABLE WARNING STRIPS AND SLOPE REQUIREMENTS FOR ALL HANDICAP ACCESSIBLE PATHS AND PARKING SPACES.

WATER SERVICE LINE NOTE:

ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

SEWER UTILITY NOTE:

CONTRACTOR TO UNEARTH AND VERIFY INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION ALL SEWER MAIN LINES TO BE 8" ALL SEWER SERVICE LINES ARE TO BE 4"

SEWER CLEANOUT NOTE:

CLEANOUTS TO BE PLACED 5' OUTSIDE OF BUILDING – SEE BUILDING PLUMBING PLANS
ALL CLEANOUTS AND MANHOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.

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JARED R. GRAY — No. 108453 — STATE OF TENNESSEE

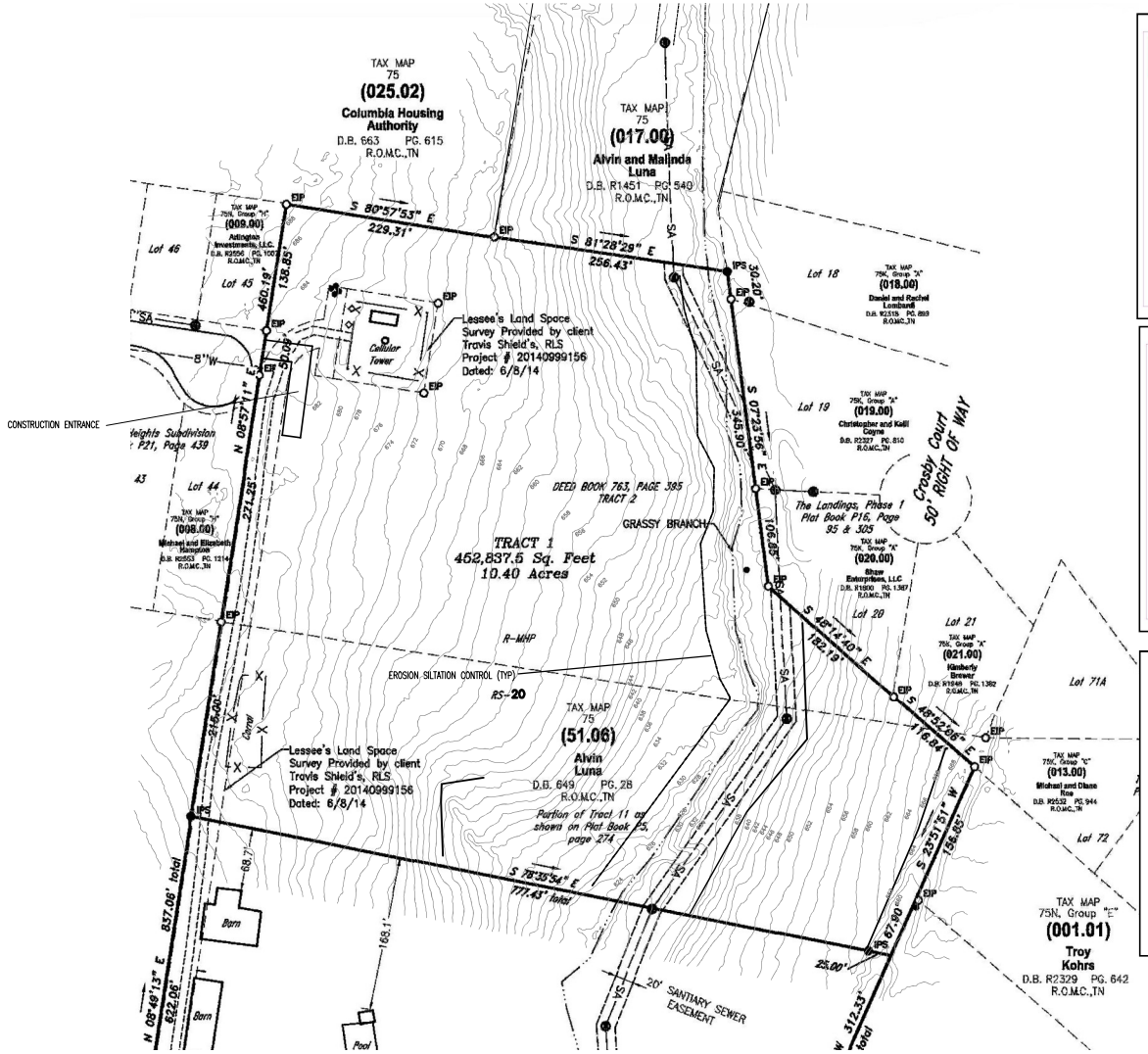
LEGACY AT HIGHLAND ESTATES

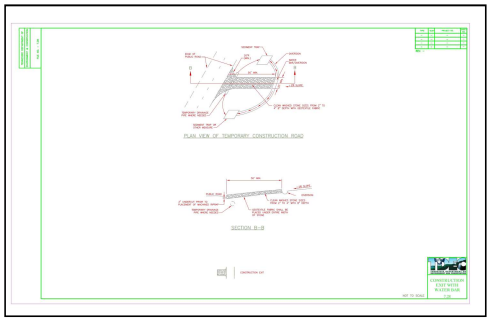
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

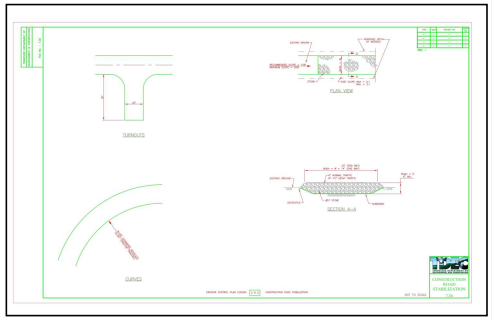
GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

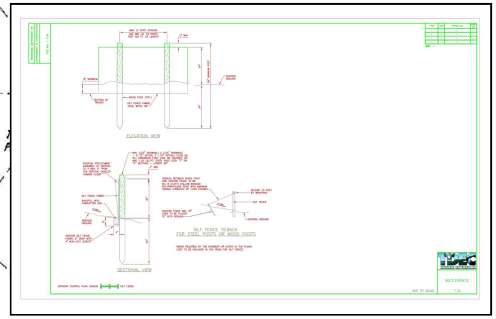
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C2









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JARED R. GRAY
No. 128403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN – INITIAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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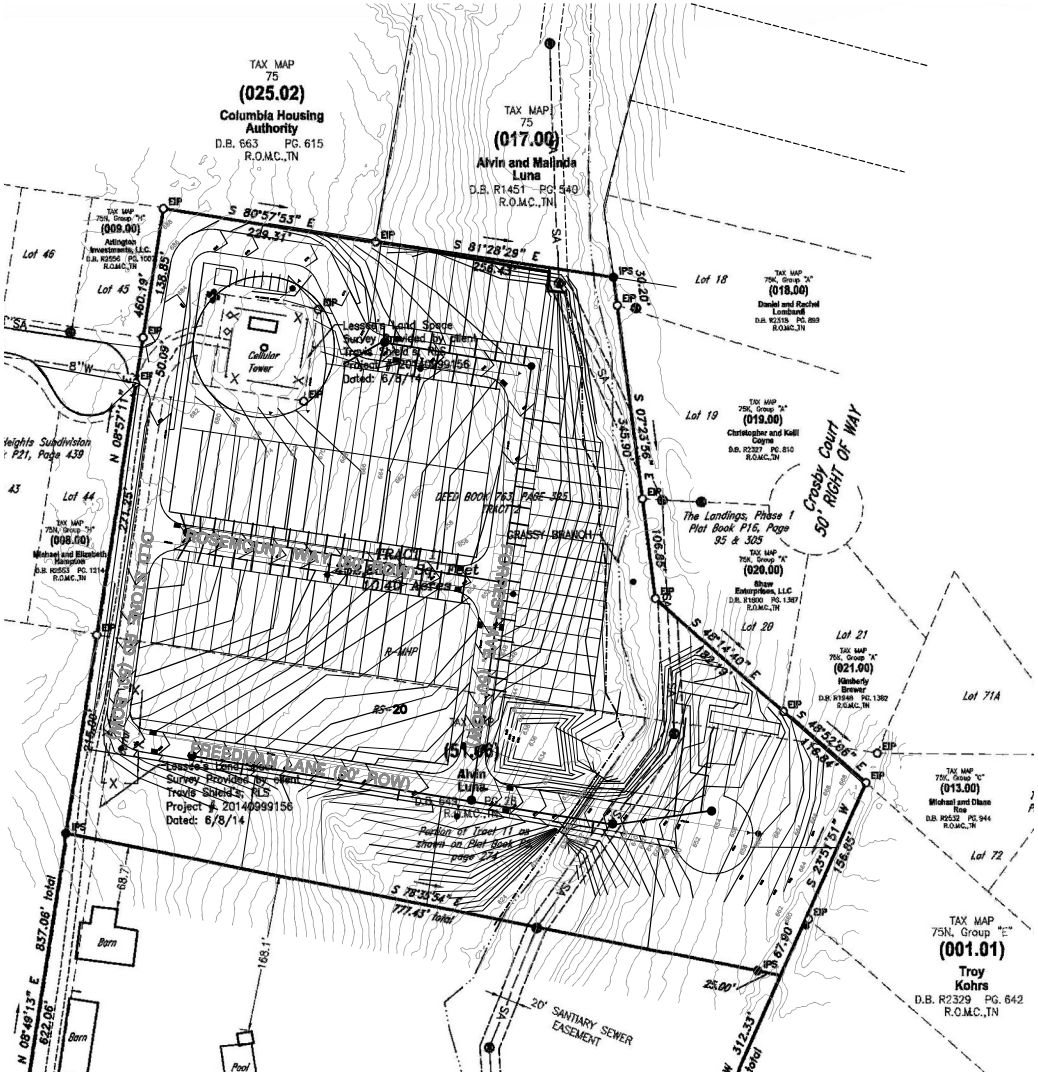

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

ENGINEER — DATE 12-20-21

I, JARED GRAY, PE , CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION CONTROL SPECIALIST — DATE 12-20-21

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS ---- ---- ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

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JARED R. GRAY — No. 109803 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INTERMEDIATE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
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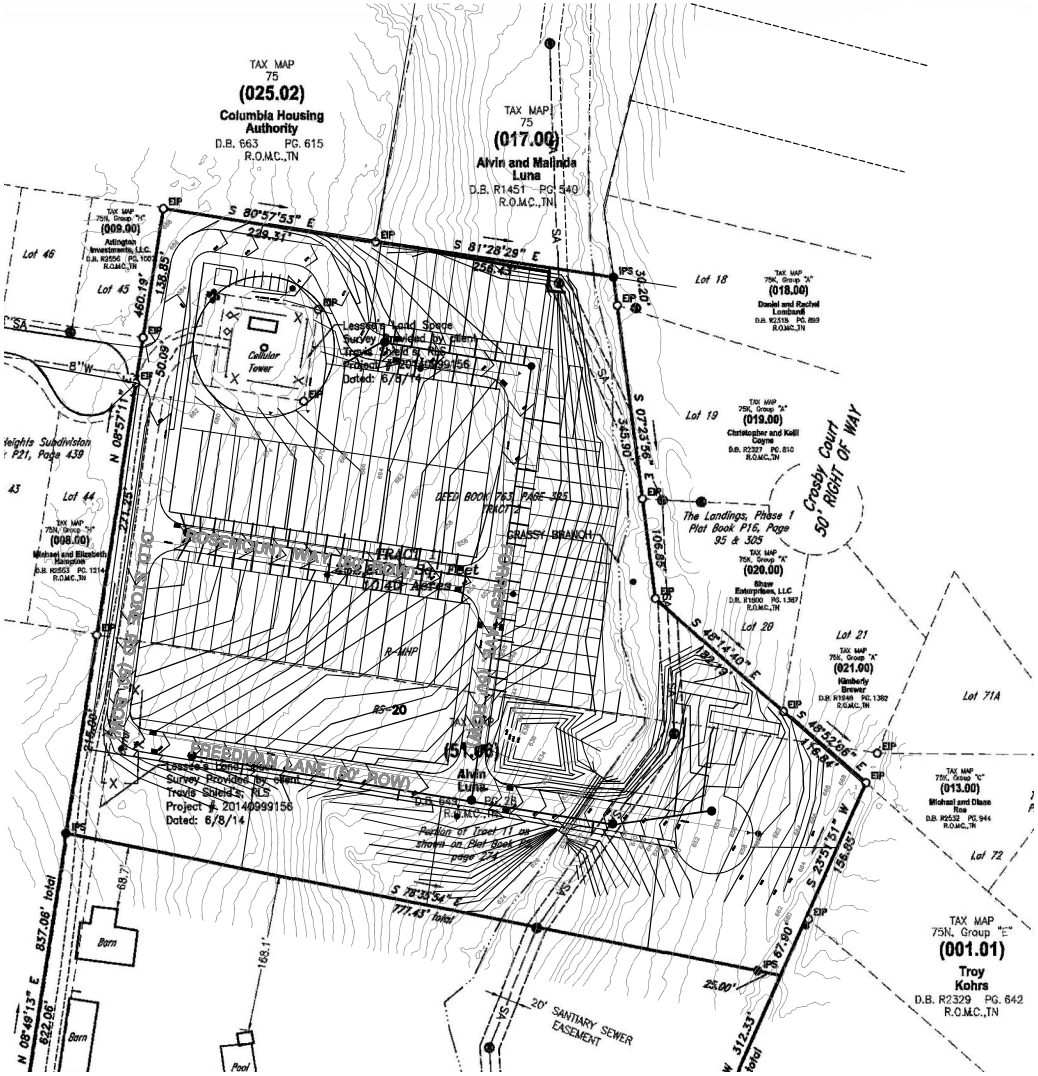

STORMWATER MAINTENANCE NOTE:

HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE RECORDED LONG TERM MAINTENANCE PLAN.

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JAMES R. GRAY
No. 108403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

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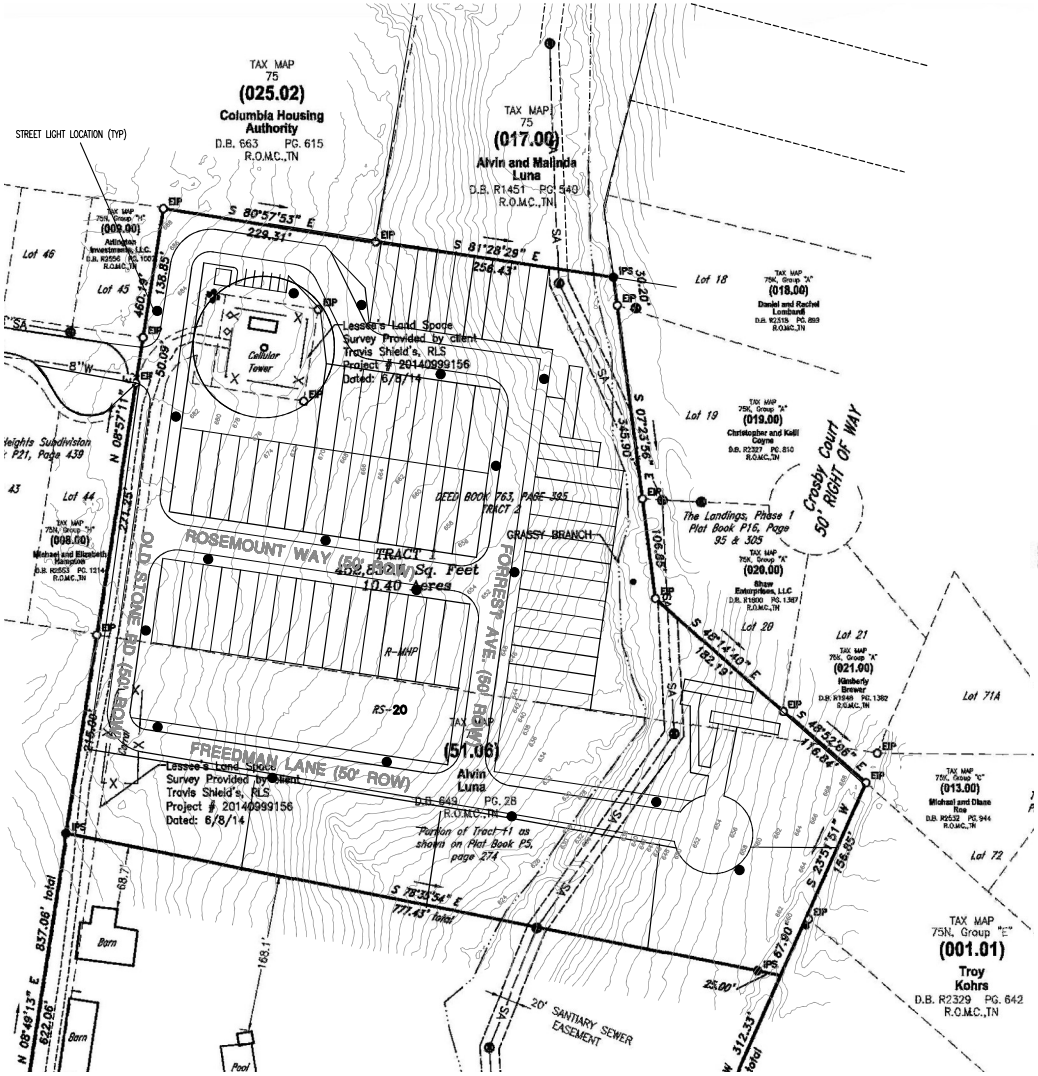

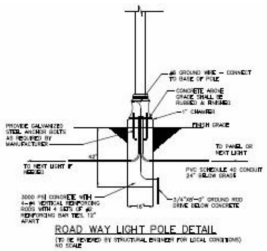

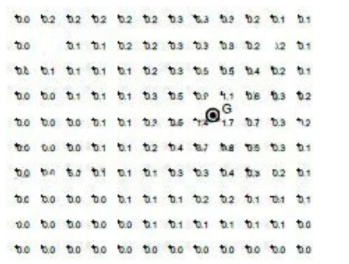

APPROXIMATE FOOTCANDLE PER FIXTURE

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JARED R. GRAY No. 109823 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE PHOTOMETRIC PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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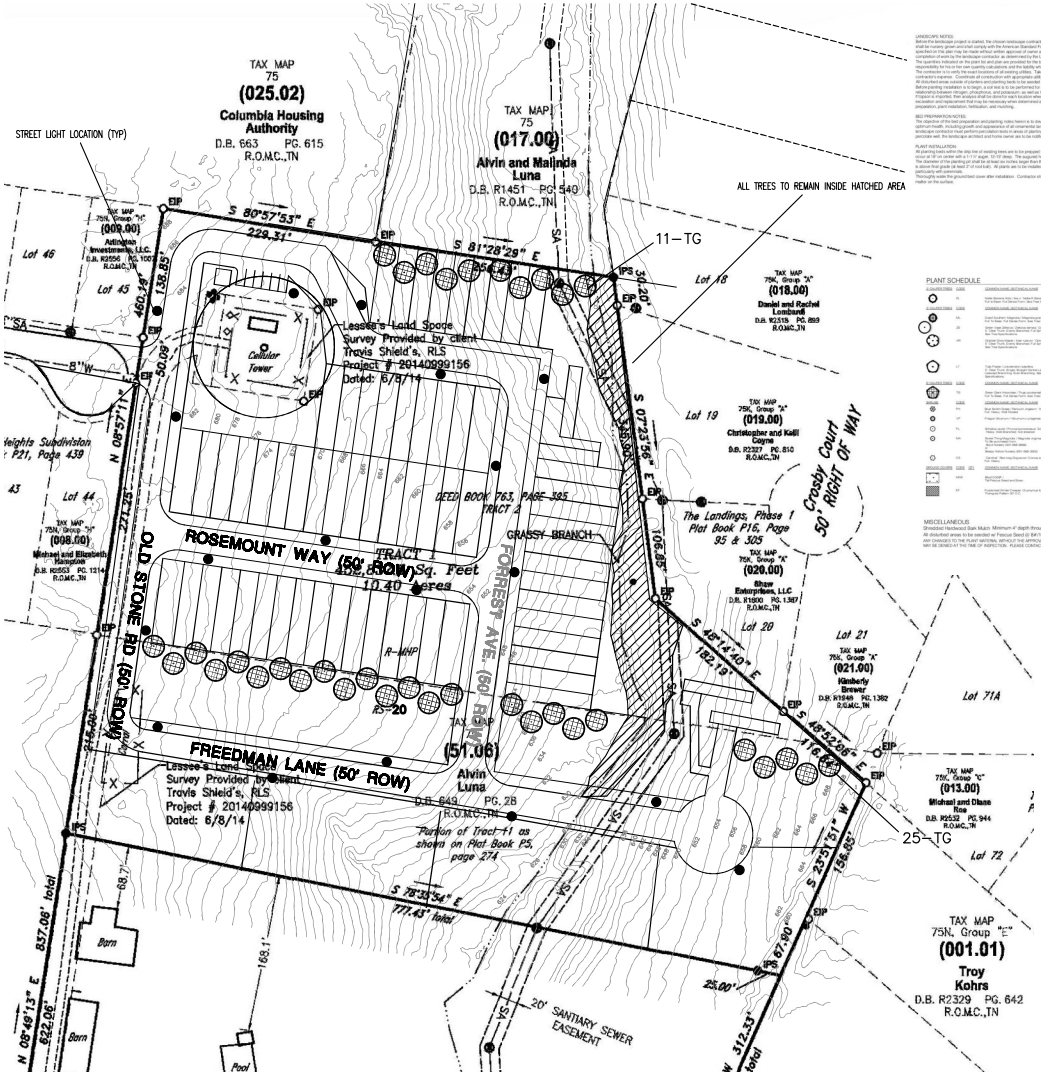

FENCING NOTE: ENTIRE BOUNDARY OF R-MHP SHALL BE SURREOUNDED BY A OPAQUE 6' TALL MINIMUM FENCE. FENCE IS TO BE MAINTAINED BY HOA ORNAMENTAL SHRUBS SHALL BE PLANTED IN BETWEEN THE UNITS AS REQUIRED BY CITY REGULATIONS.

LANDSCAPE NOTES

GENERAL NOTES:
Before any landscape project is started, the chosen landscape contractor will meet the Landscape Architect on site for a detailed explanation of the landscape plan. All plant material provided shall be nursery grown and shall comply with the American Standard for Nursery Stock, ANSI Z60.1-1996, for size and quality. No substitutions as to type, size, or spacing of plant materials specified on the plan may be made without written approval of owner and Landscape Architect. All plants will be guaranteed to live, flourish, and be true to name for one full year from the date of acceptance. Any plant material found dead or dying shall be replaced at once.

The quantities indicated on the plant list and plan are provided for the benefit of the contractor, but should not be assumed to always be correct. The landscape contractor assumes all responsibility for his or her own quantity calculations and the liability which pertains to those quantities and to any related contract documents and/ or price quotations.

The contractor is to locate and avoid locations of all existing utilities. Take care to protect utilities that are to remain. Repair any damage according to local standards and codes, and at landscape contractor's expense. Contractor is responsible for all utility locates.

All disturbed areas outside of planted and planting beds to be seeded unless otherwise noted on landscape plan. Sod type to be approved by Landscape Architect.

Before planting installation is to begin, a soil test is to be performed for all planting areas in order to determine the soils structure, pH, and nutrient content. Specifically addressing the relationship between nitrogen, phosphorous, and potassium, as well as testing for other nutrients, organic matter, and soluble salt composition. Analysis is also required of any stockpiled topsoil. Soil tests are to be performed by a qualified soil testing agency approved by the Landscape Architect. Soil tests are to be submitted to the Landscape Architect for review and acceptance prior to excavation and replacement that may be necessary when determined and/or approved by Landscape Architect and home owner. These notes provide a general outline for soil sampling preparation, plant installation, fertilization, and mulching.

SEED PREPARATION NOTES:
The objective of the bed preparation and planting notes herein is to develop and preserve landscape material according to our landscape plan. Included in that goal is a standard of achieving adequate soil conditions for healthy plant growth and establishment of a vigorous stand of plants. Prior to any planting, the landscape contractor shall perform pre-installation tests in areas of planting, especially in areas where plants are to be installed that do not tolerate wet conditions. If it is determined that soils to not percolate well, the landscape architect and home owner are to be notified immediately and prior to any planting.

PLANT INSTALLATION:
All planting beds within the site line of existing trees are to be prepared with the addition of light topsoil amendments over the existing topsoil and vertical mulching. The vertical mulching should occur at 18" on center with a 1-1/2" auger, 12-15" deep. The augured holes are to then be filled with approved organic matter and mulches.
The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball for all trees and large shrubs. Trees and large shrubs shall be planted at 1/8 of the root ball above finish grade. Set plant material on solid ground, not on loose soil. All plants are to be installed with mycorrhizae, following manufacturer's directions. The top soil material should taper out around plant crowns, particularly with perennials.
Thoroughly water the ground bed cover after installation. Contractor shall mulch planting beds to a depth of 2½-3", not allowing mulch depth over 1" against any tree trunk. Leave some organic matter on the surface.

City Landscape Notes:
1) The Owner shall submit a Certificate of Landscape Compliance to the Building and Codes Department upon completion of the landscape installation.
2) Upon submittal of a Certificate of Landscape Compliance contact Building and Codes to schedule a Landscape Inspection.
3) No Certificate of Occupancy shall be issued until all landscape materials are in place in substantial compliance with the approved landscape plan.
4) All trees and shrubs shall be tagged according to species. Tags shall not be removed until after the Site Inspection for the issuance of a Certificate of Occupancy.
5) Any landscaping required by the approved plan shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
6) All trees shall be straight trunked, full headed and meet all requirements specified. All trees and shrubs must be container grown or balled and burlapped with sizes indicated on the plant schedule on the approved plans. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall be in accordance with the latest edition of the "American Standard for Nursery Stock" current edition.
7) All required deciduous trees shall be a minimum of 2" dbh inches in caliper at planting.
8) All required evergreen trees shall be a minimum of 6' (six feet) in height at planting.
9) All trees shall be planted a minimum of 5' (five feet) from curb.
10) Any site or landscape changes (including but not limited to changes in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) will require a revised landscape plan to be submitted and approved prior to the landscape installation.
11) The Owner acknowledges that landscaping in a dedicated easement does not waive or modify the City rights and responsibilities to use the easement for the purposes set forth in the easement. The Owner acknowledges that utility may at any time and for any reason perform work within the dedicated easement. The City, its authorized contractor or applicable private utility shall have no liability to the Owner for any damage to the landscaping in the easement if the work damage is due to work within the easement. The Owner may be held responsible for the removal of the landscaping to enable work to be done. The Owner shall be solely responsible for any costs involved in replacing or relocating the required landscaping.
12. ATTENTION OWNER/ INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City Zoning ordinance, the approved PUD requirements and subdivision regulations. Any changes made to the plan, including, substituting, relocating, reducing or deleting material may cause the site to no longer conform to the requirements. This may cause problems may arise with releasing the performance/ maintenance bond for landscaping.

PLANT SCHEDULE

QUANTITIES	CODE	COMMON NAME / BOTANICAL NAME	SIZE	CAL	SIZE
	N	Note: Botanical Name, Nativity, Height & Remarks Must Be Shown To Correct Size In Plant Specifications	B & B	2" Cal.	8'-10'
QUANTITIES	CODE	COMMON NAME / BOTANICAL NAME	SIZE	CAL	SIZE
	NA	Green Southern Magnolia / Magnolia grandiflora 'Little Gem' 3" Clear Trunk, Evenly Branched, Full and Rounded Crown, Well Rooted Specimen	B & B	3" Cal.	12'-14' HT
	AM	Green Vase Shape or Oakleaf Upright / Quercus alba 3" Clear Trunk, Evenly Branched, Full and Rounded Crown, Well Rooted Specimen	B & B	3" Cal.	12'-14' HT
	AR	Crape Myrtle / Lagerstroemia indica 'Natchez' 3" Clear Trunk, Evenly Branched, Full and Rounded Crown, Well Rooted Specimen	B & B	3" Cal.	12'-14' HT
QUANTITIES	CODE	COMMON NAME / BOTANICAL NAME	SIZE	CAL	SIZE
	TD	Green Giant Arborvitae / Thuja standishii x plicata 'Green Giant' 6'-8' Clear Trunk, Well Rooted Specimen	B & B	3" Cal.	12'-14' HT
QUANTITIES	CODE	COMMON NAME / BOTANICAL NAME	SIZE		
	PH	Blue Avena Grass / Helictotrichon sempervirens 'Sapphire'	#3 Cont.		18"-24" HT
	LM	Prague Viburnum / Viburnum x pragense	3# HT		
	YL	Miniature Lamb Ornamental Grass / Miscanthus sinensis 'Yaku Jima'	3# HT		
	MS	Dwarf Fountaingrass / Pennisetum alopecuroides 'Hameln' Dwarf Thing Turf Grass Mix (70% Blue Grass, 30% Fescue)	3# HT		
	CS	Perennial Ryegrass / Lolium perenne	Contract		
SPECIES COUNT	CODE	QTY	COMMON NAME / BOTANICAL NAME		SPACING
	MIS		Mulch Color = Shredded Hardwood Bark Mulch		
	SF		Fescue Mixture (80% Blue Grass, 20% Fescue)		

MISCELLANEOUS
Shredded Hardwood Bark Mulch- Minimum 4" depth throughout
All disturbed areas to be seeded with Fescue Seed @ 8#/1000
ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HERBERT L BALL LAND DESIGN MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT HLB FOR ANY SUBSTITUTION REQUESTS.

SUBSTITUTION NOTE:
1. Requirements shown are as per City Zoning Ordinance.
Substitutions are not allowed unless approved by Herbert i Ball, Land Design.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict within 10' with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Herbert i Ball, Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict within 10' with proposed or existing light pole locations, the landscape contractor shall stop work and contact Herbert i Ball, Land Design immediately for coordination and field adjustment.

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

PLANT STANDARDS:
1. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants shall be true to species and variety as listed on the plant schedule and as shown on the planting details on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point in the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
a. The fork occurs in the upper 1/3 of the tree.
b. One fork is less than 2/3 the diameter of the dominant trunk.
c. The bark of the forks is not included in the area of attachment.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch.
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly parallel to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
8. Crown spread shall look proportional to the tree.
9. No flush cuts or open trunk wounds on either bark injury.
10. Trees shall be free of insects, eggs, borers and diseases noted.

RESTRICTIONS NOT ACCEPTED:	LANDSCAPE SHALL NOT OBSTRUCT
1. 10' clearance on 3% of branches	VISIBILITY OR ACCESS TO FIRE
2. Low branches not removed	PROTECTION EQUIPMENT INCLUDING,
3. Included bark	BUT NOT LIMITED TO, FIRE HYDRANTS
4. Major Branches touching	AND FIRE DEPARTMENT CONNECTIONS
5. Asymmetrical branching	

The minimum width of a landscaped zone is 5 feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.

The minimum area of a landscaped zone is 75 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square feet landscaped areas or zones shall be saturated with profuse groundcover and/or brushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING / LAND PLANNING
972 GLENROSE DR., MURFREESBORO, TN 37129
PHONE: (615) 217-7245 FAX: (615) 217-7246 EMAIL: CDC@CIVILDESIGNCONSULTANT.COM

JARED R. GRAY — No. 109403 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LANDSCAPE ARCHITECTURE PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
L1

PHOTOS TAKEN FROM HAMILTON HOMES https://www.hamiltonhb.com/our-homes/

CIVIL DESIGN CONSULTANTS, LLC

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

ARCHITECTURAL REPRESENTATIVE ELEVATION RMHP HOME

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
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2021-12	001

SHEET NO.

L1

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0295

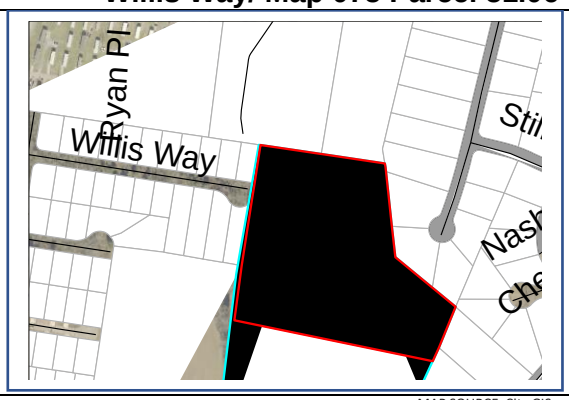
APPLICANT/PROPERTY OWNER
Civil Design Consultants / Alvin Luna

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Willis Way/ Map 075 Parcel 51.06

SUMMARY OF REQUEST: **Site Plan Approval (Manufactured Home Park).**

This request is for the site plan approval of a 67-lot manufactured home park (*Legacy at Highland Estates*). The property has a zoning of R-MHP (*Residential Manufactured Home Park*) and RS-20 (*Low-Density Residential*).



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-20 (*Low-Density Residential*); R-MHP (*Residential Mobile Home Park*).	Vacant Land	R (RS-10); RM-1 (Multi-Family) RS-20	67 Lot Manufactured Home Park	10.40 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood. This future land use characterized for the subject property includes low density single-family residential where infrastructure is available to support new development.

PROPERTY HISTORY:

November 10th, 2021. 21-0199, Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to RS-10. Denied recommendation by Planning Commission.

September 8th, 2021. 21-0174, Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to R-6 (*medium-density residential)*. Denied recommendation by Planning Commission.

July 14th, 2021. 21-0119. Request 21-0174. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to RM-1 (*high-density residential)*. Denied recommendation by Planning Commission.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:	
As highlighted in section 8.3.2 below; this proposed manufactured home park would not meet the criteria of the limited use standards, specifically, a site plan that does not indicate that each manufactured home will have a minimum side-to-side clearance of 25 feet with an end-to-end clearance of 15 feet. In addition, a typical stand layout does not indicate the minimum setback of 10' feet from the nearest edge of the street, and that the manufactured home does not cover more than 25% of the manufactured home stand (*lot*). Five proposed lots are indicated on the site plan within the section of the property that is zoned RS-20 reserved for modular home units. Any proposed residential use on these lots would be required to follow the minimum RS-20 building setbacks with a 30' front and rear setback when including a 15' side setback.	
***MANUFACTURED HOME STAND**: That part of an individual manufactured home space which has been reserved for the placement of the manufactured home.*	

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

Section 8.3.2 Limited Use Standards for Residential Uses. Manufactured Home Parks

***Commentary:** Manufactured home parks should be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy residential environment.*
Manufactured home parks shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:

General

a. Applications for a multi-family dwelling shall be subject to the Site Development Plan Review requirements of Sec. 3.5 and shall require Planning Commission approval.
b. Where permitted, manufactured homes shall be located to minimize hazards due to possible subsidence, flood or erosion, or insect or rodent infestation.
c. Landscaping and buffering shall be provided in conformance with Article 11. A planting plan shall be submitted with the final site development plan.

Services and Facilities 2.

Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982) including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), which is hereby adopted by reference.
a. Each manufactured home park shall be served by a public water supply of adequate quantity, quality and pressure. Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each manufactured home located within the park.
b. Each and every manufactured home within a manufactured home park shall be served by a central sewage collection and treatment system.
c. Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Sec. 12.5, Screening.

d. Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
e. All manufactured home sites shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.

Access and Circulation 3.
a. A safe, convenient, all season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
b. Direct vehicular access to the manufactured home park shall be provided by means of an abutting improved public street or way and access to each manufactured home stand shall be by a permanently maintained private street or way which is protected by a permanent easement. Sole vehicular access shall not be by an alley.
c. All vehicular use areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the project.

The Individual Manufactured Home Lot

a. The limits of each manufactured home lot shall be marked on the ground by suitable means. Location of lot limits on the ground shall be the same as shown on accepted plans.

b. Manufactured homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

Site plan based off of typical lot submitted does not indicate that manufactured homes will have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

c. There shall be a minimum distance of ten feet between the nearest edge of any manufactured home stand and an abutting street.

Site plan based off of typical lot does not indicate that manufactured homes will have a minimum 10-foot setback from nearest edge to abutting street.

d. Manufactured home lot coverage may not exceed 50%. The manufactured home stand may not cover more than 25% of the lot.

Site plan based off of typical lot submitted does not indicate that manufactured home will not cover more than 25% of the lot.

e. Each manufactured home lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than 300 square feet with a minimum dimension of 15 feet. This area shall not be counted towards required Open Space

f. All manufactured home stands shall be connected to common walks, streets, driveways, garages, and parking spaces by individual walks. Such individual walks shall have a minimum width of two feet and be constructed of concrete, pavers, or similar dust-free, all-weather material. Sec.

Case #21-0295
The Legacy at Highland Estates

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

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	913 Riverside Dr.		
	TAX MAP: 90J	GROUP: C	PARCEL: 2.00
SUMMARY OF NATURE OF REQUEST AND WORK	Rezone property located at 913 Riverside Drive, which contains approximately 3.54 acres on the west side of Riverside Drive and 0.93 acres on the east side of Riverside Drive, from zone R-10 to zone RS-6. This request complies with the City's Comprehensive Plan.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	09/09/2020	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☒ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	Annexations/Rezoning: • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form Plats/PUDs: • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

Rev. 5/23/2017

22-0008

APPLICANT

NAME	TKC Architecture and Engineering (Cole Newton, PE)	PHONE	904.885.0245
ADDRESS	2004 Carmack Blvd., Suite C, Columbia TN	EMAIL	cole@tkc-ae.com

PROPERTY OWNER

NAME	Cole Investments LLC	PHONE	615.260.5523
ADDRESS	PO Box 682186, Franklin TN 37068	EMAIL	justin@colesignaturehomes.com

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

Cole Newton	Cole Newton	01/17/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Cole Investments LLC		01/17/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

DEVELOPMENT SERVICES
PLANNING DIVISION - FEES RECORD

#206

			MEETING DATE
____	BOARD OF ZONING APPLICATION	$200.00	
____	PLATS		
____	MINOR	$125.00	
____	SKETCH	$100.00	
____	PRELIMINARY	$20/lot	
____	FINAL	$15/lot	
____	ANNEXATION FEES	$300.00	
X	REZONING FEES	3.54 Acres $300.00/~~$500.00~~	
	SUBDIVISIONS AND PLANS		
____	SITE PLAN		
____	PUD MASTER PLAN		
____	RESIDENTIAL		
____	COMMERCIAL/INDUSTRIAL		
	AMENDMENTS		
____	COMP PLAN TEXT GUIDELINE		
____	ACCESS MGMT EXCEPTION		
____	OTHER		

#575

____	MOBILE VENDING	$50	

TOTAL $300.00 CK#130 TKC

913 Riverside

Receipt Date: 1/18/2022

City Of Columbia

700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10072540

Miscellaneous Receipt

Name: TKC Architecture & Engineering

Code: 206-ZONING PERMITS AND FEES
Amt: $300.00
MR #: 10057398

Description: REZONING FEES FOR 3.54 ACRES
Reference: 913 RIVERSIDE
Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	300.00

Payment Information

Check 130 $300.00

Paid By: TKC Architecture & Engineering

Amount Tendered: $300.00
Total Paid: $300.00
Change: $0.00

☐ Voided

Batch: SH - 1/18/2022

Collecting Official, City Of Columbia

1/18/2022 2:19 Page 1 of 1

PROPERTY DESCRIPTION

913 RIVERSIDE DRIVE
PARCEL 2.00 (EAST PORTION)

BEING A PORTION OF THE JEFFERY LANIER RIPPY PROPERTY (DB R1875, PG 548), IN THE NINETH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY COLUMBIA WATER SYSTEM PROPERTY OF THE RECORD IN DEED BOOK:303 PAGE: 2 R.O.W.C., TN, AND THE EAST BY DUCK RIVER AND THE SOUTH BY TIM DUNCAN PROPERTY OF THE RECORD IN DEED BOOK: R2092 PAGE: 106 R.O.W.C., TN, AND ON THE WEST BY RIVERSIDE DRIVE AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND BEING A NORTHWEST COMMON CORNER TO THE AFOREMENTIONED TIM DUNCAN PROPERTY AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WITH A NEW LINE BETWEEN RIVERSIDE DRIVE AND THE HEREIN DESCRIBED TRACT, NORTH 09 DEGREES 55 MINUTE 42 SECONDS EAST, A DISTANCE OF 241.74' FEET.

THENCE WITH A NEW LINE BETWEEN THE COLUMBIA WATER SYSTEM PROPERTY AND THE HEREIN DESCRIBED TRACT, SOUTH 80 DEGREES 04 MINUTES 18 SECONDS EAST, A DISTANCE OF 168.00' FEET.

THENCE WITH A NEW LINE BETWEEN DUCK RIVER AND THE HEREIN DESCRIBED TRACT, SOUTH 09 DEGREES 55 MINUTES 42 SECONDS WEST, A DISTANCE OF 241.74' FEET.

THENCE WITH A NEW LINE BETWEEN THE TIM DUNCAN PROPERTY AND THE HEREIN DESCRIBED TRACT, NORTH 80 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 168.00’ FEET TO THE POINT OF BEGINNING AND CONTAINING 40613.09 SQUARE FEET OR 0.93 ACRES MORE OR LESS.

PROPERTY DESCRIPTION

913 RIVERSIDE DRIVE
PARCEL 2.00 (WEST PORTION)

BEING A PORTION OF THE JEFFERY LANIER RIPPY PROPERTY (DB R1875, PG 548), IN THE NINETH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY MOORE DRIVE AND THE EAST BY RIVERSIDE DRIVE AND THE SOUTH BY CAPETENN MANAGEMENT COMPANY PROPERTY OF THE RECORD IN DEED BOOK: R2479 PAGE: 1249 R.O.W.C., TN, AND ALEXANDRA R. AND ADAM HENRY CLAIBORNE PROPERTY OF THE RECORD IN DEED BOOK: R2379 PAGE: 618 R.O.W.C., TN, AND LLOYD R. AND SHIRLEY T. THOMSON PRPOERTY OF THE RECORD IN DEED BOOK: R2173 PAGE: 67, LOT 7, R.O.W.C., TN, AND LLYOD R. AND SHIRLEY T. THOMSON PROPERTY OF THE RECORD IN DEED BOOK: R2173 PAGE:67, LOT 10, R.O.W.C., TN AND ON THE WEST BY THE ALLISON M.A. REVOCABLE LIVING TRUST AND MARY ANN E. ALLISON TRUSTEE PROPERTY OF RECORD IN THE DEED BOOK: R2392 PAGE: 1336, R.O.W.C., TN AND THE ELTON M. III AND VIRGINIA LOUISE RAGSDALE PROPERTY OF RECORD IN THE DEED BOOK: R1892 PAGE: 995, R.O.W.C., TN AND CHRISTINA J. STRONG AND TRISTAN JULIO PROPERTY OF RECORD IN THE DEED BOOK: R2395 PAGE: 93, R.O.W.C., TN AND BRADY J. SAUNDERS PROPERTY OF RECORD IN THE DEED BOOK: R2226 PAGE:1128, R.O.W.C., TN AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND BEING A NORTHWEST COMMON CORNER TO THE AFOREMENTIONED LLOYD R. AND SHIRLEY T. THOMSON, LOT 10 PROPERTY AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WITH A NEW LINE BETWEEN THE ALLISON M.A. REVOCABLE LIVING TRUST AND MARY ANN E. ALLISON TRUSTEE PROPERTY, THE ELTON M. III AND VIRGINIA LOUISE RAGSDALE PROPERTY, THE CHRISTINA J. STRONG AND TRISTAN JULIO PROPERTY, THE BRADY J. SAUNDERS PROPERTY AND THE HEREIN DESCRIBED TRACT, NORTH 10 DEGREES 01 MINUTE 02 SECONDS EAST, A DISTANCE OF 273.94' FEET.

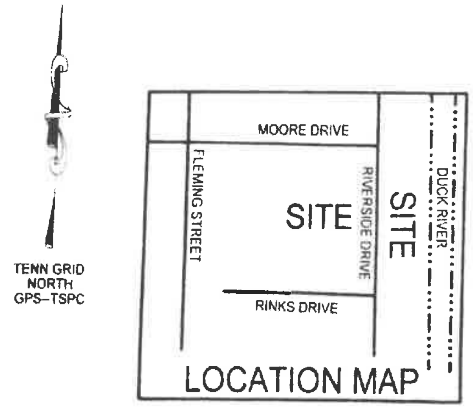
THENCE WITH A NEW LINE BETWEEN MOORE DRIVE AND THE HEREIN DESCRIBED TRACT, SOUTH 80 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 555.00' FEET.

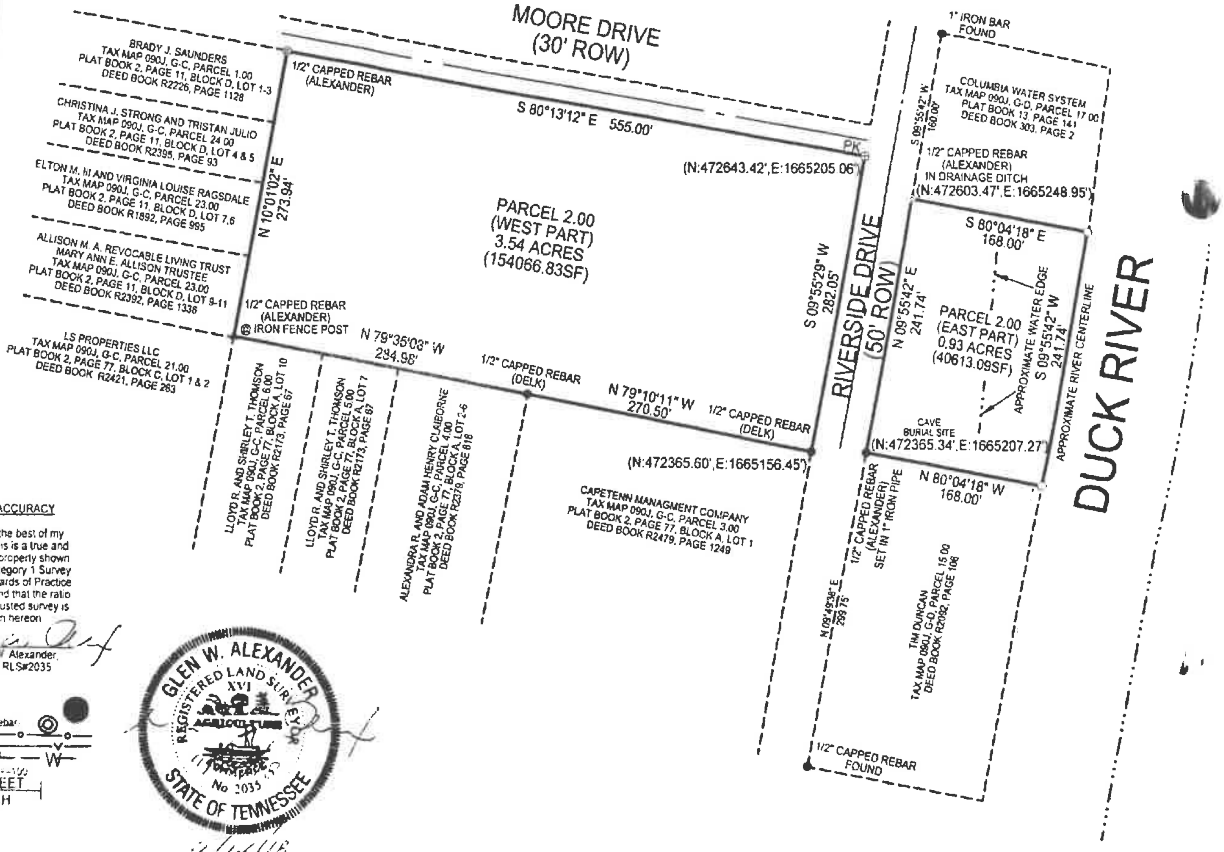
THENCE WITH A NEW LINE BETWEEN RIVERSIDE DRIVE AND THE HEREIN DESCRIBED TRACT, SOUTH 09 DEGREES 55 MINUTES 29 SECONDS WEST, A DISTANCE OF 282.05' FEET.

THENCE WITH A NEW LINE BETWEEN THE CAPETENN MANAGEMENT COMPANY PROPERTY AND THE HEREIN DESCRIBED TRACT, NORTH 79 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 270.50’ FEET.

THENCE WITH A NEW LINE BETWEEN THE ALEXANDRA R. AND ADAM HENRY CLAIBORNE PROPERTY, AND THE LLOYD R. AND SHIRLEY T. THOMSON PROPERTY, LOT 7, THE LLYOD R. AND SHIRLEY T. THOMSON PROPERTY, LOT 10 AND THE HEREIN DESCRIBED TRACT, NORTH 79 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 284.98' FEET TO THE POINT OF BEGINNING AND CONTAINING 154066.83 SQUARE FEET OR 3.54 ACRES MORE OR LESS.

PLAT OF SURVEY





OWNER:

JEFFERY LANIER RIPPY
105 GILMAN AVE
NASHVILLE TN 37205
SITE ADDRESS
913 RIVERSIDE DRIVE
COLUMBIA, TN 38401
TAX MAP 90J, G-C, PARCEL 2.00
DEED BOOK R1675, PAGE 548
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

SURVEYOR:

GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville Pike Culleoka TN 38451
PHONES Office 931-698-2338
Home 931-987-0736
EMAIL. glenwood@bellsouth.net

CERTIFICATE OF ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Survey as defined by the Standards of Practice for licensed surveyors and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

11/14/16
Glen W. Alexander
TN RLS#2035

FOUND CORNERS
SET CORNERS 1/2" Rebar
CYCLON FENCE LINES —o—o—o—
POWER LINES —V—V—V—
WATER LINES —W—W—W—
SCALE
100' FEET
1 INCH

GLEN W. ALEXANDER
REGISTERED LAND SURVEYOR
No 2035
STATE OF TENNESSEE

11/14/16

TKC ARCHITECTURE AND ENGINEERING LLC
615.617.7477
WWW.TKC-AE.COM

913 RIVERSIDE

913 RIVERSIDE DR, COLUMBIA TN 38401

DRAWING FOR PLANNING PURPOSES ONLY

COLE O NEWTON - TN REG.#118292

Revision		
No.	Date	Description

SHEET TITLE

PROJECT: 913 RIVERSIDE
DATE: 01/17/2022

SHEET NUMBER

22-0008

TECHNICAL MEETING
Tuesday, February 8, 2022
ITEM NO.
22-0008

DESCRIPTION: Rezone property 3.54 acres on the west side, and .93 acres on the east zone from R-10 to RS-6.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. No comments on Rezoning.
2. Previous comments for preliminary plat shall be applicable to subsequent development.
3. Alley shall extend street to street.

Building

4. No comments.

Police

5. No comments provided.

Public Works

6. No comments.

Atmos Energy

7. Gas Available.

Maury County E911

8. No comments provided.

Maury County Schools

9. No comments provided.

Duck River Electric Membership Corp

10. No comments provided.

Fire

11. No comment

Columbia Power

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

Wastewater

13. Wastewater approves this request.

Columbia Water

14. CPWS currently has a 6" CI main on east side of property.

Planning

15. Verify zoning requested.

ATTACHMENTS: Concept Plan

TKC A&E
ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

February 14th, 2022

City of Columbia Development Staff
Maury County Building and Zoning
Walter Harlan Building
5 Public Square
Columbia, TN 38401

Project: 913 Riverside Rezone

Subject: Staff Comment Response

Staff,

Please find below responses to your comments on the project 913 Riverside Rezoning. The updated rezoning submittal has been uploaded with this resubmittal.

Engineering

1. No comments on Rezoning.
2. Previous comments for preliminary plat shall be applicable to subsequent development.
    a. Comment will be addressed on the preliminary plat.
3. Alley shall extend street to street.
    a. Comment will be addressed on the preliminary plat.

Building

4. No comments.

Police

5. No comments provided.

Public Works

6. No comments

Atmos Energy

7. Gas Available.
    a. Comment has been noted.

Maury County 911

8. No comments provided.

Duck River Electric Membership Corp.

9. No comments provided.

Fire

10. No comment.

TKC A&E
ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456
NASHVILLE, TN 37216
WWW.TKC-AE.COM
615.617.7477

Columbia Power

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

Wastewater

12. Wastewater approves this request.

Columbia Water

13. CPWS currently has a 6" CI main on east side of property.

Planning

14. Verify zoning requested.
    a. Zoning requested has been verified.

If you have any comments or questions please give me a call or shoot me an email at cole@tkc-ae.com or 904.885.0245

Thank you,

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

TKC A&E
ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

TKC ARCHITECTURE AND ENGINEERING LLC
615.617.7477

WWW.TKC-AE.COM

913 RIVERSIDE

913 RIVERSIDE DR, COLUMBIA TN 38401

DRAWING FOR PLANNING PURPOSES ONLY

COLE O NEWTON - TN REG.#118292

Revision		
No.	Date	Description

SHEET TITLE:

PROJECT: 913 RIVERSIDE
DATE: 01/17/2022

SHEET NUMBER:

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
22-0008

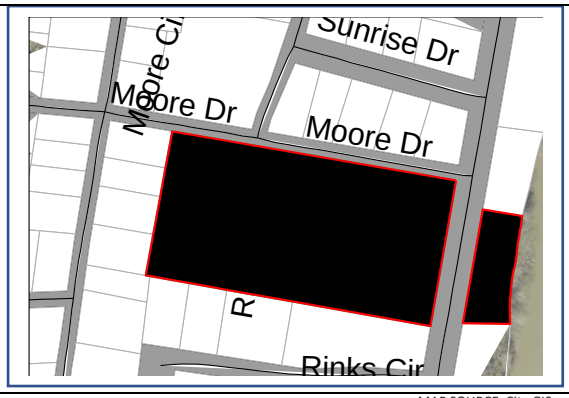
APPLICANT/PROPERTY OWNER
Cole Newton, TKC Engineering/ Cole Investments LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
913 Riverside Drive, Map 90J/Parcel 2.00

SUMMARY OF REQUEST: **Zoning Amendment, R-10 to RS-6.**

This request is for the rezoning of 913 Riverside Drive from **R-10** (*Low Density Residential*) **to RS-6** (*Medium Density Residential*). A conceptual site plan has been submitted in support of this proposed RS-6 zoning district for 12 single-family residential lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-10 (Low-Density Residential)	Vacant Land/Single-Family Residential	R-10/MCD/ Single-Family Residential	Concept plan indicates 12 single-family residential lots.	4.47 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Neighborhood.
The future land use characterized for the subject property is "Urban Neighborhood". This future land use is generally characterized by single-use activities on an individual lot with a mixture of lot sizes with shallow setbacks. Future development shall focus on context-responsive infill with single-family homes being appropriate. The proposed RS-6 (*Medium Density Residential*) zoning designation would be consistent with the comprehensive plan within an urban neighborhood future land use.

PROPERTY HISTORY:

December 9th, 2020. Case 20-0249. Request from Cole Newton, TKC Engineering for Preliminary Plat approval of Tax Map 90J Group C Parcel 3.00 meeting all standards of an R-10 Zoning District, approved.

August 12th, 2020. Case 20-0144. Request from Cole Newton, TKC Engineering for the rezoning of 913 Riverside Drive and 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1 PUD for 56 townhome units. (*Request Withdrawn*).

December 11th, 2019 Case 19-0184 Request from Cole Newton, T-Square Engineering, to rezone 102 Rinks Circle being Tax Map 90J Group C Parcel 3.00 from R-10 to RM-1 (*Request Withdrawn*).

COMPATIBILITY with the Zoning Ordinance/ Staff Comments:	

Zoning Ordinance Referenced:
Article 6.3.8 District Development Standards (RS-6).

- Lot size minimum of 6,000 SF with a lot width minimum of 50'.
- Permits single-family homes only (*not single-family attached; i.e. duplexes*).
- 20' minimum front setback/ 7.5' minimum side setback/ 20' minimum rear setback.

A concept plan has been submitted in support of a requested RS-6 zoning designation for 913 Riverside Drive, Map 90J/Parcel 2.00. Proposed lots 1 to 8 will front Moore Drive with a minimum front setback of 20'. In addition, a 30' minimum setback line would be required for lots 9-12 fronting Riverside Drive as it is classified within *Connect Columbia* as a collector street. An RS-6 zoning designation would be compatible with the Comprehensive Plan as the subject property is within the "*Urban Neighborhood*" future land use.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

…

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
- Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
- Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
- Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

Staff's review of Section 3.19.6 in relation to this request finds the following:

A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

The Comprehensive Plan designation for this property is Urban Neighborhood which

does support an RS-6 zoning district meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.

A. The legal purposes for which zoning exists are not contravened;

All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

The surrounding properties are primarily developed with residential uses or vacant land. This proposal of an RS-6 Zoning Designation would be compatible with similar uses within the vicinity.

C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners.

D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

The subject property meets the minimum lot area required in the zoning ordinance.

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning is in agreement with the general plan for the area;

   The Comprehensive Plan designates the subject property as "Urban Neighborhood" The request would agree with an RS-6 (Medium Density Residential) Zoning Designation.

2. The legal purposes for which zoning exists are not contravened;

   All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

   The use is not similar to adjacent properties and would create a change in development pattern unless more consideration is given to design and max density.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

   The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

   In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment of RM-1 PUD at such location.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

   No reports from any facilities that the zoning request cannot be serviced.

Case #22-0008
913 Riverside Drive

Case #22-0008
913 Riverside Drive

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

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	2558 Greens Mill Road		
	TAX MAP: 051	GROUP:	PARCEL: 055.00
SUMMARY OF NATURE OF REQUEST AND WORK	This application is for the proposed Final Master Development Plan of a PUD of parcel 051-05500 (PUD - 1.46 DUA) made up of 550 residential lots. The plan includes a Minor Collector Road between Greens Mill Road and Double Branch Road. This 376.96 acre parcel will be planned by Gamble Design Collaborative and Crunk Engineering LLC		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☒ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	Annexations/Rezoning: • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form Plats/PUDs: • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	Crunk Engineering, Patrick Carroll	PHONE	(615) 873-1795
ADDRESS	2823 Bransford Ave, Nashville, TN 37204	EMAIL	patrick@crunkeng.com

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

PROPERTY OWNER

NAME	Safe Harbor Residential, By: Koby Dumont	PHONE	(865) 507-0220
ADDRESS	2823 Bransford Ave, Nashville, TN 37204	EMAIL	koby@safeharbordev.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.

Crunk Engineering, LLC By: Patrick Carroll
APPLICANT NAME

APPLICANT SIGNATURE

01/17/22
DATE

* Zoning Ordinance Article 3.3.3. Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Safe Harbor Residential, By: Koby Dumont
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

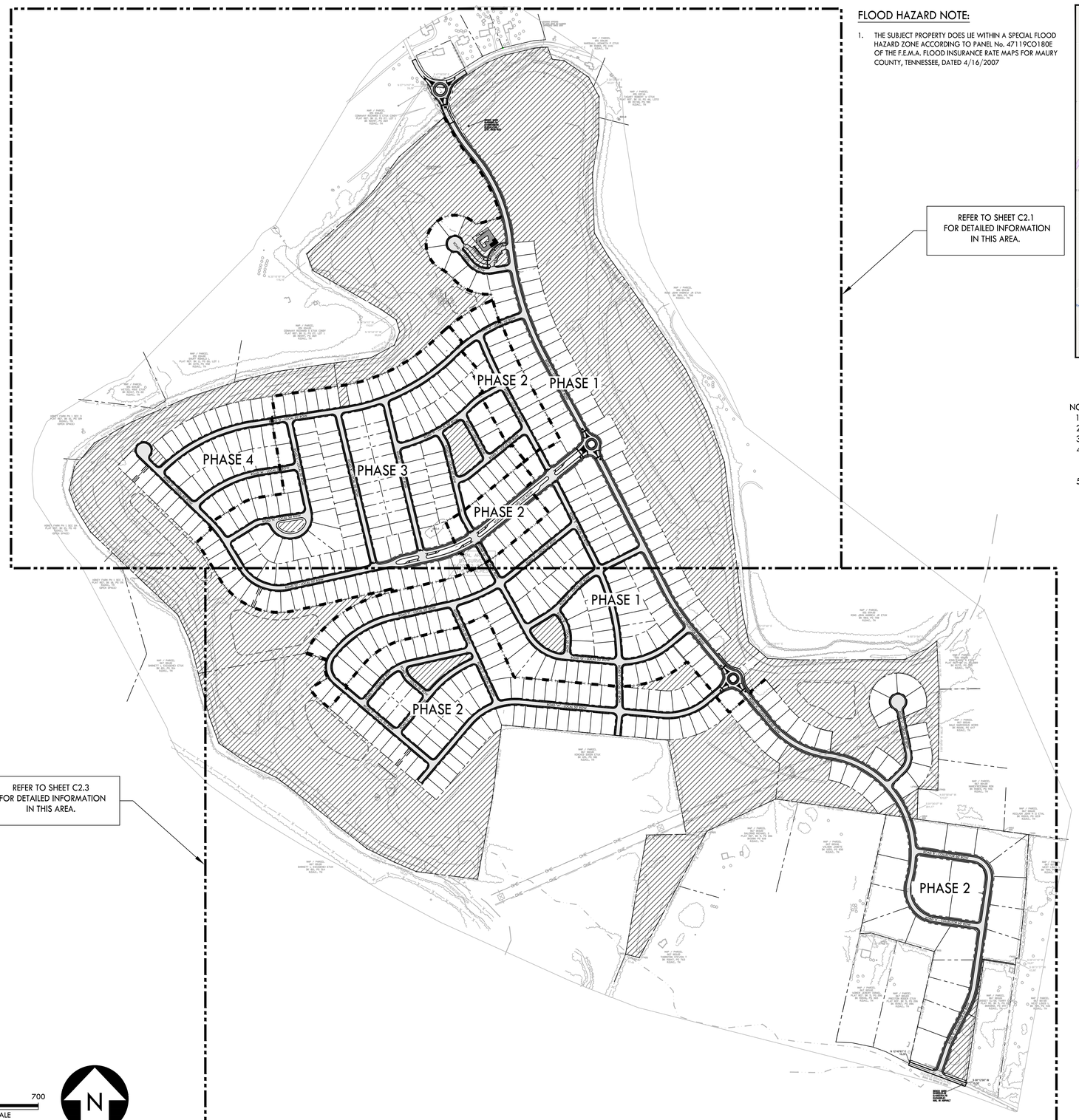
01/17/22
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	



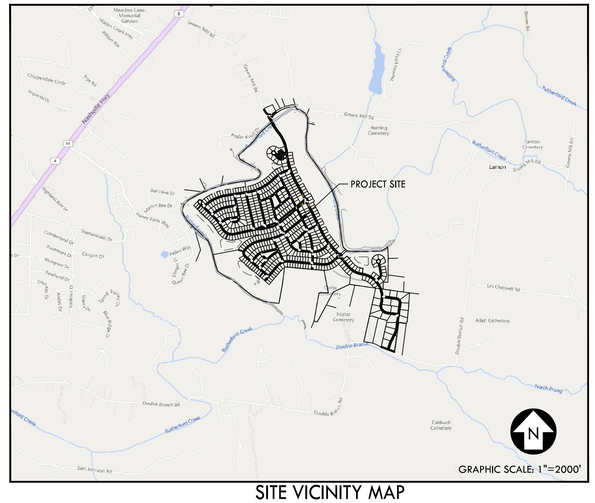
REFER TO SHEET C2.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.1
FOR DETAILED INFORMATION
IN THIS AREA.

0 350 700
GRAPHIC SCALE

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



SITE VICINITY MAP

NOTES:
1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD
ADDRESS: GREENS MILL ROAD 2558
PARCEL ID: 051 055.00
SITE ACREAGE: 376.96 ACRES
PROPOSED DENSITY: 1.46 DUA
PROPOSED ZONING: RS10

ZONING DISTRICT:	RS10
AREA:	376.96 AC
PROPOSED LOTS:	
PHASE 1 LOTS:	174
PHASE 2 LOTS:	175
PHASE 3: LOTS:	156
PHASE 4: LOTS:	45
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	75 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA
OPEN SPACE PROVIDED:	169 AC (25.68%)

***REFER TO SHEET C1.4 FOR OPEN SPACE PARCEL TABLE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT PLAN
C1.2	SITE LAYOUT PLAN
C1.3	SITE LAYOUT PLAN
C1.4	LOT TABLES
C2.0	OVERALL GRADING DRAINAGE & UTILITY PLAN
C2.1	GRADING DRAINAGE & UTILITY PLAN
C2.2	GRADING DRAINAGE & UTILITY PLAN
C2.3	MCWS WATERMAIN EXTENSION EXHIBIT
C3.0	ROADWAY CROSS SECTIONS

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
No. 124695
STATE OF TENNESSEE
1/18/21

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS
No. DATE

01/18/21 17067

C1.0
OVERALL SITE LAYOUT PLAN

NOTES:
1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
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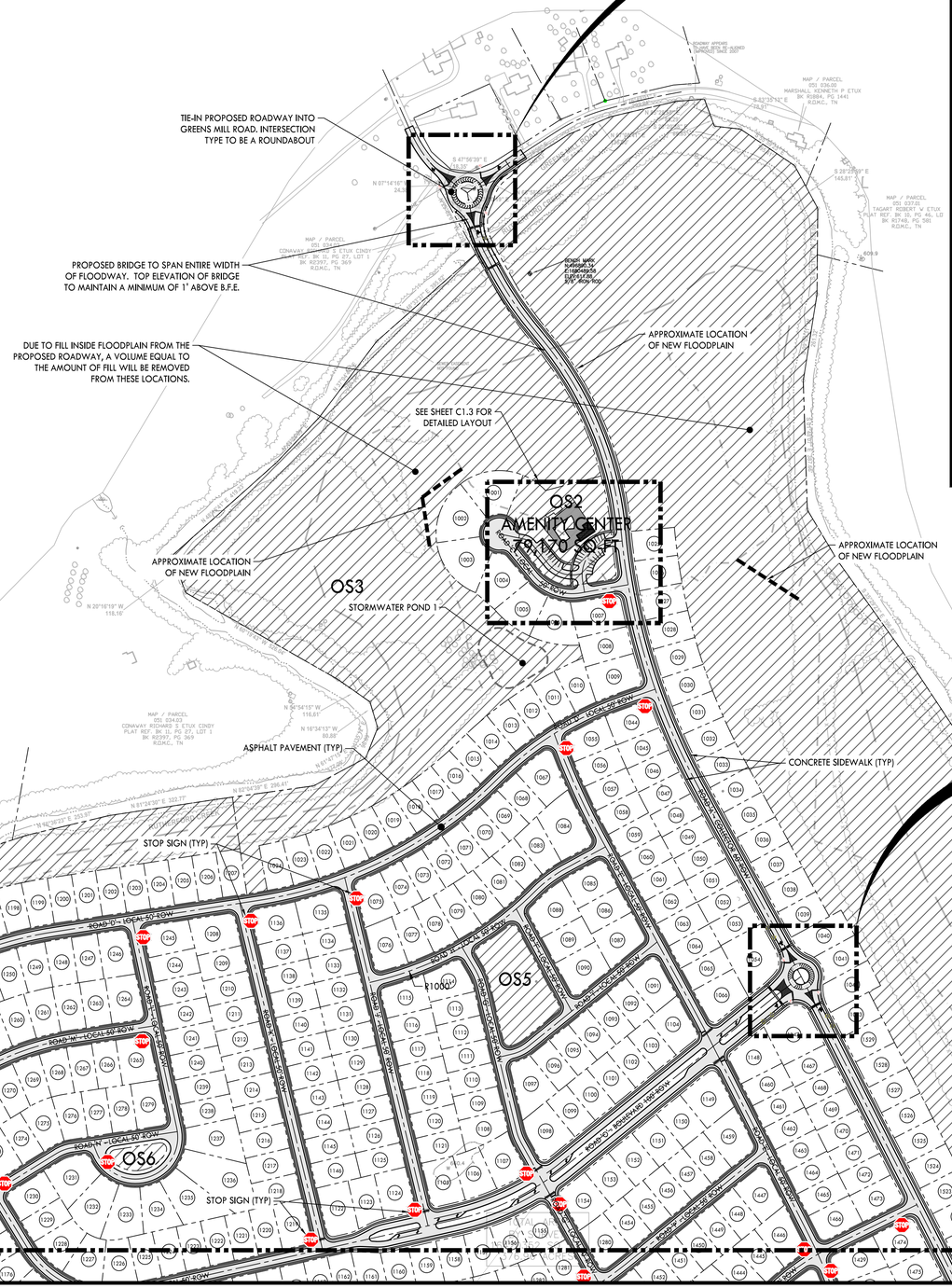
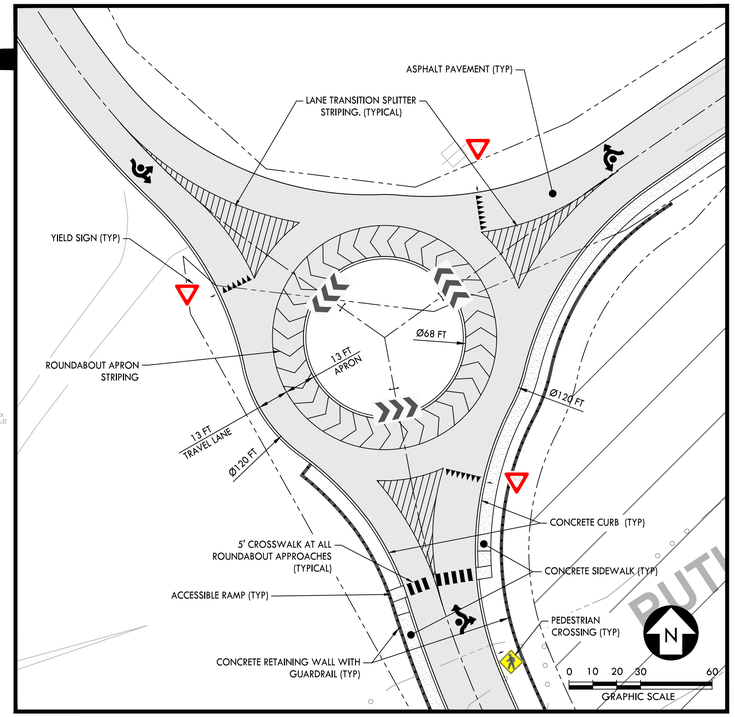
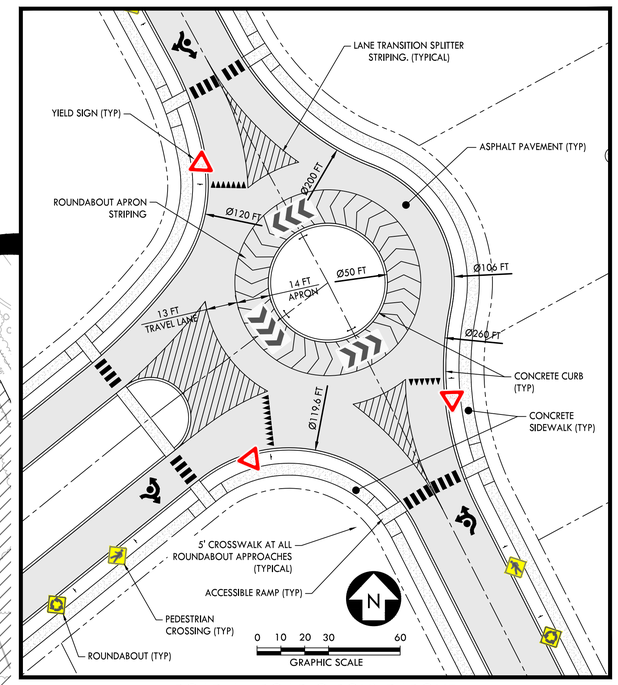




GREENS MILL ROAD - ROAD A ROUNDABOUT - DETAILED LAYOUT



ROAD A - ROAD O ROUNDABOUT

0 100 200 400
GRAPHIC SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
No. 124695
STATE OF TENNESSEE
1/18/21

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

01/18/21 17067

C1.1
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

STORMWATER POND 3

STORMWATER POND 4

STORMWATER POND 5

OS7

OS8

OS10

OS11

OS12

OS13

OS14

OS15

OS9

ROW TO BE EXTENDED TO EAST PROPERTY LINE

RETAINING WALL

RETAINING WALL

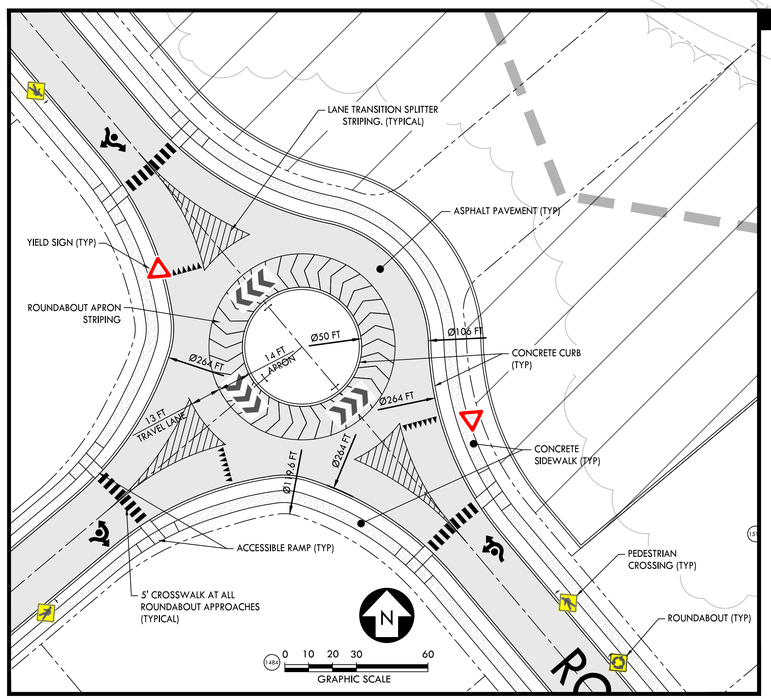
STOP SIGN (TYP)

CONCRETE SIDEWALK (TYP)

R.O.W. TO BE EXTENDED TO PROPERTY LINE WHEN FUTURE CONNECTION IS MADE TO ADJACENT PROPERTY.

ALONG PROPERTY FRONTAGE, 25' R.O.W. DEDICATION TO BE PROVIDED ALONG DOUBLE BRANCH ROAD. ROADWAY CROSS-SECTION TO BE BROUGHT UP TO COUNTY STANDARDS.

BENCH MARK
N:1490543.43
E:1853754.78
ELEV:820.81
NAIL IN ASPHALT



ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

NOTES:

1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.
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- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 100 200 400
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
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ENGINEERING CRUNK

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1/18/21

GREENS MILL ROAD

PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	

01/18/21 17067

C1.2

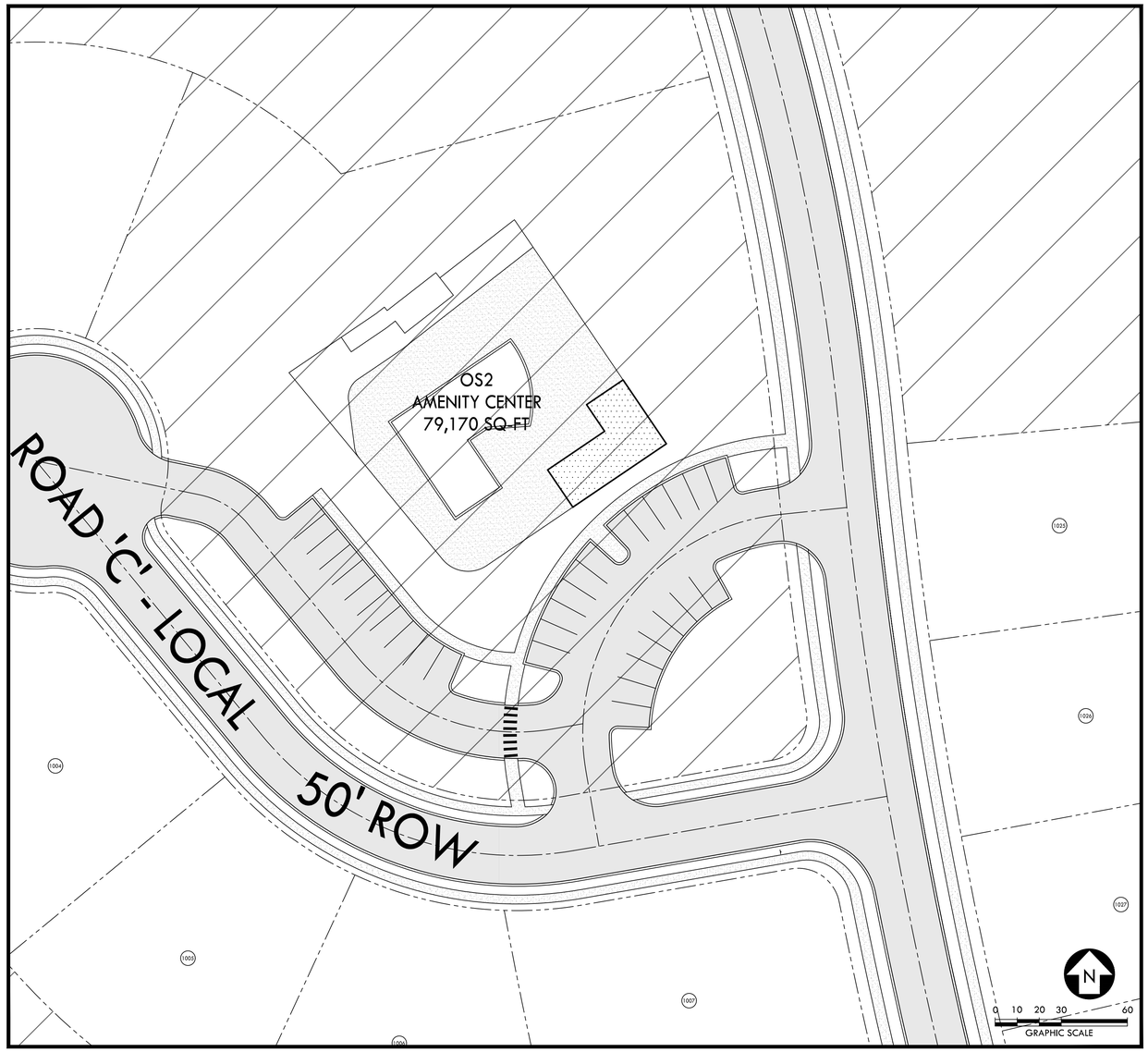
SITE LAYOUT PLAN

SITE DATA TABLE (AMENITY CENTER):

EXISTING ZONING: RS-10
PROPOSED ZONING: RS-10

AMEINTY CENTER

AREA:	1.82 AC
PARING SPACE:	31 SPACES
USAGE:	AMENITY CENTER AND POOL
BUILDING AREA:	1,340 SQ-FT
POOL AREA:	2,400 SQ-FT



AMENITY CENTER - DETAILED LAYOUT

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
No. 124695
STATE OF TENNESSEE
1/18/21

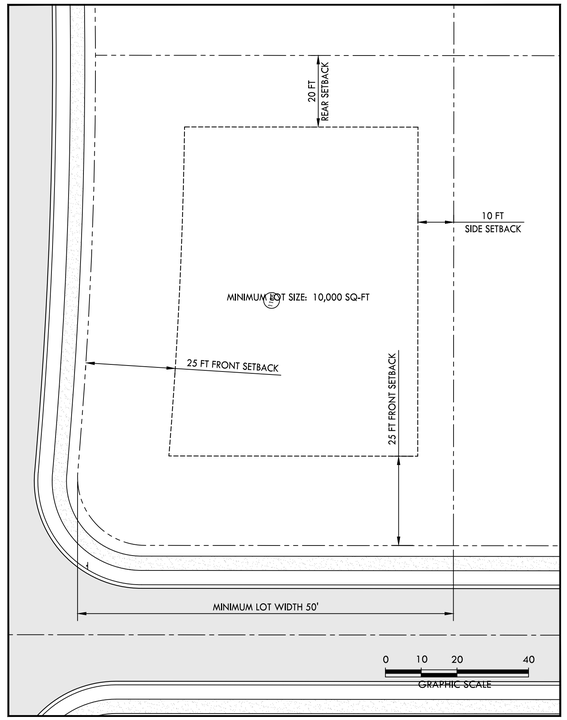
GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS

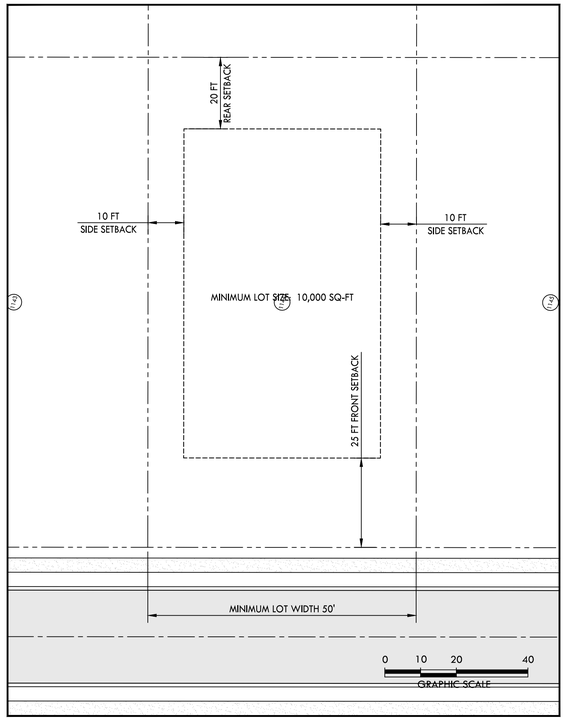
No.	DATE

01/18/21 17067

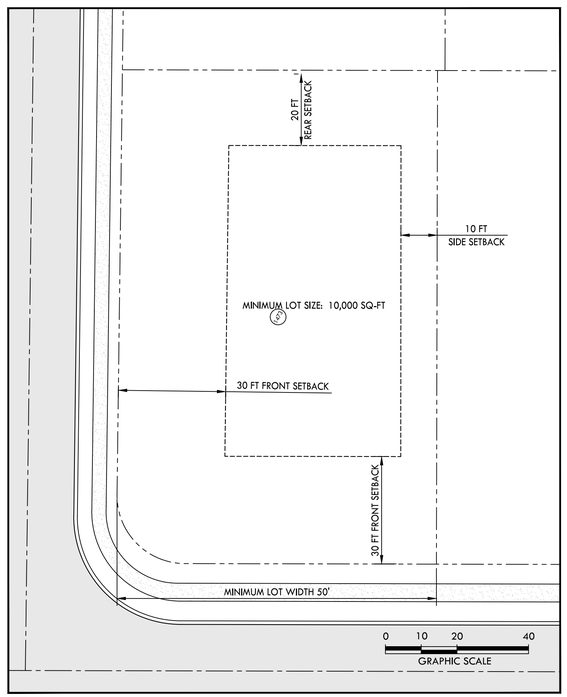
C1.3
SITE LAYOUT PLAN



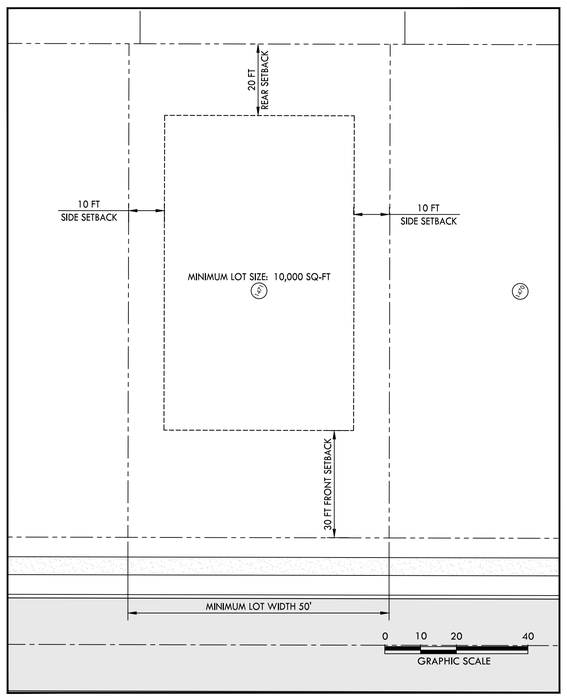
TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL COLLECTOR ROADWAYS

PHASE 1 LOTS	
LOT NUMBER	AREA (SQ-FT)
1001	17,017
1002	17,017
1003	17,017
1004	14,912
1005	13,469
1006	14,496
1007	15,290
1008	12,968
1009	15,357
1025	11,321
1026	11,321
1027	11,321
1028	11,321
1029	11,321
1030	11,321
1031	11,321
1032	11,321
1033	11,268
1034	11,050
1035	11,050
1036	11,050
1037	11,050
1038	11,050
1039	11,050
1040	13,667
1041	11,572
1042	14,048
1043	10,851
1044	12,511
1045	10,407
1046	10,407
1047	10,397
1048	10,212
1049	10,212
1050	10,212
1051	10,212
1052	10,212
1053	10,212
1054	21,469
1066	14,594
1104	13,799
1147	19,347
1148	14,636
1149	15,305
1280	13,820
1281	12,631
1282	11,057
1283	11,026
1284	10,909
1285	10,220
1286	10,220
1287	10,220
1288	10,220
1289	10,220
1290	10,514
1291	10,592
1292	10,592
1293	10,592
1294	10,592
1295	10,592
1296	10,420
1297	12,328
1298	16,987
1299	13,525
1300	13,093
1301	12,569
1302	11,816
1303	11,277
1304	10,024
1305	10,001
1306	10,001
1307	10,001
1308	13,417
1340	12,162
1341	10,001
1402	18,209
1403	16,393
1404	12,508
1405	12,968
1406	13,428
1407	16,150
1408	20,121
1409	18,457
1410	13,637
1411	11,552
1412	10,549
1413	10,549

PHASE 1 LOTS	
LOT NUMBER	AREA (SQ-FT)
1414	10,549
1415	13,236
1416	13,003
1417	10,800
1418	10,800
1419	10,800
1420	10,718
1421	12,438
1422	12,941
1423	14,839
1424	15,337
1425	17,114
1426	14,971
1427	13,500
1428	12,409
1429	14,257
1430	15,369
1431	10,368
1432	10,368
1433	10,368
1434	10,368
1435	13,193
1436	13,877
1437	12,355
1438	12,296
1439	18,871
1440	15,280
1441	13,241
1442	13,493
1443	11,980
1444	11,512
1445	11,211
1446	14,642
1447	13,840
1448	10,686
1449	10,001
1450	10,001
1451	10,001
1452	11,722
1453	13,741
1454	10,549
1455	10,549
1456	10,549
1457	10,549
1458	10,549
1459	14,579
1460	10,138
1461	10,138
1462	10,138
1463	10,138
1464	10,138
1465	10,138
1466	12,185
1467	10,074
1468	10,074
1469	10,074
1470	10,074
1471	10,074
1472	10,074
1473	12,173
1474	13,979
1475	11,830
1476	11,948
1477	12,050
1478	12,088
1479	13,945
1480	12,923
1481	11,050
1482	11,050
1483	14,735
1484	15,918
1514	11,050
1515	11,050
1516	11,198
1517	11,487
1518	11,487
1519	11,383
1520	11,050
1521	11,050
1522	11,050
1523	11,050
1524	11,050
1525	11,050
1526	11,050
1527	11,050
1528	11,050
1529	11,050

PHASE 2 LOTS	
LOT NUMBER	AREA (SQ-FT)
1010	11,104
1011	10,417
1012	10,417
1013	10,417
1055	11,912
1056	10,645
1057	10,645
1058	10,645
1059	10,428
1060	10,412
1061	10,412
1062	10,412
1063	10,412
1064	10,412
1065	10,412
1067	14,209
1084	19,233
1085	13,477
1086	11,692
1087	14,621
1091	13,310
1098	15,338
1099	10,686
1100	10,686
1101	10,686
1102	10,686
1103	10,686
1107	13,627
1150	11,960
1151	11,960
1152	11,960
1153	11,960
1154	14,363
1155	13,313
1309	14,933
1310	10,275
1311	11,489
1312	11,439
1313	11,439
1314	10,641
1315	10,275
1316	10,275
1317	10,275
1318	13,614
1319	12,546
1320	10,027
1321	11,979
1322	11,979
1323	10,001
1324	11,979
1325	12,668
1326	10,001
1327	10,001
1328	10,001
1329	10,563
1330	10,842
1331	10,842
1332	12,683
1333	13,999
1334	11,281
1335	10,997
1336	10,275
1337	10,275
1338	10,275
1339	12,253
1342	10,001
1343	10,001
1344	10,001
1345	10,001
1346	10,001
1347	10,001
1348	10,001
1349	10,001
1350	10,001
1351	11,979
1352	10,001
1353	10,001
1354	10,001
1355	10,001
1356	10,001
1357	10,001
1358	10,001
1359	11,505
1360	12,208
1361	12,444
1362	9,976
1363	10,001
1364	10,001

PHASE 2 LOTS	
LOT NUMBER	AREA (SQ-FT)
1365	10,001
1366	10,001
1367	10,001
1368	10,001
1369	10,001
1370	11,979
1371	11,979
1372	10,001
1373	10,001
1374	10,692
1375	10,980
1376	10,980
1377	10,980
1378	10,980
1379	10,938
1380	10,382
1381	12,250
1382	12,250
1383	11,566
1384	10,275
1385	10,275
1386	12,263
1387	13,283
1388	10,138
1389	10,138
1390	10,138
1391	10,138
1392	10,138
1393	10,138
1394	10,138
1395	11,032
1396	14,390
1397	14,484
1398	12,450
1399	12,450
1400	12,450
1401	12,450
1485	11,390
1486	11,390
1487	11,556
1488	12,129
1489	12,129
1490	12,039
1491	12,039
1492	12,039
1493	12,039
1494	12,039
1495	15,663
1496	14,655
1497	13,516
1498	11,050
1499	11,050
1500	18,877
1501	17,017
1502	17,017
1503	17,017
1504	12,181
1505	13,689
1506	11,684
1507	12,148
1508	12,148
1509	12,148
1510	12,148
1511	11,103
1512	11,050
1513	11,050
1530	46,076
1531	42,997
1532	47,241
1533	49,651
1534	39,096
1535	49,611
1536	40,595
1537	43,516
1538	42,877
1539	42,429
1540	36,508
1541	35,915
1542	45,724
1543	45,376
1544	43,658
1545	41,861
1546	42,927
1547	37,112
1548	43,237
1549	42,350
1550	41,664

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1014	10,417
1015	10,066
1016	10,422
1017	10,422
1018	10,422
1019	10,422
1020	10,422
1021	10,422
1022	10,422
1023	10,422
1024	10,422
1068	10,242
1069	10,325
1070	10,325
1071	10,325
1072	10,325
1073	10,325
1074	10,325
1075	13,240
1076	13,199
1077	11,412
1078	11,614
1079	11,632
1080	11,468
1081	11,118
1082	10,741
1083	11,609
1088	15,013
1089	11,805
1090	14,553
1092	10,138
1093	10,138
1094	10,138
1095	10,138
1096	10,143
1097	15,291
1105	13,458
1106	12,515
1108	11,400
1109	10,001
1110	10,001
1111	10,001
1112	10,001
1113	10,001
1114	12,377
1115	12,950
1116	10,138
1117	10,138
1118	10,138
1119	10,138
1120	10,138
1121	10,530
1122	14,589
1123	11,363
1124	13,142
1125	10,275
1126	10,275
1127	10,275
1128	10,275
1129	10,275
1130	10,275
1131	10,275
1132	10,275
1133	10,275
1134	10,275
1135	13,969
1136	13,927
1137	10,275
1138	10,275
1139	10,275
1140	10,275
1141	10,275
1142	10,275
1143	10,275
1144	10,275
1145	10,275
1146	10,275
1156	11,560

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1157	11,560
1158	11,139
1159	11,050
1160	11,077
1161	12,197
1162	9,995
1163	10,001
1164	10,001
1165	10,001
1166	10,001
1167	10,001
1168	10,001
1169	10,001
1170	10,001
1171	11,164
1172	11,297
1173	11,306
1174	11,314
1175	11,320
1176	11,275
1177	10,001
1178	10,001
1179	10,334
1180	10,729
1202	10,001
1203	10,001
1204	10,001
1205	10,001
1206	10,001
1207	10,001
1208	14,491
1209	10,686
1210	10,686
1211	10,686
1212	10,686
1213	10,686
1214	10,686
1215	10,686
1216	10,686
1217	10,686
1218	10,596
1219	12,335
1220	10,138
1221	10,138
1222	10,138
1223	10,138
1224	10,138
1225	10,138
1226	12,028
1227	12,884
1228	12,813
1229	10,001
1230	12,566
1231	15,367
1232	16,112
1233	14,997
1234	12,942
1235	18,147
1236	25,957
1237	16,544
1238	11,143
1239	11,204
1240	11,163
1241	11,018
1242	10,874
1243	10,730
1244	10,585
1245	12,589
1246	12,488
1264	13,080
1265	14,112
1273	13,467
1274	10,275
1275	11,927
1276	11,062
1277	10,275
1278	10,275
1279	11,904

PHASE 4 LOTS	
LOT NUMBER	AREA (SQ-FT)
1181	10,373
1182	10,001
1183	10,001
1184	10,001
1185	10,001
1186	10,001
1187	10,001
1188	10,001
1189	10,001
1190	10,289
1191	10,381
1192	10,381
1193	10,381
1194	10,381
1195	10,381
1196	10,381
1197	10,381
1198	10,381
1199	10,350
1200	10,001
1201	10,001
1247	10,686
1248	10,855
1249	11,187
1250	11,218
1251	11,237
1252	11,245
1253	11,240
1254	11,222
1255	14,934
1256	13,726
1257	11,237
1258	11,237
1259	11,237
1260	11,237
1261	11,237
1262	10,915
1263	10,686
1266	10,001
1267	10,165
1268	10,430
1269	10,358
1270	10,775
1271	10,989
1272	13,201

OPEN SPACE	
OPEN SPACE NUMBER	AREA (SQ-FT)
OS1	2,344,045
OS2	79,170
OS3	996,097
OS4	1,115,170
OS5	49,797
OS6	10,007
OS7	1,319,254
OS8	39,265
OS9	6,764
OS10	34,518
OS11	36,909
OS12	572,908
OS13	150,787
OS14	528,689
OS15	53,505

CRUNK ENGINEERING LLC
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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
No. 124695
STATE OF TENNESSEE
1/18/21

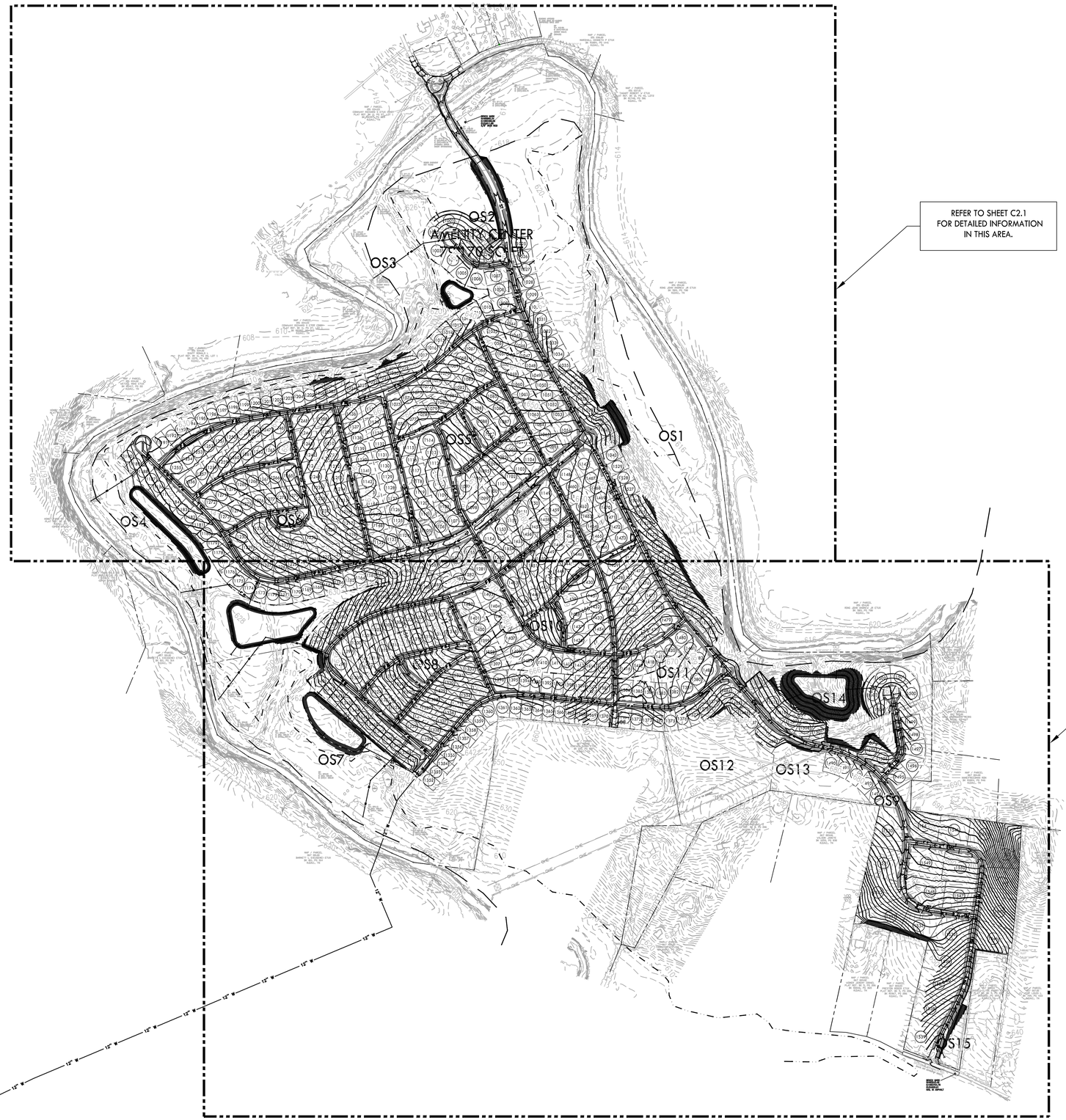
GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	

01/18/21 17067

C1.4

LOT TABLES



0 350 700
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED PROFESSIONAL
AGRICULTURE
TENNESSEE
No. 124695
STATE OF TENNESSEE
1/18/21

GREENS MILL ROAD
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COLUMBIA, TENNESSEE

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C2.0
OVERALL GRADING DRAINAGE & UTILITY PLAN

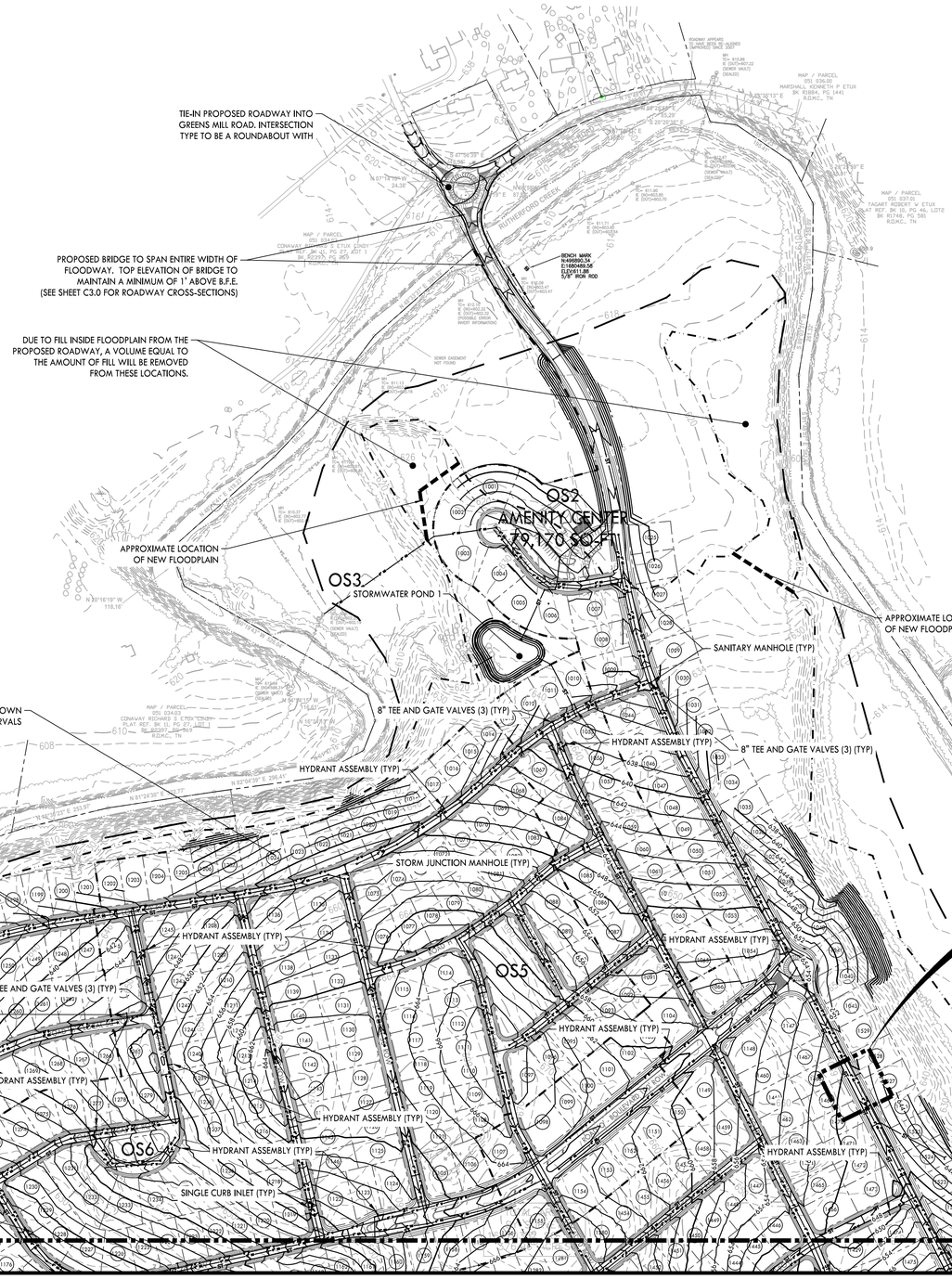
PROPOSED GRADING & DRAINAGE LEGEND

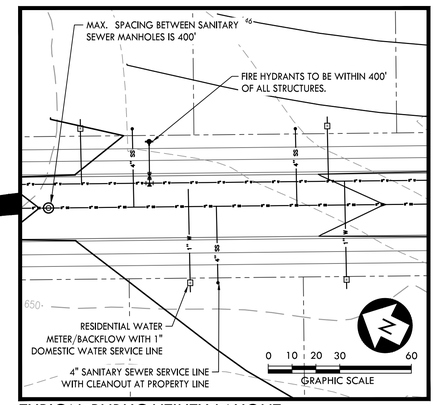
- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.





TYPICAL PUBLIC UTILITY LAYOUT

0 100 200 400
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
No. 124695
STATE OF TENNESSEE
1/18/21

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

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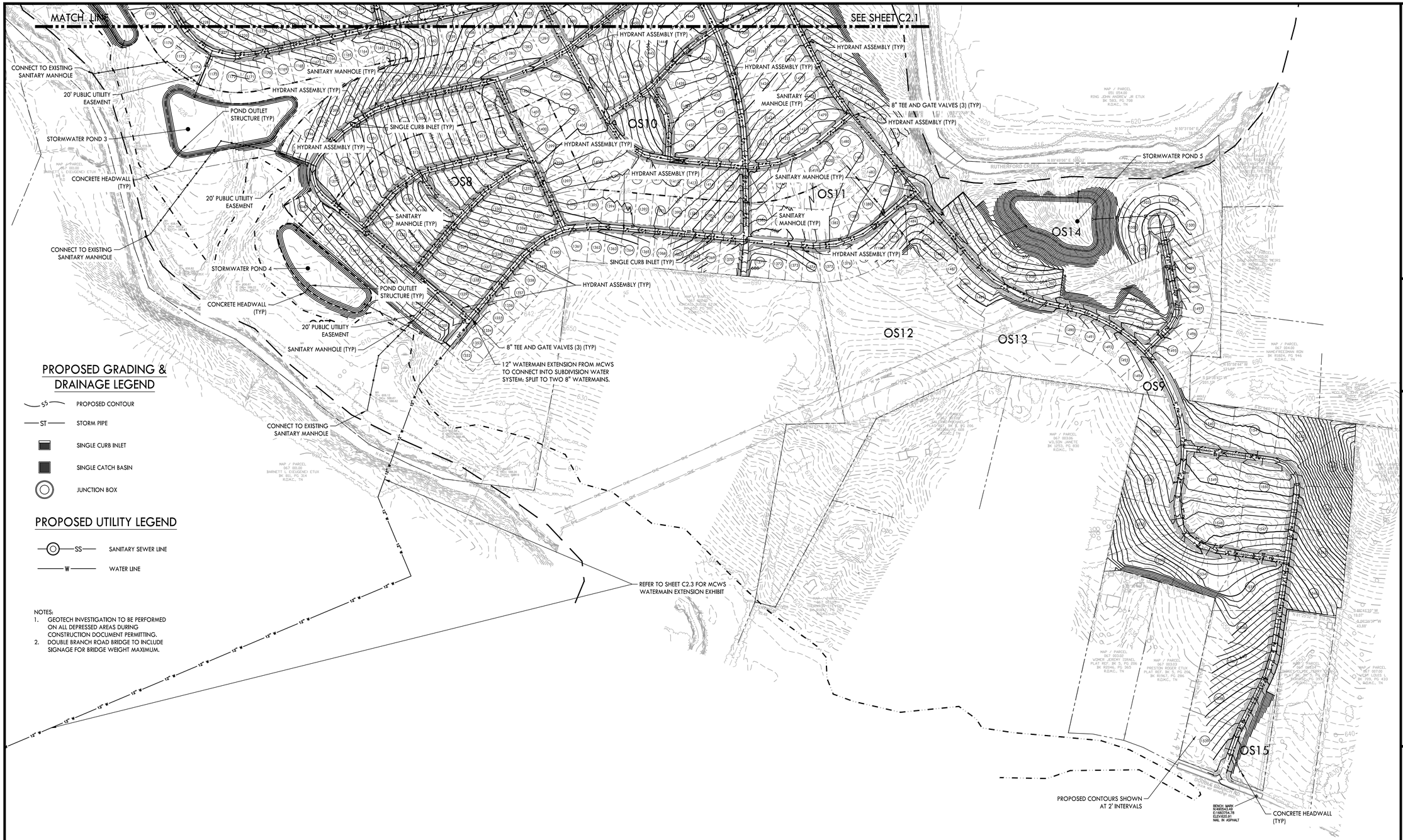
C2.1
GRADING DRAINAGE & UTILITY PLAN



NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

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PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
LICENSE
No. 124695
STATE OF TENNESSEE
1/18/21

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
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REVISIONS	
No.	DATE

01/18/21 17067

C2.2
GRADING DRAINAGE & UTILITY PLAN

PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

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GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
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No.	DATE

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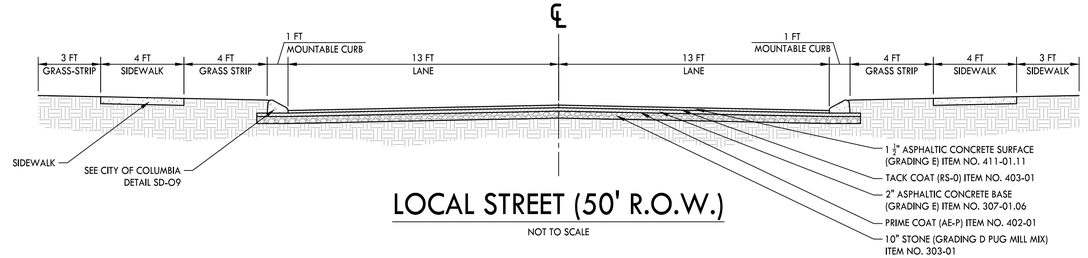
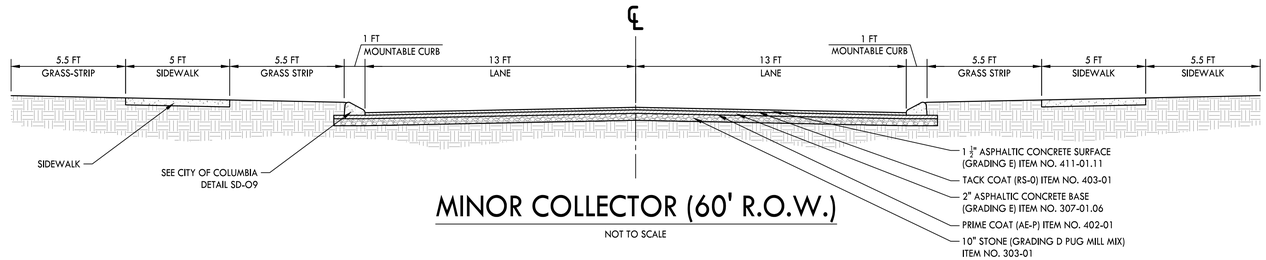
C2.3
MCWS WATERMAIN EXTENSION EXHIBIT



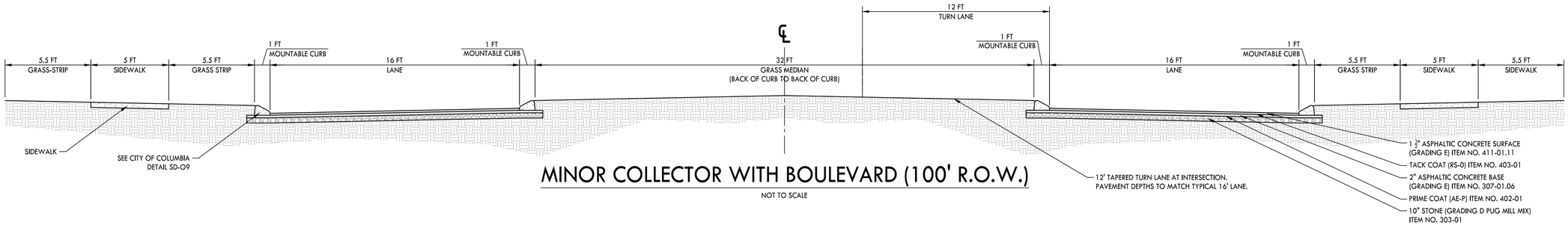
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



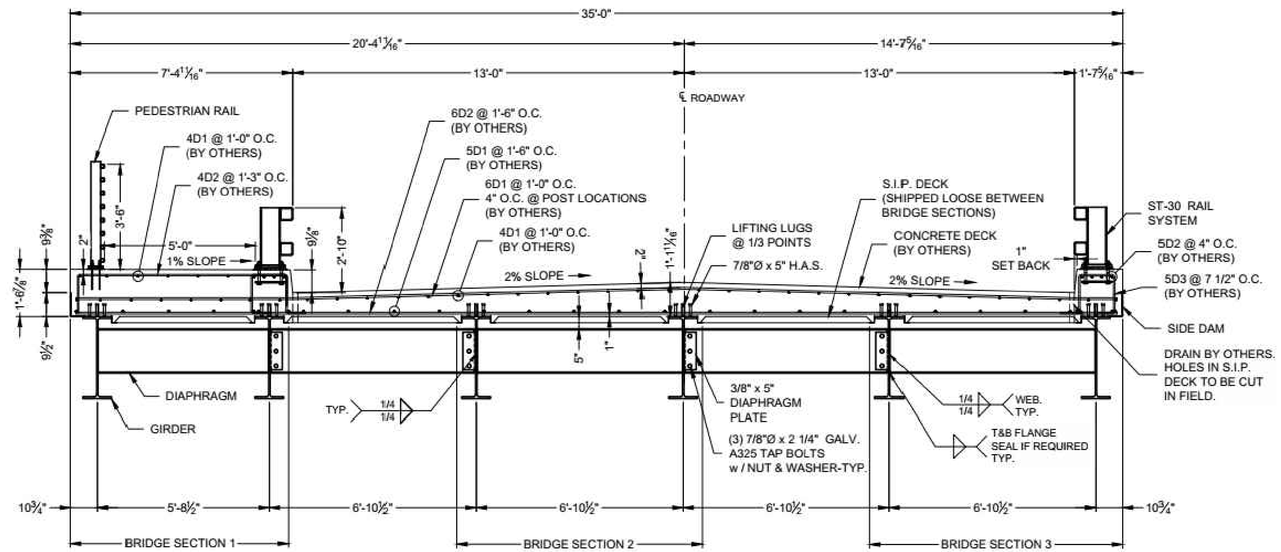
MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)

NOT TO SCALE



BRIDGE

NOT TO SCALE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

CRUNK ENGINEERING

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
No. 124695
STATE OF TENNESSEE
1/18/21

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

01/18/21 17067

C3.0

ROADWAY CROSS SECTIONS

City Approval Form

Community: Greens Mill

Date Submitted: 01/01/22

Comments:TBD

TCG 5 - 40' (Landon Collection)

Plan 1: Montgomery (1,658 SQFT)
Elevations Submitted: Traditional 1, Craftsman 1, Traditional 2

Plan 2: Dunbar (1,776 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 3: Ashland (1,986 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 4: Cooper (2,071 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 5: Richland (2,263 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 6: Shelby (2,301 SQ FT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

TCG 5 - 50' (Harpeth Collection)

Plan 7: Donelson (1,869 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 8: Acadia (2,130 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 9: Loudon (2,131 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 11: Stapleton (2,253 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 12: Wilburn (2,596 SQ FT)
Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 10: Portland (2,907 SQFT)
Elevations Submitted: Traditional, Craftsman 1, Traditional 2

TCG 7 - 50' FLEX (Cordell Collection)

Plan 13: Spencer (2,645 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 14: Madison (3,516 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 15: Vincent (3,733 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 16: Quincy (3,999 SQ FT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 17: Bryant (4,263 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 18: Marshall (3.007 SQFT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 19: Hamilton (2,928 SQ FT)
Elevations Submitted: Traditional 1, Craftsman, Traditional 2

City Official: _____

_____ Approved Date: _____/_____/_____

Authorized Signature

TCG 5 - 40'
(Landon Collection)

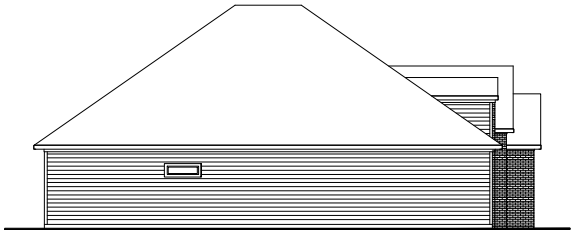
The Montgomery

Traditional 1

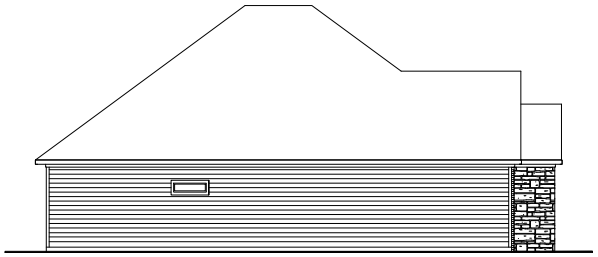
Traditional 2

Craftsman

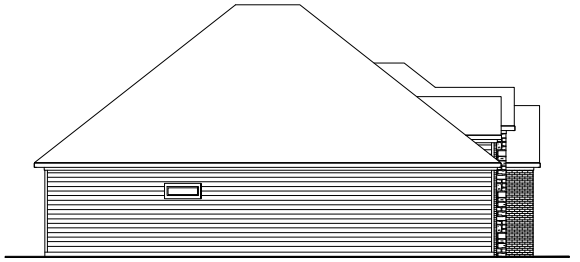
The Montgomery (Side Elevations)



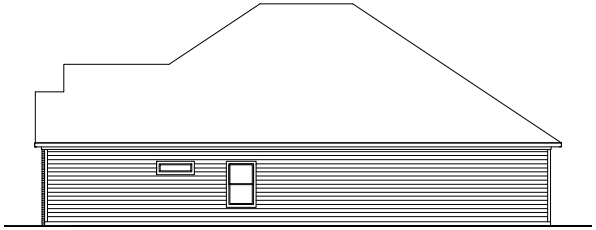
Traditional 1 - Left Elevation



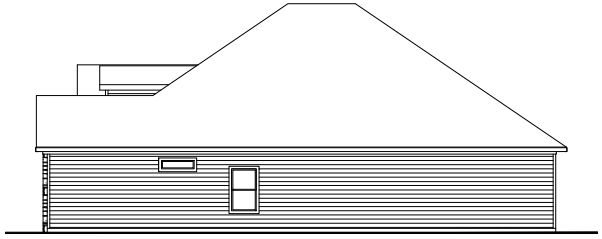
Craftsman - Left Elevation



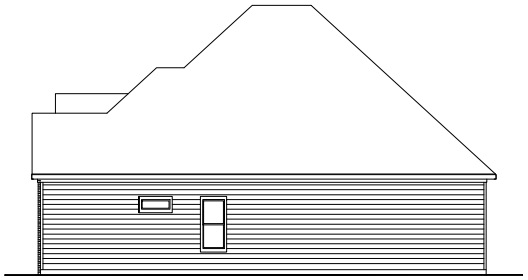
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Montgomery (Side Entry)

Traditional 1

Traditional 2

Craftsman

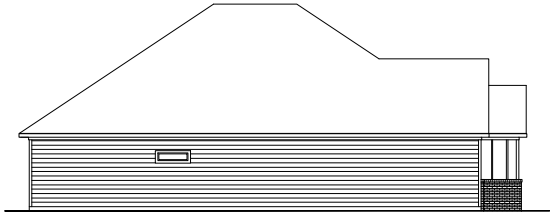
The Dunbar

Craftsman 1

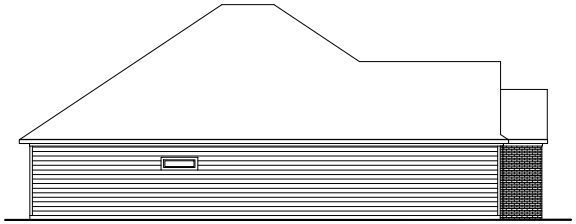
Craftsman 2

Traditional

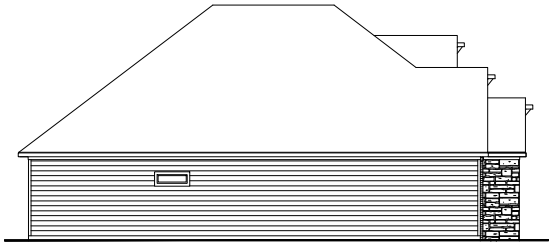
The Dunbar (Side Elevations)



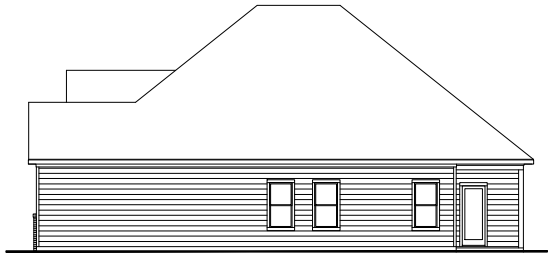
Craftsman 1 - Left Elevation



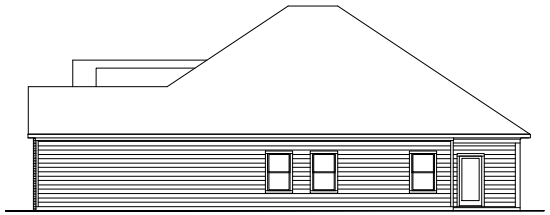
Traditional - Left Elevation



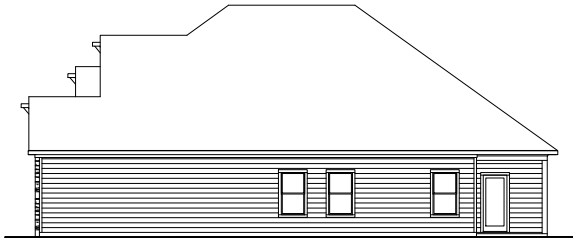
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Dunbar (Side Entry)

Craftsman 1

Craftsman 2

Traditional

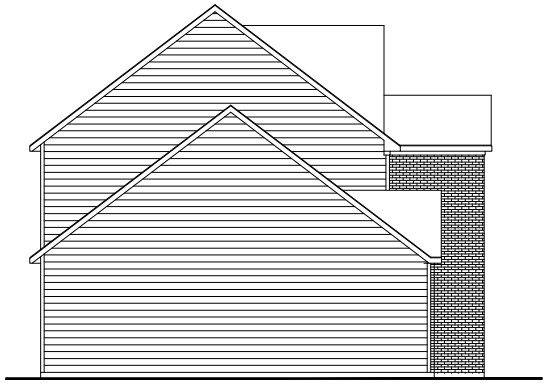
The Ashland

Craftsman 1

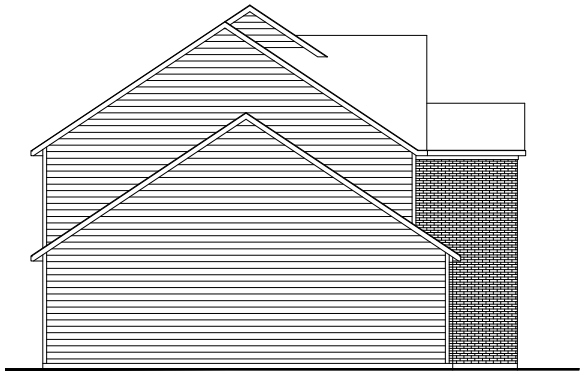
Craftsman 2

Traditional

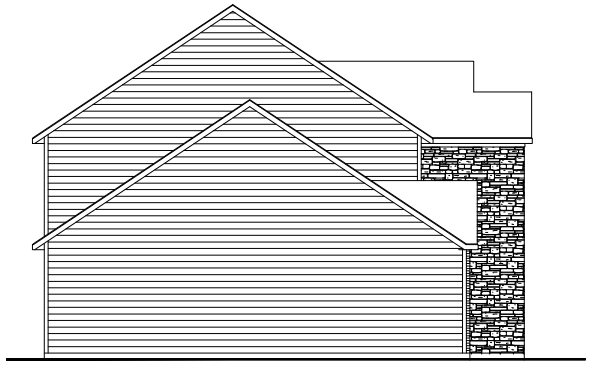
The Ashland (Side Elevations)



Craftsman 1 - Left Elevation



Traditional - Left Elevation



Craftsman 2 - Left Elevation

Craftsman 1 - Right Elevation

Traditional - Right Elevation

Craftsman 2 - Right Elevation

The Ashland (Side Entry)

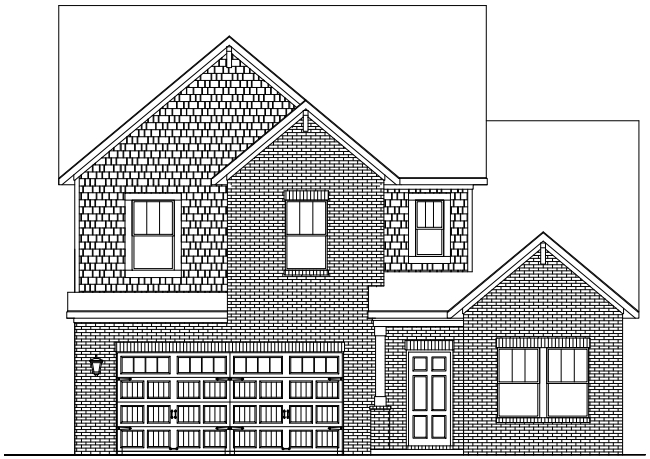
Craftsman 1

Craftsman 2

Traditional

The Cooper

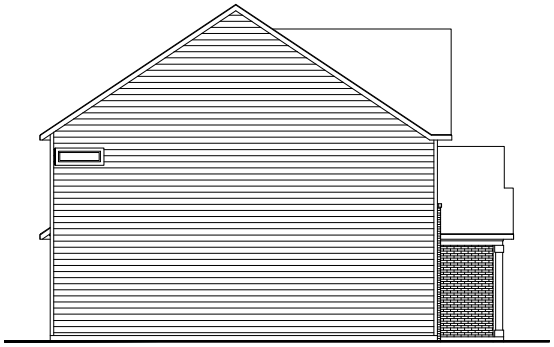
Craftsman 1



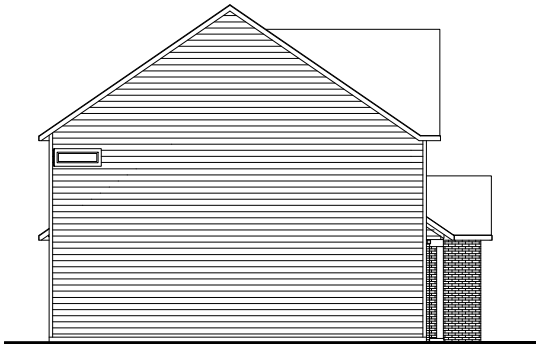
Craftsman 2

Traditional

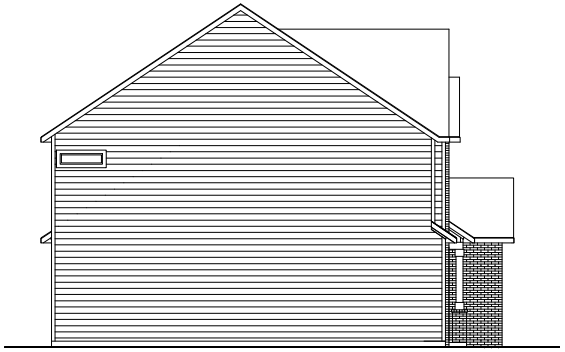
The Cooper (Side Elevations)



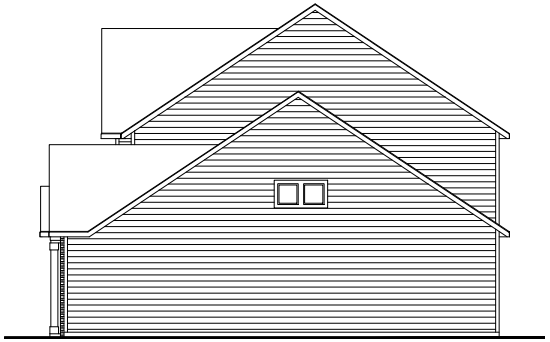
Craftsman 1 - Left Elevation



Traditional - Left Elevation



Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

Traditional - Right Elevation

Craftsman 2 - Right Elevation

The Cooper (Side Entry)

Craftsman 1

Craftsman 2

Traditional

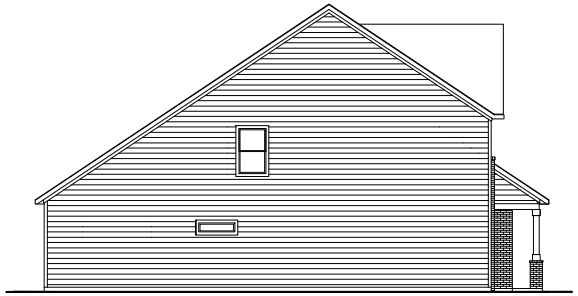
The Richland

Craftsman 1

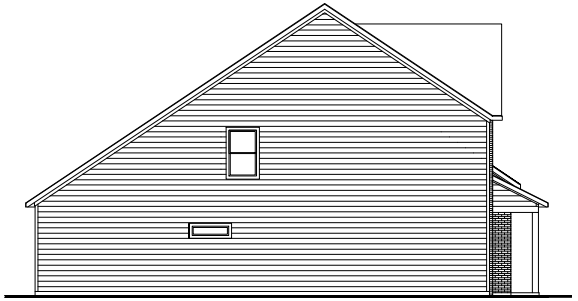
Craftsman 2

Traditional

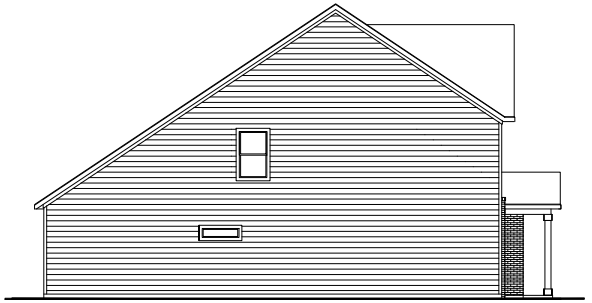
The Richland (Side Elevations)



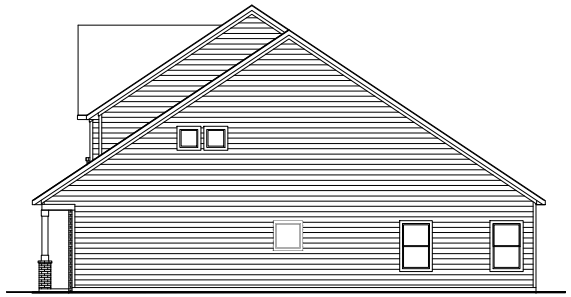
Craftsman 1 - Left Elevation



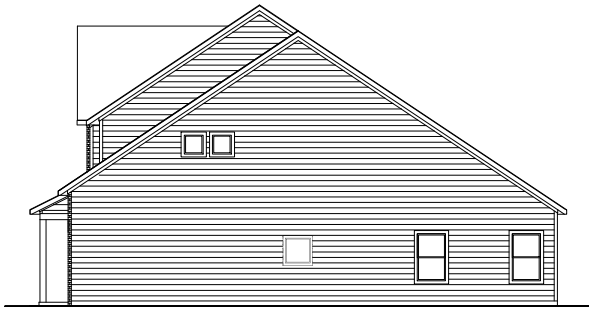
Traditional - Left Elevation



Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation

Craftsman 2 - Right Elevation

The Richland (Side Entry)

Craftsman 1

Craftsman 2

Traditional

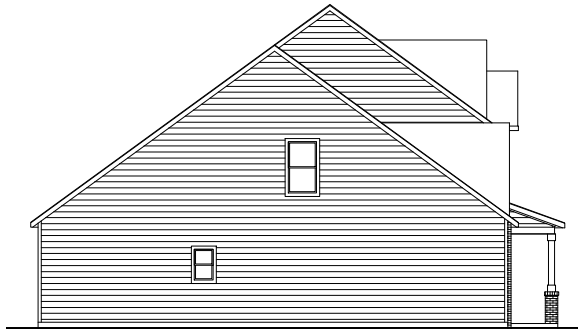
The Shelby

Craftsman 1

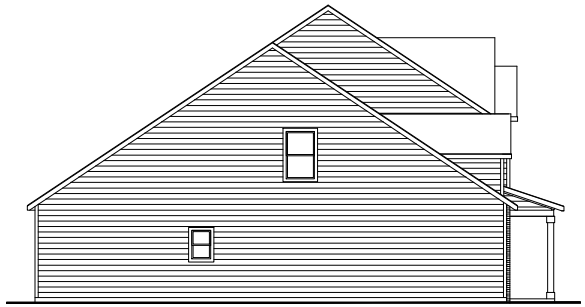
Craftsman 2

Traditional

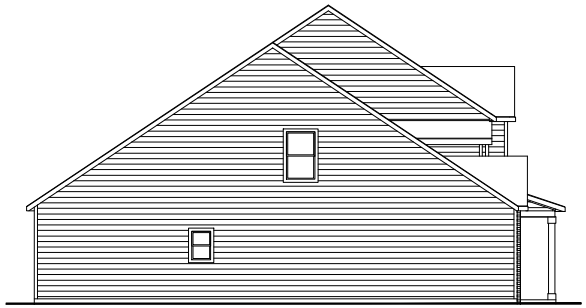
The Shelby (Side Elevations)



Craftsman 1 - Left Elevation



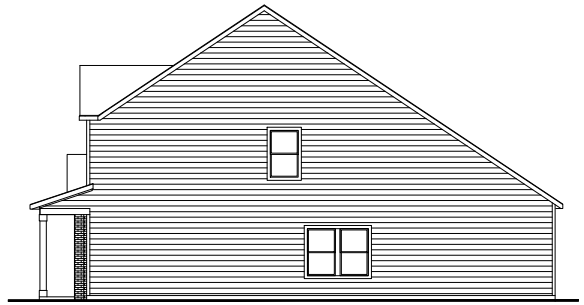
Traditional - Left Elevation



Craftsman 2 - Left Elevation

Craftsman 1 - Right Elevation

Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Shelby (Side Entry)

Craftsman 1

Craftsman 2

Traditional

TCG 5 - 50'
(Harpeth Collection)

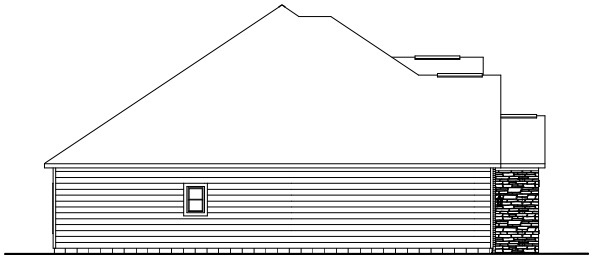
The Donelson

Craftsman 1

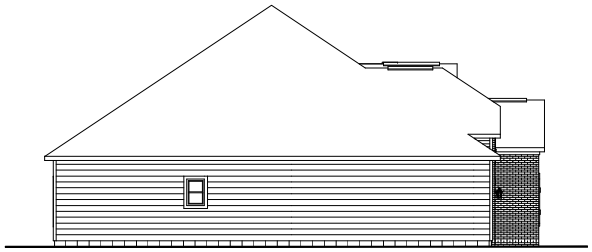
Craftsman 2

Traditional

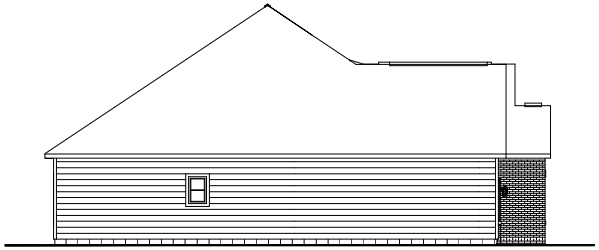
The Donelson (Side Elevations)



Craftsman 1 - Left Elevation



Traditional - Left Elevation



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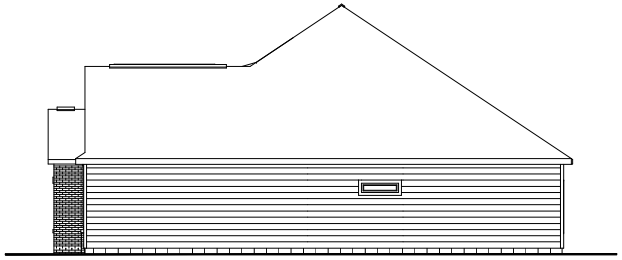
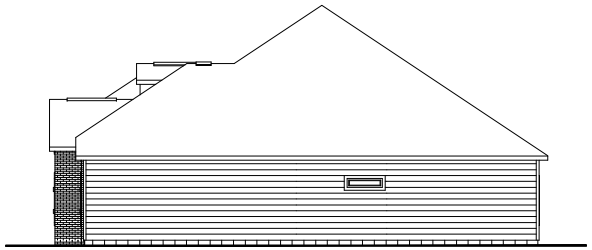
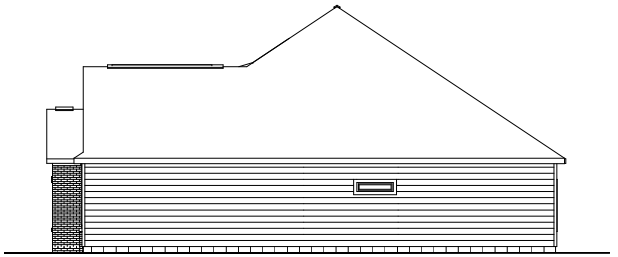


Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Donelson (Side Entry)

Craftsman 1

Craftsman 2

Traditional

The Acadia

Craftsman 1

Craftsman 2

Traditional

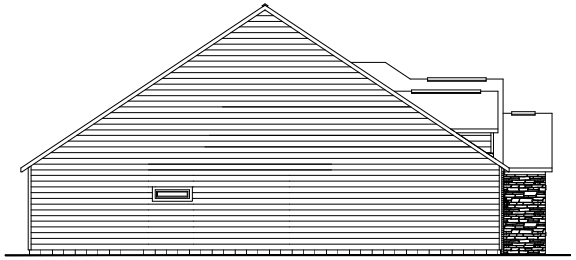
The Donelson

Craftsman 1

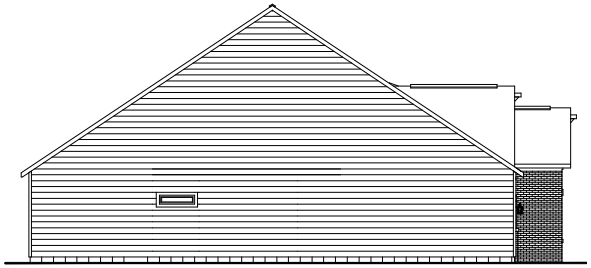
Craftsman 2

Traditional

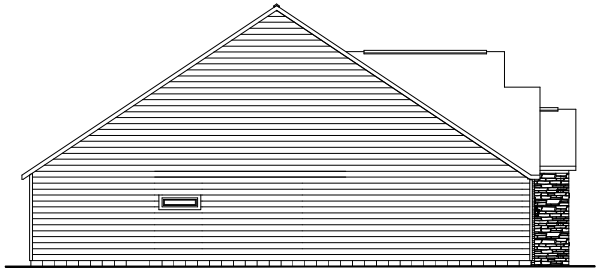
The Acadia (Side Elevations)



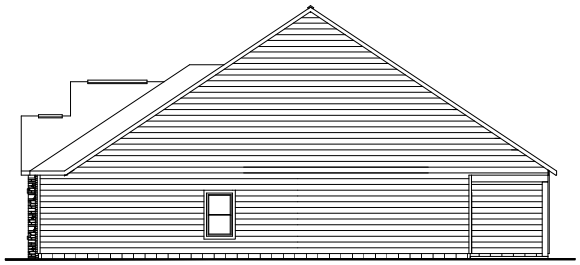
Craftsman 1 - Left Elevation



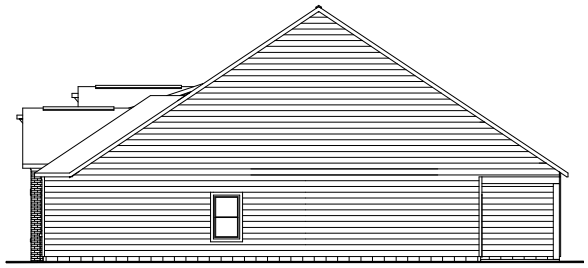
Traditional - Left Elevation



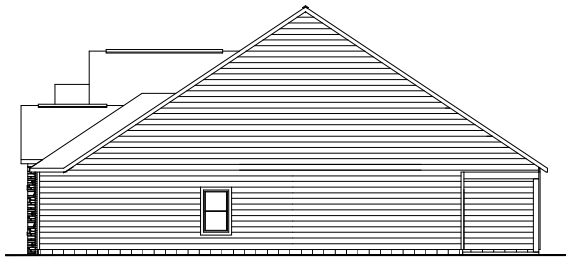
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Acadia (Side Entry)

Craftsman 1

Craftsman 2

Traditional

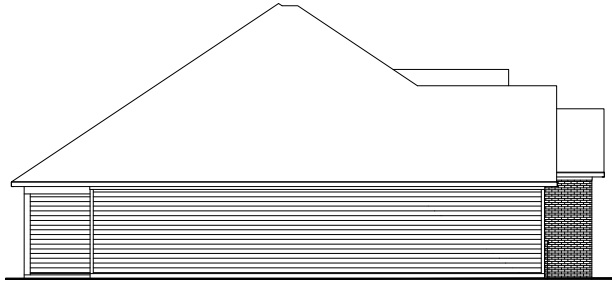
The Loudon

Craftsman

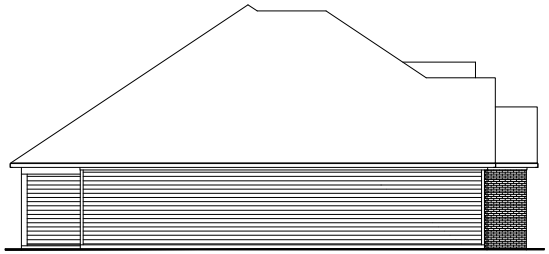
Traditional 2

Traditional

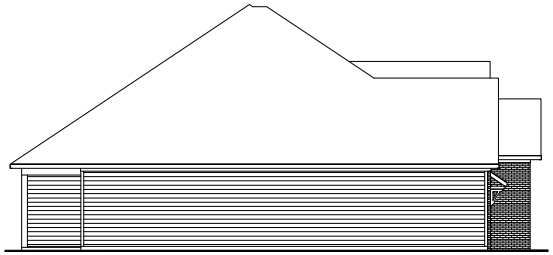
The Loudon (Side Elevations)



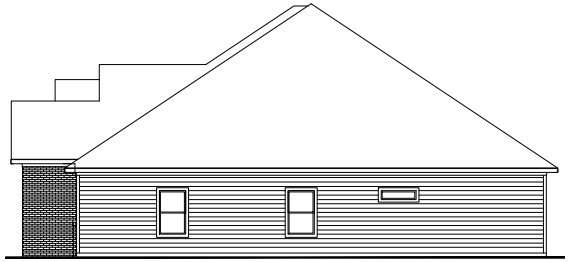
Traditional - Left Elevation



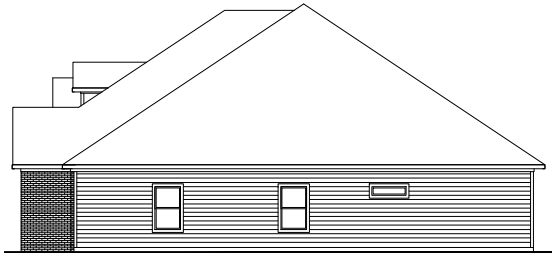
Craftsman - Left Elevation



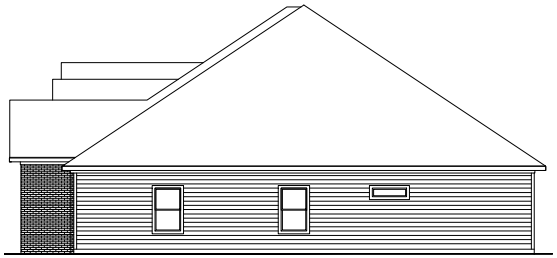
Traditional 2 - Left Elevation



Traditional - Right Elevation

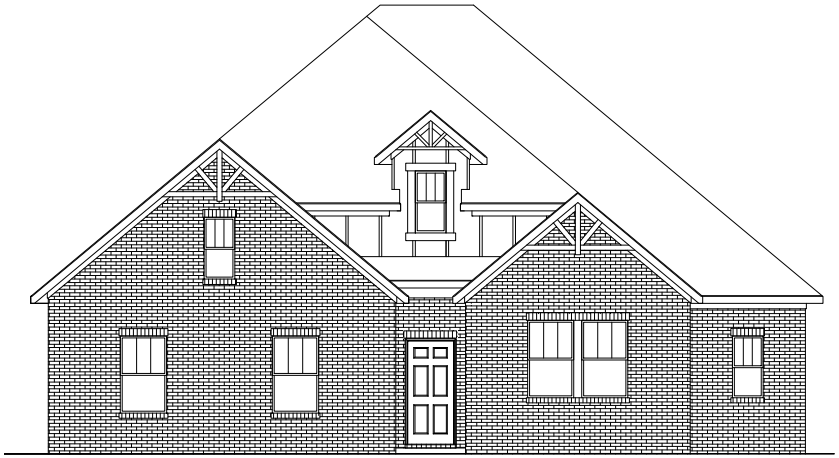


Craftsman - Right Elevation

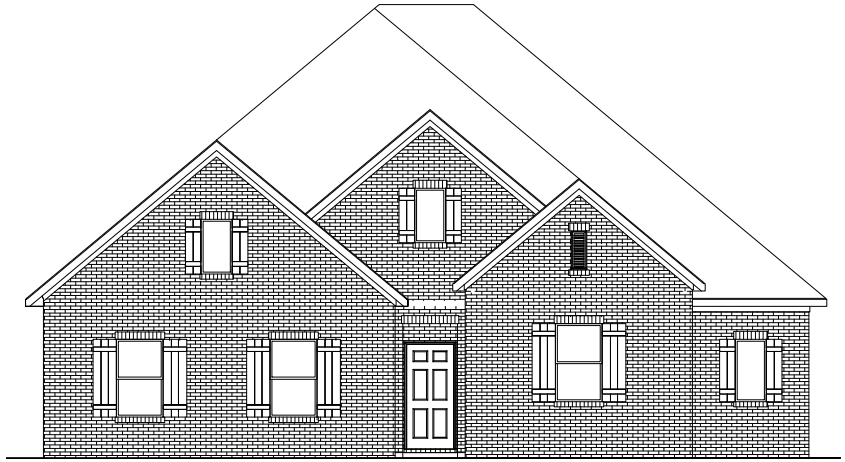


Traditional 2 - Right Elevation

The Loudon (Side Entry)



Craftsman



Traditional 2

Traditional 1

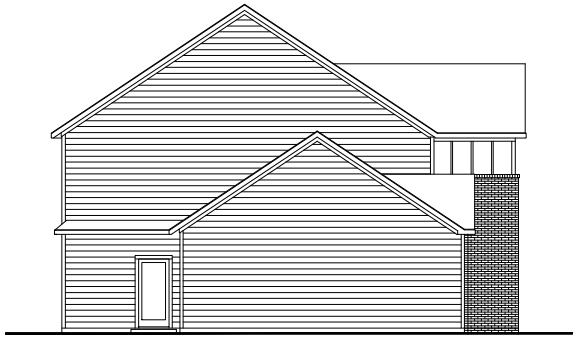
The Stapleton

Craftsman 1

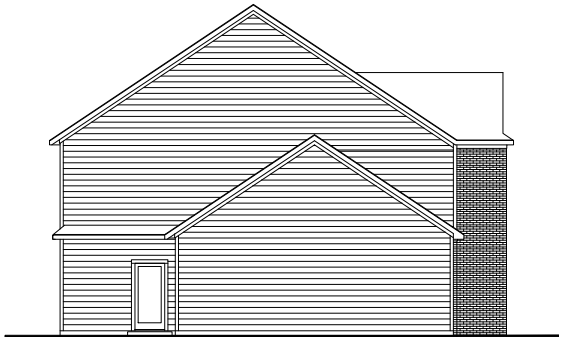
Craftsman 2

Traditional

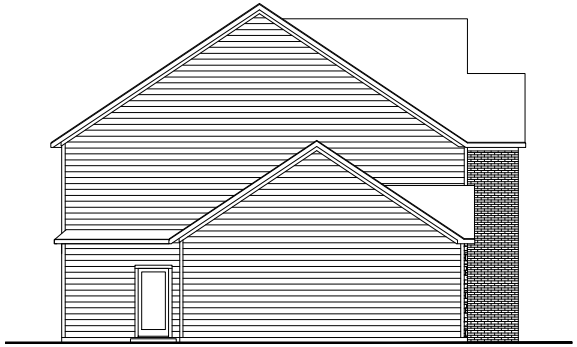
The Stapleton (Side Elevations)



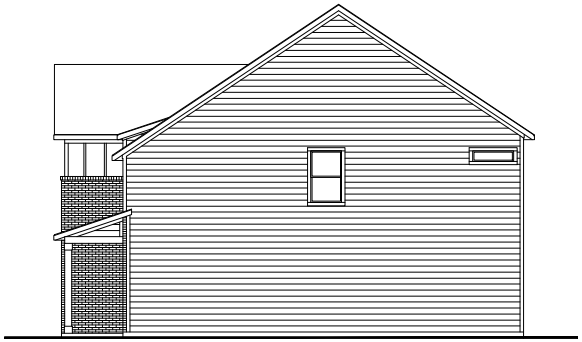
Craftsman 1 - Left Elevation



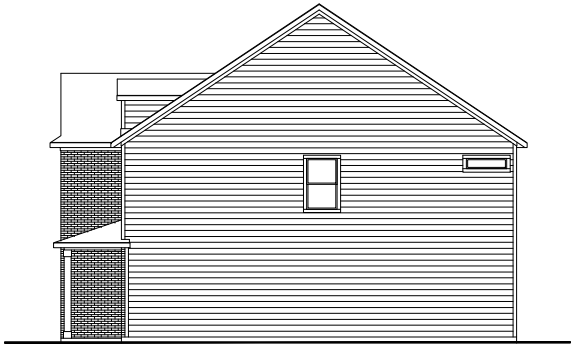
Traditional - Left Elevation



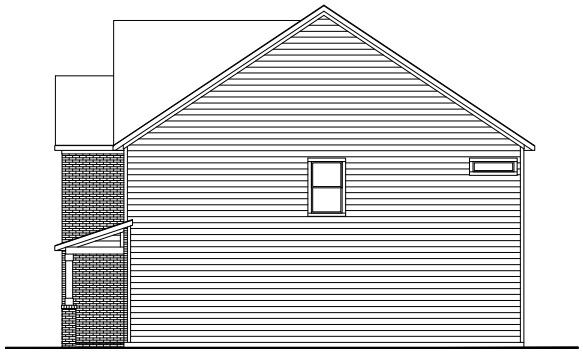
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Stapleton (Side Entry)

Craftsman 1

Craftsman 2

Traditional

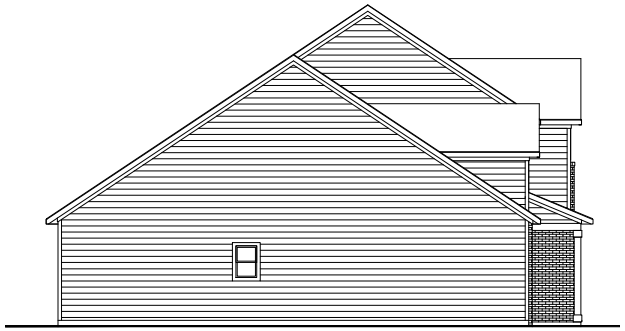
The Wilburn

Craftsman 1

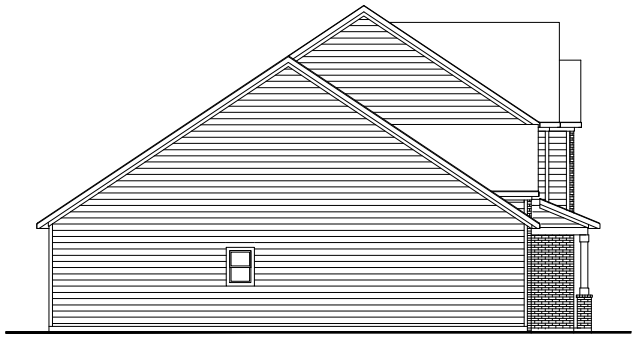
Craftsman 2

Traditional

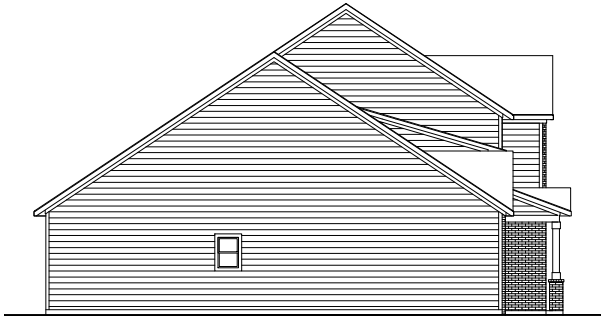
The Wilburn (Side Elevations)



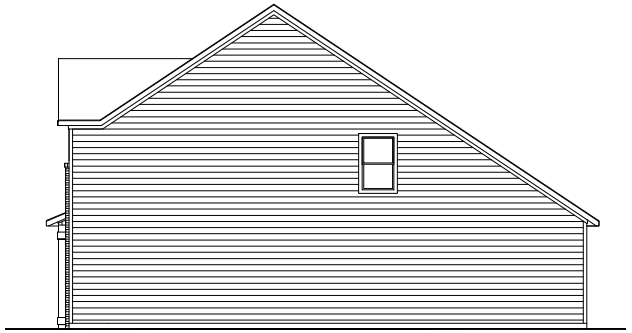
Craftsman 1 - Left Elevation



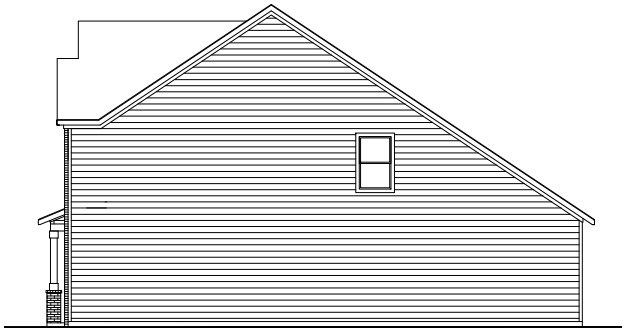
Traditional - Left Elevation



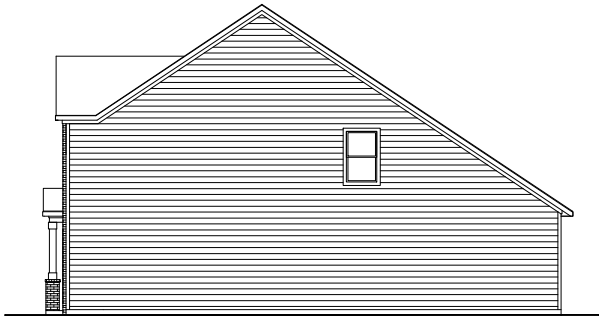
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation



Traditional - Right Elevation



Craftsman 2 - Right Elevation

The Wilburn (Side Entry)

Craftsman 1

Craftsman 2

Traditional

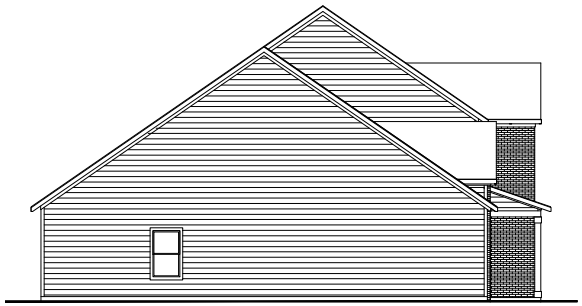
The Portland

Craftsman

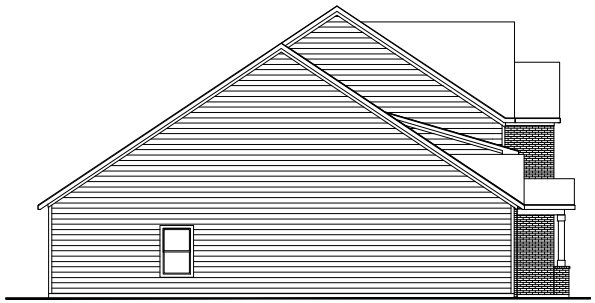
Traditional 2

Traditional 1

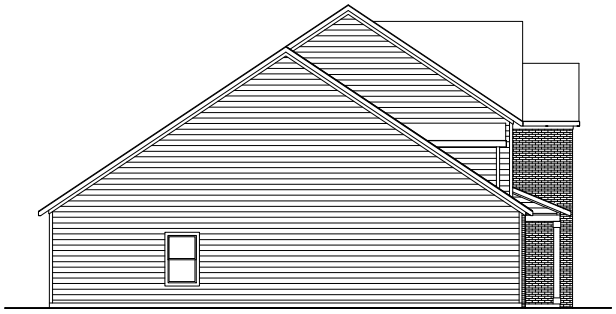
The Portland (Side Elevations)



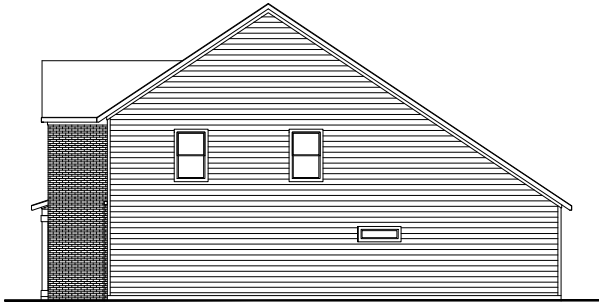
Traditional 1 - Left Elevation



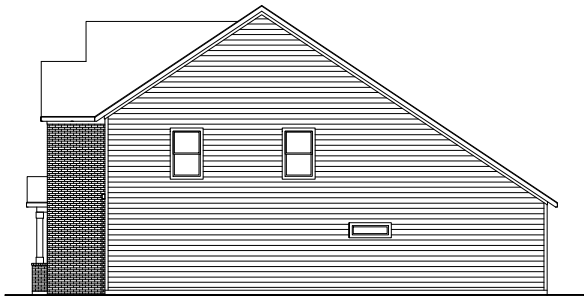
Craftsman - Left Elevation



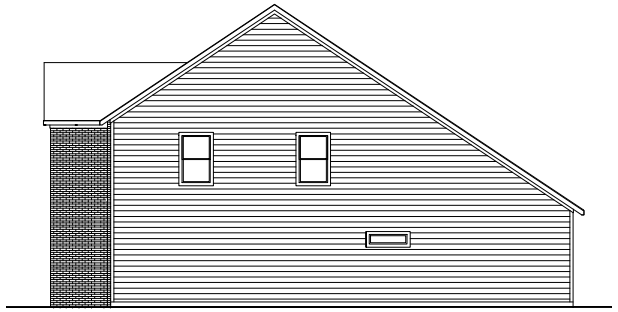
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Portland (Side Entry)

Craftsman

Traditional 2

Traditional 1

TCG 7 - 50' FLEX
(Cordell Collection)

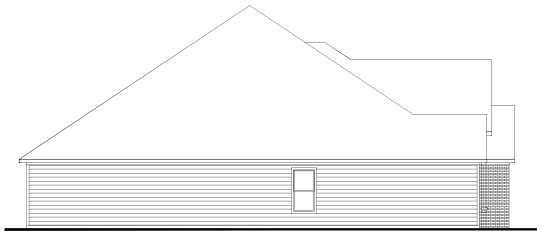
The Spencer

Craftsman

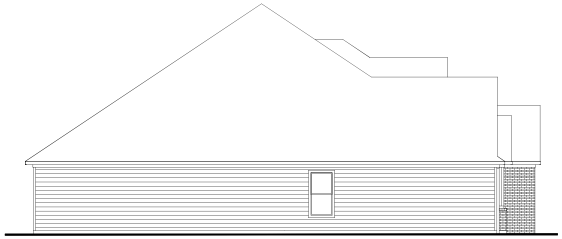
Traditional 2

Traditional 1

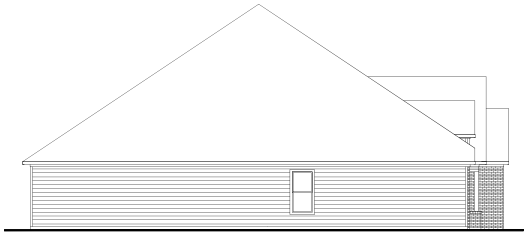
The Spencer (Side Elevations)



Traditional 1 - Left Elevation



Craftsman - Left Elevation



Traditional 2 - Left Elevation

Traditional 1 - Right Elevation

Craftsman - Right Elevation

Traditional 2 - Right Elevation

The Spencer (Side Entry)

Craftsman

Traditional 2

Traditional 1

The Madison

Craftsman

Traditional 2

Traditional 1

The Madison (Side Elevations)

Traditional 1 - Left Elevation

Craftsman - Left Elevation

Traditional 2 - Left Elevation

Traditional 1 - Right Elevation

Craftsman - Right Elevation

Traditional 2 - Right Elevation

The Madison (Side Entry)

Craftsman

Traditional 2

Traditional 1

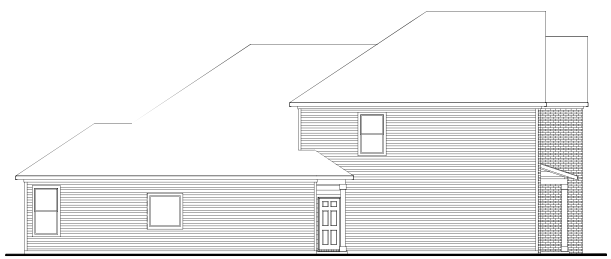
The Vincent

Craftsman

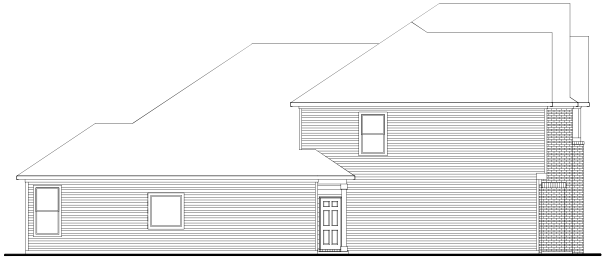
Traditional 2

Traditional 1

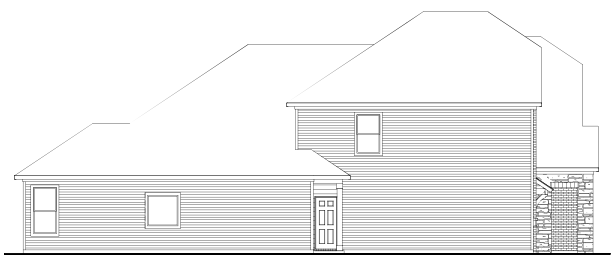
The Vincent (Side Elevations)



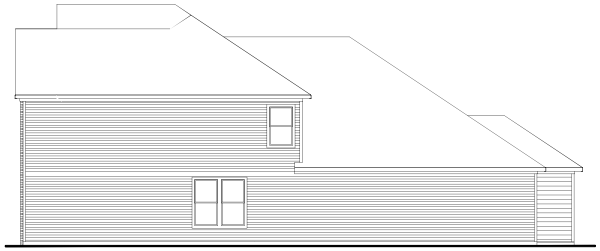
Traditional 1 - Left Elevation



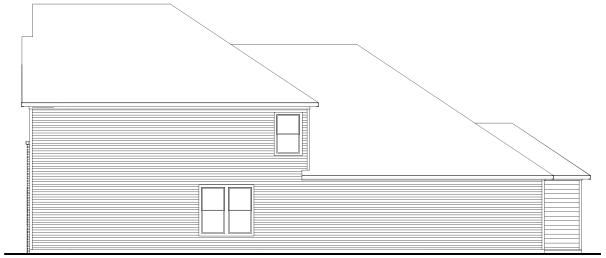
Craftsman - Left Elevation



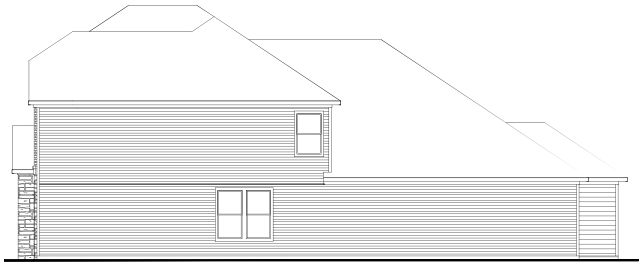
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation



Craftsman - Right Elevation



Traditional 2 - Right Elevation

The Vincent (Side Entry)

Craftsman

Traditional 2

Traditional 1

The Quincy

Craftsman

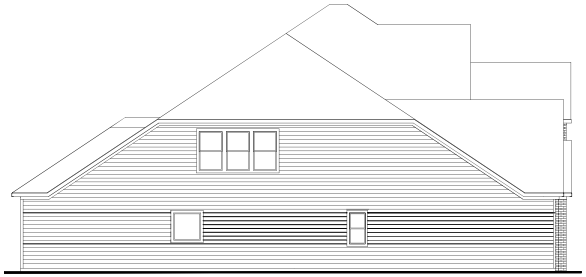
Traditional 2

Traditional 1

The Quincy (Side Elevations)

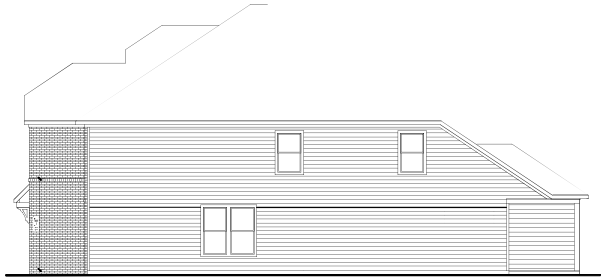
Traditional 1 - Left Elevation

Craftsman - Left Elevation



Traditional 2 - Left Elevation

Traditional 1 - Right Elevation



Craftsman - Right Elevation

Traditional 2 - Right Elevation

The Quincy (Side Entry)

Craftsman

Traditional 2

Traditional 1

The Bryant

Craftsman

Traditional 2

Traditional 1

The Bryant (Side Elevations)

Traditional 1 - Left Elevation

Craftsman - Left Elevation

Traditional 2 - Left Elevation

Traditional 1 - Right Elevation

Craftsman - Right Elevation

Traditional 2 - Right Elevation

The Bryant (Side Entry)

Craftsman

Traditional 2

Traditional 1

The Hamilton

Craftsman

Traditional 2

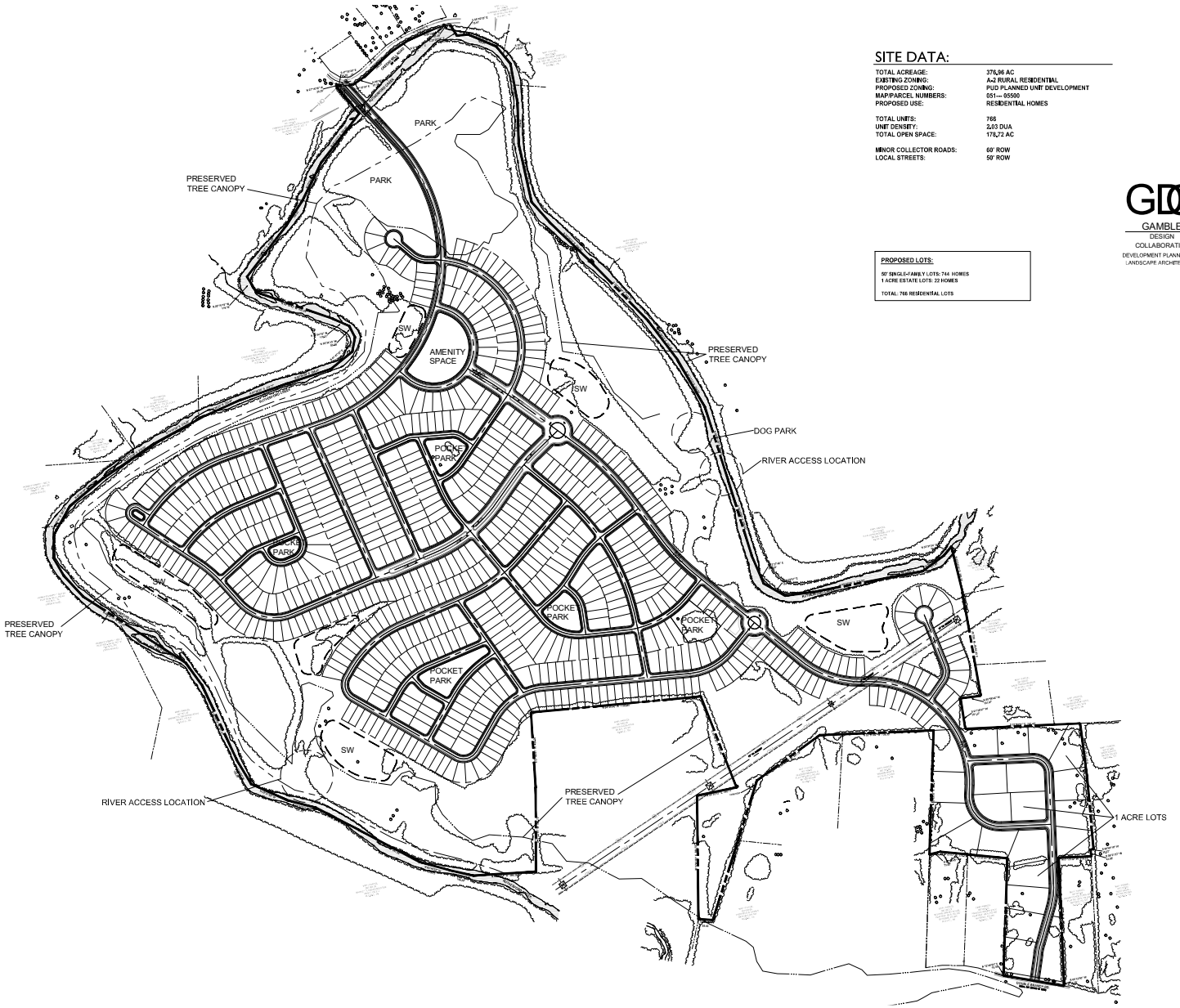
Traditional 1

The Marshall

Craftsman

Traditional 2

Traditional 1



SITE DATA:

TOTAL ACREAGE:	376.96 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD PLANNED UNIT DEVELOPMENT
MAP/PARCEL NUMBERS:	051--- 05500
PROPOSED USE:	RESIDENTIAL HOMES
TOTAL UNITS:	766
UNIT DENSITY:	2.03 DUA
TOTAL OPEN SPACE:	178.72 AC
MINOR COLLECTOR ROADS:	60' ROW
LOCAL STREETS:	50' ROW

PROPOSED LOTS:

50' SINGLE-FAMILY LOTS: 744 HOMES
1 ACRE ESTATE LOTS: 22 HOMES

TOTAL: 766 RESIDENTIAL LOTS

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 400
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT

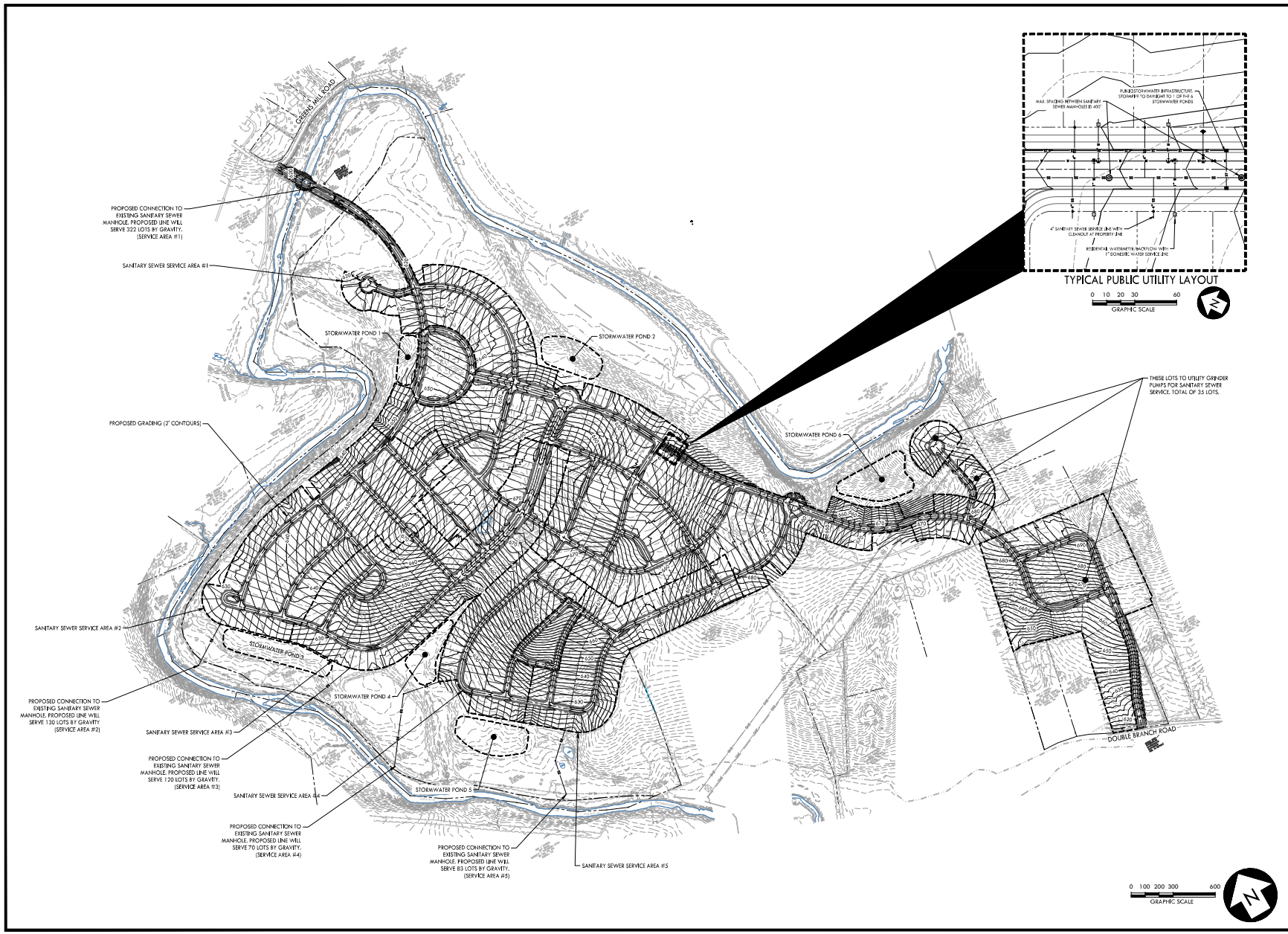
GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	

11/02/2020 17067

C1.0
SITE LAYOUT PLAN

0 300 600 900



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11/2020

GREENS MILL ROAD
MASTER DEVELOPMENT PLAN
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	

11/02/2020 17067

C2.0
GRADING, DRAINAGE, & UTILITY PLAN

TECHNICAL MEETING
Tuesday, February 8, 2022
ITEM NO.
22-0010

DESCRIPTION: Request from Patrick Carroll for final PUD plan approval of Greens Mill Road for 550 homes at Tax Map 51 Parcel 55 off Greens Mill Rd.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.

Police

2. No comments provided.

Atmos Energy

3. Contact Tim Brown 931-384-0397 for gas.

Engineering

4. Subject to Construction Plans and TIS
5. Provide diagram with all off-site roadway and traffic improvements, timing/warrant, and commitment letter.
6. Construction plans will require evaluation of depressed areas, which may affect grading/layout as previously commented upon on the PUD Master Plan.
7. Final grading and lot drainage will be more closely reviewed with construction plans.
8. Bridge will require 3rd party review, inspections, and assessment.
9. Lots/Driveways were added along and near traffic circle. these lots should be removed or accessed via rear alley.
10. Scale should be between 1:10 and 1:100
11. E911 to approve street/subdivision names
12. Road T & U centerlines should be separated 200' where they intersect road S. Or they could be made one way.
13. Provide apron style connections for amenity area drive isles.

Maury County E911

14. Contact Maury 911 to reserve street names.

Maury County Schools

15. No comments provided.

Duck River Electric Membership Corp

16. No comments provided.

Fire

17. Shall provide a fire flow letter from Maury Co Water ASAP
18. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site
19. Dead-end fire apparatus access roads in excess of 150ft in length shall be provided with an approved area for turning around fire apparatus
20. A secondary access road shall be provided for all developments with 75 or more dwellings

Columbia Power

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

Columbia Water

22. CPWS currently has a 4" PVC Main on the north side off Greens Mill Road, the development would require a main extension to provide domestic water and fire protection.

Maury County Water System

23. Crunk Engineering has a current Letter of Water Availability from MCWS for this development.

Wastewater

24. Wastewater approves this request.

Public Works

25. No comments.

Planning

26. Street Names are needed
27. Lot 1362 is less than 10,000 sq. ft.
28. Typical lot layouts are not correct and missing large tracts
29. Adjust scale to be max. 1 to 100
30. New building elevations will require PUD revision request

ATTACHMENTS: Final PUD

February 14th, 2022

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

RE: Greens Mill Road – Final PUD

Below are our responses to comments received on February 10th, 2022. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comment.
   Response: Noted.

Police

2. No comments provided.
   Response: Noted.

Atmos Energy

3. Contact Tim Brown 931-384-0397 for gas.
   Response: Gas Utility Coordination will be conducted during Construction Document Review.

Engineering

4. Subject to Construction Plans and TIS
   Response: Noted.

5. Provide diagram with all off-site roadway and traffic improvements, timing/warrant, and commitment letter.
   Response: Sheet C1.8 has been added showing the offsite improvements and schedule.

6. Construction plans will require evaluation of depressed areas, which may affect grading/layout as previously commented upon on the PUD Master Plan.
   Response: Noted.

7. Final grading and lot drainage will be more closely reviewed with construction plans.
   Response: Noted.

8. Bridge will require 3rd party review, inspections, and assessment.
   Response: Noted.

9. Lots/Driveways were added along and near traffic circle. these lots should be removed or accessed via rear alley.
   Response: Driveways have been removed from the proposed roundabouts. An access easement has been shown along the back of lots 1040 – 1042 to allow rear access to the lots.

10. Scale should be between 1:10 and 1:100
    Response: The scale has been updated to be a minimum of 1" = 100'.

11. E911 to approve street/subdivision names.
    Response: Street names and subdivision names are currently being reviewed internally and will be provided to E911 once complete.

12. Road T & U centerlines should be separated 200' where they intersect road S. Or they could be made one way.
    Response: The roadway configuration of Road T and Road U has been revised.

13. Provide apron style connections for amenity area drive aisles.
    Response: Apron style driveway connections have been proposed for the Amenity Center. The City of Columbia Standard Detail, SD-12.

Maury County E911

14. Contact Maury 911 to reserve street names.
    Response: Noted.

Maury County Schools

15. No comments provided.
    Response: Noted.

Duck River Electric Membership Corp

16. No comments provided.
    Response: Noted.

Fire

17. Shall provide a fire flow letter from Maury Co Water ASAP
    Response: A report provided by MCWS has been submitted outlining the proposed hydraulics of the domestic and fire water.

18. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site
    Response: A water availability letter and fire flow report has been provided by Maury County Water System and has been submitted with this submittal.

19. Dead-end fire apparatus access roads in excess of 150ft in length shall be provided with an approved area for turning around fire apparatus
    Response: There are no dead-end roadways proposed in excess of 150' in length at this time, therefore no turnarounds are needed for fire apparatus.

20. A secondary access road shall be provided for all developments with 75 or more dwellings
    Response: We are not aware that this is a requirement per code. We are providing a secondary access once 175 lots have been built.

Columbia Power

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

Columbia Water

22. CPWS currently has a 4" PVC Main on the north side off Greens Mill Road, the development would require a main extension to provide domestic water and fire protection.
    Response: The public water system will be served by MCWS and a water availability letter has been submitted with this submittal. The current layout of the MCWS watermain extension is still under discussion.

Maury County Water System

23. Crunk Engineering has a current Letter of Water Availability from MCWS for this development.
    Response: N/A

Wastewater

24. Wastewater approves this request.
    Response: Noted.

Public Works

25. No comments.
    Response: Noted.

Planning

26. Street Names are needed
    Response: Street names and subdivision names are currently being reviewed internally and will be provided once complete.

27. Lot 1362 is less than 10,000 sq. ft.
    Response: Lot 1362 is now greater than 10,000 sq-ft

28. Typical lot layouts are not correct and missing large tracts
    Response: Typical lot Layouts have been updated.

29. Adjust scale to be max. 1 to 100
    Response: Maximum scale for detailed sheets is now 1" = 100'.

30. New building elevations will require PUD revision request
    Response: Noted

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

Sincerely,

Adam Crunk, PE
Crunk Engineering LLC

REFER TO SHEET C1.2
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.5
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.4
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C1.6
FOR DETAILED INFORMATION
IN THIS AREA.

APPROXIMATE LOCATION
OF NEW FLOODPLAIN

APPROXIMATE LOCATION
OF NEW FLOODPLAIN

PHASE 4

PHASE 3

PHASE 2

PHASE 1

PHASE 1

PHASE 2

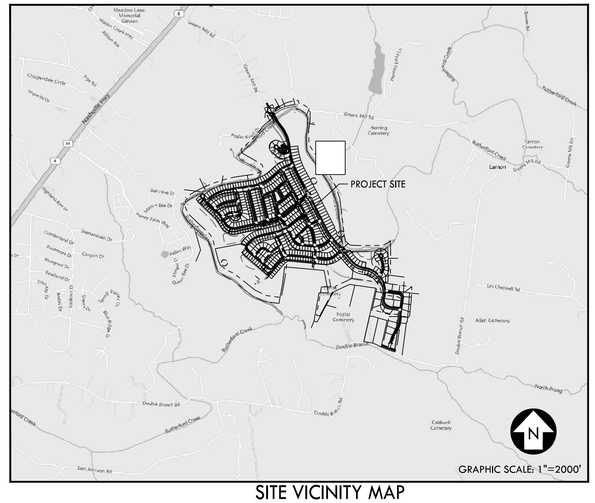
PHASE 2

0 350 700
GRAPHIC SCALE

N

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



SITE VICINITY MAP

NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD	
ADDRESS: GREENS MILL ROAD 2558	
PARCEL ID: 051 055.00	
SITE ACREAGE: 376.96 ACRES	
PROPOSED DENSITY: 1.46 DUA	
PROPOSED ZONING: RS10	
ZONING DISTRICT:	RS10
AREA:	376.96 AC
LOT TYPE:	
10,000 SQ-FT	528 LOTS
1-ACRE	22 LOTS
PROPOSED LOTS:	
PHASE 1 LOTS:	174
PHASE 2 LOTS:	175
PHASE 3: LOTS:	156
PHASE 4: LOTS:	45
TOTAL	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	73 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	
10,000 SQ-FT	10 FT
1-ACRE	25 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA
OPEN SPACE PROVIDED:	169 AC (25.68%)

***REFER TO SHEET C1.7 FOR OPEN SPACE PARCEL TABLE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT PLAN
C1.2	SITE LAYOUT PLAN
C1.3	SITE LAYOUT PLAN
C1.4	SITE LAYOUT PLAN
C1.5	SITE LAYOUT PLAN
C1.6	SITE LAYOUT PLAN
C1.7	TYPICAL LOT LAYOUT
C1.8	PACEL TABLES
C1.9	OFFSITE IMPROVEMENTS
C2.0	OVERALL GRADING, DRAINAGE, & UTILITY PLAN
C2.1	GRADING, DRAINAGE, & UTILITY PLAN
C2.2	GRADING, DRAINAGE, & UTILITY PLAN
C2.3	GRADING, DRAINAGE, & UTILITY PLAN
C2.4	GRADING, DRAINAGE, & UTILITY PLAN
C2.5	GRADING, DRAINAGE, & UTILITY PLAN
C2.6	GRADING, DRAINAGE, & UTILITY PLAN
C2.7	MCWS WATERMAIN EXTENSION EXHIBIT
C3.0	ROADWAY CROSS-SECTIONS

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ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
REGISTERED PROFESSIONAL
AGRICULTURE
2/14/22
LICENSE
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

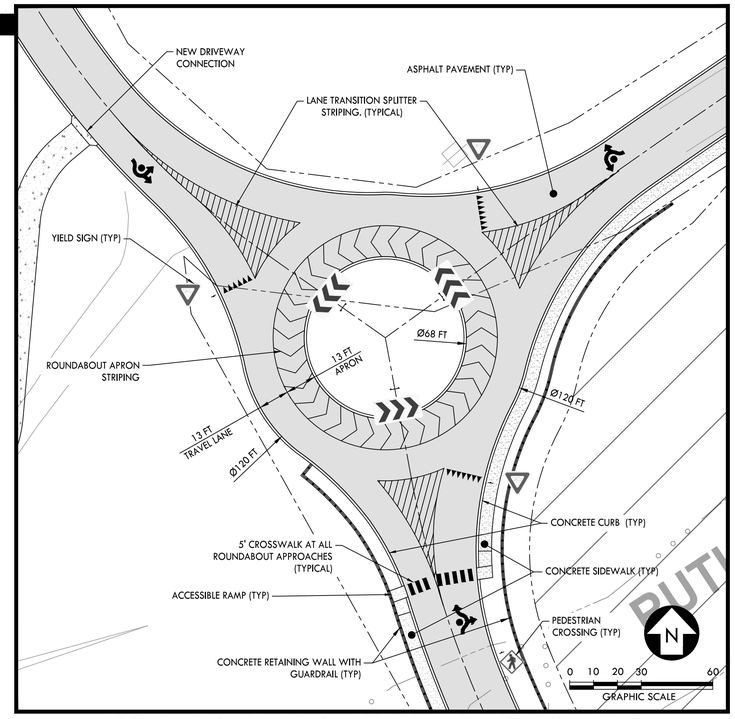
REVISIONS

No.	DATE

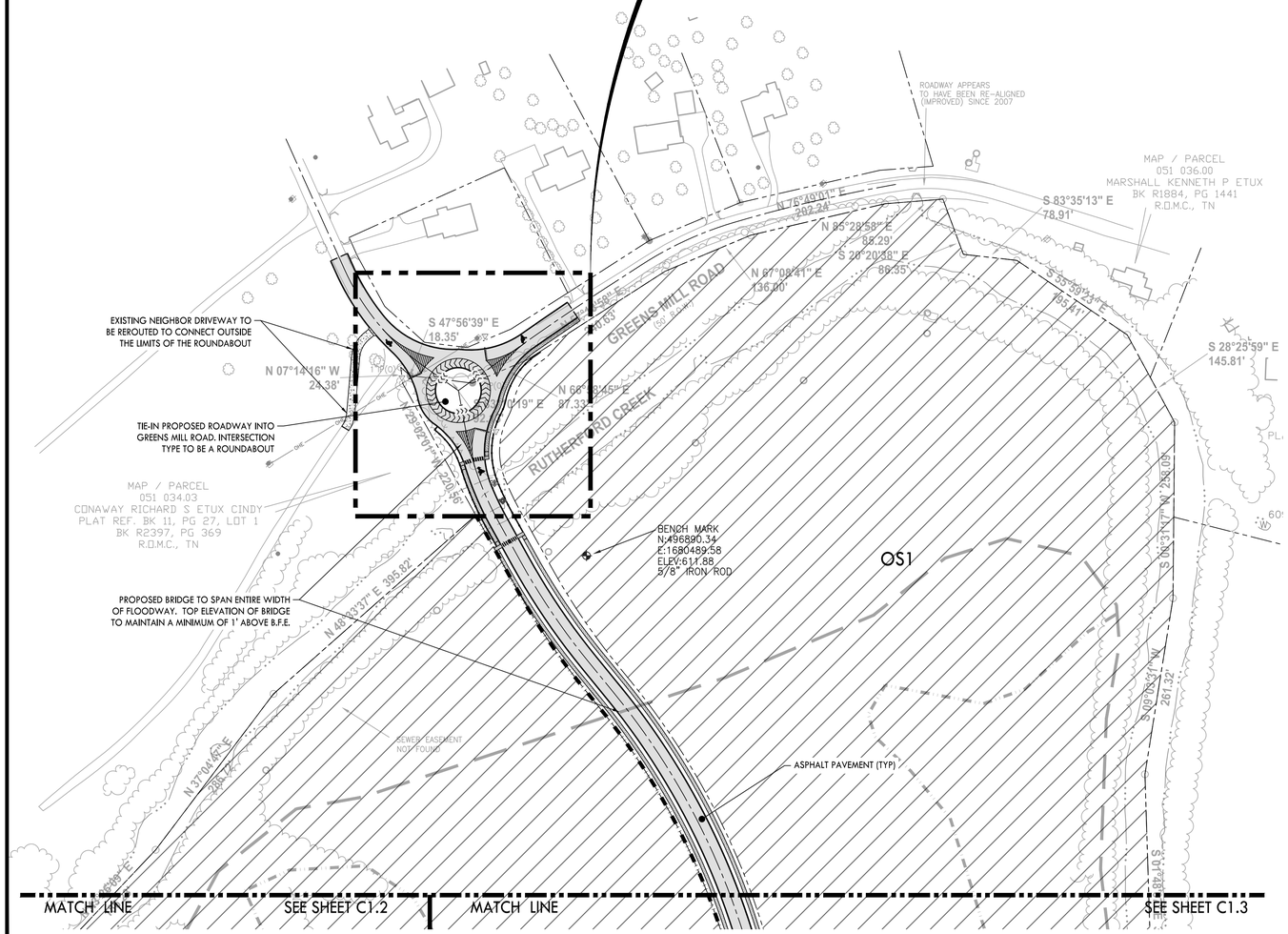
02/14/22 17067

C1.0

OVERALL SITE LAYOUT PLAN



GREENS MILL ROAD - ROAD A ROUNDABOUT - DETAILED LAYOUT



NOTES:

1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

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FINAL PLAN
COLUMBIA, TENNESSEE

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No.	DATE

02/14/22 17067

C1.1
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.3

OS3

N 48°48'41" E 419.23'

N 20°16'19" W
118.16'

N 60°19'43" W 526.04'

MAP / PARCEL
051 034.03
CONAWAY RICHARD S ETUX CINDY
PLAT REF. BK 11, PG 27, LOT 1
BK R2397, PG 369
R.O.M.C., TN

N 54°54'15" W
116.61'

N 16°34'13" W
80.88'

N 24°35'12" E
96.89'

N 61°47'15" E
177.29'

N 82°04'39" E 296.41'

N 81°24'30" E 322.77'

N 76°36'23" E 253.97'

RUTHERFORD CREEK

N 71°51'54" E 375.28'

MAP / PARCEL
051 034.00
SHUFF RONALD L
PLAT REF. BK 11, PG 26, LOT 1
BK 1375, PG 452
R.O.M.C., TN

MAP / PARCEL
051 034.02
WETZEL MIKE ETUX
BK R2417, PG 22
R.O.M.C., TN

N 66°23'56" E 279.09'

N 66°36'48" E
119.93'

N 60°38'18" E 282.58'

N 30°48'16" E 207.16'

SEC 3
PG 109

ASPHALT PAVEMENT (TYP)

ROAD 'D' - LOCAL 50' ROW

CONCRETE SIDEWALK (TYP)

STOP SIGN (TYP)

PHASE 4

PHASE 3

ROAD 'G' - LOCAL 50' ROW

ROAD 'L' - LOCAL 50' ROW

ROAD 'M' - LOCAL 50' ROW

ROAD 'K' - LOCAL 50' ROW

ROAD 'J' - LOCAL 50' ROW

ROAD 'N' - LOCAL 50' ROW

OS4

OS6

STOP

MATCH LINE

SEE SHEET C1.4

NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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2/14/22
No. 124695
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PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

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No.	DATE

02/14/22 17067

C1.2
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.1

SEE SHEET C1.4

MATCH LINE

OS2
AMENITY CENTER
79,170 SQ-FT

ROAD 'C' - LOCAL - 50' ROW

STOP

SEE DETAIL B THIS SHEET FOR DETAILED LAYOUT

CONCRETE SIDEWALK (TYP)

STORMWATER POND 1

ROAD 'D' - LOCAL 50' ROW

STOP SIGN (TYP)

ROAD 'A' - COLLECTOR 60' ROW

PHASE 1

PHASE 2

PHASE 3

ROAD 'F' - LOCAL 50' ROW

ROAD 'H' - LOCAL 50' ROW

ROAD 'G' - LOCAL 50' ROW

OS5

ROAD 'E' - LOCAL 50' ROW

ROAD 'B' - BOULEVARD 100' ROW

SEE DETAIL A THIS SHEET FOR DETAILED LAYOUT

20' ACCESS EASEMENT

CONCRETE SIDEWALK (TYP)

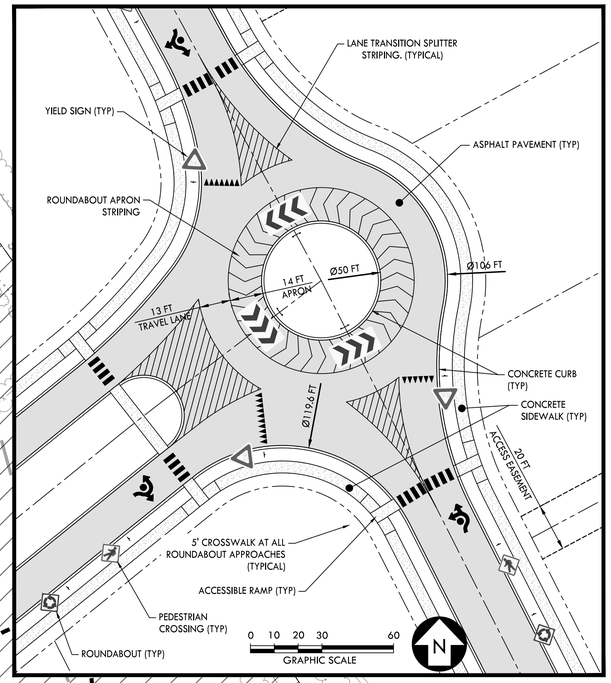
ASPHALT PAVEMENT (TYP)

ASPHALT PAVEMENT (TYP)

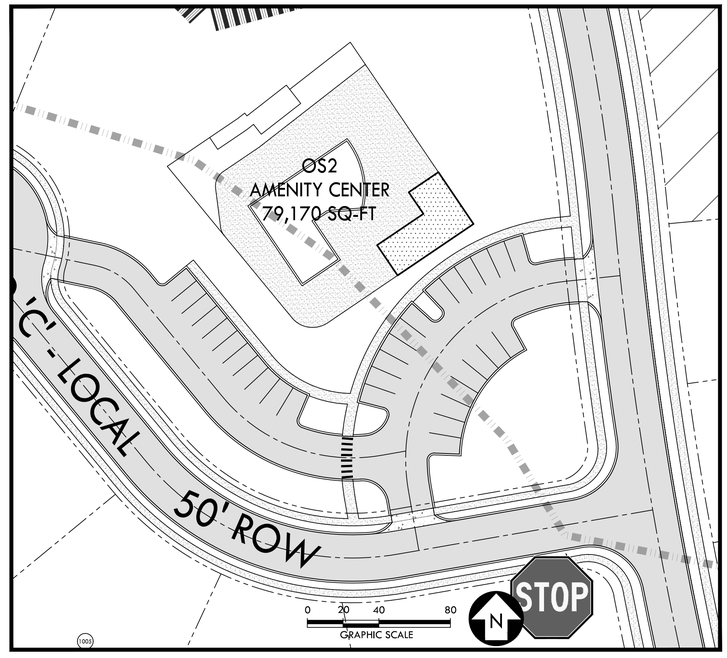
S 26°20'13" E 315.56'

S 19°32'13" E 354.94'

S 05°57'19" E 500.70'



DETAILED LAYOUT A



DETAILED LAYOUT B

SITE DATA TABLE (AMENITY CENTER):

EXISTING ZONING: RS-10
PROPOSED ZONING: RS-10

AMEINTY CENTER

AREA:	1.82 AC
PARING SPACE:	31 SPACES
USAGE:	AMENITY CENTER AND POOL
BUILDING AREA:	1,340 SQ-FT
POOL AREA:	2,400 SQ-FT

NOTES:

1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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REVISIONS

No.	DATE

02/14/22 17067

C1.3
SITE LAYOUT PLAN

NOTES:

1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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C1.4
SIET LAYOUT PLAN

NOTES:

1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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AGRICULTURE
COMMERCE
No. 124695
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02/14/22 17067

C1.4
SITE LAYOUT PLAN

MATCH LINE

SEE SHEET C1.4

SEE SHEET C1.3

ROAD A - COLLECTOR 60' ROW

ROAD F - LOCAL 50' ROW

CAL 50' ROW

STOP

CONCRETE SIDEWALK (TYP)

ASPHALT PAVEMENT (TYP)

STOP SIGN (TYP)

RIVER ACCESS

RETAINING WALL

STORMWATER POND 5

RUTHERFORD CREEK

S 06°45'05" E 509.63'

S 12°27'46" E 195.29'

S 49°19'41" E 163.40'

N 89°49'06" E 516.52'

N 89°54'43" E 204.01'

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.O.M.C., TN

OS11

OS12

OS13

OS14

ROAD A - COLLECTOR 60' ROW

ROAD W - LOCAL 50' ROW

RETAINING WALL

N 10°46'32" W 633.84'

S 64°49'28" W 501.76'

N 88°53'53" E 260.71'

CEMETERY

MAP / PARCEL
067 003.00
SALERNO MICHAEL S
PLAT REF. BK 5, PG 2
BK1286 PG 618
R.O.M.C., TN

MAP / PARCEL
067 005.00
DALE NARCISSUS HEIRS
BK R2106, PG 647
R.O.M.C., TN

S 00°39'49" W 682.39'

MAP / PARCEL
067 004.00
NAME:FREEDMAN ROI
BK R1824, PG 946
R.O.M.C., TN

N 85°58'44" W 131.87'

SEE SHEET C1.6

MATCH LINE

ROAD A - ROAD W ROUNDABOUT - DETAILED LAYOUT

ROW TO BE EXTENDED TO EAST PROPERTY LINE

LANE TRANSITION SPLITTER STRIPING. (TYPICAL)

ASPHALT PAVEMENT (TYP)

YIELD SIGN (TYP)

RETAINING WALL

ROUNDABOUT APRON STRIPING

Ø50 FT

Ø106 FT

1.4 FT ± APRON

13 FT TRAVEL LANE

CONCRETE CURB (TYP)

CONCRETE SIDEWALK (TYP)

ACCESSIBLE RAMP (TYP)

5' CROSSWALK AT ALL ROUNDABOUT APPROACHES (TYPICAL)

PEDESTRIAN CROSSING (TYP)

ROUNDABOUT (TYP)

0 10 20 30 60
GRAPHIC SCALE

NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
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PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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2/14/22
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
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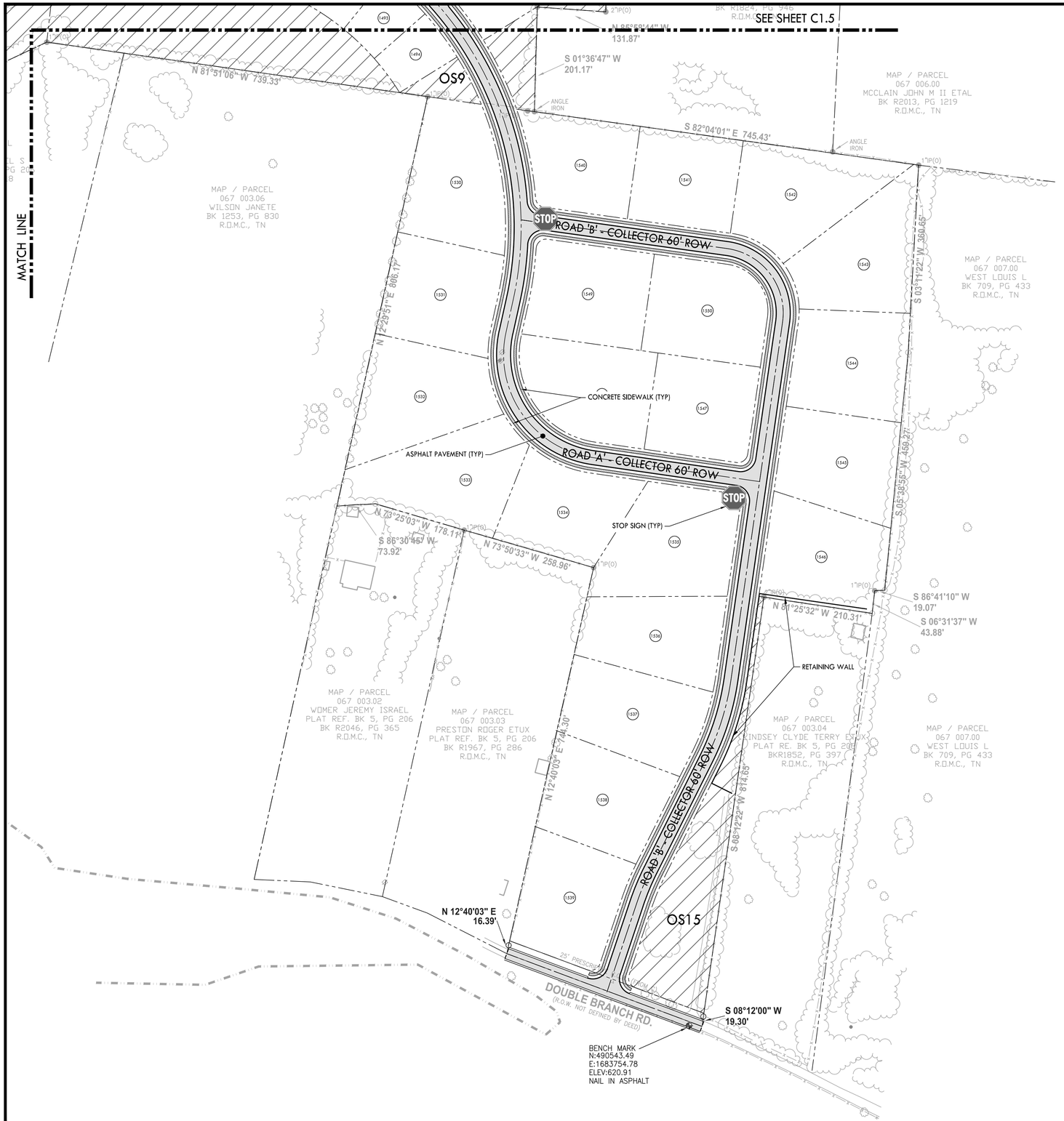
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

02/14/22 17067

C1.5
SITE LAYOUT PLAN



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5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

N

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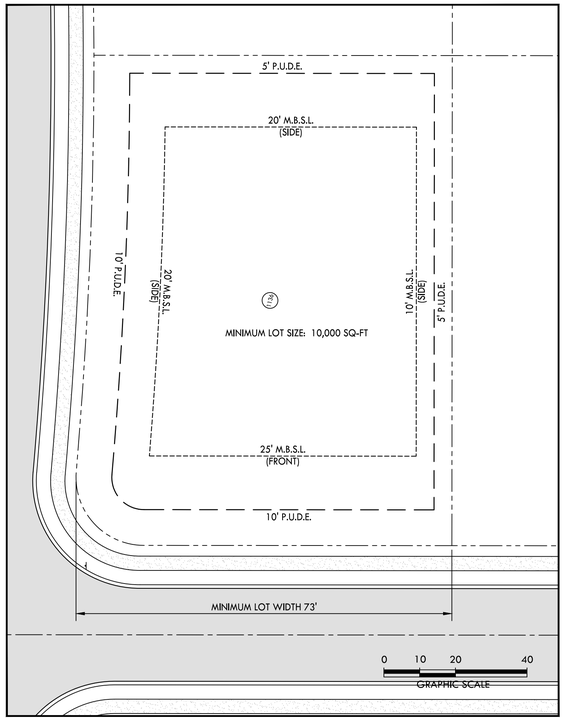
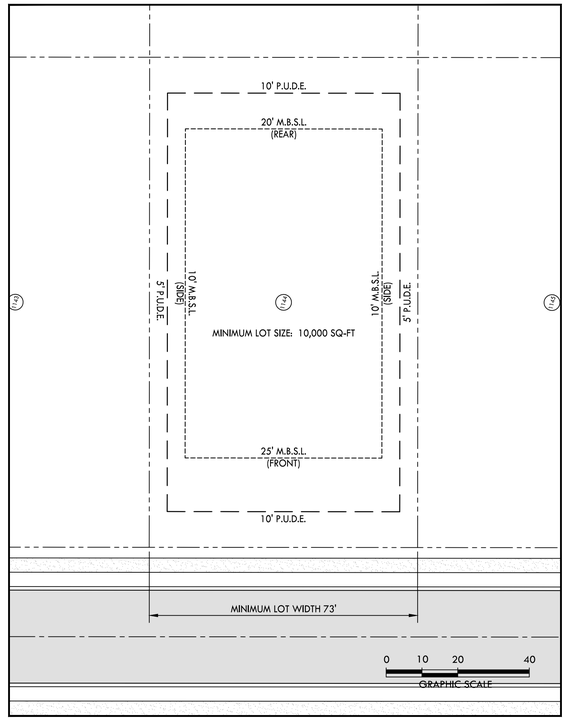
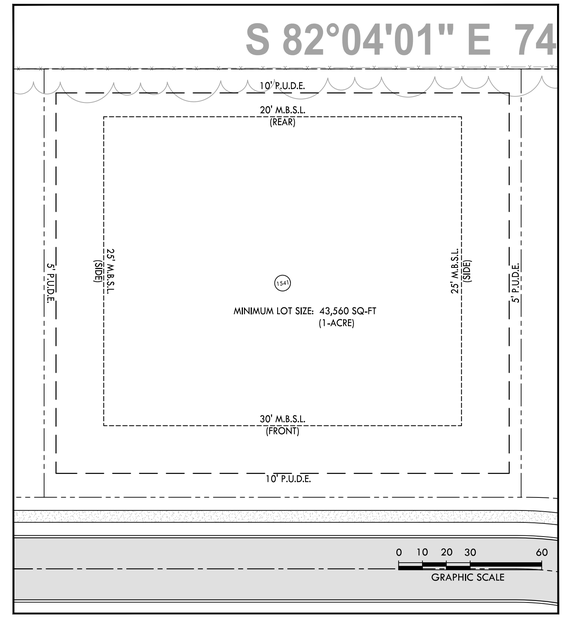
C1.6
SITE LAYOUT PLAN



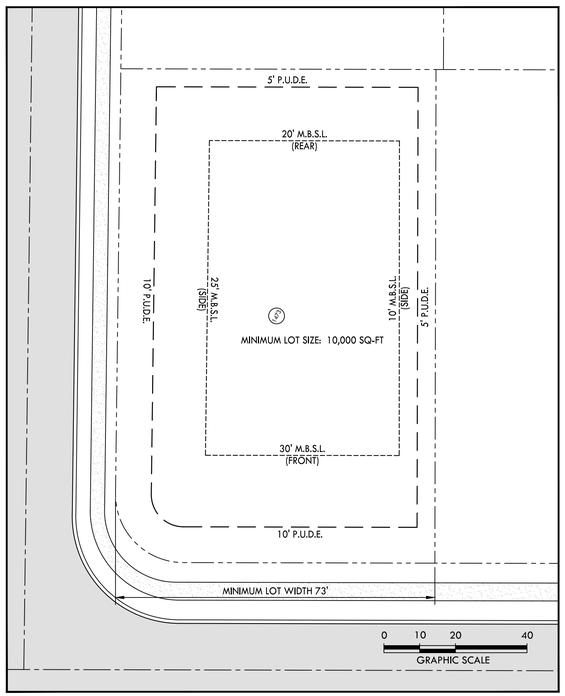
TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



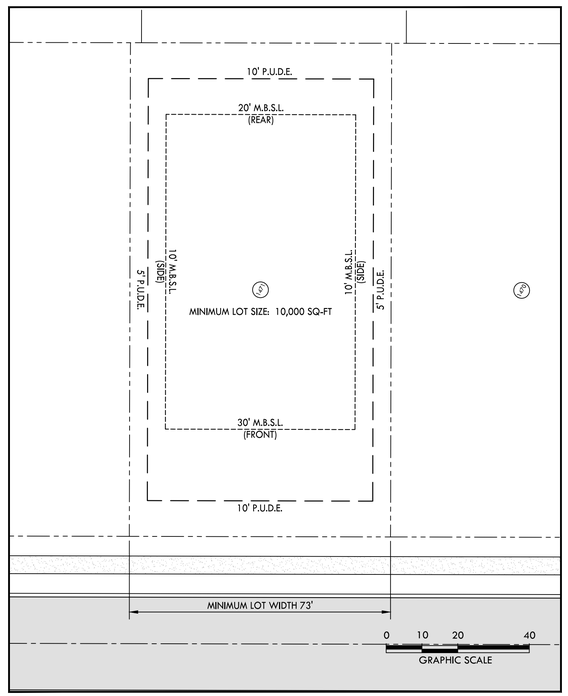
TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



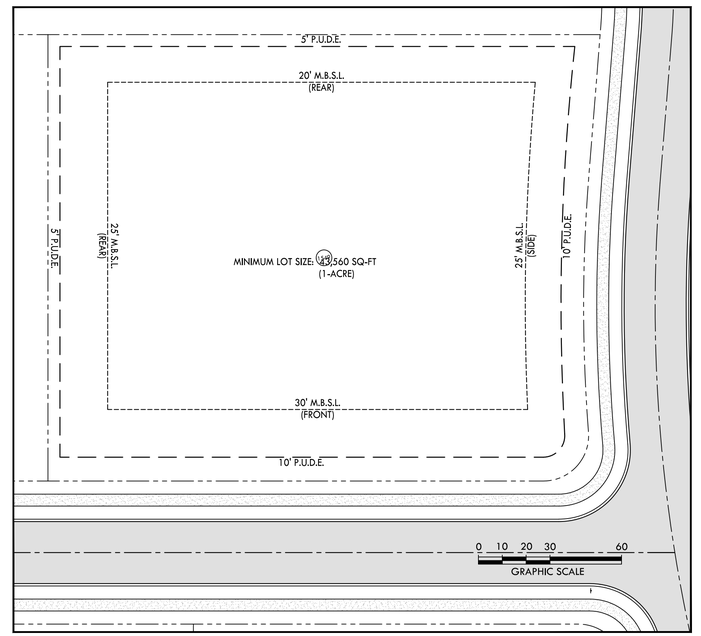
TYPICAL 1-ACRE LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL 1-ACRE LOT CORNER LAYOUT AT COLLECTOR ROADWAYS

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PATRICK JOSEPH PARROTT
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AGRICULTURE
2/14/22
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

02/14/22 17067

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TYPICAL LOT LAYOUT

PHASE 1 LOTS	
LOT NUMBER	AREA (SQ-FT)
1001	17,017
1002	17,017
1003	17,017
1004	14,912
1005	13,469
1006	14,496
1007	15,290
1008	12,968
1009	15,357
1025	17,094
1026	17,094
1027	17,094
1028	17,094
1029	17,094
1030	17,094
1031	17,094
1032	17,094
1033	17,075
1034	17,000
1035	17,000
1036	17,000
1037	17,000
1038	17,000
1039	17,000
1040	16,181
1041	14,118
1042	16,784
1043	16,859
1044	12,511
1045	10,407
1046	10,407
1047	10,397
1048	10,212
1049	10,212
1050	10,212
1051	10,212
1052	10,212
1053	10,212
1054	21,469
1066	14,594
1104	13,799
1147	19,347
1148	14,636
1149	15,305
1280	13,820
1281	12,631
1282	11,057
1283	11,026
1284	10,909
1285	10,220
1286	10,220
1287	10,220
1288	10,220
1289	10,220
1290	10,514
1291	10,592
1292	10,592
1293	10,592
1294	10,592
1295	10,592
1296	10,420
1297	12,328
1298	16,987
1299	13,525
1300	13,061
1301	12,536
1302	11,793
1303	11,265
1304	10,022
1305	10,001
1306	10,001
1307	10,001
1308	13,417
1340	12,162
1341	10,001
1402	18,209
1403	16,393
1404	12,508
1405	12,968
1406	13,428
1407	16,150
1408	20,121
1409	18,457
1410	13,637
1411	11,552
1412	10,549
1413	10,549

PHASE 1 LOTS	
LOT NUMBER	AREA (SQ-FT)
1414	10,549
1415	13,236
1416	13,003
1417	10,800
1418	10,800
1419	10,800
1420	10,718
1421	12,438
1422	12,941
1423	14,839
1424	15,337
1425	17,114
1426	14,971
1427	13,500
1428	12,409
1429	14,257
1430	15,369
1431	10,368
1432	10,368
1433	10,368
1434	10,368
1435	13,193
1436	13,877
1437	12,355
1438	12,396
1439	18,871
1440	15,280
1441	13,241
1442	13,493
1443	11,980
1444	11,512
1445	11,211
1446	14,642
1447	13,840
1448	10,686
1449	10,001
1450	10,001
1451	10,001
1452	11,722
1453	13,741
1454	10,549
1455	10,549
1456	10,549
1457	10,549
1458	10,549
1459	14,579
1460	10,138
1461	10,138
1462	10,138
1463	10,138
1464	10,138
1465	10,138
1466	12,185
1467	10,074
1468	10,074
1469	10,074
1470	10,074
1471	10,074
1472	10,074
1473	12,173
1474	13,979
1475	11,830
1476	11,948
1477	12,050
1478	12,088
1479	13,945
1480	12,923
1481	11,050
1482	11,050
1483	14,735
1484	15,918
1513	11,050
1514	11,050
1515	11,198
1516	13,171
1517	15,171
1518	17,116
1519	17,000
1520	17,000
1521	17,000
1522	17,000
1523	17,000
1524	17,000
1525	17,000
1526	17,000
1527	17,000
1528	17,000

PHASE 2 LOTS	
LOT NUMBER	AREA (SQ-FT)
1010	11,104
1011	10,417
1012	10,417
1013	10,417
1055	11,912
1056	10,645
1057	10,645
1058	10,645
1059	10,428
1060	10,412
1061	10,412
1062	10,412
1063	10,412
1064	10,412
1065	10,412
1067	14,209
1084	19,233
1085	13,477
1086	11,692
1087	14,621
1091	13,310
1098	15,338
1099	10,686
1100	10,686
1101	10,686
1102	10,686
1103	10,686
1107	13,627
1150	11,960
1151	11,960
1152	11,960
1153	11,960
1154	14,363
1155	13,313
1309	14,933
1310	10,275
1311	13,759
1312	14,568
1313	14,568
1314	11,820
1315	13,554
1316	10,916
1317	10,916
1318	12,183
1319	11,981
1320	11,714
1321	14,047
1322	11,979
1323	10,001
1324	11,979
1325	12,668
1326	10,001
1327	10,001
1328	10,001
1329	10,563
1330	10,842
1331	10,842
1332	12,683
1333	13,999
1334	11,281
1335	10,997
1336	10,275
1337	10,275
1338	10,275
1339	12,253
1342	10,001
1343	10,001
1344	10,001
1345	10,001
1346	10,001
1347	10,001
1348	10,001
1349	10,001
1350	10,001
1351	11,979
1352	10,001
1353	10,001
1354	10,001
1355	10,001
1356	10,001
1357	10,001
1358	10,001
1359	11,505
1360	12,208
1361	12,413
1362	10,008
1363	10,001
1364	10,001

PHASE 2 LOTS	
LOT NUMBER	AREA (SQ-FT)
1365	10,001
1366	10,001
1367	10,001
1368	10,001
1369	10,001
1370	11,979
1371	11,979
1372	10,001
1373	10,001
1374	10,692
1375	10,980
1376	10,980
1377	10,980
1378	10,980
1379	10,938
1380	10,382
1381	12,250
1382	12,250
1383	11,566
1384	10,275
1385	10,275
1386	12,263
1387	13,283
1388	10,138
1389	10,138
1390	10,138
1391	10,138
1392	10,138
1393	10,138
1394	10,138
1395	11,032
1396	14,390
1397	14,484
1398	12,450
1399	12,450
1400	12,450
1401	12,450
1485	11,390
1486	11,390
1487	11,556
1488	12,129
1489	12,129
1490	12,039
1491	12,039
1492	12,039
1493	12,039
1494	12,039
1495	15,663
1496	14,655
1497	13,516
1498	11,050
1499	11,050
1500	18,877
1501	17,017
1502	17,017
1503	17,017
1504	12,181
1505	13,689
1506	11,684
1507	12,148
1508	12,148
1509	12,148
1510	12,148
1511	11,103
1512	11,050
1530	46,076
1531	42,997
1532	47,241
1533	49,651
1534	39,096
1535	49,611
1536	40,595
1537	43,516
1538	42,877
1539	42,429
1540	36,508
1541	35,915
1542	45,724
1543	45,376
1544	43,658
1545	41,861
1546	42,927
1547	37,112
1548	43,237
1549	42,350
1550	41,664
2924	11,050

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1014	10,417
1015	10,066
1016	10,422
1017	10,422
1018	10,422
1019	10,422
1020	10,422
1021	10,422
1022	10,422
1023	10,422
1024	10,422
1068	10,242
1069	10,325
1070	10,325
1071	10,325
1072	10,325
1073	10,325
1074	10,325
1075	13,240
1076	13,199
1077	11,412
1078	11,614
1079	11,632
1080	11,468
1081	11,118
1082	10,741
1083	11,609
1088	15,013
1089	11,805
1090	14,553
1092	10,138
1093	10,138
1094	10,138
1095	10,138
1096	10,143
1097	15,291
1105	13,458
1106	12,515
1108	11,400
1109	10,001
1110	10,001
1111	10,001
1112	10,001
1113	10,001
1114	12,377
1115	12,950
1116	10,138
1117	10,138
1118	10,138
1119	10,138
1120	10,138
1121	10,530
1122	14,589
1123	11,363
1124	13,142
1125	10,275
1126	10,275
1127	10,275
1128	10,275
1129	10,275
1130	10,275
1131	10,275
1132	10,275
1133	10,275
1134	10,275
1135	13,969
1136	13,927
1137	10,275
1138	10,275
1139	10,275
1140	10,275
1141	10,275
1142	10,275
1143	10,275
1144	10,275
1145	10,275
1146	10,275
1156	11,560

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1157	11,560
1158	11,139
1159	11,050
1160	11,077
1161	12,197
1162	9,995
1163	10,001
1164	10,001
1165	10,001
1166	10,001
1167	10,001
1168	10,001
1169	10,001
1170	10,001
1171	11,164
1172	11,297
1173	11,306
1174	11,314
1175	11,320
1176	11,275
1177	10,001
1178	10,001
1179	10,334
1180	10,729
1202	10,001
1203	10,001
1204	10,001
1205	10,001
1206	10,001
1207	10,001
1208	14,491
1209	10,686
1210	10,686
1211	10,686
1212	10,686
1213	10,686
1214	10,686
1215	10,686
1216	10,686
1217	10,686
1218	10,596
1219	12,335
1220	10,138
1221	10,138
1222	10,138
1223	10,138
1224	10,138
1225	10,138
1226	12,028
1227	12,884
1228	12,813
1229	10,001
1230	12,566
1231	15,367
1232	16,112
1233	14,997
1234	12,942
1235	18,147
1236	25,957
1237	16,544
1238	11,143
1239	11,204
1240	11,163
1241	11,018
1242	10,874
1243	10,730
1244	10,585
1245	12,589
1246	12,488
1264	13,080
1265	14,112
1273	13,467
1274	10,275
1275	11,927
1276	11,062
1277	10,275
1278	10,275
1279	11,904

PHASE 4 LOTS	
LOT NUMBER	AREA (SQ-FT)
1181	10,373
1182	10,001
1183	10,001
1184	10,001
1185	10,001
1186	10,001
1187	10,001
1188	10,001
1189	10,001
1190	10,289
1191	10,381
1192	10,381
1193	10,381
1194	10,381
1195	10,381
1196	10,381
1197	10,381
1198	10,381
1199	10,350
1200	10,001
1201	10,001
1247	10,686
1248	10,855
1249	11,187
1250	11,218
1251	11,237
1252	11,245
1253	11,240
1254	11,222
1255	14,934
1256	13,726
1257	11,237
1258	11,237
1259	11,237
1260	11,237
1261	11,237
1262	10,915
1263	10,686
1266	10,001
1267	10,165
1268	10,430
1269	10,358
1270	10,775
1271	10,989
1272	13,201

OPEN SPACE	
OPEN SPACE NUMBER	AREA (SQ-FT)
OS1	2,169,948
OS2	79,170
OS3	996,097
OS4	1,115,170
OS5	49,797
OS6	10,007
OS7	1,319,254
OS8	47,324
OS9	6,764
OS10	34,518
OS11	36,909
OS12	572,908
OS13	150,787
OS14	528,689
OS15	53,505

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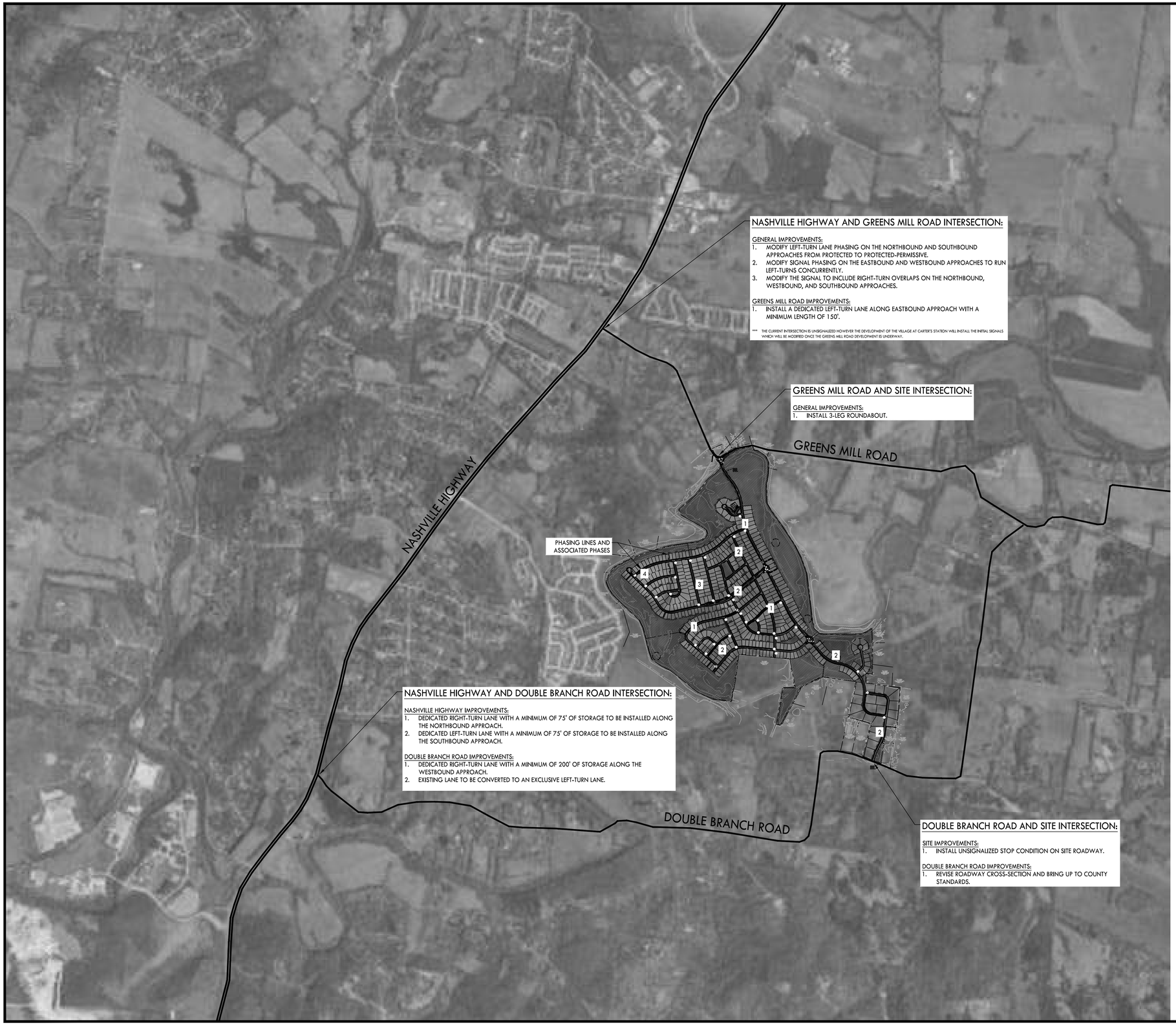
C1.8

PACEL TABLES



NASHVILLE HIGHWAY AND GREENS MILL ROAD INTERSECTION:

GENERAL IMPROVEMENTS:
1. MODIFY LEFT-TURN LANE PHASING ON THE NORTHBOUND AND SOUTHBOUND APPROACHES FROM PROTECTED TO PROTECTED-PERMISSIVE.
2. MODIFY SIGNAL PHASING ON THE EASTBOUND AND WESTBOUND APPROACHES TO RUN LEFT-TURNS CONCURRENTLY.
3. MODIFY THE SIGNAL TO INCLUDE RIGHT-TURN OVERLAPS ON THE NORTHBOUND, WESTBOUND, AND SOUTHBOUND APPROACHES.

GREENS MILL ROAD IMPROVEMENTS:
1. INSTALL A DEDICATED LEFT-TURN LANE ALONG EASTBOUND APPROACH WITH A MINIMUM LENGTH OF 150'.

*** THE CURRENT INTERSECTION IS UNSIGNALIZED HOWEVER THE DEVELOPMENT OF THE VILLAGE AT CARTER'S STATION WILL INSTALL THE INITIAL SIGNALS WHICH WILL BE MODIFIED ONCE THE GREENS MILL ROAD DEVELOPMENT IS UNDERWAY.

GREENS MILL ROAD AND SITE INTERSECTION:

GENERAL IMPROVEMENTS:
1. INSTALL 3-LEG ROUNDABOUT.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROAD INTERSECTION:

NASHVILLE HIGHWAY IMPROVEMENTS:
1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE NORTHBOUND APPROACH.
2. DEDICATED LEFT-TURN LANE WITH A MINIMUM OF 75' OF STORAGE TO BE INSTALLED ALONG THE SOUTHBOUND APPROACH.

DOUBLE BRANCH ROAD IMPROVEMENTS:
1. DEDICATED RIGHT-TURN LANE WITH A MINIMUM OF 200' OF STORAGE ALONG THE WESTBOUND APPROACH.
2. EXISTING LANE TO BE CONVERTED TO AN EXCLUSIVE LEFT-TURN LANE.

DOUBLE BRANCH ROAD AND SITE INTERSECTION:

SITE IMPROVEMENTS:
1. INSTALL UNSIGNALIZED STOP CONDITION ON SITE ROADWAY.

DOUBLE BRANCH ROAD IMPROVEMENTS:
1. REVISE ROADWAY CROSS-SECTION AND BRING UP TO COUNTY STANDARDS.

NOTES:

ALL IMPROVEMENTS SHOWN WERE RECOMMENDED BY THE GREENS MILL MASTER PLAN, TRAFFIC IMPACT STUDY CONDUCTED BY KCI TECHNOLOGIES IN NOVEMBER, 2020.

SCHEDULE OF IMPROVEMENTS:

GREENS MILL ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 1 COMPLETION.

DOUBLE BRANCH ROAD AND SITE IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND GREENS MILL ROAD IMPROVEMENTS:
- TO BE INSTALLED AFTER PHASE 1 COMPLETION AND PRIOR TO PHASE 2 COMPLETION.

NASHVILLE HIGHWAY AND DOUBLE BRANCH ROADIMPROVEMENTS:
- TO BE INSTALLED PRIOR TO PHASE 2 COMPLETION.

0 50 1,000 2,000
GRAPHIC SCALE

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2/14/22

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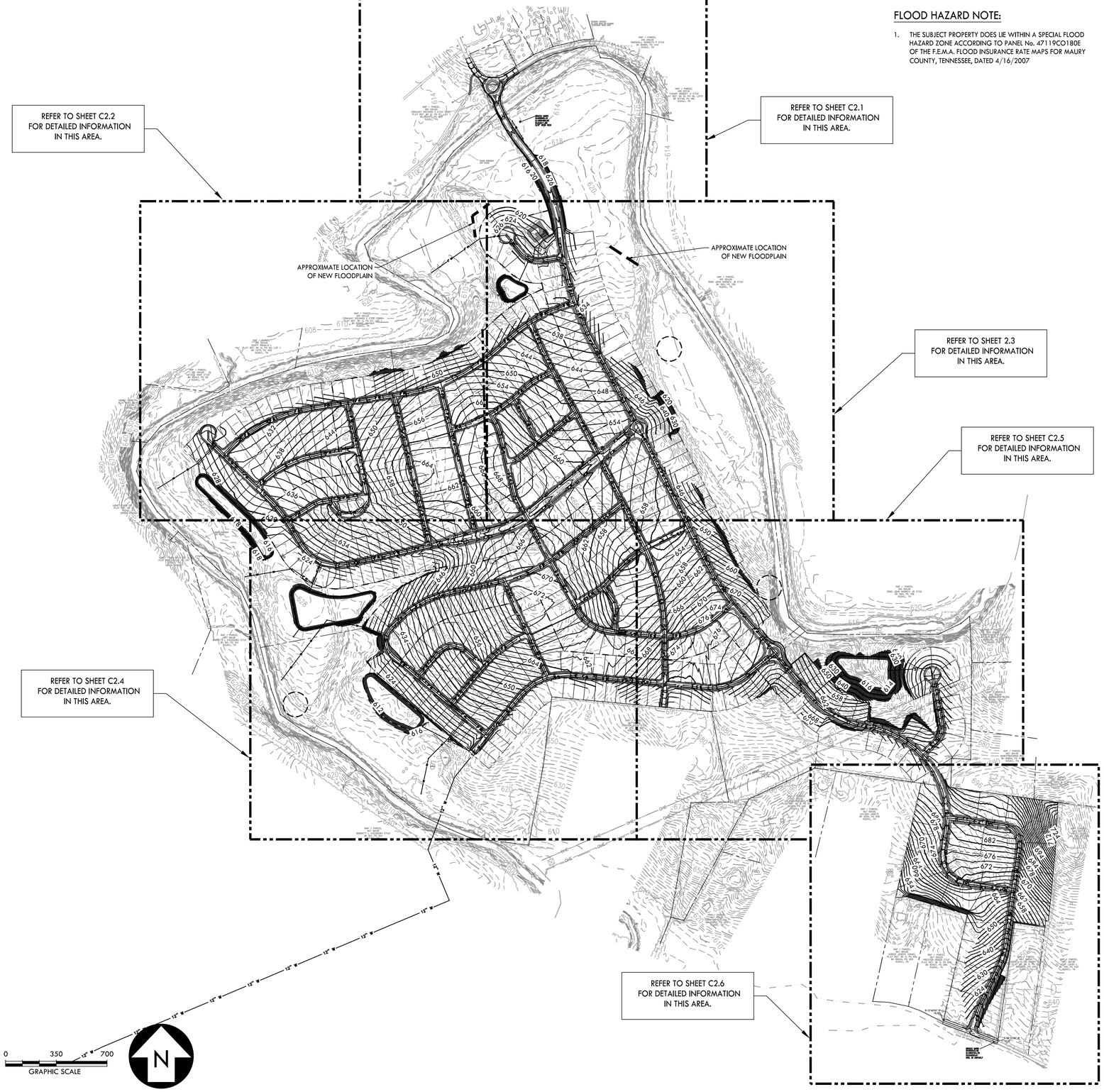
C1.9
OFFSITE IMPROVEMENTS

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007



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C2.0

OVERALL GRADING, DRAINAGE, & UTILITY PLAN

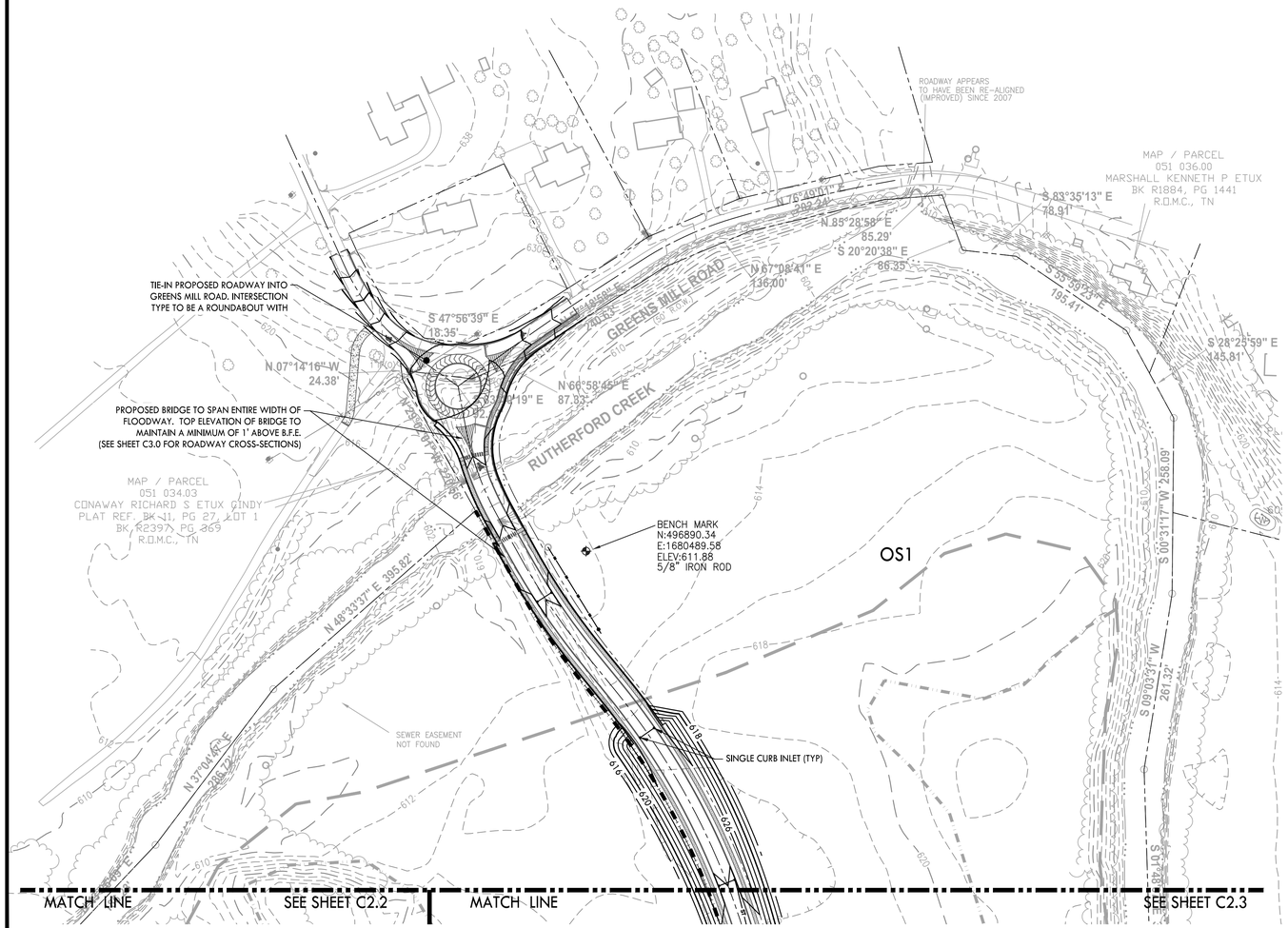
PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.



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GRAPHIC SCALE

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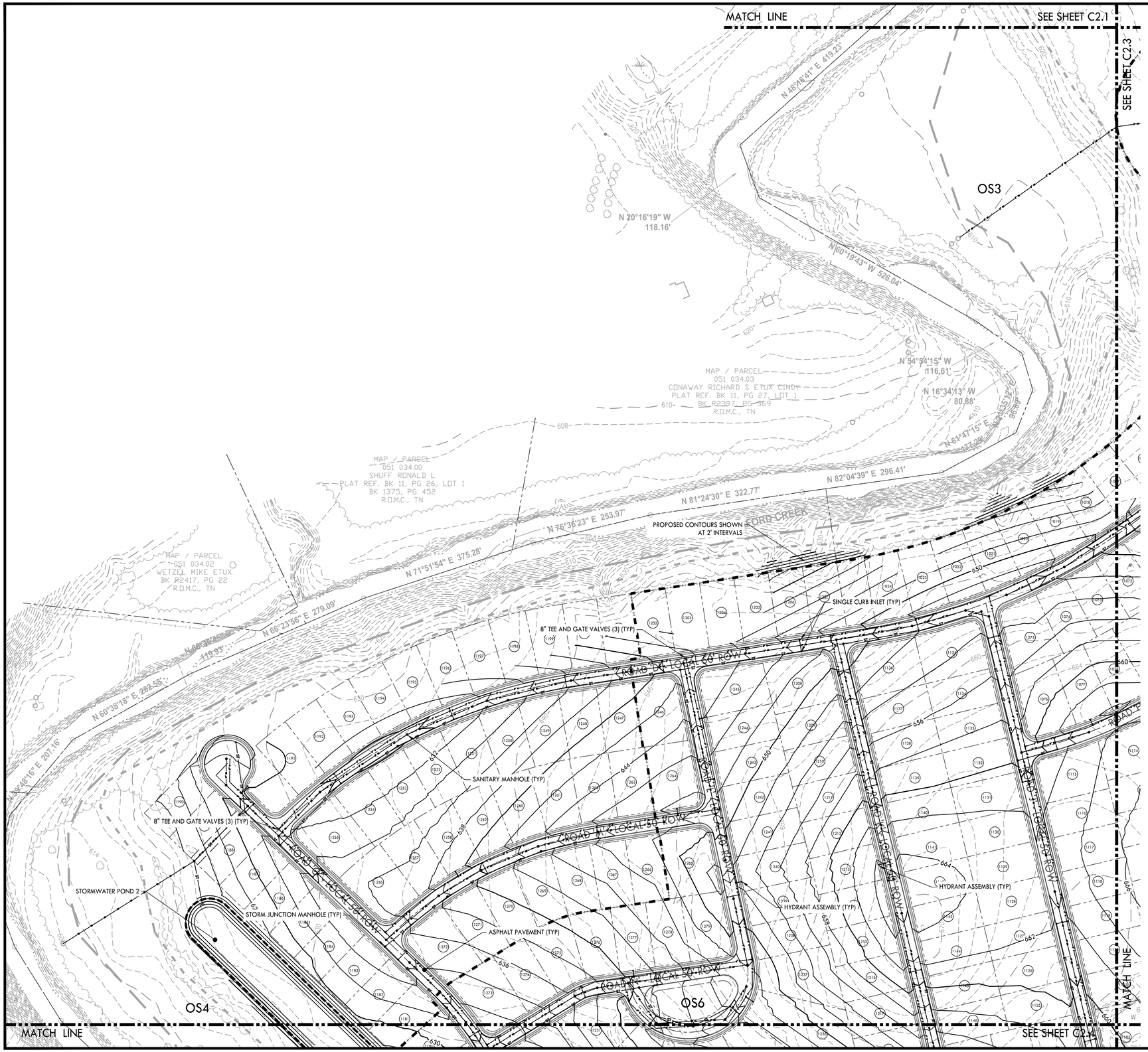
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

02/14/22 17067

C2.1
GRADING, DRAINAGE, & UTILITY PLAN



PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
2/14/22
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

02/14/22 17067

C2.2
GRADING, DRAINAGE, & UTILITY PLAN

PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
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PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
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STATE OF TENNESSEE
2/14/22

GREENS MILL ROAD
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COLUMBIA, TENNESSEE

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C2.3
GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE THIS SHEET

SEE SHEET C2.2

MATCH LINE

SEE SHEET C2.3

PHASE 3

PHASE 2

OS7

OS8

OS10

ROAD 'A' LOCAL 50' ROW

ROAD 'B' LOCAL 50' ROW

ROAD 'C' LOCAL 50' ROW

ROAD 'D' LOCAL 50' ROW

ROAD 'E' LOCAL 50' ROW

ROAD 'F' LOCAL 50' ROW

ROAD 'G' LOCAL 50' ROW

ROAD 'H' LOCAL 50' ROW

ROAD 'I' LOCAL 50' ROW

ROAD 'J' LOCAL 50' ROW

ROAD 'K' LOCAL 50' ROW

ROAD 'L' LOCAL 50' ROW

ROAD 'M' LOCAL 50' ROW

20' PUBLIC UTILITY EASEMENT

STORMWATER POND 3

POND OUTLET STRUCTURE (TYP)

CONCRETE HEADWALL (TYP)

CONNECT TO EXISTING SANITARY MANHOLE

N 14°19'13" W 527.21'

N 19°46'56" W 160.26'

STORMWATER POND 4

N 55°07'55" W 253.88'

N 64°31'17" W 181.19'

N 63°49'51" W 405.80'

N 66°45'37" W 546.16'

S 07°59'01" W 488.20'

S 10°22'14" W 546.16'

N 84°45'41" W

SINGLE CURB INLET (TYP)

STORM JUNCTION MANHOLE (TYP)

SANITARY MANHOLE (TYP)

REFER TO SHEET C2.7 FOR MCWS WATERMAIN EXTENSION EXHIBIT

NOT FOUND

CREEK

MAP / PARCEL
067 001.00
BARNETT L (EUGENE) ETUX
BK 811, PG 314
R.O.M.C., TN

MAP / PARCEL
067 001.00
KINCAID DUG
BK 557, P
R.O.M.C.

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
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PROPOSED UTILITY LEGEND

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2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

0 50 100 200
GRAPHIC SCALE

N

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1894 GENERAL GEORGE PATTON DR.
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WWW.CRUNKENG.COM

ENGINEERING CRUNK

PATRICK JOSEPH PARROTT
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
2/14/22
No. 124695
STATE OF TENNESSEE

GREENS MILL ROAD

PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

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02/14/22 17067

C2.4

GRADING, DRAINAGE, & UTILITY PLAN

MATCH LINE

SEE SHEET C2.3

SEE SHEET C2.4

SINGLE CURB INLET (TYP)

STORM JUNCTION MANHOLE (TYP)

SANITARY MANHOLE (TYP)

8" TEE AND GATE VALVES (3) (TYP)

HYDRANT ASSEMBLY (TYP)

RUTHERFORD CREEK

S 06°45'05" E 509.63'

S 12°27'48" E 195.29'

S 49°19'41" E 163.40'

N 89°49'06" E 516.52'

N 89°54'43" E 204.01'

N 64°29'37" E 171.60'

S 05°51'18" E 205.19'

N 50°31'04" E 78.29'

MAP / PARCEL
051 054.00
RING JOHN ANDREW JR ETUX
BK 583, PG 708
R.D.M.C., TN

MAP / PARCEL
051 052.08
KING TANDY P ETUX
PLAT REF: BK 14, PG 289
BK R1711, PG 561
R.D.M.C., TN

MAP / PARCEL
067 005.00
DALE NARCISSUS HEIRS
BK R696, PG 647
R.D.M.C., TN

MAP / PARCEL
067 004.00
NAME:FREEDMAN RON
BK R1824, PG 946
R.D.M.C., TN

MAP / PARCEL
067 003.00
SALERNO MICHAEL
PLAT REF: BK 5, PG 28
BK1286/Pg 618
R.D.M.C., TN

OS11

OS12

OS13

OS14

EX. 60' ROW

RAILROAD TRACKS

75' TVA EASEMENT

S 00°39'49" W 852.39'

N 10°46'22" W 635.54'

N 88°53'53" E 280.71'

S 88°53'48" W 501.76'

CEMETERY

1/2"IR(O)

1.5"IP(O)

2"IP(O)

N 85°58'14" W 131.87'

SEE SHEET C2.6

MATCH LINE

PROPOSED GRADING & DRAINAGE LEGEND

- 55 — PROPOSED CONTOUR
- ST — STORM PIPE
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- SINGLE CATCH BASIN
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PROPOSED UTILITY LEGEND

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0 50 100 200
GRAPHIC SCALE

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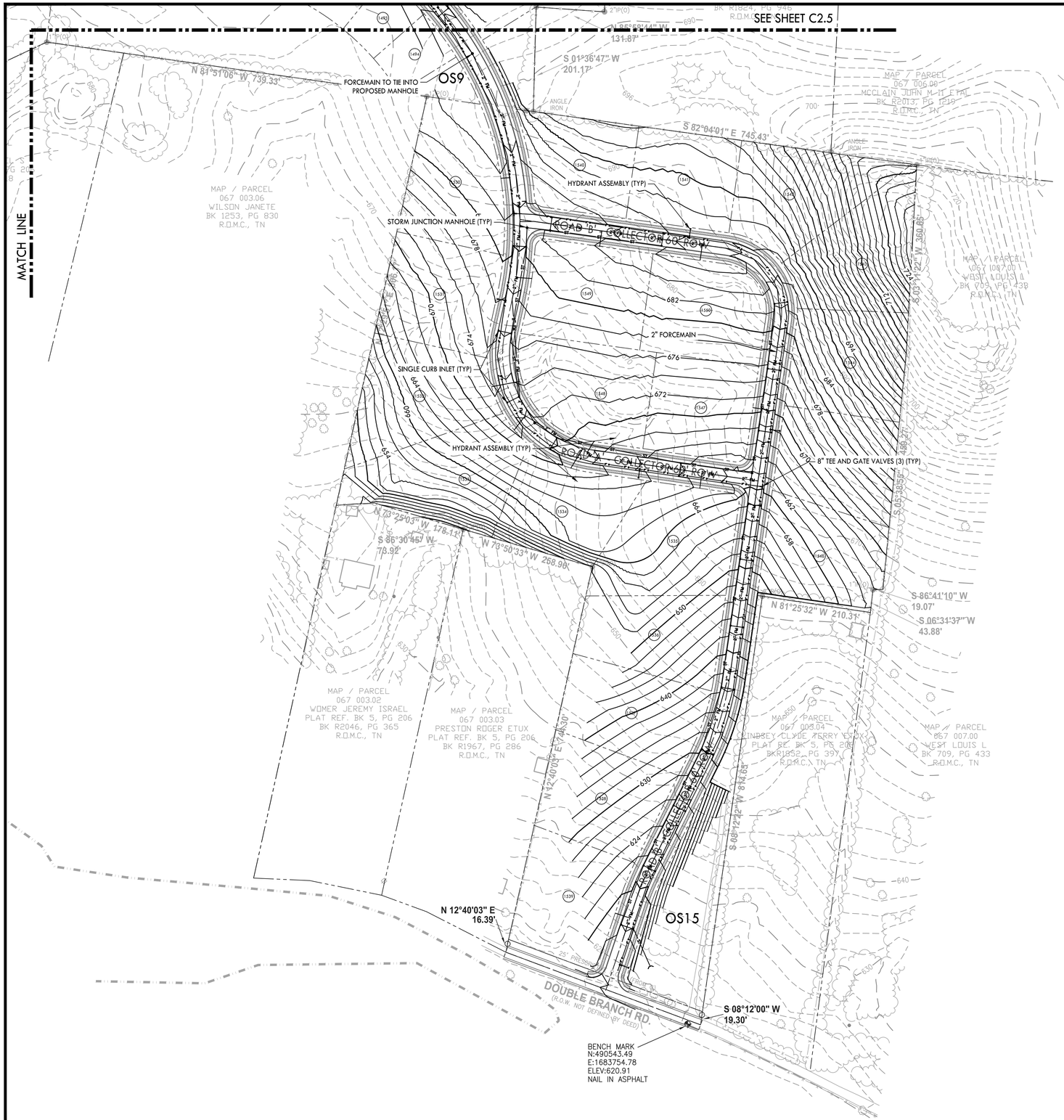
PATRICK JOSEPH PARROTT
REGISTERED ENGINEER
AGRICULTURE
EXPIRES
No. 124695
STATE OF TENNESSEE
2/14/22

GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

02/14/22 17067

C2.5
GRADING, DRAINAGE, & UTILITY PLAN



NOTES:
1. REFER TO SHEET C1.6 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C1.6 FOR TYPICAL LOT LAYOUT.
3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE

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2/14/22
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C2.6
GRADING, DRAINAGE, & UTILITY PLAN

PROPOSED GRADING & DRAINAGE LEGEND

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0 50 100 200
GRAPHIC SCALE

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GREENS MILL ROAD
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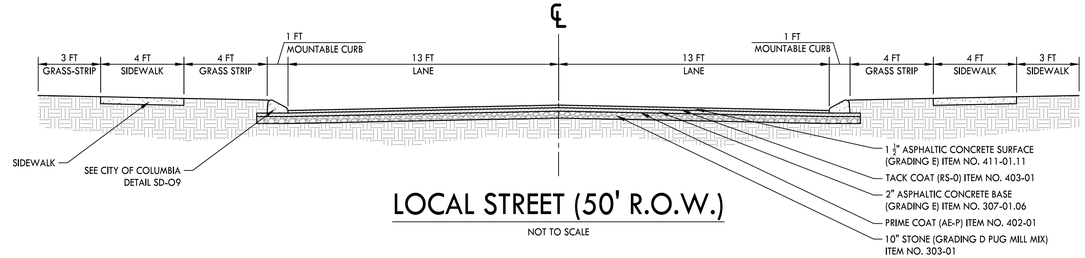
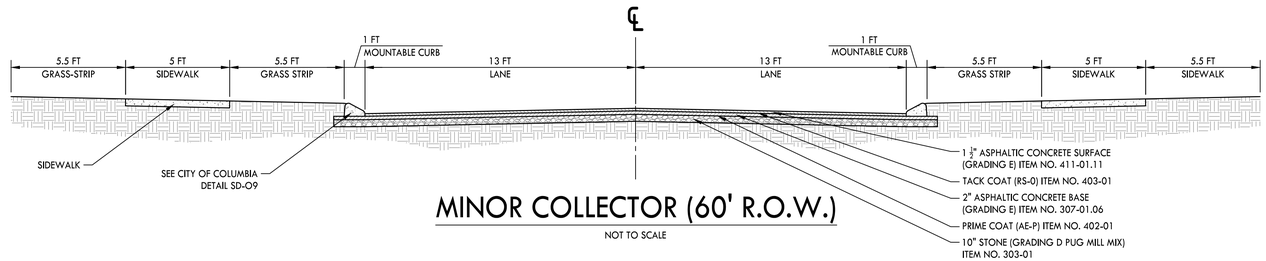
C2.7
MCWS WATERMAIN EXTENSION EXHIBIT



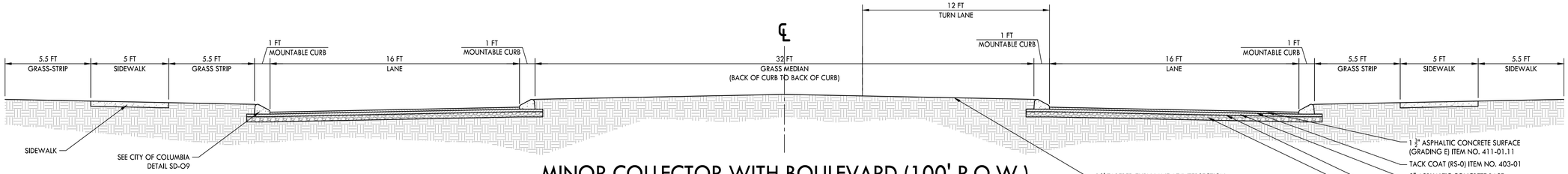
LOCAL STREET (50' R.O.W.)

NOT TO SCALE



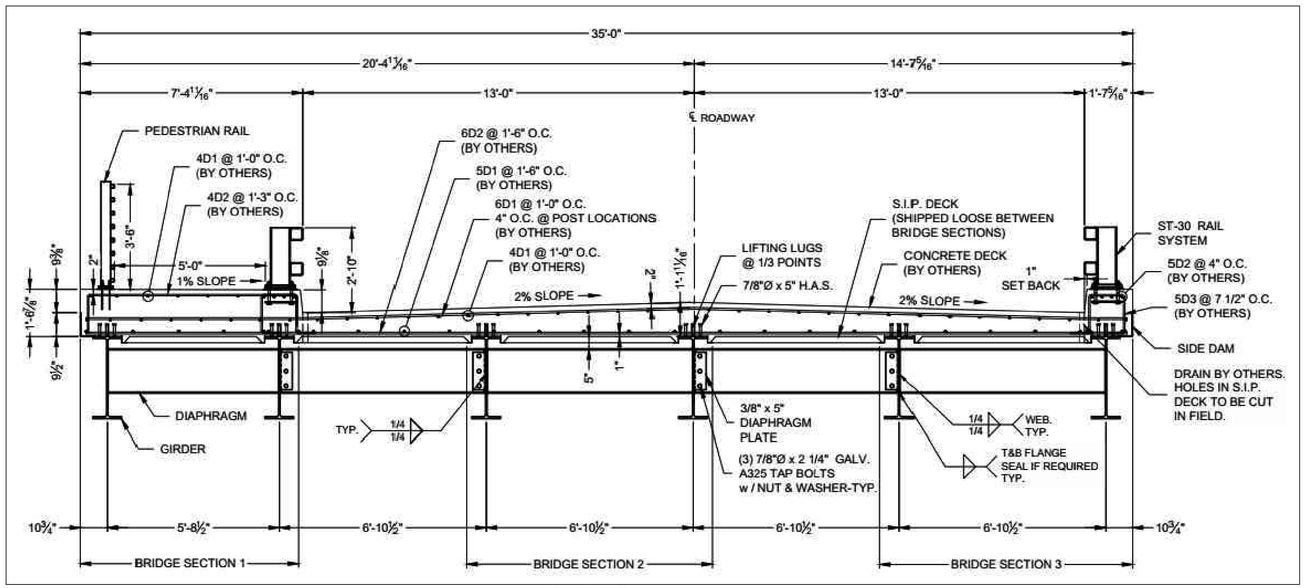
MINOR COLLECTOR (60' R.O.W.)

NOT TO SCALE



MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)

NOT TO SCALE



BRIDGE

NOT TO SCALE

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CRUNK ENGINEERING

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GREENS MILL ROAD
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C3.0

ROADWAY CROSS-SECTIONS

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
22-0010

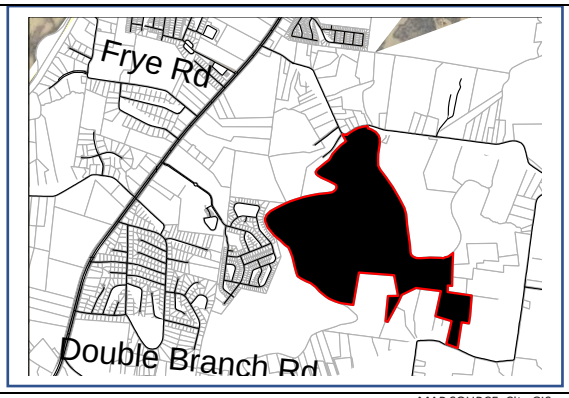
APPLICANT/PROPERTY OWNER
Crunk Engineering/ Safe Harbor Residential

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
2558 Greens Mill Road, Map 051 Parcel 55.00

SUMMARY OF REQUEST: **Planned Unit Development Final Master Development Plan.**

This request is for the final approval of PUD master plan of a 376.96+/- acre tract located on the south side of Greens Mill Road and bounded by Rutherford Creek. This final master plan has included 550 residential lots with a minimum lot size of 10,000 SF.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 PUD (Single-Family Low Density Residential Planned Unit Development)	Vacant Land	Vacant Land	550 single-family residential building lots	377 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. This future land use characterized for the subject property includes single-family residential where infrastructure is available to support new development; character context of rural environs; and preservation of natural features and open space.

PROPERTY HISTORY:

June 9th, 2021. *PC 20-0246*. Request from Greg Gamble for the annexation and RS-10 PUD zoning designation to allow for 766 single-family homes located at tax map 051, parcel 55 (2558 Greens Mill Road).

September 9th, 2021 *Ord No. 4352.* Request from Greg Gamble for the annexation and RS-10 PUD zoning designation located at tax map 051, parcel 55 (2558 Greens Mill Road). Approved.

November 9th, 2021 *Ord No. 4352.* Request from Greg Gamble for the annexation and RS-10 PUD zoning designation located at tax map 051, parcel 55 (2558 Greens Mill Road). Motion approved with contingency that all lots are at minimum 10,000 SF with 550 single-family lots proposed.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A final PUD master plan has been submitted for the Greens Mill Road Planned Unit Development approved by City Council *Ordinance 4352* on November 9th, 2021. Within the overall development, lots will be developed into several phases with 528 homes on lots of 10,000 to 20,000 SF. an additional 22 homes sites will be developed at the SE corner of the property with 1-acre minimum lots. Overall, a total of 550 homes have been approved on the 377-acre tract. Access to this development will be from a new collector street that will connect Greens Mill Road to Double Brach Road. A collector road lot will consist of a minimum 73' wide lot with a 30' front setback. In addition, collector road lots will have a 20' rear setback with a 10' & 25' side setback on corner lots. Minor street lots within the development will compromise of a 73' wide lot minimum with a 25' front setback and 20' rear setback. Corner lots on local roads will consist of a 10' and 20' side yard setbacks on corner lots. Additional staff comments are highlighted below:

- Plan of services from water indicate; "*Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility*". This request does indicate a water connection from the municipal water system.
- Technical review comment from Columbia Water dated April 19th, 2021 state; "*CPWS cannot supply water to this project. To be able to supply water a new 12'' or 8'' water main will need to be extended from Nashville Hwy*". An attached map exhibit indicates this water main will be extended from Nashville Hwy via Greens Mill Road to the subject site within the initial PUD master plan. This final PUD master plan differs from initial approval as a 12'' water line extension that will be accessed via an existing 75' TVA transmission easement across neighboring property at the SW is proposed. No easement agreement has been provided per section g. highlighted below.
- PUD elevations (*home designs*) submitted for this final PUD master plan differ from elevations submitted in initial PUD master plan as approved by City Council ordinance no. 4352 on November 9th, 2021.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

Section 3.20.12 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items (*Final Approval of the Proposed PUD*).

Final Master Development Plan of A PUD

The application for final approval shall be sufficiently detailed to indicate the ultimate operation and appearance of the development, or portion thereof, and shall include, but not limited to the following:

Final development plan drawings at a scale no smaller than one inch to 200 feet indicating:

a. The anticipated finished topography of the area involved (contours at vertical intervals as specified by the city engineer but not to exceed five feet.

b. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing thoroughfares. This shall specifically include: Width of proposed streets; a plan of any sidewalks or proposed pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern.
c. An off – street parking and loading plan indicating ground coverage of parking areas.
d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, and other public or semi – public open space uses including any improvements which are to be deeded as part of any common use area.
e. Information regarding the physical characteristics of the surrounding area and developments within 300 feet of the proposed PUD.
f. A plot plan for each building site and common open area, showing the approximate location of all buildings, structures, and improvements and indicating the open spaces around buildings and structures.
g. A plan for proposed utilities including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems.
A plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.
A generalized land use map and a tabulation of land area to be devoted to various uses and activities.
A tabulation of proposed densities to be allocated to various parts of the area to be developed.
A plan which indicates the location, function, and ownership of all open spaces, excepting those open spaces included in fee simple lots.
Final drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).

Case #22-0010
2558 Greens Mill Rd

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

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	194 Theta Pike, Columbia TN 38401		
	TAX MAP: 090B	GROUP:B	PARCEL:46.00
SUMMARY OF NATURE OF REQUEST AND WORK	A rezoning from GCS to RM-1 is being requested on a +/- 11.58 acre portion of the existing property for the purpose of ultimately developing multi-family/townhome units on the site. It is understood that this rezoning request complies with the comprehensive plan.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	N/A; Previously Conducted	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☒ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	Annexations/Rezoning: • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form Plats/PUDs: • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

Rev. 5/23/2017

APPLICANT

NAME	Ross Lucas, Fulmer Lucas Eng.	PHONE	615-345-3772
ADDRESS	2002 Richard Jones Rd. STE. B200, Nashville, TN 37215	EMAIL	ross@fulmerlucas.com

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

PROPERTY OWNER

NAME	Bernie Rees	PHONE	615-477-2108
ADDRESS	4301 Summer Hill Rd Franklin, TN 37064	EMAIL	bernie.rees@amimetals.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.

H. Ross Lucas, PE		1/18/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

Bernie Rees (BKR)		1-18-22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

FULMER LUCAS

January 18, 2022

LEGAL DESCRIPTION

Located in the Ninth (9th) Civil District of Maury County, Tennessee and being an 11.58-acre portion of the 14.22 acre tract described below.

Description of 14.22-acre tract:

The "14.22 ACRES" tract as more particularly shown on the Final Minor Plat of Survey for Northview Church of Christ (which tract excludes Area A hereinbelow), of record in Plat Book P21, page 186, in the Register's Office for Maury County, Tennessee, and more particularly described as follows:

Being a survey of PARCEL 46.00 of the property of Northview Church of Christ recorded in DeedBook R1675, Page 309 (R.O.M.C.T.), being PARCEL 46.00 in Group B on Tax Map 90B. Shown in Final Plat in Plat Book 21, Page 186 (R.O.M.C.T.) Located East side of Theta Pike and in the Ninth (9TH) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING for survey of PARCEL 46.00; thence run North 10 degrees 50 minutes 58 seconds East 114.19 feet, along the centerline of Theta Pike, to a point; thence run North 08 degrees 44 minutes 47 seconds East 62.23 feet, along the centerline of Theta Pike to a point; thence run North 01 degrees 26 minutes 40 seconds East 58.12 feet, along the centerline of Theta Pike, to a point; thence run North 05 degrees 29 minutes 33 seconds West 47.17 feet, along the centerline of Theta Pike, to a point; thence run North 09 degrees 08 minutes 005 seconds West 72.31 feet, along the centerline of Theta Pike to a point; thence run North 11 degrees 11 minutes 19 seconds West 56.75 feet, along the centerline of Theta Pike, to a point; thence run North 15 degrees 32 minutes 12 seconds West 43.31 feet, along the centerline of Theta Pike, to a point; thence run North 20 degrees 18 minutes 11 seconds West 64.84 feet, along the centerline of Theta Pike, to a point; thence run North 21 degrees 44 minutes 16 seconds West 44.97 feet, along the centerline of Theta Pike, to a point; thence run North 21 degrees 41 minutes 36 seconds West 43.52 feet, along the centerline of Theta Pike, to a point; thence run North 12 degrees 11 minutes 14 seconds West 19.91 feet, along the centerline of Theta Pike, to a point and also marking the Northwest corner of this PARCEL 46.00, marking the Southwest corner of Cedar Pointe TN LP per Deed Book R2309, Page 827 (R.O.M.C.T.); thence leaving centerline of said road run North 69 degrees 14 minutes 50 seconds East 62.94 feet, along the Southeast side of a

driveway entrance and along the Southeast line of Cedar Pointe TN LP, to a 3/4 inch rebar found; thence on a curve to the left run, along the Southeast side of a driveway entrance and along the Southeast line of Cedar Pointe TN LP, on a curve distance of 109.65 feet, having a radius of 225.00 feet and having a chord bearing and distance of North 55 degrees 16 minutes 15 seconds East 108.57 feet, to a 3/4 inch rebar found; thence run North 40 degrees 44 minutes 58 seconds East 27.35 feet, along the Southeast line of Cedar Pointe TN LP, to a 3/4 inch rebar found; thence run South 83 degrees 40 minutes 58 seconds East 960.45 feet, along the South line of Cedar Pointe TN LP, to a 1/2 capped rebar (Webb) found, marking the Northeast corner of this PARCEL 46.00; thence run South 06 degrees 48 minutes 09 seconds West 54.38 feet, along the West fence line of C. E. Nixon per Deed Book R2387, Page 24 (R.O.M.C.T.), to a 1/2 inch capped rebar (Alexander) set at a 4 inch old wood fence post; thence run South 02 degrees 24 minutes 25 seconds West 462.64 feet, along the West fence line of First Assembly of God per Deed Book 649, Page 389 (R.O.M.C.T.), to a 1/2 inch capped iron pipe (Adkins) found, marking the Southeast corner of this PARCEL 46.00; thence run North 83 degrees 52 minutes 26 seconds West 178.59 feet, along the North line of Northview Church of Christ (PARCEL 45.04) per Deed Book 1388, Page 352 and Deed Book 1387, Page 765 and Deed Book 699, Page 612-614 (R.O.M.C.T.), to a 1/2 inch capped iron pipe (Adkins) found; thence run North 83 degrees 53 minutes 22 seconds West 221.48 feet, along the North line of Northview Church of Christ (PARCEL 45.04), to a 1/2 inch capped iron pipe (Adkins) found; thence on a new line run North 83 degrees 53 minutes 22 seconds West 210.36 feet, along the North line of Northview Church of Christ (AREA A - PARCEL 45.04), to a 1/2 inch capped rebar (Alexander) set; thence on a new line run South 02 degrees 08 minutes 22 seconds West 201.31 feet, along the West line of Northview Church of Christ (AREA A - PARCEL 45.04), to a 1/2 inch rebar found; thence run North 84 degrees 03 minutes 04 seconds West 391.84 feet, along the North line of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 (R.O.M.C.T.) to a 1 inch iron pipe found at a 5 inch wood fence post on the East side of Theta Pike; thence continue North 84 degrees 03 minutes 04 seconds West 25.00 feet, back to the POINT OF BEGINNING. Containing 14.22 acres per survey by Glen W. Alexander, R.L.S. No. 2035, 2481 Mooresville PK, Culleoka, TN 38451. Dated March 01, 2017.

This PARCEL 46.00 is subject to a 25 feet Public Right of Way Easement (25 feet out of centerline) along the frontage of Theta Pike and is also subject to any and all easements or rights of way, written and/or unwritten, that may exist.

INCLUDED BUT EXCLUDING FROM THE FOREGOING is the following property:

Being a survey of AREA A, being part of the property of Northview Church of Christ recorded in DeedBook R1675, Page 309 (R.O.M.C.T.), being PARCEL 46.00 in Group B on Tax Map 90B. AREA A is removed from Parcel 46.00 and added to Parcel 45.04 in Group B on Tax Map 90B. Parcel 45.04 is an adjoining property of Northview Church of Christ per Deed Book 1388, Page 352, Deed Book 1387, Page 765 and Deed Book 699, Pages 612-614 (R.O.M.C.T.). With the addition of AREA A (containing 0.97 acres) Parcel 45.04 has a total of +/- 12.17 acres, as shown in on Final Plat in Plat Book 21, Page186 (R.O.M.C.T.). Located on the East side of Theta Pike and in the Ninth (9th) Civil District of Maury County, Tennessee. AREA A being more accurately described as follows:

Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.); thence leaving said road centerline run South 84 degrees 03 minutes 04 seconds East 25.00 feet, to a 1 inch iron pipe found at a 5 inch wood fence post on the East side of Theta Pike; thence continue South 84 degrees 03 minutes 04 seconds East 391.84 feet, along the North line of Kevin Alton Watson and Stanley A. Watson, to a 1/2 inch rebar found, marking the Northeast corner of Kevin Alton Watson and Stanley A. Watson and also marking the Southwest corner and the POINT OF BEGINNING for survey of AREA A; thence on a new line run North 02 degrees 08 minutes 22 seconds East 201.31 feet, along the East line of PARCEL 46.00, being the property of Northview Church of Christ recorded in Deed Book R1675, Page 309 (R.O.M.C.T.), to a 1/2 inch capped rebar (Alexander) set, marking the Northwest corner of this AREA A; thence on a new line run South 83 degrees 53 minutes 22 seconds East 210.36 feet, along the South line of PARCEL 46.00 (Northview Church of Christ), to a 1/2 inch capped iron pipe (Adkins) found, marking the Northeast corner of this AREA A; thence run South 02 degrees 08 minutes 22 seconds West 199.94 feet, along the West line of PARCEL 45.04, being the adjoining property of Northview Church of Christ per Deed Book 1388, Page 352, Deed Book 1387, Page 765 and Deed Book 699, Pages 612-614 (R.O.M.C), to a 1/2 inch capped iron pipe (Adkins) found, marking the Southeast corner of this AREA A; thence run North 84 degrees 15 minutes 43 seconds West 210.27 feet, along the North line of PARCEL 45.04 (Northview Church of Christ), back to the POINT OF BEGINNING. Containing 0.97 acres per survey by Glen W. Alexander, R.L.S. No. 2035, 2481 Mooresville PK, Culleoka, TN 38451. Dated March 01, 2017.

Being the same property conveyed to BKR Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wendell Jump, Doug Balthaser, and Rex Henson, Trustees/Directors of Northview Church of Christ, d/b/a Northview Church of Christ, Inc. of record in Book R2422, page 859, Register's Office for Maury County, Tennessee, dated March 15, 2017 and recorded on March 20, 2017.

Exclusion of existing Commercial Development:

The portion of the subject property to be rezoned excludes a portion of the 14.22 acre tract further described as follows:

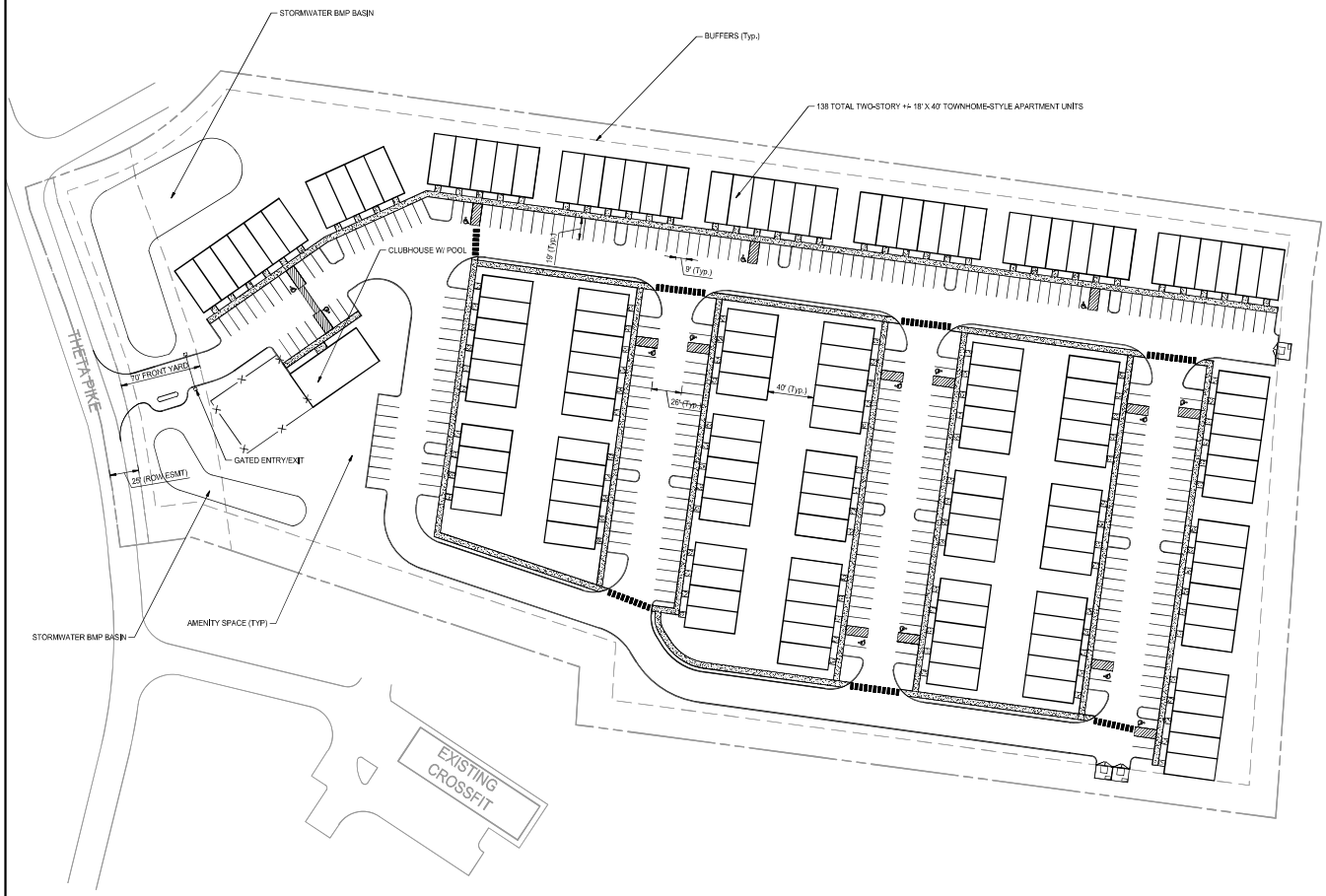
Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING for survey of PARCEL 46.00; thence run North 10 degrees 50 minutes 58 seconds East 114.19 feet, along the centerline of Theta Pike, to a point; thence run North 08 degrees 44 minutes 47 seconds East 62.23 feet, along the centerline of Theta Pike to a point; thence run North 01 degrees 26 minutes 40 seconds East 58.12 feet, along the centerline of Theta Pike, to a point; thence run North 05 degrees 29 minutes 33 seconds West 47.17 feet, along the centerline of Theta Pike, to a point; thence run North 09 degrees 08 minutes 005 seconds West 22.70 feet, along the centerline of Theta Pike to a point; thence run North 80 degrees 51

SITE LOCATION MAP

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

DEVELOPMENT SUMMARY
MAP: 090B GROUP B
PARCEL: 46.00
DEED BOOK/PAGE: R2422/859
FEMA FLOOD MAP: 47119C0170E (04/16/2007)
EXISTING ZONING: GCS
PROPOSED ZONING: RM-1
SITE AREA: 11.58 ACRES
PROPOSED TOWNHOME-STYLE APARTMENT UNITS: 138

MULTI-FAMILY PARKING SUMMARY
PARKING REQUIREMENT: 1.5 SPACES PER 2 BEDROOMS
BEDROOMS: 385 (109 3-BEDROOM UNITS, 29 2-BEDROOM UNITS)
PARKING REQUIRED: 288 SPACES
PARKING PROVIDED: 289 SPACES



PAVING LEGEND

SIDEWALK SECTION

0 25 50 100 150

SCALE: 1" = 50'

FULMER LUCAS
2002 RICHARD JONES RD • SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM • (615) 345-3770

SITE DEVELOPMENT CONCEPT FOR:

COLUMBIA MULTI-FAMILY

+/-194 THETA PIKE

COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
HRL	01/18/2022	REZONING APPLICATION

SITE SCHEMATIC

C1.0

129401 COLUMBIA MULTI-FAMILY

TECHNICAL MEETING
Tuesday, February 8, 2022
ITEM NO.
22-0012

DESCRIPTION: Request from Ross Lucas to rezone an 11.58 portion of property at 194 Theta Pike from GCS to RM-1

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments provided.

Police

2. No comments provided.

Atmos Energy

3. Contact Tim Brown 931-384-0397 for gas.

Maury County E911

4. Contact Maury 911 to reserve street names.

Maury County Schools

5. No comments provided.

Duck River Electric Membership Corp

6. No comments provided.

Engineering

7. TIS required at preliminary plat/site development plan.
8. Requires subdivision plat for properties.
9. Sinkholes and depressions will require geotechnical evaluation.

Columbia Power

10. Columbia Power System has an existing power line near your proposed development to be located near 194 Theta Pike. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Columbia Water

11. CPWS does not serve this property.

Wastewater

12. Wastewater approves this request.

Public Works

13. No comments.

Fire

14. No comments

Planning

15. Noting this is just concept, but Townhomes are 22' wide unless rear parked. Depending on timing layout may need adjusting should proposed development code moved forward.
16. Advisory re: concept:
    a. Concept describes “townhome-style apartments.”
    b. Townhomes are attached single-family units located on separately owned lots (6.1.2)
    c. Multifamily buildings are residential structures containing three or more dwelling units.
    d. Units are less than 22’ which conforms for MF but not TH.
    e. Parking calculation are correct for MF; if developed as for sale townhouses will require 2

spaces per unit.

f. See requirements of 8.3.2E. Concept shows recreation facilities with little detail and does not show “attractive outdoor sitting areas.” These will be required at multifamily site plan review.

g. Concept shows dumpsters and enclosures encroaching into required landscape buffers. Not permitted under 11.2.11, 11.2.12.

h. Buffer distances to adjacent properties are correct.

i. At site plan, show open space calculation exclusive of streets, parking lots, and required yard spaces per 12.7.

j. “End to End” Spacing between some buildings appears to be less than 20’. Concept shows internal “Face to Face” spacing between buildings less than required 50’. AS defined by the ordinance, a multifamily building’s “face” includes both exterior horizontal planes of a building exceeding 40’. At site plan, ensure spacing meets requirements of 6.3.8.D.

ATTACHMENTS: Concept Plan

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

January 5, 2022

Spencer Annis
194 Theta Pike
Map-090B group B , Parcel 46.00.
Columbia, Tenn. 38401

RE: Water Service Availability for the development at 194 Theta Pike . Map-090B group B , Parcel 46.00.

Dear Mr. Annis

Thank you for your water availability request on the property listed above. We look forward to working with prospective occupants of this site and providing for their water needs.

Some information relevant is:

1) Service would be established at the property line and Columbia Power & Water System (CPWS) maintains an existing 8-inch ductile iron water main that fronts the subject property on the west side of Theta Pike.

2) The 8-inch water main would supply potable water & fire protection to this project.

3) If a larger water meter or a second water meter may be required, CPWS would perform a review of a plat and use that information, along with your water demand requirements, to help establish an appropriately-sized tap.

4) Tap fees are required for a new tap installation and the fee schedule has been attached to this letter.

5) Once the meter size is determined, you will need to pay the appropriate fees and sign up for service through our customer service office located at 201 Pickens Lane, Columbia, TN 38401.

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FEB 14 2022
By: 22.0012

The tap fee schedule also outlines the meter sizes that can be provided. If your water tap is 1-inch in size or less, the water tap can be performed within a 7-10 business day timeframe, by CPWS, after payment has been received. Water taps greater than 1-inch in size will be installed by your licensed utility contractor to all relevant CPWS specifications.

A water service drawing has been created from our GIS system and attached for informational purposes. Feel free to submit plans for CPWS review as soon as they are available. If you should have any additional questions, please do not hesitate to let me know.

Sincerely,

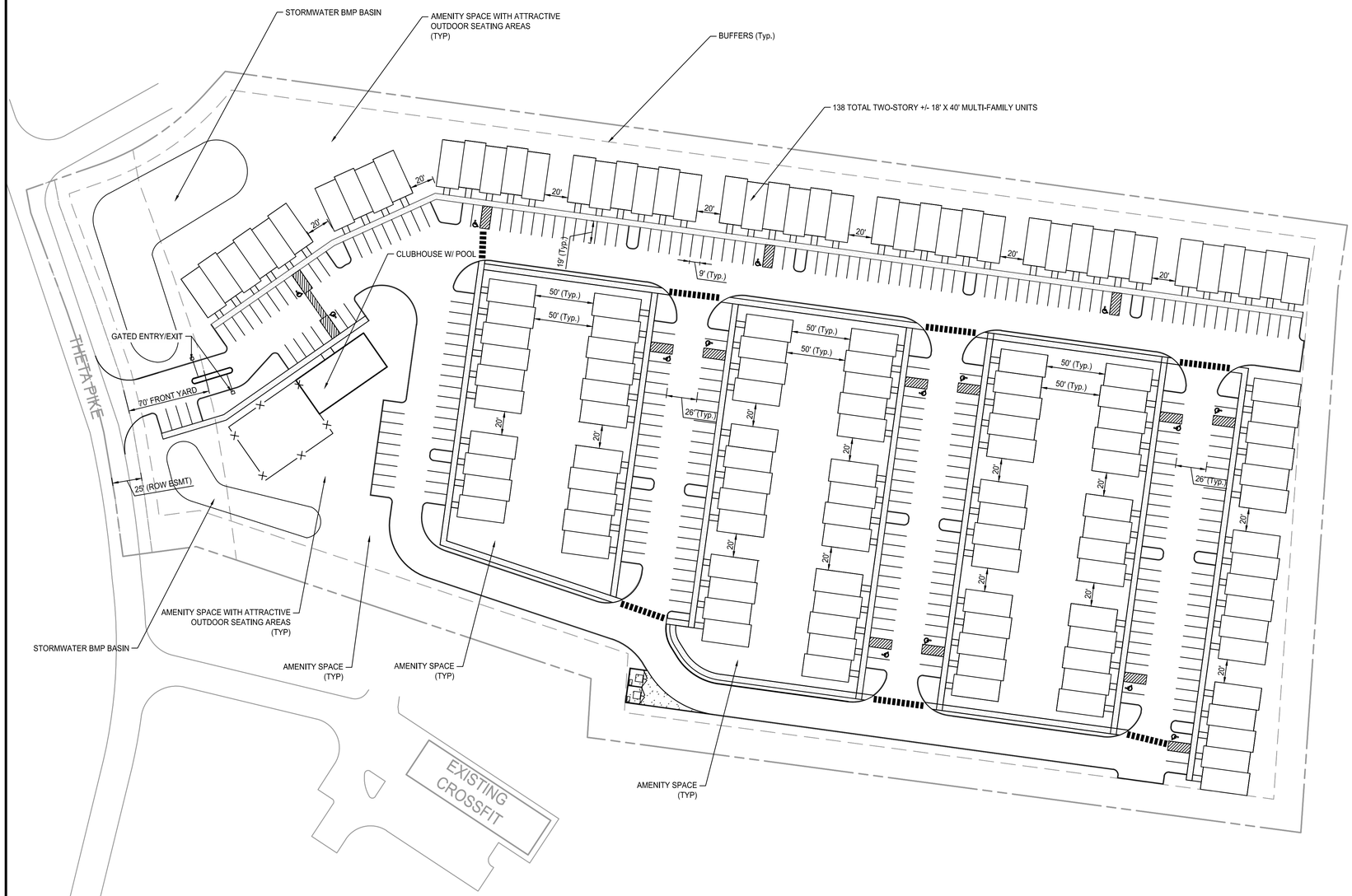
Columbia Power & Water Systems

Tommy Pulley
Water Distribution Superintendent

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

DEVELOPMENT SUMMARY
MAP: 090B GROUP B
PARCEL: 46.00
DEED BOOK/PAGE: R2422/859
FEMA FLOOD MAP: 47119C0170E (04/16/2007)
EXISTING ZONING: GCS
PROPOSED ZONING: RM-1
SITE AREA: 11.58 ACRES
OPEN SPACE EXCLUDING STREETS, PARKING LOTS, AND YARD SPACES: 3.10 ACRES 27% (12% REQUIRED)
PROPOSED MULTI-FAMILY UNITS: 138

MULTI-FAMILY PARKING SUMMARY
PARKING REQUIREMENT: 1.5 SPACES PER 2 BEDROOMS
BEDROOMS: 385 (109 3-BEDROOM UNITS, 29 2-BEDROOM UNITS)
PARKING REQUIRED: 289 SPACES
PARKING PROVIDED: 293 SPACES



PAVING LEGEND

SIDEWALK SECTION

0 25 50 100 150
SCALE: 1" = 50'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

SITE DEVELOPMENT CONCEPT FOR:
COLUMBIA MULTI-FAMILY
+/-194 THETA PIKE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
HRL	02/14/2022	REZONING APPLICATION

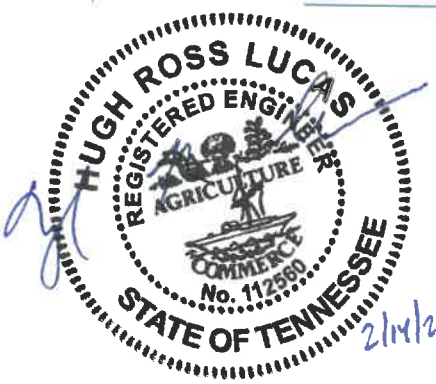
SITE SCHEMATIC

C1.0

1298-01 COLUMBIA MULTI-FAMILY

Monday, February 14, 2022
Z:\1298_Ventura\01-Columbia Multi-Family\Cad\Sheets\1298-01_Site Layout Plan UPDATED.dwg

FULMER LUCAS



February 14, 2022

LEGAL DESCRIPTION

Located in the Ninth (9th) Civil District of Maury County, Tennessee and being an 11.58-acre portion of the 14.22 acre tract described below.

Description of 14.22-acre tract:

The "14.22 ACRES" tract as more particularly shown on the Final Minor Plat of Survey for Northview Church of Christ (which tract excludes Area A hereinbelow), of record in Plat Book P21, page 186, in the Register's Office for Maury County, Tennessee, and more particularly described as follows:

Being a survey of PARCEL 46.00 of the property of Northview Church of Christ recorded in DeedBook R1675, Page 309 (R.O.M.C.T.), being PARCEL 46.00 in Group B on Tax Map 90B. Shown in Final Plat in Plat Book 21, Page 186 (R.O.M.C.T.) Located East side of Theta Pike and in the Ninth (9TH) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING for survey of PARCEL 46.00; thence run North 10 degrees 50 minutes 58 seconds East 114.19 feet, along the centerline of Theta Pike, to a point; thence run North 08 degrees 44 minutes 47 seconds East 62.23 feet, along the centerline of Theta Pike to a point; thence run North 01 degrees 26 minutes 40 seconds East 58.12 feet, along the centerline of Theta Pike, to a point; thence run North 05 degrees 29 minutes 33 seconds West 47.17 feet, along the centerline of Theta Pike, to a point; thence run North 09 degrees 08 minutes 005 seconds West 72.31 feet, along the centerline of Theta Pike to a point; thence run North 11 degrees 11 minutes 19 seconds West 56.75 feet, along the centerline of Theta Pike, to a point; thence run North 15 degrees 32 minutes 12 seconds West 43.31 feet, along the centerline of Theta Pike, to a point; thence run North 20 degrees 18 minutes 11 seconds West 64.84 feet, along the centerline of Theta Pike, to a point; thence run North 21 degrees 44 minutes 16 seconds West 44.97 feet, along the centerline of Theta Pike, to a point; thence run North 21 degrees 41 minutes 36 seconds West 43.52 feet, along the centerline of Theta Pike, to a point; thence run North 12 degrees 11 minutes 14 seconds West 19.91 feet, along the centerline of Theta Pike, to a point and also marking the Northwest corner of this PARCEL 46.00, marking the Southwest corner of Cedar Pointe TN LP per Deed Book R2309, Page 827 (R.O.M.C.T.); thence leaving centerline of said road run North 69 degrees 14 minutes 50 seconds East 62.94 feet, along the Southeast side of a

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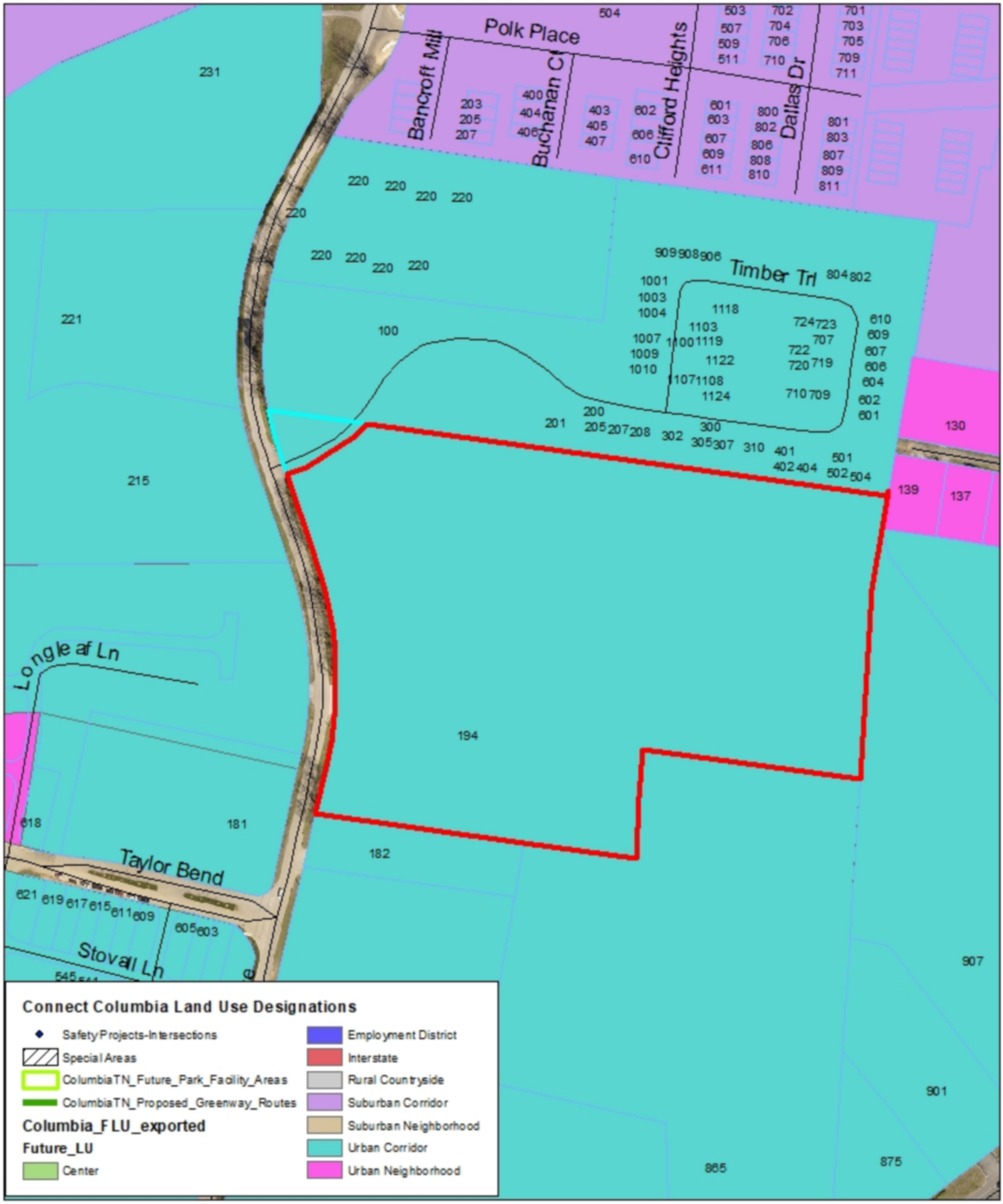
minutes and 56.58 seconds East 62.72' to a point; thence run South 73 degrees 01 minute and 3.42 seconds East 353.15' to a point; thence run South 2 degrees 8 minutes 23.58 seconds West 50' to a point, said point being the Northwest Corner of AREA A as described above; then South 2 degrees 8 minutes 22 seconds West 201.31' to a point; thence North 84 degrees 3 minutes four seconds West 391.84' to a point; thence 84 degrees 3 minutes 4 seconds West 25', back to the POINT OF BEGINNING. Containing 2.65 acres.

Case #22-0012
194 Theta Pike, portion of

Case #22-0012
194 Theta Pike, portion of



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, Planning Associate II, kmccarthy@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
22-0012

APPLICANT/PROPERTY OWNER
Ross Lucas, Fulmer Lucas Engineering / Bernie Rees

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
194 Theta Pike, Tax Map 090B Parcel 46.00

SUMMARY OF REQUEST**: Rezoning from GCS to RM-1**

This request is for rezoning of 11.58 +/- acres from General Commercial Service (GCS) to High Density Residential (RM-1). The subject site is the vacant portion of a larger parcel. Existing improvements and uses are to remain on a separate 3.4 +/- acre parcel which will retain GCS zoning. The proposed RM-1 zoning is consistent with the Urban Corridor future land use; however, the property is not located in an Area of Change. Access to the site is via Theta Pike.

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
General Commercial Service (*GCS*)	Vacant Land/ Commercial (Retail Sales and Service)	RM-1/ R-20/GCS (Single Family, Religious Facilities, Commercial)	Concept plan indicates 138 units of multifamily housing	11.58 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Corridor. The future land use character area supports high density residential uses. The plan calls for a wide-range of land uses and emphasizes access control, connectivity, and context-responsive development. The general pattern is largely urban and the appropriateness of a specific development within the Corridor relies on the Area of Change designation.

The proposed RM-1 zoning is consistent with the future land use designation but is located outside of an Area of Change.

PROPERTY HISTORY:

The current owner of record, BKR ENTERPRISES LLC, acquired the property in March 2017. The subject property is part of a larger 15.2 +/- parcel. Existing improvements on the property consist of a 3,800 square foot commercial building constructed in 2019.The structure is located on the southern portion of the property and is currently utilized as a conforming retail sales and service use, specifically, as an “athletic, tennis, swim or health club.” According to the Applicant’s concept, the existing improvements are to remain on a separate 3.4 +/- acre parcel which will retain its current GCS zoning. The 11.58 +/- acre portion of the property that is the subject of this proposal is currently vacant; historic maps indicate that the property has been vacant since at least 1965.

REVISED 3

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced: (*Proposed Rezoning from GCS to RM-1 Zoning District*)

In support of this annexation and zoning request, the applicant submitted a concept plan depicting 138 apartments built to physically resemble townhomes. The concept includes 27 residential structures with associated parking, landscaping, amenities, and a gated entrance..

Article 8: Use Regulations

Multifamily dwellings are permitted in an RM-1 zone (Section 8.1), subject to the minimum conventional development standards in Section 6.3.8 of the Ordinance. Multifamily dwellings are subject to additional limited use standards under 8.3.2.E.

Article 6: Development Standards

The applicant's concept plan, as revised following technical comments from staff, generally conforms to the standards of the Ordinance. If City Council approves this rezoning, specific plans for development will be reviewed by the planning commission as part of a multifamily site plan under 3.5.3.B.3.b.

Article 6.3.8 District Development Standards for RM-1

- Variety of housing types permitted.
- 35' minimum street setback (potential additional setback based on average of adjacent)
- Building separation between 20' and 50'.

Article 10: Parking Standards

Minimum parking requirements are listed under Article 10 of the Ordinance. The applicant's concept plan indicates that the required parking could be provided on the site if developed as multifamily dwellings at the density proposed.

Article 11: Landscape Standards

The applicant's concept plan depicts landscape buffers along boundaries and rights-of-way that appear to meet the standards prescribed in Sections 11.2.7 and 11.2.6. Staff will review any subsequent development proposal to ensure adherence with the standards referenced below (existing buffers will likely reduce the requirement).

- Collector Road (i.e. Theta Pike): Canopy trees within a landscaped buffer with an average width of 10' with no portion less than 5'.
- RM-1 adjacent to developed RM-1 (i.e. northern portion of concept plan): up to 15' wide buffer with a 0.40 opacity.
- RM-1 adjacent to developed GCS (i.e. southern portion of concept plan): up to 30' wide buffer with a 0.80 opacity
- RM-a adjacent to developed R-20 (i.e. southeastern and eastern portion of concept plan): up

REVISED 3-8-22

to 25' wide buffer with a 0.60 opacity.

Connectivity

The concept plan shows connectivity of this site via a single gated access point on Theta Pike

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

REVISED 3-8-22

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning agrees with the general plan for the area;

   The Comprehensive Plan (Connect Columbia) designates the subject property as "Urban Corridor". The classification is characterized by "a more citified" mix of uses, including high density residential (Connect Columbia p. 28). The requested RM-1 High Density Residential zoning designation is consistent with the future land character area.

   The subject parcel is not located within an Area of Change under the Comprehensive Plan (Connect Columbia Map 3). The Urban Corridor Character Area Matrix indicates that changes to the overall character of the area should rarely occur. New development that does occur should be emphasize access control, connectivity, and context-responsive development (Connect Columbia p. 29).

2. The legal purposes for which zoning exists are not contravened;

   All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

   The subject property is surrounded by a compatible mix of uses with no foreseeable adverse effects upon adjoining properties.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Although the proposed rezoning will benefit a specific property owner, it is consistent with the duly adopted Comprehensive Plan (Connect Columbia) and is therefore not detrimental to the general public.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

   The demand for housing within the city limits has increased to a sufficient extent to warrant the addition of high-density residential areas to the City's Zoning Map in order to fulfill that demand.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and storm water drainage facilities to support this zoning change.

   No reports from any facilities that the zoning request cannot be serviced (applicant provided a will serve letter from CPWS dated January 5, 2022)..

REVISED 3-8-22

FULMER LUCAS

February 14, 2022

CITY OF COLUMBIA TENNESSEE
700 N Garden Street,
Columbia, TN 38401
Re: Technical Meeting Comments- Item No. 22-012

Good afternoon,

Comments were received following the technical review of the rezoning application. Those comments have been addressed as follows:

1. Comment: Contact Tim Brown for gas.
   Response: Initial contact has been made with Piedmont to confirm availability. Tim Brown will be contacted to coordinate service.

2. Comment: Contact Maury 911 to reserve street names.
   Response: Maury County 911 will be contacted in regards to street name reservation at this property prior to site plan application.

3. Comment: TIS required at preliminary plat/site development plan.
   Response: Noted. TIS will be acquired prior to site plan submission.

4. Comment: Requires subdivision plat for properties.
   Response: Noted. Subdivision plat will be submitted after rezoning approval.

5. Comment: Sinkholes and depressions will require geotechnical evaluation.
   Response: Noted. Geotechnical evaluation is in process and will be submitted as part of subsequent applications.

6. Comment: CPWS does not serve this property.
   Response: CPWS was contacted and previously confirmed service is available for this property. A will-serve letter has been attached to this re-submittal for reference.

7. Columbia Power System has an existing power line near your proposed development to be located near 194 Theta Pike. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
   Response: Noted.

8. Comment: Noting this is just concept, but Townhomes are 22' wide unless rear parked. Depending on timing layout may need adjusting should proposed development code moved forward.
   Response: Buildings are intended to be multi-family units. Buildings are now labeled on the site plan as "multi-family Units". "Townhome" notation has been removed.

RECEIVED
FEB 14 2022
By 22-0012

9. Comment: Advisory re: concept:
   a. Concept describes "townhome-style apartments."
   b. Townhomes are attached single-family units located on separately owned lots (6.1.2)
   c. Multifamily buildings are residential structures containing three or more dwelling units.
   d. Units are less than 22' which conforms for MF but not TH.
   e. Parking calculations are correct for MF; if developed as for sale townhouses will require 2 spaces per unit.
   Response: Buildings are intended to be multi-family units. Buildings are now labeled on the site plan as "multi-family Units". "Townhome" notation has been removed.

10. Comment: See requirements of 8.3.2E. Concept shows recreation facilities with little detail and does not show "attractive outdoor sitting areas." These will be required at multifamily site plan review.
    Response: Amenity areas with "attractive outdoor seating areas" have been notated on Site Plan. Following rezoning approval, more information will be provided in these areas as part of the site plan application.

11. Comment: Concept shows dumpsters and enclosures encroaching into required landscape buffers. Not permitted under 11.2.11, 11.2.12.
    Response: Dumpsters and enclosers have been moved as to not encroach required landscape buffers. See Site Schematic.

12. Comment: At site plan, show open space calculation exclusive of streets, parking lots, and required yard spaces per 12.7.
    Response: Open space calculation is now shown in data table on top right of Site Schematic sheet.

13. Comment: "End to End" Spacing between some buildings appears to be less than 20'. Concept shows internal "Face to Face" spacing between buildings less than required 50'. AS defined by the ordinance, a multifamily building's "face" includes both exterior horizontal planes of a building exceeding 40'. At site plan, ensure spacing meets requirements of 6.3.8.D.
    Response: "End to End" and "Face to Face" spacing has been dimensioned on all buildings to meet requirements. See Site Schematic.

If you have any questions or require additional information, please contact me via email (ross@fulmerlucas.com) or phone (615-335-0392).

Sincerely,

H Ross Lucas

Ross Lucas, PE

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

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	Monsanto Road		
	TAX MAP: 77	GROUP:	PARCEL: 1.08, 1.09 P/O. 1.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request for preliminary plat approval for Phase 8, 9 & 10 of the Highlands Subd., totaling 182 single-family lots.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Per Sketch Plat Pre-App (5/19/20)	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

SELECT REQUEST	PLAN SHALL INCLUDE
☐ Annexation ☐ Annexation & Rezoning ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☒ Preliminary Plat ☐ Final Plat ☐ PUD Master Plan ☐ PUD Final Plan ☐ Multi-Family Site Plan ☐ Other: _____	<u>Annexations/Rezoning:</u> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan *Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.* • Annexation Permission Form <u>Plats/PUDs:</u> • Project Name (include Sections & Phases • Total Number of Lots • Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. A representative for the project is required to be present at the meeting, at the request of the Commission.

APPLICANT

NAME	T-Square Engineering	PHONE	615-678-8212
ADDRESS		EMAIL	nathan.mcvay@t2-eng.com

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

PROPERTY OWNER

NAME	Starland Company, LLC	PHONE	
ADDRESS	1804 Williamson Ct. #10, Brentwood, TN	EMAIL	joeysmith@me.com

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

Nathan McVay
APPLICANT NAME

APPLICANT SIGNATURE

1/17/22
DATE

* Zoning Ordinance Article 3.3.3, Applications will be reviewed for completeness within 5 days of submittal. Incomplete applications will be removed and the applicant will be notified by certified mail listing incomplete information.*

JOEL A. SMITH
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

1-18-2022
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	

THE HIGHLANDS

SUBDIVISION
(PHASES 8, 9 & 10)

Monsanto Rd
Columbia, Maury County, Tennessee

Tax Map 77, PARCELS 1.08, 1.09 AND A PORTION OF 1.00 +/- 338.95 ACRES
R-6 ZONING
PRELIMINARY PLAT

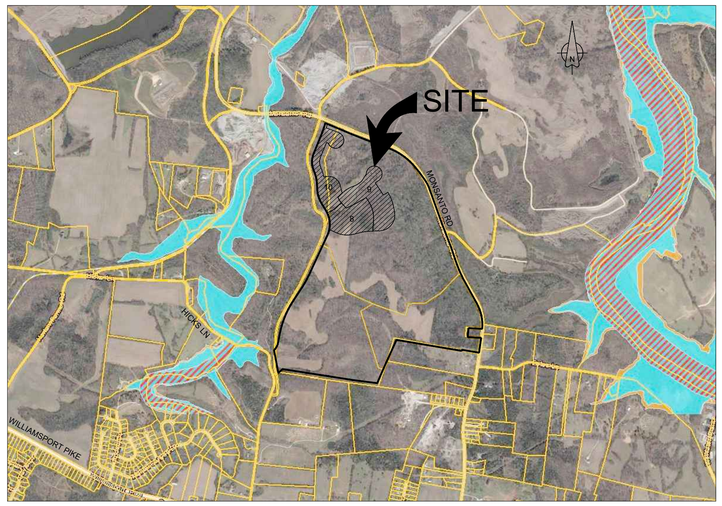
Owner / Developer: STARLAND COMPANY
1804 Williamson Ct. Suite 101
Brentwood, TN 37027
joeysmith@me.com
615-308-1885

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

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE. RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL NUMBER: 47119C0165E, REVISED: APRIL 16, 2007

Surveyor: **MARTIN ENGINEERING & SURVEYING, LLC**
5226 Main Street, Suite C-3
Spring Hill, TN 37174
615.812.2147
gary@martinengrg.com

Sewer: **Columbia Wastewater**
Water: **Columbia Power & Water Systems (CPWS)**
Electric: **Columbia Power & Water Systems (CPWS)**



VICINITY MAP
N.T.S.

Sheet Schedule

C-0.0 Cover Sheet
C-1.0 Overall Existing Conditions
C-2.0 Overall Site Plan
C-2.1 Site Plan
C-2.2 Line and Curve Plan
C-2.3 Line and Curve Tables
C-2.4 Preliminary Grading Plan

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

COVER SHEET
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

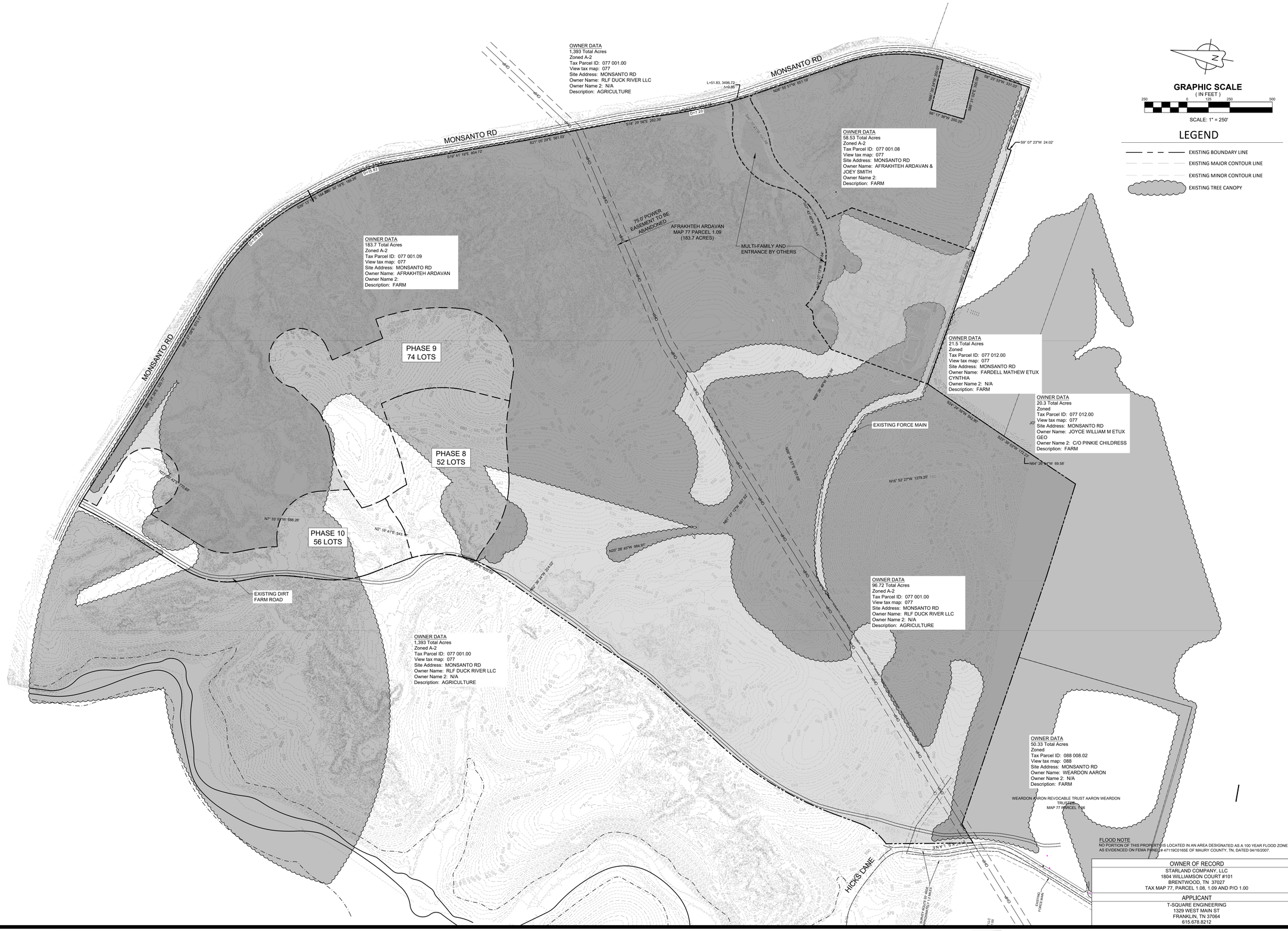
TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
NO. 101743
STATE OF TENNESSEE

1/18/22

PROJECT
19-0303

SHEET
C-0.0

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 8\Production\19-0303 Phase 8 Preliminary Plan.dwg, 1/18/2022 9:03:23 AM



THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

OVERALL EXISTING CONDITIONS
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

NO.	DATE	REVISIONS

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE & LAND DEVELOPMENT
STATE OF TENNESSEE

1/18/22

PROJECT
19-0303

SHEET
C-1.0

T-SQUARE ENGINEERING

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GRAPHIC SCALE
(IN FEET)
250 0 125 250 500
SCALE: 1" = 250'

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

OVERALL SITE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE & LAND
STATE OF TENNESSEE
1/18/22

PROJECT
19-0303

SHEET
C-2.0

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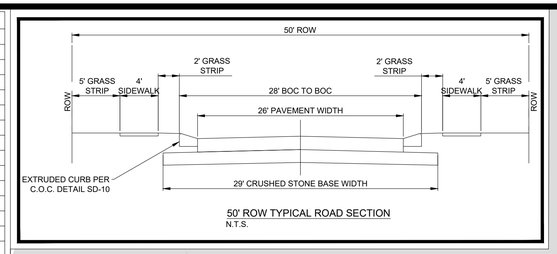
Parcel Area Table		
PARCEL	SQ. FT.	ACRES
801	9769.33	0.22
802	7471.84	0.17
803	7328.51	0.17
804	7015.17	0.16
805	6885.59	0.16
806	7070.95	0.16
807	8171.06	0.19
808	11392.34	0.26
809	8131.16	0.19
810	7577.82	0.17
811	6600.00	0.15
812	6600.00	0.15
813	6600.00	0.15
814	6982.87	0.16
815	7737.41	0.18
816	8973.31	0.21
817	9978.27	0.23
818	6600.00	0.15
819	6600.00	0.15
820	6600.00	0.15
821	6600.00	0.15
822	7081.15	0.16
823	7134.19	0.16
824	10945.35	0.25
825	9559.07	0.22
826	7384.87	0.17
827	6607.03	0.15
828	6601.76	0.15
829	6600.00	0.15
830	6600.00	0.15
831	6600.00	0.15
832	9576.40	0.22
833	6685.57	0.15
834	6600.00	0.15
835	6600.00	0.15
836	6628.85	0.15
837	7223.14	0.17
838	7223.14	0.17
839	7223.14	0.17
840	7223.14	0.17
841	7223.14	0.17
842	7223.14	0.17
843	6825.81	0.16
844	6600.24	0.15
845	7010.13	0.16
846	7010.13	0.16

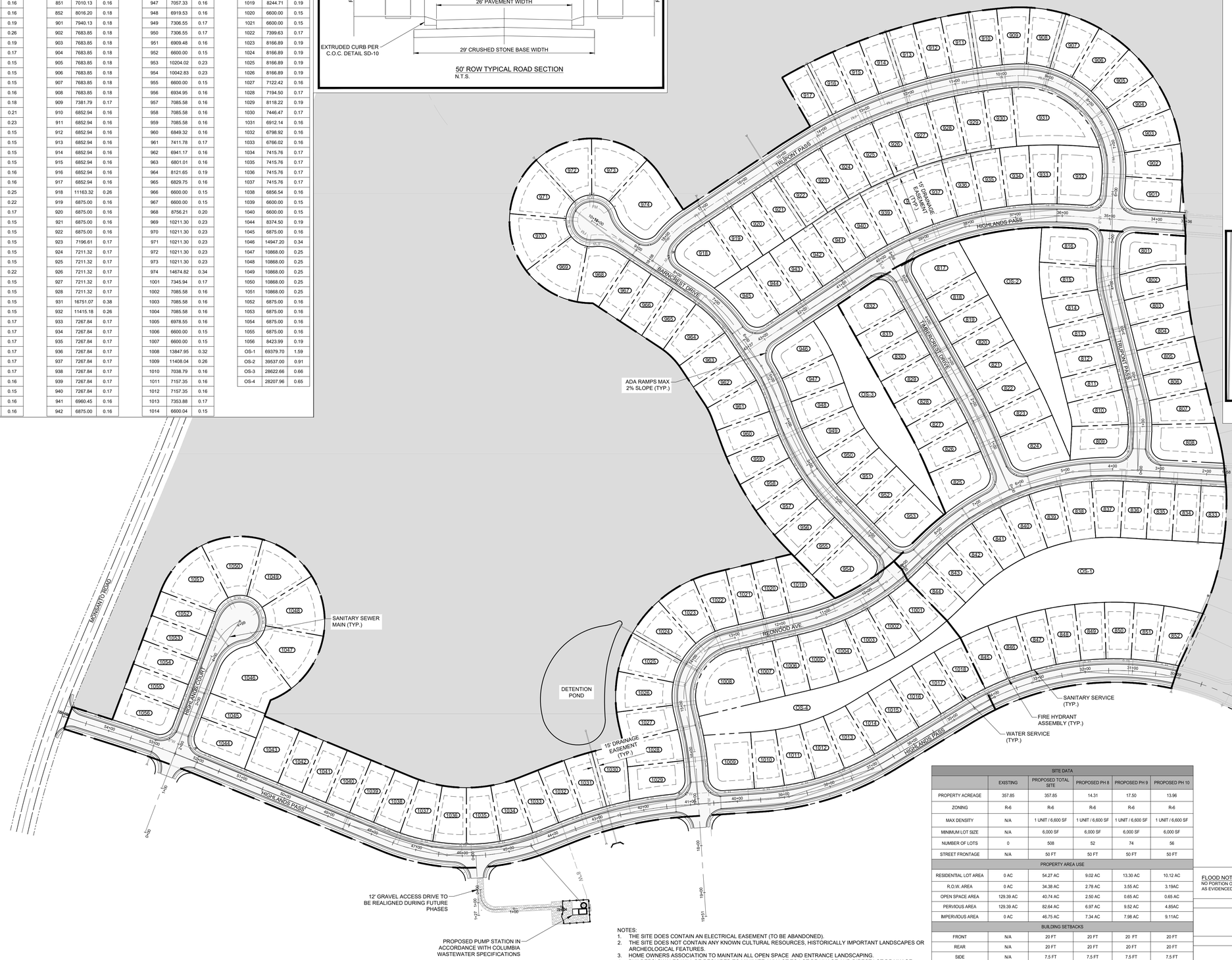
Parcel Area Table		
PARCEL	SQ. FT.	ACRES
847	7010.13	0.16
848	7010.13	0.16
849	7010.13	0.16
850	7010.13	0.16
851	7010.13	0.16
852	8016.20	0.18
901	7940.13	0.18
902	7683.85	0.18
903	7683.85	0.18
904	7683.85	0.18
905	7683.85	0.18
906	7683.85	0.18
907	7683.85	0.18
908	7683.85	0.18
909	7381.79	0.17
910	6852.94	0.16
911	6852.94	0.16
912	6852.94	0.16
913	6852.94	0.16
914	6852.94	0.16
915	6852.94	0.16
916	6852.94	0.16
917	6852.94	0.16
918	11163.32	0.26
919	6875.00	0.16
920	6875.00	0.16
921	6875.00	0.16
922	6875.00	0.16
923	7196.61	0.17
924	7211.32	0.17
925	7211.32	0.17
926	7211.32	0.17
927	7211.32	0.17
928	7211.32	0.17
929	16751.07	0.38
932	11415.18	0.26
933	7267.84	0.17
934	7267.84	0.17
935	7267.84	0.17
936	7267.84	0.17
937	7267.84	0.17
938	7267.84	0.17
939	7267.84	0.17
940	7267.84	0.17
941	6960.45	0.16
942	6875.00	0.16

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
943	6875.00	0.16
944	6875.00	0.16
945	8810.35	0.20
946	8636.95	0.20
947	7057.33	0.16
948	6919.53	0.16
949	7306.55	0.17
950	7306.55	0.17
951	6909.48	0.16
952	6600.00	0.15
953	10204.02	0.23
954	10042.83	0.23
955	6600.00	0.15
956	6934.95	0.16
957	7085.58	0.16
958	7085.58	0.16
959	7085.58	0.16
960	6849.32	0.16
961	7411.78	0.17
962	6941.17	0.16
963	6801.01	0.16
964	8121.65	0.19
965	6829.75	0.16
966	6600.00	0.15
967	6600.00	0.15
968	8756.21	0.20
969	10211.30	0.23
970	10211.30	0.23
971	10211.30	0.23
972	10211.30	0.23
973	10211.30	0.23
974	14674.82	0.34
1001	7345.94	0.17
1002	7085.58	0.16
1003	7085.58	0.16
1004	7085.58	0.16
1005	6978.55	0.16
1006	6600.00	0.15
1007	6600.00	0.15
1008	13847.95	0.32
1009	11408.04	0.26
1010	7038.79	0.16
1011	7157.35	0.16
1012	7157.35	0.16
1013	7353.88	0.17
1014	6600.04	0.15

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1015	6600.00	0.15
1016	6600.00	0.15
1017	6635.72	0.15
1018	7003.54	0.16
1019	8244.71	0.19
1020	6600.00	0.15
1021	6600.00	0.15
1022	7399.63	0.17
1023	8166.89	0.19
1024	8166.89	0.19
1025	8166.89	0.19
1026	8166.89	0.19
1027	7122.42	0.16
1028	7194.50	0.17
1029	8118.22	0.19
1030	7446.47	0.17
1031	6912.14	0.16
1032	6798.92	0.16
1033	6766.02	0.16
1034	7415.76	0.17
1035	7415.76	0.17
1036	7415.76	0.17
1037	7415.76	0.17
1038	6856.54	0.16
1039	6600.00	0.15
1040	6600.00	0.15
1044	8374.50	0.19
1045	6875.00	0.16
1046	14947.20	0.34
1047	10868.00	0.25
1048	10868.00	0.25
1049	10868.00	0.25
1050	10868.00	0.25
1051	10868.00	0.25
1052	6875.00	0.16
1053	6875.00	0.16
1054	6875.00	0.16
1055	6875.00	0.16
1056	8423.99	0.19
OS-1	69379.70	1.59
OS-2	39537.00	0.91
OS-3	28622.66	0.66
OS-4	28207.96	0.65

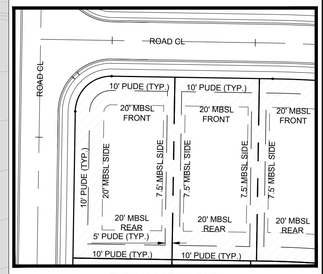


50' ROW TYPICAL ROAD SECTION
N.T.S.



GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
Scale: 1" = 100'

LEGEND
- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED STORM W/CATCH BASIN
- 12"W PROPOSED WATER LINE
- FM PROPOSED FORCE MAIN
- PROPOSED SANITARY W/MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY GRINDER PUMP



TYPICAL LOT LAYOUT
SCALE: 1" = 50'

SITE DATA					
	EXISTING	PROPOSED TOTAL SITE	PROPOSED PH 8	PROPOSED PH 9	PROPOSED PH 10
PROPERTY ACREAGE	357.85	357.85	14.31	17.50	13.96
ZONING	R-6	R-6	R-6	R-6	R-6
MAX DENSITY	N/A	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF
MINIMUM LOT SIZE	N/A	6,000 SF	6,000 SF	6,000 SF	6,000 SF
NUMBER OF LOTS	0	508	52	74	56
STREET FRONTAGE	N/A	50 FT	50 FT	50 FT	50 FT
PROPERTY AREA USE					
RESIDENTIAL LOT AREA	0 AC	54.27 AC	9.02 AC	13.30 AC	10.12 AC
R.O.W. AREA	0 AC	34.38 AC	2.78 AC	3.55 AC	3.19AC
OPEN SPACE AREA	129.39 AC	40.74 AC	2.50 AC	0.65 AC	0.65 AC
PERVIOUS AREA	129.39 AC	82.64 AC	6.97 AC	9.52 AC	4.85AC
IMPERVIOUS AREA	0 AC	46.75 AC	7.34 AC	7.98 AC	9.11AC
BUILDING SETBACKS					
FRONT	N/A	20 FT	20 FT	20 FT	20 FT
REAR	N/A	20 FT	20 FT	20 FT	20 FT
SIDE	N/A	7.5 FT	7.5 FT	7.5 FT	7.5 FT
ERROR OF CLOSURE	N/A	1/10,000	1/10,000	1/10,000	1/10,000

NOTES:
1. THE SITE DOES CONTAIN AN ELECTRICAL EASEMENT (TO BE ABANDONED).
2. THE SITE DOES NOT CONTAIN ANY KNOWN CULTURAL RESOURCES, HISTORICALLY IMPORTANT LANDSCAPES OR ARCHEOLOGICAL FEATURES.
3. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE AND ENTRANCE LANDSCAPING.
4. BUILDERS' SWALES WILL BE REQUIRED TO MINIMIZE ANY LOT TO LOT DRAINAGE AND DIRECT LOT DRAINAGE INTO ROW OR DRAINAGE STRUCTURE.

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN. DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

THE HIGHLANDS SUBDIVISION PHASE 8, 9, AND 10

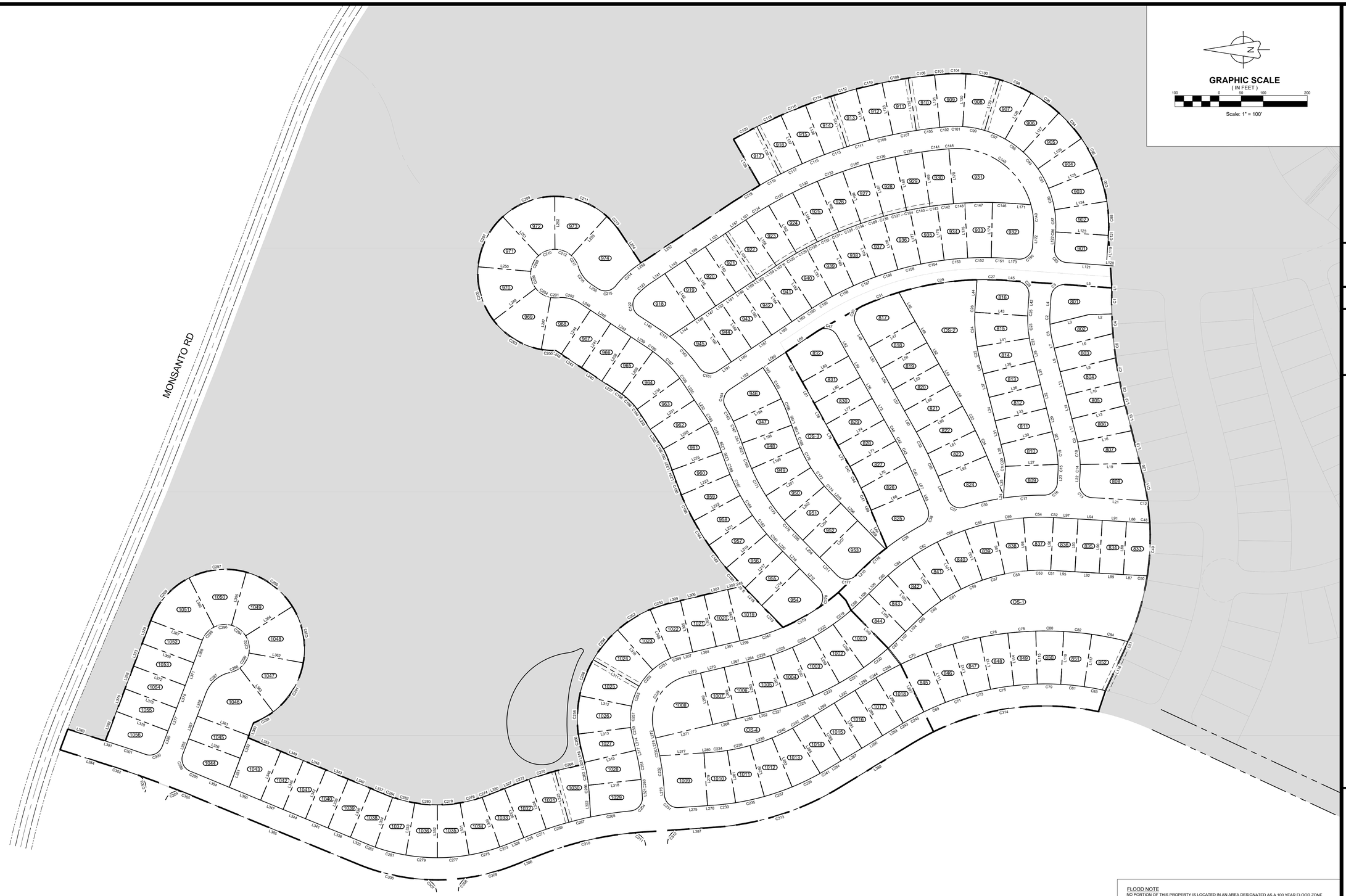
SITE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

TIMOTHY E. TURNER — REGISTERED ENGINEER — AGRICULTURAL — 101 — STATE OF TENNESSEE
1/18/22

PROJECT
19-0303

SHEET
C-2.1

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 8\Production\19-0303 Phase 8 Preliminary Plan.dwg, 1/18/2022 9:04:25 AM



A PORTION OF
RLF DUCK RIVER LLC
MAP 77 PARCEL 1.00

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

LINE AND CURVE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE

1/18/22

PROJECT
19-0303

SHEET
C-2.2

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 8\Production\19-0303 Phase 8 Preliminary Plan.dwg, 1/18/2022 9:05:07 AM

Parcel Line Table		
Line #	Length	Direction
L1	1.30	N88° 10' 48.43"W
L2	53.27	N1° 48' 47.45"W
L3	89.76	N14° 01' 11.11"W
L4	32.35	S85° 55' 37.68"E
L5	106.15	S4° 04' 22.32"W
L6	137.23	N14° 01' 11.11"W
L7	14.11	N75° 58' 48.89"E
L8	129.83	N14° 01' 11.11"W
L9	55.00	N75° 58' 48.89"E
L10	125.82	N14° 01' 11.11"W
L11	55.00	N75° 58' 48.89"E
L12	16.33	S75° 58' 48.89"W
L13	125.00	N14° 01' 11.11"W
L14	55.00	N75° 58' 48.89"E
L15	58.85	S75° 58' 48.89"W
L16	125.27	N11° 55' 15.46"W
L17	44.19	N75° 58' 48.89"E
L18	76.12	S75° 58' 48.89"W
L19	135.17	N1° 13' 57.56"W
L20	24.60	S75° 58' 48.89"W
L21	107.70	N3° 18' 26.15"E
L22	21.63	S86° 41' 33.85"E
L23	22.32	N86° 41' 33.85"W
L24	5.92	S86° 41' 33.85"E
L25	58.12	S86° 41' 33.85"E
L26	26.79	S75° 58' 48.89"W
L27	120.01	S2° 00' 57.88"E
L28	26.79	N75° 58' 48.89"E
L29	55.00	S75° 58' 48.89"W
L30	120.00	S14° 01' 11.11"E
L31	55.00	N75° 58' 48.89"E
L32	55.00	S75° 58' 48.89"W
L33	120.00	S14° 01' 11.11"E
L34	55.00	N75° 58' 48.89"E
L35	55.00	S75° 58' 48.89"W
L36	120.00	S14° 01' 11.11"E
L37	55.00	N75° 58' 48.89"E
L38	31.52	S75° 58' 48.89"W
L39	120.00	S14° 01' 11.11"E
L40	31.52	N75° 58' 48.89"E
L41	120.00	S9° 27' 27.80"E
L42	32.35	N85° 55' 37.68"W
L43	120.12	S4° 04' 22.32"W
L44	59.11	S85° 55' 37.68"E
L45	24.03	S4° 04' 22.32"W
L46	75.57	S60° 47' 31.62"W
L47	120.00	N29° 12' 28.38"W
L48	58.97	N60° 47' 31.62"E
L49	55.00	S60° 47' 31.62"W
L50	120.00	N29° 12' 28.38"W
L51	55.00	N60° 47' 31.62"E
L52	55.00	S60° 47' 31.62"W
L53	120.00	N29° 12' 28.38"W
L54	55.00	N60° 47' 31.62"E
L55	55.00	S60° 47' 31.62"W
L56	120.00	N29° 12' 28.38"W
L57	55.00	N60° 47' 31.62"E
L58	55.00	S60° 47' 31.62"W
L59	120.00	N29° 12' 28.38"W
L60	55.00	N60° 47' 31.62"E
L61	120.00	N26° 05' 31.33"W
L62	120.00	N22° 57' 07.10"W
L63	97.83	S67° 02' 52.90"W
L64	57.73	N67° 02' 52.90"E
L65	46.11	S67° 02' 52.90"W
L66	92.19	N67° 02' 52.90"E
L67	11.62	S67° 02' 52.90"W
L68	120.00	S22° 57' 07.10"E
L69	11.62	N67° 02' 52.90"E
L70	120.28	S29° 11' 50.15"E
L71	120.02	S29° 12' 28.38"E
L72	55.00	N60° 47' 31.62"E
L73	55.00	S60° 47' 31.62"W
L74	120.00	S29° 12' 28.38"E
L75	55.00	N60° 47' 31.62"E
L76	55.00	S60° 47' 31.62"W
L77	120.00	S29° 12' 28.38"E
L78	55.00	N60° 47' 31.62"E
L79	55.00	S60° 47' 31.62"W
L80	120.00	S29° 12' 28.38"E
L81	55.00	N60° 47' 31.62"E
L82	53.96	S60° 47' 31.62"W
L83	120.00	S29° 12' 28.38"E
L84	77.08	N60° 47' 31.62"E
L85	87.95	S33° 37' 59.27"E

Parcel Line Table		
Line #	Length	Direction
L86	26.47	S3° 18' 26.15"W
L87	26.47	N3° 18' 26.15"E
L88	120.00	S86° 41' 33.85"E
L89	55.00	N3° 18' 26.15"E
L90	120.00	S86° 41' 33.85"E
L91	55.00	S3° 18' 26.15"W
L92	55.00	N3° 18' 26.15"E
L93	120.00	N65° 44' 56.09"E
L94	55.00	S3° 18' 26.15"W
L95	52.45	N3° 18' 26.15"E
L96	120.00	S87° 02' 13.58"E
L97	52.45	S3° 18' 26.15"W
L98	120.00	N85° 32' 46.06"E
L99	120.00	N78° 07' 45.70"E
L100	120.00	N70° 42' 45.34"E
L101	120.00	N63° 17' 44.98"E
L102	120.00	N55° 52' 44.62"E
L103	120.00	N48° 27' 44.26"E
L104	35.02	N44° 13' 51.81"W
L105	120.00	N45° 46' 08.19"E
L106	35.02	S44° 13' 51.81"E
L107	24.24	N44° 13' 51.81"W
L108	120.17	N45° 46' 08.19"E
L109	24.24	S44° 13' 51.81"E
L111	120.00	S68° 50' 43.30"W
L112	120.00	S73° 43' 53.85"W
L113	120.00	S78° 37' 04.39"W
L114	120.00	S83° 30' 14.94"W
L115	120.00	S88° 23' 25.49"W
L116	120.00	N86° 43' 23.96"W
L117	120.00	N81° 50' 13.41"W
L118	110.26	N65° 05' 01.01"W
L119	65.80	N85° 55' 37.68"W
L120	15.72	S4° 04' 22.32"W
L121	90.00	N4° 04' 22.32"E
L122	35.80	S85° 55' 37.68"E
L123	120.00	S3° 40' 32.49"W
L124	120.00	S9° 11' 49.86"E
L125	120.00	S22° 04' 12.21"E
L126	120.00	S34° 56' 34.57"E
L127	120.00	S47° 48' 56.92"E
L128	120.00	S60° 41' 19.27"E
L129	120.00	S73° 33' 41.62"E
L130	120.00	S86° 26' 03.97"E
L131	120.00	N84° 16' 43.43"E
L132	120.00	N81° 15' 46.89"E
L133	120.00	N78° 14' 50.36"E
L134	120.00	N75° 13' 53.83"E
L135	120.00	N72° 12' 57.30"E
L136	120.00	N69° 12' 00.77"E
L137	120.00	N66° 11' 04.24"E
L138	120.00	N63° 10' 07.71"E
L139	120.00	N60° 09' 11.18"E
L140	59.29	N33° 25' 23.17"E
L141	37.51	S33° 37' 59.27"E
L142	125.00	S56° 22' 00.73"W
L144	69.77	N33° 37' 59.27"W
L145	55.00	S33° 37' 59.27"E
L146	125.00	S56° 22' 00.73"W
L147	40.61	N33° 37' 59.27"W
L148	14.39	N33° 37' 59.27"W
L149	55.00	S33° 37' 59.27"E
L150	125.00	S56° 22' 00.73"W
L151	40.61	N33° 37' 59.27"W
L152	14.39	N33° 37' 59.27"W
L153	55.00	S33° 37' 59.27"E
L154	125.00	S56° 22' 00.73"W
L155	40.61	N33° 37' 59.27"W
L156	14.39	N33° 37' 59.27"W
L157	55.00	S33° 37' 59.27"E
L158	125.00	S56° 22' 00.73"W
L159	40.61	N33° 37' 59.27"W
L160	14.39	N33° 37' 59.27"W
L161	2.41	S33° 37' 59.27"E
L162	125.00	S59° 49' 50.34"W
L163	2.41	N33° 37' 59.27"W
L164	125.00	S63° 27' 10.92"W
L165	125.00	S67° 04' 31.50"W
L166	125.00	S70° 41' 52.07"W
L167	125.00	S74° 19' 12.65"W
L168	125.00	S77° 56' 33.22"W
L169	125.00	S81° 33' 53.80"W
L170	125.00	S85° 11' 14.37"W
L171	43.72	N4° 04' 22.32"E
L172	35.80	N85° 55' 37.68"W

Parcel Line Table		
Line #	Length	Direction
L173	24.03	N4° 04' 22.32"E
L174	125.00	S88° 52' 10.20"E
L175	125.00	N86° 54' 00.84"E
L176	125.00	N82° 40' 11.89"E
L177	125.00	N78° 26' 22.94"E
L178	125.00	N74° 12' 33.99"E
L179	125.00	N69° 58' 45.04"E
L180	125.00	N65° 44' 56.09"E
L181	125.00	N61° 31' 07.14"E
L182	125.00	N57° 17' 18.18"E
L183	43.02	N33° 37' 59.27"W
L184	125.00	N56° 22' 00.73"E
L185	55.00	N33° 37' 59.27"W
L186	125.00	N56° 22' 00.73"E
L187	55.00	N33° 37' 59.27"W
L188	125.00	N56° 22' 00.73"E
L189	55.00	N33° 37' 59.27"W
L190	125.00	N56° 22' 00.73"E
L191	37.58	N33° 37' 59.27"W
L192	90.20	S33° 37' 59.27"E
L193	17.97	S56° 22' 00.73"W
L194	120.00	N25° 21' 49.01"W
L195	22.25	S70° 04' 41.36"W
L196	120.00	N19° 55' 18.64"W
L197	22.25	N70° 04' 41.36"E
L198	30.08	S70° 04' 41.36"W
L199	120.00	N23° 43' 47.20"W
L200	30.08	N70° 04' 41.36"E
L201	120.00	N32° 08' 09.95"W
L202	120.00	N40° 32' 32.70"W
L203	30.86	S45° 46' 08.19"W
L204	120.00	N44° 13' 51.81"W
L205	30.86	N45° 46' 08.19"E
L206	55.00	S45° 46' 08.19"W
L207	120.00	N44° 13' 51.81"W
L208	55.00	N45° 46' 08.19"E
L209	89.45	S45° 46' 08.19"W
L210	27.57	N44° 13' 51.81"W
L211	56.05	N45° 46' 08.19"E
L212	62.90	S45° 46' 08.19"W
L213	69.03	N45° 46' 08.19"E
L214	120.00	S44° 13' 51.81"E
L215	55.00	N45° 46' 08.19"E
L216	7.58	N45° 46' 08.19"E
L217	120.00	S44° 13' 51.81"E
L218	55.00	S45° 46' 08.19"W
L219	120.00	S40° 14' 33.76"E
L220	17.07	S45° 46' 08.19"W
L221	120.00	S34° 27' 34.60"E
L222	120.00	S28° 40' 35.44"E
L223	120.00	S22° 53' 36.28"E
L224	26.74	N70° 04' 41.36"E
L225	120.00	S19° 55' 18.64"E
L226	26.74	S70° 04' 41.36"W
L227	25.59	N70° 04' 41.36"E
L228	120.00	S29° 33' 44.58"E
L229	25.59	S70° 04' 41.36"W
L230	42.57	N56° 22' 00.73"E
L231	120.00	S33° 37' 59.27"E
L232	42.57	S56° 22' 00.73"W
L233	47.67	N56° 22' 00.73"E
L234	120.00	S36° 01' 54.05"E
L235	47.67	S56° 22' 00.73"W
L236	120.00	S54° 04' 04.72"E
L237	47.50	N33° 25' 23.17"E
L238	120.00	S56° 34' 36.83"E
L239	47.50	S33° 25' 23.17"W
L240	55.00	N33° 25' 23.17"E
L241	120.00	S56° 34' 36.83"E
L242	55.00	S33° 25' 23.17"W
L243	55.00	N33° 25' 23.17"E
L244	120.00	S56° 34' 36.83"E
L245	55.00	S33° 25' 23.17"W
L246	14.67	N33° 25' 23.17"E
L247	120.00	S79° 45' 06.06"E
L248	29.58	S33° 25' 23.17"W
L249	120.00	S37° 21' 20.62"E
L250	120.00	S5° 02' 24.82"W
L251	120.00	S47° 26' 10.26"W
L252	120.00	S89° 49' 55.70"W
L253	120.00	N47° 46' 18.86"W
L254	87.99	S56° 22' 00.73"W
L255	5.37	N33° 37' 59.27"W
L256	17.14	N33° 25' 23.17"E
L257	254.55	N33° 37' 59.27"W

Parcel Line Table		
Line #	Length	Direction
L258	120.00	N54° 46' 36.98"E
L259	120.00	N60° 33' 36.14"E
L260	120.00	N66° 20' 35.30"E
L261	120.00	N72° 07' 34.46"E
L262	12.14	N13° 22' 01.93"W
L263	120.00	N76° 37' 58.07"E
L264	12.14	S13° 22' 01.93"E
L265	55.00	N13° 22' 01.93"W
L266	120.00	N76° 37' 58.07"E
L267	55.00	S13° 22' 01.93"E
L268	55.00	N13° 22' 01.93"W
L269	120.00	N76° 37' 58.07"E
L270	55.00	S13° 22' 01.93"E
L271	133.28	N13° 22' 01.93"W
L272	20.00	N76° 37' 58.07"E
L273	33.28	S13° 22' 01.93"E
L274	25.14	N76° 37' 58.07"E
L275	65.71	N3° 48' 05.07"W
L276	18.54	N86° 11' 54.93"E
L277	100.59	S3° 48' 05.07"E
L278	11.72	N3° 48' 05.07"W
L279	120.00	S86° 11' 54.93"W
L280	11.72	S3° 48' 05.07"E
L281	120.00	S80° 58' 37.12"W
L282	120.00	S74° 20' 28.63"W
L283	120.00	S67° 42' 20.13"W
L284	35.56	N31° 16' 29.62"W
L285	120.09	S58° 43' 30.38"W
L286	35.56	S31° 16' 29.62"E
L287	55.00	N31° 16' 29.62"W
L288	120.00	S58° 43' 30.38"W
L289	55.00	S31° 16' 29.62"E
L290	55.00	N31° 16' 29.62"W
L291	120.00	S58° 43' 30.38"W
L292	55.00	S31° 16' 29.62"E
L293	51.09	N31° 16' 29.62"W
L294	120.00	S58° 43' 30.38"W
L295	51.09	S31° 16' 29.62"E
L296	120.00	S59° 04' 38.73"W
L297	120.00	N63° 57' 32.75"E
L298	18.58	N13° 22' 01.93"W
L299	120.00	N76° 37' 58.07"E
L300	18.58	S13° 22' 01.93"E
L301	55.00	N13° 22' 01.93"W
L302	120.00	N76° 37' 58.07"E
L303	55.00	S13° 22' 01.93"E
L304	55.00	N13° 22' 01.93"W
L305	120.00	N76° 37' 58.07"E
L306	55.00	S13° 22' 01.93"E
L307	26.85	N13° 22' 01.93"W
L308	120.00	N67° 08' 00.75"E
L309	26.85	S13° 22' 01.93"E
L310	120.00	N48° 33' 53.88"E
L311	120.00	N29° 59' 47.01"E
L312	120.00	N11° 25' 40.14"E
L313	120.00	N7° 08' 26.72"W
L314	36.53	S76° 37' 58.07"W
L315	120.00	N13° 22' 01.93"W
L316	36.53	N76° 37' 58.07"E
L317	8.75	S76° 37' 58.07"W
L318	120.00	N6° 17' 53.32"W
L319	4.78	N76° 37' 58.07"E
L320	3.97	N76° 37' 58.07"E
L321	18.91	S86° 11' 54.93"W
L322	56.60	N86° 11' 54.93"E
L323	120.00	N74° 39' 43.44"E
L324	120.00	N70° 56' 27.92"E
L325	21.01	N21° 25' 48.25"W
L326	120.00	N68° 34' 11.75"E
L327	21.08	S21° 25' 48.25"E
L328	43.76	N21° 25' 48.25"W
L329	120.00	N70° 33' 04.60"E
L330	43.76	S21° 25' 48.25"E
L331	120.00	N80° 15' 07.21"E
L332	120.00	N89° 57' 09.83"E
L333	120.00	S80° 20' 47.56"E
L334	120.00	S70° 38' 44.95"E
L335	37.64	N22° 24' 51.89"E
L336	120.00	S67° 35' 08.11"E
L336	9.49	N45° 46' 08.19"E
L337	37.64	S22° 24' 51.89"W
L338	55.00	N22° 24' 51.89"E
L339	120.00	S67° 35' 08.11"E
L340	55.00	S22° 24' 51.89"W
L341	55.00	N22° 24' 51.89"E

Parcel Line Table		
Line #	Length	Direction
L342	120.00	S67° 35' 08.11"E
L343	55.00	S22° 24' 51.89"W
L344	55.00	N22° 24' 51.89"E
L345	120.00	S67° 35' 08.11"E
L346	55.00	S22° 24' 51.89"W
L347	55.00	N22° 24' 51.89"E
L348	120.00	S67° 35' 08.11"E
L349	55.00	S22° 24' 51.89"W
L350	76.70	N22° 24' 51.89"E
L351	70.30	N69° 19' 18.68"W
L352	49.75	N69° 19' 18.68"W
L353	80.34	S22° 24' 51.89"W
L354	73.53	N22° 24' 51.89"E
L355	37.51	S69° 19' 18.68"E
L356	125.00	S20° 40' 41.32"W
L357	55.00	S69° 19' 18.68"E
L358	55.64	S69° 19' 18.68"E
L360	31.02	N69° 19' 18.68"W
L361	125.00	S20° 40' 41.32"W
L362	125.00	S10° 15' 43.08"W
L363	125.00	S52° 39' 28.52"W
L364	125.00	S32° 08' 02.36"E
L365	125.00	S74° 31' 47.80"E
L366	125.00	N63° 04' 26.76"E
L367	125.00	N20° 40' 41.32"E
L368	55.00	N69° 19' 18.68"W
L369	125.00	N20° 40' 41.32"E
L370	55.00	S69° 19' 18.68"E
L371	55.00	N69° 19' 18.68"W
L372	125.00	N20° 40' 41.32"E
L373	55.00	S69° 19' 18.68"E
L374	55.00	N69° 19' 18.68"W
L375	125.00	N20° 40' 41.32"E
L376	55.00	S69° 19' 18.68"E
L377	55.00	N69° 19' 18.68"W
L378	125.00	N20° 40' 41.32"E
L379	55.00	S69° 19' 18.68"E
L380	37.69	N69° 19' 18.68"W
L381	16.58	N17° 38' 55.36"E
L382	71.51	S69° 19' 18.68"E
L383	89.31	S17° 38' 55.36"W
L384	108.24	N17° 38' 55.36"E
L385	407.87	N22° 24' 51.89"E
L386	64.74	N21° 25' 48.25"W
L387	77.43	N3° 48' 05.07"W
L388	196.65	N31° 16' 29.62"W
L560	62.31	S33° 37' 59.27"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.70	910.00	3.63	N89° 59' 48"W	57.69
C2	29.93	225.00	7.62	S89° 44' 17"E	29.91
C3	47.12	30.00	90.00	S40° 55' 38"E	42.43
C4	44.53	910.00	2.80	S86° 47' 06"W	44.53
C5	41.12	225.00	10.47	N81° 12' 56"E	41.06
C6	55.50	910.00	3.49	S83° 38' 09"W	55.49
C7	55.15	910.00	3.47	S80° 09' 08"W	55.15
C8	38.68	910.00	2.44	S77° 11' 53"W	38.68
C9	10.07	275.00	2.10	N77° 01' 47"E	10.07
C10	51.30	275.00	10.69	N83° 25' 23"E	51.23
C11	62.39	590.00	6.06	S79° 00' 34"W	62.36
C12	18.92	975.00	1.11	N2° 45' 05"E	18.91
C13	47.12	30.00	90.00	N48° 18' 26"E	42.43
C14	21.79	275.00	4.54	S88° 57' 46"E	21.78
C15	19.13	251.74	4.35	N89° 07' 41"W	19.12
C16	45.70	30.00	87.27	N43° 03' 23"W	41.40
C17	92.28	575.00	9.20	N4° 01' 03"W	92.18
C18	7.98	105.00	4.35	S88° 52' 09"E	7.98
C19	48.92	216.06	12.97	S82° 12' 31"W	48.82
C20	23.78	105.00	12.97	N82° 28' 02"E	23.73
C21	21.90	275.00	4.56	S78° 15' 41"W	21.89
C22	31.45	395.00	4.56	N78° 15' 41"E	31.44
C23	50.31	275.00	10.48	S85° 46' 59"W	50.24
C24	78.65	395.00	11.41	N86° 14' 47"E	78.52
C25	14.64	275.00	3.05	N87° 27' 06"W	14.63
C26	14.63	395.00	2.12	S86° 59' 18"E	14.63
C27	66.07	675.00	5.61	S1° 16' 07"W	66.04
C28	47.12	30.00	90.00	S49° 04' 22"W	42.43
C29	179.87	675.00	15.27	S9° 10' 10"E	179.34
C30	49.69	30.00	94.89	S71° 45' 43"E	44.20
C31	88.51	675.00	7.51	S20° 33' 35"E	88.45
C32	62.27	1140.42	3.13	S62° 21' 00"W	62.26
C33	55.74	1067.94	2.99	N62° 21' 00"E	55.73
C34	62.75	1843.29	1.95	S65° 28' 41"W	62.74
C35	56.17	1650.11	1.95	N65° 28' 41"E	56.17
C36	91.53	575.00	9.12	N13° 10' 32"W	91.44
C37	44.39	30.00	84.78	N24° 39' 22"E	40.45
C38	44.39	30.00	84.78	N70° 33' 36"W	40.45
C39	94.24	575.00	9.39	N32° 51' 47"W	94.13
C40	56.47	1388.99	2.33	S65° 23' 03"W	56.46
C41	43.38	1066.94	2.33	N65° 27' 17"E	43.37
C42	5.04	608.01	0.47	S60° 35' 30"W	5.04
C43	49.99	906.25	3.16	S62° 18' 22"W	49.98
C44	49.97	933.09	3.07	N62° 35' 17"E	49.96
C45	5.04	549.12	0.53	N60° 47' 32"E	5.04
C46	55.00	10807.93	0.29	S60° 46' 26"W	55.00
C47	49.44	30.00	94.43	S13° 34' 46"W	44.03
C48	26.65	1025.00	1.49	S2° 33' 45"W	26.65
C49	120.22	590.00	11.68	N87° 13' 28"W	120.02
C50	27.76	1145.00	1.39	N2° 36' 46"E	27.76
C51	2.43	405.00	0.34	N3° 08' 06"E	2.43
C51	12.05	590.00	1.17	N65° 40' 08"W	12.05
C52	3.16	525.00	0.34	S3° 08' 06"W	3.16
C53	52.43	405.00	7.42	N0° 44' 44"W	52.39
C54	67.96	525.00	7.42	S0° 44' 44"E	67.91
C55	52.43	405.00	7.42	N8° 09' 44"W	52.39
C56	67.96	525.00	7.42	S8° 09' 44"E	67.91
C57	52.43	405.00	7.42	N15° 34' 44"W	52.39
C58	67.96	525.00	7.42	S15° 34' 44"E	67.91
C59	52.43	405.00	7.42	N22° 59' 45"W	52.39
C60	67.96	525.00	7.42	S22° 59' 45"E	67.91
C61	52.43	405.00	7.42	N30° 24' 45"W	52.39
C62	67.96	525.00	7.42	S30° 24' 45"E	67.91
C63	52.43	405.00	7.42	N37° 49' 46"W	52.39
C64	67.96	525.00	7.42	S37° 49' 46"E	67.91
C65	19.04	405.00	2.69	N42° 53' 04"W	19.04
C66	24.68	525.00	2.69	S42° 53' 04"E	24.68
C67	30.75	645.00	2.73	N42° 51' 54"W	30.75
C68	30.76	525.00	3.36	S42° 33' 09"E	30.76
C69	53.30	625.00	4.89	N23° 35' 52"W	53.28
C70	63.53	745.00	4.89	S23° 35' 52"E	63.52
C71	53.30	625.00	4.89	N18° 42' 41"W	53.28
C72	63.53	745.00	4.89	S18° 42' 41"E	63.52
C73	53.30	625.00	4.89	N13° 49' 31"W	53.28
C74	63.53	745.00	4.89	S13° 49' 31"E	63.52
C75	53.30	625.00	4.89	N8° 56' 20"W	53.28
C76	63.53	745.00	4.89	S8° 56' 20"E	63.52
C77	53.30	625.00	4.89	N4° 03' 10"W	53.28
C78	63.53	745.00	4.89	S4° 03' 10"E	63.52
C79	53.30	625.00	4.89	N0° 50' 01"E	53.28
C80	63.53	745.00	4.89	S0° 50' 01"W	63.52
C81	53.30	625.00	4.89	N5° 43' 11"E	53.28
C82	63.53	745.00	4.89	S5° 43' 11"W	63.52
C83	49.10	625.00	4.50	N10° 24' 48"E	49.08
C84	84.36	745.00	6.49	S11° 24' 25"W	84.32

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C85	47.12	30.00	90.00	N49° 04' 22"E	42.43
C86	1.56	225.00	0.40	S86° 07' 33"E	1.56
C87	50.55	225.00	12.87	N87° 14' 21"E	50.45
C88	77.51	345.00	12.87	S87° 14' 21"W	77.35
C89	50.55	225.00	12.87	N74° 21' 59"E	50.45
C90	77.51	345.00	12.87	S74° 21' 59"W	77.35
C91	50.55	225.00	12.87	N61° 29' 37"E	50.45
C92	77.51	345.00	12.87	S61° 29' 37"W	77.35
C93	50.55	225.00	12.87	N48° 37' 14"E	50.45
C94	77.51	345.00	12.87	S48° 37' 14"W	77.35
C95	50.55	225.00	12.87	N35° 44' 52"E	50.45
C96	77.51	345.00	12.87	S35° 44' 52"W	77.35
C97	50.55	225.00	12.87	N22° 52' 30"E	50.45
C98	77.51	345.00	12.87	S22° 52' 30"W	77.35
C99	50.55	225.00	12.87	N10° 00' 07"E	50.45
C100	77.51	345.00	12.87	S10° 00' 07"W	77.35
C101	32.16	225.00	8.19	N0° 31' 45"W	32.13
C102	19.63	1025.00	1.10	N5° 10' 22"W	19.63
C103	21.93	1145.00	1.10	S5° 10' 22"E	21.93
C104	49.31	345.00	8.19	S0° 31' 45"E	49.27
C105	53.95	1025.00	3.02	N7° 13' 45"W	53.94
C106	60.27	1145.00	3.02	S7° 13' 45"E	60.26
C107	53.95	1025.00	3.02	N10° 14' 41"W	53.94
C108	60.27	1145.00	3.02	S10° 14' 41"E	60.26
C109	53.95	1025.00	3.02	N13° 15' 38"W	53.94
C110	60.27	1145.00	3.02	S13° 15' 38"E	60.26
C111	53.95	1025.00	3.02	N16° 16' 34"W	53.94
C112	60.27	1145.00	3.02	S16° 16' 34"E	60.26
C113	53.95	1025.00	3.02	N19° 17' 31"W	53.94
C114	60.27	1145.00	3.02	S19° 17' 31"E	60.26
C115	53.95	1025.00	3.02	N22° 18' 27"W	53.94
C116	60.27	1145.00	3.02	S22° 18' 27"E	60.26
C117	53.95	1025.00	3.02	N25° 19' 24"W	53.94
C118	60.27	1145.00	3.02	S25° 19' 24"E	60.26
C119	53.95	1025.00	3.02	N28° 20' 21"W	53.94
C120	60.27	1145.00	3.02	S28° 20' 21"E	60.26
C121	25.62	325.00	4.52	N35° 40' 53"E	25.61
C121	2.39	345.00	0.40	N86° 07' 33"W	2.39
C122	51.44	30.00	98.25	N82° 32' 49"E	45.37
C123	44.89	175.00	14.70	S40° 58' 52"E	44.76
C124	58.94	975.00	3.46	S31° 54' 04"E	58.93
C125	37.72	850.00	2.54	N31° 26' 26"W	37.71
C126	13.67	850.00	0.92	N33° 10' 21"W	13.67
C127	61.64	975.00	3.62	S28° 21' 29"E	61.63
C128	28.70	850.00	1.93	N27° 30' 51"W	28.70
C129	25.04	850.00	1.69	N29° 19' 31"W	25.04
C130	61.64	975.00	3.62	S24° 44' 09"E	61.63
C131	19.68	850.00	1.33	N23° 35' 16"W	19.68
C132	34.06	850.00	2.30	N25° 23' 56"W	34.06
C133	61.64	975.00	3.62	S21° 06' 48"E	61.63
C134	10.66	850.00	0.72	N19° 39' 41"W	10.66
C135	43.08	850.00	2.90	N21° 28' 22"W	43.07
C136	61.64	975.00	3.62	S13° 52' 07"E	61.63
C137	53.74	850.00	3.62	N13° 52' 07"W	53.73
C138	1.64	850.00	0.11	N15° 44' 07"W	1.64
C139	61.64	975.00	3.62	S10° 14' 46"E	61.63
C140	46.36	850.00	3.13	N9° 59' 52"W	46.36
C141	61.64	975.00	3.62	S6° 37' 26"E	61.63
C142	37.35	850.00	2.52	N6° 04' 17"W	37.34
C143	16.39	850.00	1.11	N7° 52' 57"W	16.39
C144	3.21	975.00	0.19	S4° 43' 06"E	3.21
C145	241.06	175.00	78.93	S34°

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

PRELIMINARY GRADING PLAN

MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION PHASE 8, 9, AND 10

TIMOTHY E. TURNER
REGISTERED
AGRICULTURAL
ENGINEER
STATE OF TENNESSEE

1/18/22

PROJECT
19-0303

SHEET
C-2.4

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TECHNICAL MEETING
Tuesday, February 8, 2022
ITEM NO.
22-0013

DESCRIPTION:

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Atmos Energy

3. Gas main not in area.

Maury County E911

4. Contact Maury 911 to reserve street names.

Maury County Schools

5. No comments provided.

Duck River Electric Membership Corp

6. No comments provided.

Engineering

7. Subject to TIS and Construction Plans

8. Geotechnical reports will be required with all construction plans within and adjacent to depressed and previously mined areas.
9. Stubs as shown not required.
10. Low area(s) between Highlands Pass and Redwood Ave has no outlet.
11. Grading as shown not designed for slab type construction. If slabs are proposed revised grading will need to be provided with construction plans.

Fire

12. Shall provide a fire flow report from CPWS ASAP
13. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site
14. Dead-end fire apparatus access roads in excess of 150ft in length shall be provided with an approved area for turning around fire apparatus

Columbia Power

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

Columbia Water

16. This development will require a main extension to provide fire protection. CPWS currently has a 6" PVC main on Monsanto Rd.

Wastewater

17. Wastewater approves this request.

Public Works

18. No comments.

Planning

19. Verify if Phase 10 was approved in sketch.

ATTACHMENTS: Preliminary Plat

THE HIGHLANDS

SUBDIVISION
(PHASES 8, 9 & 10)

Monsanto Rd
Columbia, Maury County, Tennessee

Tax Map 77, PARCELS 1.08, 1.09 AND A PORTION OF 1.00 +/- 338.95 ACRES
R-6 ZONING
PRELIMINARY PLAT

Owner / Developer: STARLAND COMPANY
1804 Williamson Ct. Suite 101
Brentwood, TN 37027
joeysmith@me.com
615-308-1885

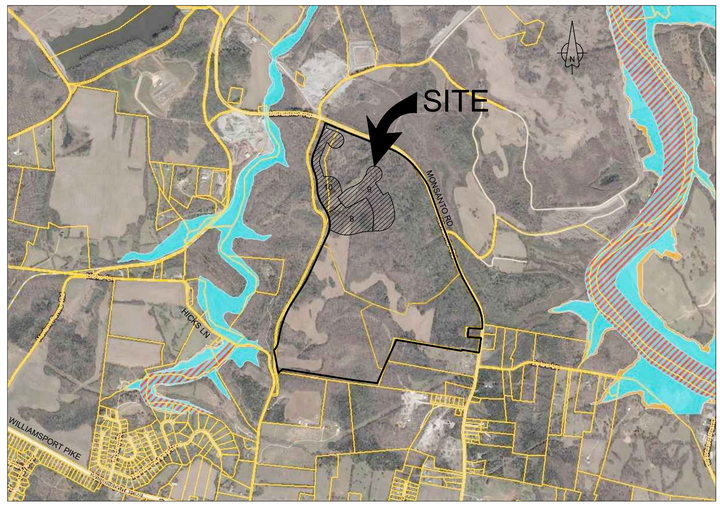
Engineer:

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

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE. RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL NUMBER: 47119C0165E, REVISED: APRIL 16, 2007

Surveyor: **MARTIN ENGINEERING & SURVEYING, LLC**
5226 Main Street, Suite C-3
Spring Hill, TN 37174
615.812.2147
gary@martinengrg.com

Sewer: **Columbia Wastewater**
Water: **Columbia Power & Water Systems (CPWS)**
Electric: **Columbia Power & Water Systems (CPWS)**



VICINITY MAP
N.T.S.

Sheet Schedule

C-0.0 Cover Sheet
C-1.0 Overall Existing Conditions
C-2.0 Overall Site Plan
C-2.1 Site Plan
C-2.2 Line and Curve Plan
C-2.3 Line and Curve Tables
C-2.4 Preliminary Grading Plan

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC 1804 WILLIAMSON COURT #101 BRENTWOOD, TN 37027 TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

COVER SHEET
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER & AGRICULTURAL CONSULTANT
10114
STATE OF TENNESSEE

2/14/22

PROJECT
19-0303

SHEET
C-0.0

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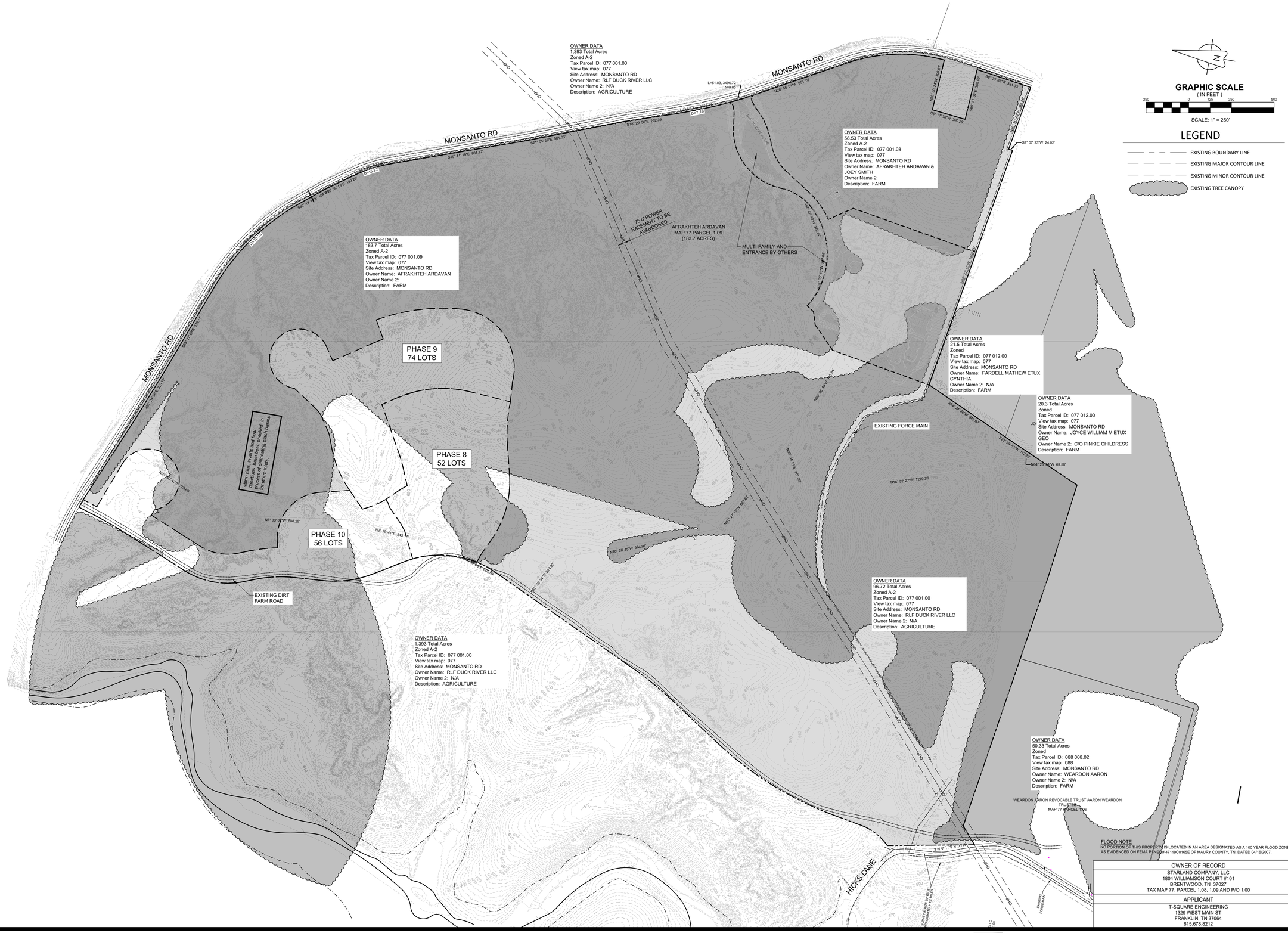

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

OVERALL EXISTING CONDITIONS
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL ENGINEER
STATE OF TENNESSEE

2/14/22

PROJECT
19-0303

SHEET
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GRAPHIC SCALE
(IN FEET)
250 0 125 250 500
SCALE: 1" = 250'

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

OVERALL SITE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEERING
AGRICULTURE
STATE OF TENNESSEE

2/14/22

PROJECT
19-0303

SHEET
C-2.0

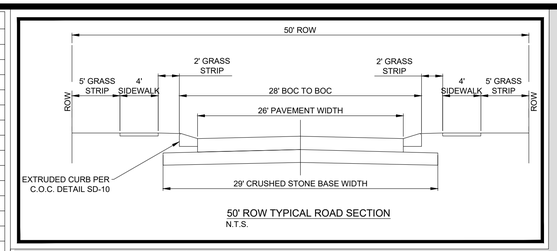
P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 8\Production\19-0303 Phase 8 Preliminary Plan.dwg, 2/11/2022 9:13:11 AM

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
801	9769.33	0.22
802	7471.84	0.17
803	7328.51	0.17
804	7015.17	0.16
805	6885.59	0.16
806	7070.95	0.16
807	8171.06	0.19
808	11392.34	0.26
809	8131.16	0.19
810	7577.82	0.17
811	6600.00	0.15
812	6600.00	0.15
813	6600.00	0.15
814	6982.87	0.16
815	7737.41	0.18
816	8973.31	0.21
817	9978.27	0.23
818	6600.00	0.15
819	6600.00	0.15
820	6600.00	0.15
821	6600.00	0.15
822	7081.15	0.16
823	7134.19	0.16
824	10945.35	0.25
825	9559.07	0.22
826	7384.87	0.17
827	6607.03	0.15
828	6601.76	0.15
829	6600.00	0.15
830	6600.00	0.15
831	6600.00	0.15
832	9576.40	0.22
833	6685.57	0.15
834	6600.00	0.15
835	6600.00	0.15
836	6628.85	0.15
837	7223.14	0.17
838	7223.14	0.17
839	7223.14	0.17
840	7223.14	0.17
841	7223.14	0.17
842	7223.14	0.17
843	6825.81	0.16
844	6600.24	0.15
845	7010.13	0.16
846	7010.13	0.16

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
847	7010.13	0.16
848	7010.13	0.16
849	7010.13	0.16
850	7010.13	0.16
851	7010.13	0.16
852	8016.20	0.18
901	7940.13	0.18
902	7683.85	0.18
903	7683.85	0.18
904	7683.85	0.18
905	7683.85	0.18
906	7683.85	0.18
907	7683.85	0.18
908	7683.85	0.18
909	7381.79	0.17
910	6852.94	0.16
911	6852.94	0.16
912	6852.94	0.16
913	6852.94	0.16
914	6852.94	0.16
915	6852.94	0.16
916	6852.94	0.16
917	6852.94	0.16
918	11163.32	0.26
919	6875.00	0.16
920	6875.00	0.16
921	6875.00	0.16
922	6875.00	0.16
923	7196.61	0.17
924	7211.32	0.17
925	7211.32	0.17
926	7211.32	0.17
927	7211.32	0.17
928	7211.32	0.17
931	16751.07	0.38
932	11415.18	0.26
933	7267.84	0.17
934	7267.84	0.17
935	7267.84	0.17
936	7267.84	0.17
937	7267.84	0.17
938	7267.84	0.17
939	7267.84	0.17
940	7267.84	0.17
941	6960.45	0.16
942	6875.00	0.16

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
943	6875.00	0.16
944	6875.00	0.16
945	8810.35	0.20
946	8636.95	0.20
947	7057.33	0.16
948	6919.53	0.16
949	7306.55	0.17
950	7306.55	0.17
951	6909.48	0.16
952	6600.00	0.15
953	10204.02	0.23
954	10042.83	0.23
955	6600.00	0.15
956	6934.95	0.16
957	7085.58	0.16
958	7085.58	0.16
959	7085.58	0.16
960	6849.32	0.16
961	7411.78	0.17
962	6941.17	0.16
963	6801.01	0.16
964	8121.65	0.19
965	6829.75	0.16
966	6600.00	0.15
967	6600.00	0.15
968	8756.21	0.20
969	10211.30	0.23
970	10211.30	0.23
971	10211.30	0.23
972	10211.30	0.23
973	10211.30	0.23
974	14674.82	0.34
1001	7345.94	0.17
1002	7085.58	0.16
1003	7085.58	0.16
1004	7085.58	0.16
1005	6978.55	0.16
1006	6600.00	0.15
1007	6600.00	0.15
1008	13847.95	0.32
1009	11408.04	0.26
1010	7038.79	0.16
1011	7157.35	0.16
1012	7157.35	0.16
1013	7353.88	0.17
1014	6600.04	0.15

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1015	6600.00	0.15
1016	6600.00	0.15
1017	6635.72	0.15
1018	7003.54	0.16
1019	8244.71	0.19
1020	6600.00	0.15
1021	6600.00	0.15
1022	7399.63	0.17
1023	8166.89	0.19
1024	8166.89	0.19
1025	8166.89	0.19
1026	8166.89	0.19
1027	7122.42	0.16
1028	7194.50	0.17
1029	8118.22	0.19
1030	7446.47	0.17
1031	6912.14	0.16
1032	6798.92	0.16
1033	6766.02	0.16
1034	7415.76	0.17
1035	7415.76	0.17
1036	7415.76	0.17
1037	7415.76	0.17
1038	6856.54	0.16
1039	6600.00	0.15
1040	6600.00	0.15
1044	8374.50	0.19
1045	6875.00	0.16
1046	14947.20	0.34
1047	10868.00	0.25
1048	10868.00	0.25
1049	10868.00	0.25
1050	10868.00	0.25
1051	10868.00	0.25
1052	6875.00	0.16
1053	6875.00	0.16
1054	6875.00	0.16
1055	6875.00	0.16
1056	8423.99	0.19
OS-1	69379.70	1.59
OS-2	39537.00	0.91
OS-3	28622.66	0.66
OS-4	28207.96	0.65



50' ROW TYPICAL ROAD SECTION
N.T.S.

storm rims, inverts and flow directions have been checked. In process of delineating ctach basins for storm inlets.

ADA RAMPS MAX 2% SLOPE (TYP.)

SANITARY SEWER MAIN (TYP.)

DETENTION POND

15' DRAINAGE EASEMENT (TYP.)

12' GRAVEL ACCESS DRIVE TO BE REALIGNED DURING FUTURE PHASES

PROPOSED PUMP STATION IN ACCORDANCE WITH COLUMBIA WASTEWATER SPECIFICATIONS

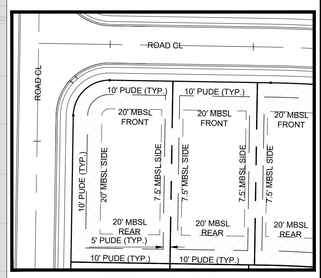
PHASE 7 PREVIOUSLY APPROVED

SANITARY SERVICE (TYP.)

FIRE HYDRANT ASSEMBLY (TYP.)

WATER SERVICE (TYP.)

NOTES:
1. THE SITE DOES CONTAIN AN ELECTRICAL EASEMENT (TO BE ABANDONED).
2. THE SITE DOES NOT CONTAIN ANY KNOWN CULTURAL RESOURCES, HISTORICALLY IMPORTANT LANDSCAPES OR ARCHEOLOGICAL FEATURES.
3. HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE AND ENTRANCE LANDSCAPING.
4. BUILDERS' SWALES WILL BE REQUIRED TO MINIMIZE ANY LOT TO LOT DRAINAGE AND DIRECT LOT DRAINAGE INTO ROW OR DRAINAGE STRUCTURE.



TYPICAL LOT LAYOUT
SCALE: 1" = 50'

GRAPHIC SCALE
(IN FEET)
100 50 0 50 100 200
Scale: 1" = 100'

LEGEND
- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED STORM W/CATCH BASIN
- 12"W PROPOSED WATER LINE
- FM PROPOSED FORCE MAIN
- PROPOSED SANITARY W/MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY GRINDER PUMP

SITE DATA					
	EXISTING	PROPOSED TOTAL SITE	PROPOSED PH 8	PROPOSED PH 9	PROPOSED PH 10
PROPERTY ACREAGE	357.85	357.85	14.31	17.50	13.96
ZONING	R-6	R-6	R-6	R-6	R-6
MAX DENSITY	N/A	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF
MINIMUM LOT SIZE	N/A	6,000 SF	6,000 SF	6,000 SF	6,000 SF
NUMBER OF LOTS	0	508	52	74	56
STREET FRONTAGE	N/A	50 FT	50 FT	50 FT	50 FT
PROPERTY AREA USE					
RESIDENTIAL LOT AREA	0 AC	54.27 AC	9.02 AC	13.30 AC	10.12 AC
R.O.W. AREA	0 AC	34.38 AC	2.78 AC	3.55 AC	3.19AC
OPEN SPACE AREA	129.39 AC	40.74 AC	2.50 AC	0.65 AC	0.65 AC
PERVIOUS AREA	129.39 AC	82.64 AC	6.97 AC	9.52 AC	4.85AC
IMPERVIOUS AREA	0 AC	46.75 AC	7.34 AC	7.98 AC	9.11AC
BUILDING SETBACKS					
FRONT	N/A	20 FT	20 FT	20 FT	20 FT
REAR	N/A	20 FT	20 FT	20 FT	20 FT
SIDE	N/A	7.5 FT	7.5 FT	7.5 FT	7.5 FT
ERROR OF CLOSURE	N/A	1/10,000	1/10,000	1/10,000	1/10,000

FLOOD NOTE
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OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

SITE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
101
STATE OF TENNESSEE

2/14/22

PROJECT
19-0303

SHEET
C-2.1

T-SQUARE ENGINEERING

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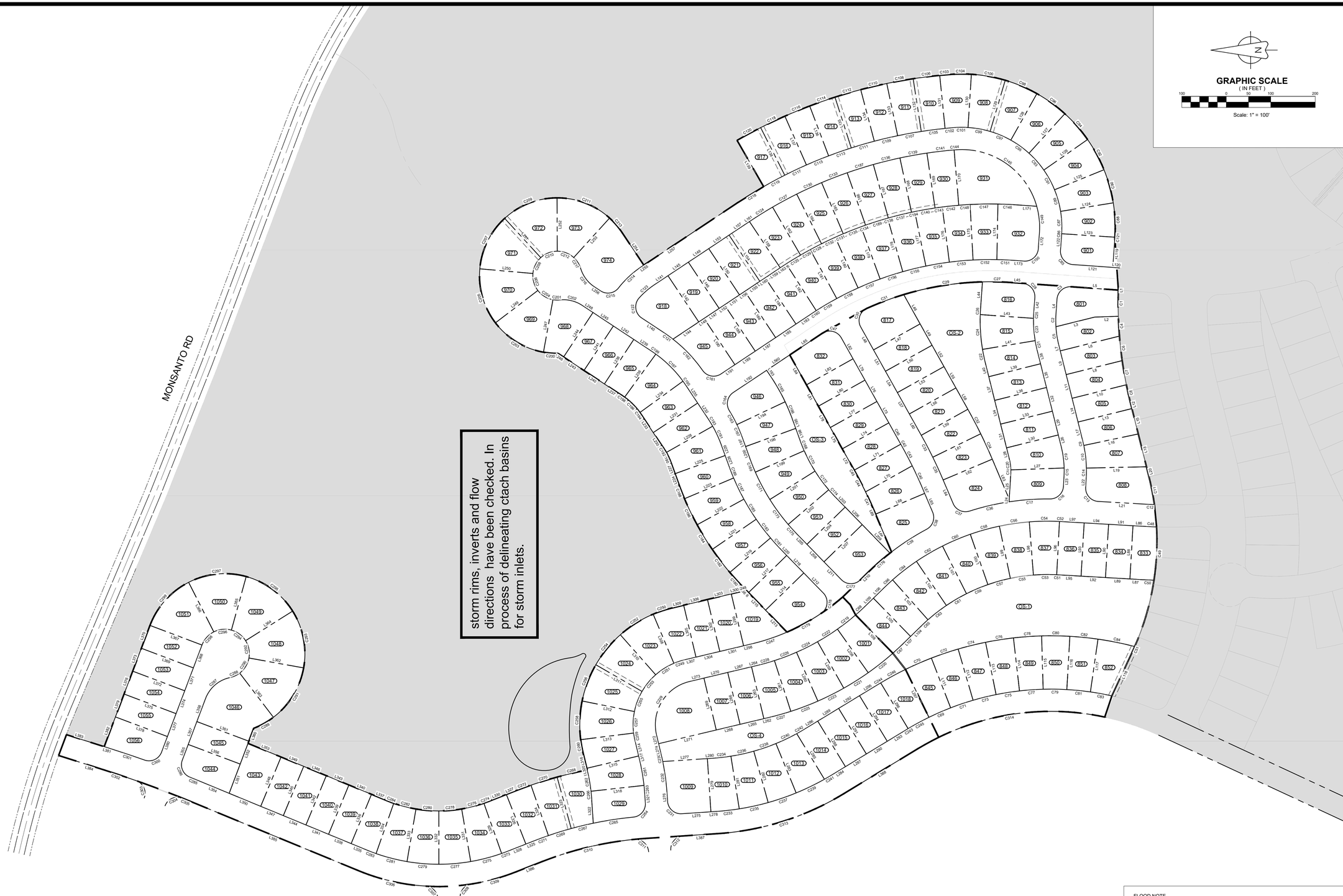

storm rims, inverts and flow directions have been checked. In process of delineating ctach basins for storm inlets.

A PORTION OF
RLF DUCK RIVER LLC
MAP 77 PARCEL 1.00

FLOOD NOTE
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OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

LINE AND CURVE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
OWNER
STATE OF TENNESSEE
2/14/22

PROJECT
19-0303

SHEET
C-2.2

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Parcel Line Table		
Line #	Length	Direction
L1	1.30	N88° 10' 48.43"W
L2	53.27	N1° 48' 47.45"W
L3	89.76	N14° 01' 11.11"W
L4	32.35	S85° 55' 37.68"E
L5	106.15	S4° 04' 22.32"W
L6	137.23	N14° 01' 11.11"W
L7	14.11	N75° 58' 48.89"E
L8	129.83	N14° 01' 11.11"W
L9	55.00	N75° 58' 48.89"E
L10	125.82	N14° 01' 11.11"W
L11	55.00	N75° 58' 48.89"E
L12	16.33	S75° 58' 48.89"W
L13	125.00	N14° 01' 11.11"W
L14	55.00	N75° 58' 48.89"E
L15	58.85	S75° 58' 48.89"W
L16	125.27	N11° 55' 15.46"W
L17	44.19	N75° 58' 48.89"E
L18	76.12	S75° 58' 48.89"W
L19	135.17	N1° 13' 57.56"W
L20	24.60	S75° 58' 48.89"W
L21	107.70	N3° 18' 26.15"E
L22	21.63	S86° 41' 33.85"E
L23	22.32	N86° 41' 33.85"W
L24	5.92	S86° 41' 33.85"E
L25	58.12	S86° 41' 33.85"E
L26	26.79	S75° 58' 48.89"W
L27	120.01	S2° 00' 57.88"E
L28	26.79	N75° 58' 48.89"E
L29	55.00	S75° 58' 48.89"W
L30	120.00	S14° 01' 11.11"E
L31	55.00	N75° 58' 48.89"E
L32	55.00	S75° 58' 48.89"W
L33	120.00	S14° 01' 11.11"E
L34	55.00	N75° 58' 48.89"E
L35	55.00	S75° 58' 48.89"W
L36	120.00	S14° 01' 11.11"E
L37	55.00	N75° 58' 48.89"E
L38	31.52	S75° 58' 48.89"W
L39	120.00	S14° 01' 11.11"E
L40	31.52	N75° 58' 48.89"E
L41	120.00	S9° 27' 27.80"E
L42	32.35	N85° 55' 37.68"W
L43	120.12	S4° 04' 22.32"W
L44	59.11	S85° 55' 37.68"E
L45	24.03	S4° 04' 22.32"W
L46	75.57	S60° 47' 31.62"W
L47	120.00	N29° 12' 28.38"W
L48	58.97	N60° 47' 31.62"E
L49	55.00	S60° 47' 31.62"W
L50	120.00	N29° 12' 28.38"W
L51	55.00	N60° 47' 31.62"E
L52	55.00	S60° 47' 31.62"W
L53	120.00	N29° 12' 28.38"W
L54	55.00	N60° 47' 31.62"E
L55	55.00	S60° 47' 31.62"W
L56	120.00	N29° 12' 28.38"W
L57	55.00	N60° 47' 31.62"E
L58	55.00	S60° 47' 31.62"W
L59	120.00	N29° 12' 28.38"W
L60	55.00	N60° 47' 31.62"E
L61	120.00	N26° 05' 31.33"W
L62	120.00	N22° 57' 07.10"W
L63	97.83	S67° 02' 52.90"W
L64	57.73	N67° 02' 52.90"E
L65	46.11	S67° 02' 52.90"W
L66	92.19	N67° 02' 52.90"E
L67	11.62	S67° 02' 52.90"W
L68	120.00	S22° 57' 07.10"E
L69	11.62	N67° 02' 52.90"E
L70	120.28	S29° 11' 50.15"E
L71	120.02	S29° 12' 28.38"E
L72	55.00	N60° 47' 31.62"E
L73	55.00	S60° 47' 31.62"W
L74	120.00	S29° 12' 28.38"E
L75	55.00	N60° 47' 31.62"E
L76	55.00	S60° 47' 31.62"W
L77	120.00	S29° 12' 28.38"E
L78	55.00	N60° 47' 31.62"E
L79	55.00	S60° 47' 31.62"W
L80	120.00	S29° 12' 28.38"E
L81	55.00	N60° 47' 31.62"E
L82	53.96	S60° 47' 31.62"W
L83	120.00	S29° 12' 28.38"E
L84	77.08	N60° 47' 31.62"E
L85	87.95	S33° 37' 59.27"E

Parcel Line Table		
Line #	Length	Direction
L86	26.47	S3° 18' 26.15"W
L87	26.47	N3° 18' 26.15"E
L88	120.00	S86° 41' 33.85"E
L89	55.00	N3° 18' 26.15"E
L90	120.00	S86° 41' 33.85"E
L91	55.00	S3° 18' 26.15"W
L92	55.00	N3° 18' 26.15"E
L93	120.00	N65° 44' 56.09"E
L94	55.00	S3° 18' 26.15"W
L95	52.45	N3° 18' 26.15"E
L96	120.00	S87° 02' 13.58"E
L97	52.45	S3° 18' 26.15"W
L98	120.00	N85° 32' 46.06"E
L99	120.00	N78° 07' 45.70"E
L100	120.00	N70° 42' 45.34"E
L101	120.00	N63° 17' 44.98"E
L102	120.00	N55° 52' 44.62"E
L103	120.00	N48° 27' 44.26"E
L104	35.02	N44° 13' 51.81"W
L105	120.00	N45° 46' 08.19"E
L106	35.02	S44° 13' 51.81"E
L107	24.24	N44° 13' 51.81"W
L108	120.17	N45° 46' 08.19"E
L109	24.24	S44° 13' 51.81"E
L111	120.00	S68° 50' 43.30"W
L112	120.00	S73° 43' 53.85"W
L113	120.00	S78° 37' 04.39"W
L114	120.00	S83° 30' 14.94"W
L115	120.00	S88° 23' 25.49"W
L116	120.00	N86° 43' 23.96"W
L117	120.00	N81° 50' 13.41"W
L118	110.26	N65° 05' 01.01"W
L119	65.80	N85° 55' 37.68"W
L120	15.72	S4° 04' 22.32"W
L121	90.00	N4° 04' 22.32"E
L122	35.80	S85° 55' 37.68"E
L123	120.00	S3° 40' 32.49"W
L124	120.00	S9° 11' 49.86"E
L125	120.00	S22° 04' 12.21"E
L126	120.00	S34° 56' 34.57"E
L127	120.00	S47° 48' 56.92"E
L128	120.00	S60° 41' 19.27"E
L129	120.00	S73° 33' 41.62"E
L130	120.00	S86° 26' 03.97"E
L131	120.00	N84° 16' 43.43"E
L132	120.00	N81° 15' 46.89"E
L133	120.00	N78° 14' 50.36"E
L134	120.00	N75° 13' 53.83"E
L135	120.00	N72° 12' 57.30"E
L136	120.00	N69° 12' 00.77"E
L137	120.00	N66° 11' 04.24"E
L138	120.00	N63° 10' 07.71"E
L139	120.00	N60° 09' 11.18"E
L140	59.29	N33° 25' 23.17"E
L141	37.51	S33° 37' 59.27"E
L142	125.00	S56° 22' 00.73"W
L144	69.77	N33° 37' 59.27"W
L145	55.00	S33° 37' 59.27"E
L146	125.00	S56° 22' 00.73"W
L147	40.61	N33° 37' 59.27"W
L148	14.39	N33° 37' 59.27"W
L149	55.00	S33° 37' 59.27"E
L150	125.00	S56° 22' 00.73"W
L151	40.61	N33° 37' 59.27"W
L152	14.39	N33° 37' 59.27"W
L153	55.00	S33° 37' 59.27"E
L154	125.00	S56° 22' 00.73"W
L155	40.61	N33° 37' 59.27"W
L156	14.39	N33° 37' 59.27"W
L157	55.00	S33° 37' 59.27"E
L158	125.00	S56° 22' 00.73"W
L159	40.61	N33° 37' 59.27"W
L160	14.39	N33° 37' 59.27"W
L161	2.41	S33° 37' 59.27"E
L162	125.00	S59° 49' 50.34"W
L163	2.41	N33° 37' 59.27"W
L164	125.00	S63° 27' 10.92"W
L165	125.00	S67° 04' 31.50"W
L166	125.00	S70° 41' 52.07"W
L167	125.00	S74° 19' 12.65"W
L168	125.00	S77° 56' 33.22"W
L169	125.00	S81° 33' 53.80"W
L170	125.00	S85° 11' 14.37"W
L171	43.72	N4° 04' 22.32"E
L172	35.80	N85° 55' 37.68"W

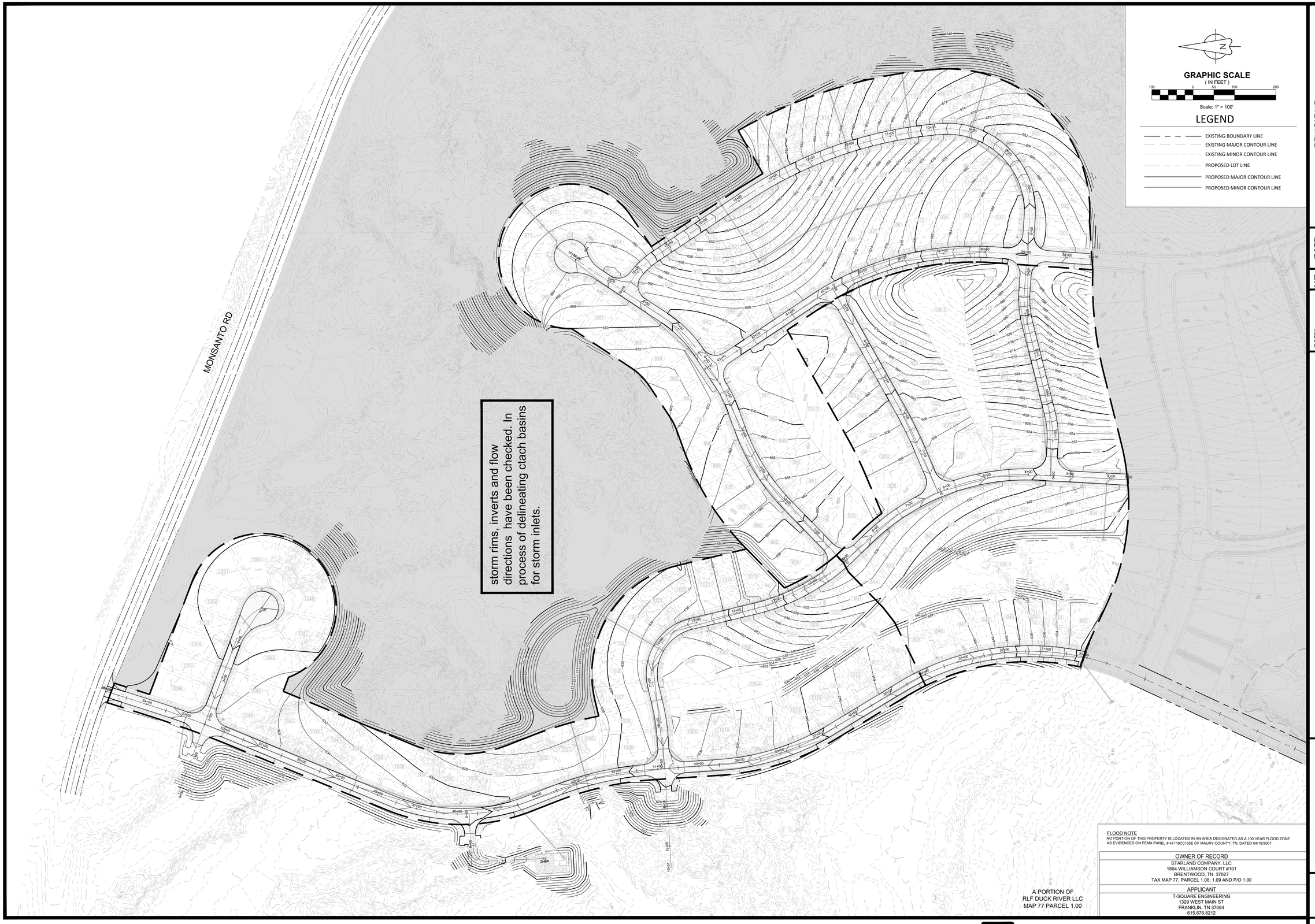
Parcel Line Table		
Line #	Length	Direction
L173	24.03	N4° 04' 22.32"E
L174	125.00	S88° 52' 10.20"E
L175	125.00	N86° 54' 00.84"E
L176	125.00	N82° 40' 11.89"E
L177	125.00	N78° 26' 22.94"E
L178	125.00	N74° 12' 33.99"E
L179	125.00	N69° 58' 45.04"E
L180	125.00	N65° 44' 56.09"E
L181	125.00	N61° 31' 07.14"E
L182	125.00	N57° 17' 18.18"E
L183	43.02	N33° 37' 59.27"W
L184	125.00	N56° 22' 00.73"E
L185	55.00	N33° 37' 59.27"W
L186	125.00	N56° 22' 00.73"E
L187	55.00	N33° 37' 59.27"W
L188	125.00	N56° 22' 00.73"E
L189	55.00	N33° 37' 59.27"W
L190	125.00	N56° 22' 00.73"E
L191	37.58	N33° 37' 59.27"W
L192	90.20	S33° 37' 59.27"E
L193	17.97	S56° 22' 00.73"W
L194	120.00	N25° 21' 49.01"W
L195	22.25	S70° 04' 41.36"W
L196	120.00	N19° 55' 18.64"W
L197	22.25	N70° 04' 41.36"E
L198	30.08	S70° 04' 41.36"W
L199	120.00	N23° 43' 47.20"W
L200	30.08	N70° 04' 41.36"E
L201	120.00	N32° 08' 09.95"W
L202	120.00	N40° 32' 32.70"W
L203	30.86	S45° 46' 08.19"W
L204	120.00	N44° 13' 51.81"W
L205	30.86	N45° 46' 08.19"E
L206	55.00	S45° 46' 08.19"W
L207	120.00	N44° 13' 51.81"W
L208	55.00	N45° 46' 08.19"E
L209	89.45	S45° 46' 08.19"W
L210	27.57	N44° 13' 51.81"W
L211	56.05	N45° 46' 08.19"E
L212	62.90	S45° 46' 08.19"W
L213	69.03	N45° 46' 08.19"E
L214	120.00	S44° 13' 51.81"E
L215	55.00	N45° 46' 08.19"E
L216	7.58	N45° 46' 08.19"E
L217	120.00	S44° 13' 51.81"E
L218	55.00	S45° 46' 08.19"W
L219	120.00	S40° 14' 33.76"E
L220	17.07	S45° 46' 08.19"W
L221	120.00	S34° 27' 34.60"E
L222	120.00	S28° 40' 35.44"E
L223	120.00	S22° 53' 36.28"E
L224	26.74	N70° 04' 41.36"E
L225	120.00	S19° 55' 18.64"E
L226	26.74	S70° 04' 41.36"W
L227	25.59	N70° 04' 41.36"E
L228	120.00	S29° 33' 44.58"E
L229	25.59	S70° 04' 41.36"W
L230	42.57	N56° 22' 00.73"E
L231	120.00	S33° 37' 59.27"E
L232	42.57	S56° 22' 00.73"W
L233	47.67	N56° 22' 00.73"E
L234	120.00	S36° 01' 54.05"E
L235	47.67	S56° 22' 00.73"W
L236	120.00	S54° 04' 04.72"E
L237	47.50	N33° 25' 23.17"E
L238	120.00	S56° 34' 36.83"E
L239	47.50	S33° 25' 23.17"W
L240	55.00	N33° 25' 23.17"E
L241	120.00	S56° 34' 36.83"E
L242	55.00	S33° 25' 23.17"W
L243	55.00	N33° 25' 23.17"E
L244	120.00	S56° 34' 36.83"E
L245	55.00	S33° 25' 23.17"W
L246	14.67	N33° 25' 23.17"E
L247	120.00	S79° 45' 06.06"E
L248	29.58	S33° 25' 23.17"W
L249	120.00	S37° 21' 20.62"E
L250	120.00	S5° 02' 24.82"W
L251	120.00	S47° 26' 10.26"W
L252	120.00	S89° 49' 55.70"W
L253	120.00	N47° 46' 18.86"W
L254	87.99	S56° 22' 00.73"W
L255	5.37	N33° 37' 59.27"W
L256	17.14	N33° 25' 23.17"E
L257	254.55	N33° 37' 59.27"W

Parcel Line Table		
Line #	Length	Direction
L258	120.00	N54° 46' 36.98"E
L259	120.00	N60° 33' 36.14"E
L260	120.00	N66° 20' 35.30"E
L261	120.00	N72° 07' 34.46"E
L262	12.14	N13° 22' 01.93"W
L263	120.00	N76° 37' 58.07"E
L264	12.14	S13° 22' 01.93"E
L265	55.00	N13° 22' 01.93"W
L266	120.00	N76° 37' 58.07"E
L267	55.00	S13° 22' 01.93"E
L268	55.00	N13° 22' 01.93"W
L269	120.00	N76° 37' 58.07"E
L270	55.00	S13° 22' 01.93"E
L271	133.28	N13° 22' 01.93"W
L272	20.00	N76° 37' 58.07"E
L273	33.28	S13° 22' 01.93"E
L274	25.14	N76° 37' 58.07"E
L275	65.71	N3° 48' 05.07"W
L276	18.54	N86° 11' 54.93"E
L277	100.59	S3° 48' 05.07"E
L278	11.72	N3° 48' 05.07"W
L279	120.00	S86° 11' 54.93"W
L280	11.72	S3° 48' 05.07"E
L281	120.00	S80° 58' 37.12"W
L282	120.00	S74° 20' 28.63"W
L283	120.00	S67° 42' 20.13"W
L284	35.56	N31° 16' 29.62"W
L285	120.09	S58° 43' 30.38"W
L286	35.56	S31° 16' 29.62"E
L287	55.00	N31° 16' 29.62"W
L288	120.00	S58° 43' 30.38"W
L289	55.00	S31° 16' 29.62"E
L290	55.00	N31° 16' 29.62"W
L291	120.00	S58° 43' 30.38"W
L292	55.00	S31° 16' 29.62"E
L293	51.09	N31° 16' 29.62"W
L294	120.00	S58° 43' 30.38"W
L295	51.09	S31° 16' 29.62"E
L296	120.00	S59° 04' 38.73"W
L297	120.00	N63° 57' 32.75"E
L298	18.58	N13° 22' 01.93"W
L299	120.00	N76° 37' 58.07"E
L300	18.58	S13° 22' 01.93"E
L301	55.00	N13° 22' 01.93"W
L302	120.00	N76° 37' 58.07"E
L303	55.00	S13° 22' 01.93"E
L304	55.00	N13° 22' 01.93"W
L305	120.00	N76° 37' 58.07"E
L306	55.00	S13° 22' 01.93"E
L307	26.85	N13° 22' 01.93"W
L308	120.00	N67° 08' 00.75"E
L309	26.85	S13° 22' 01.93"E
L310	120.00	N48° 33' 53.88"E
L311	120.00	N29° 59' 47.01"E
L312	120.00	N11° 25' 40.14"E
L313	120.00	N7° 08' 26.72"W
L314	36.53	S76° 37' 58.07"W
L315	120.00	N13° 22' 01.93"W
L316	36.53	N76° 37' 58.07"E
L317	8.75	S76° 37' 58.07"W
L318	120.00	N6° 17' 53.32"W
L319	4.78	N76° 37' 58.07"E
L320	3.97	N76° 37' 58.07"E
L321	18.91	S86° 11' 54.93"W
L322	56.60	N86° 11' 54.93"E
L323	120.00	N74° 39' 43.44"E
L324	120.00	N70° 56' 27.92"E
L325	21.01	N21° 25' 48.25"W
L326	120.00	N68° 34' 11.75"E
L327	21.08	S21° 25' 48.25"E
L328	43.76	N21° 25' 48.25"W
L329	120.00	N70° 33' 04.60"E
L330	43.76	S21° 25' 48.25"E
L331	120.00	N80° 15' 07.21"E
L332	120.00	N89° 57' 09.83"E
L333	120.00	S80° 20' 47.56"E
L334	120.00	S70° 38' 44.95"E
L335	37.64	N22° 24' 51.89"E
L336	9.49	N45° 46' 08.19"E
L336	120.00	S67° 35' 08.11"E
L337	37.64	S22° 24' 51.89"W
L338	55.00	N22° 24' 51.89"E
L339	120.00	S67° 35' 08.11"E
L340	55.00	S22° 24' 51.89"W
L341	55.00	N22° 24' 51.89"E

Parcel Line Table		
Line #	Length	Direction
L342	120.00	S67° 35' 08.11"E
L343	55.00	S22° 24' 51.89"W
L344	55.00	N22° 24' 51.89"E
L345	120.00	S67° 35' 08.11"E
L346	55.00	S22° 24' 51.89"W
L347	55.00	N22° 24' 51.89"E
L348	120.00	S67° 35' 08.11"E
L349	55.00	S22° 24' 51.89"W
L350	76.70	N22° 24' 51.89"E
L351	70.30	N69° 19' 18.68"W
L352	49.75	N69° 19' 18.68"W
L353	80.34	S22° 24' 51.89"W
L354	73.53	N22° 24' 51.89"E
L355	37.51	S69° 19' 18.68"E
L356	125.00	S20° 40' 41.32"W
L357	55.00	S69° 19' 18.68"E
L358	55.64	S69° 19' 18.68"E
L360	31.02	N69° 19' 18.68"W
L361	125.00	S20° 40' 41.32"W
L362	125.00	S10° 15' 43.08"W
L363	125.00	S52° 39' 28.52"W
L364	125.00	S32° 08' 02.36"E
L365	125.00	S74° 31' 47.80"E
L366	125.00	N63° 04' 26.76"E
L367	125.00	N20° 40' 41.32"E
L368	55.00	N69° 19' 18.68"W
L369	125.00	N20° 40' 41.32"E
L370	55.00	S69° 19' 18.68"E
L371	55.00	N69° 19' 18.68"W
L372	125.00	N20° 40' 41.32"E
L373	55.00	S69° 19' 18.68"E
L374	55.00	N69° 19' 18.68"W
L375	125.00	N20° 40' 41.32"E
L376	55.00	S69° 19' 18.68"E
L377	55.00	N69° 19' 18.68"W
L378	125.00	N20° 40' 41.32"E
L379	55.00	S69° 19' 18.68"E
L380	37.69	N69° 19' 18.68"W
L381	16.58	N17° 38' 55.36"E
L382	71.51	S69° 19' 18.68"E
L383	89.31	S17° 38' 55.36"W
L384	108.24	N17° 38' 55.36"E
L385	407.87	N22° 24' 51.89"E
L386	64.74	N21° 25' 48.25"W
L387	77.43	N3° 48' 05.07"W
L388	196.65	N31° 16' 29.62"W
L560	62.31	S33° 37' 59.27"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.70	910.00	3.63	N89° 59' 48"W	57.69
C2	29.93	225.00	7.62	S89° 44' 17"E	29.91
C3	47.12	30.00	90.00	S40° 55' 38"E	42.43
C4	44.53	910.00	2.80	S86° 47' 06"W	44.53
C5	41.12	225.00	10.47	N81° 12' 56"E	41.06
C6	55.50	910.00	3.49	S83° 38' 09"W	55.49
C7	55.15	910.00	3.47	S80° 09' 08"W	55.15
C8	38.68	910.00	2.44	S77° 11' 53"W	38.68
C9	10.07	275.00	2.10	N77° 01' 47"E	10.07
C10	51.30	275.00	10.69	N83° 25' 23"E	51.23
C11	62.39	590.00	6.06	S79° 00' 34"W	62.36
C12	18.92	975.00	1.11	N2° 45' 05"E	18.91
C13	47.12	30.00	90.00	N48° 18' 26"E	42.43
C14	21.79	275.00	4.54	S88° 57' 46"E	21.78
C15	19.13	251.74	4.35	N89° 07' 41"W	19.12
C16	45.70	30.00	87.27	N43° 03' 23"W	41.40
C17	92.28	575.00	9.20	N4° 01' 03"W	92.18
C18	7.98	105.00	4.35	S88° 52' 09"E	7.98
C19	48.92	216.06	12.97	S82° 12' 31"W	48.82
C20	23.78	105.00	12.97	N82° 28' 02"E	23.73
C21	21.90	275.00	4.56	S78° 15' 41"W	21.89
C22	31.45	395.00	4.56	N78° 15' 41"E	31.44
C23	50.31	275.00	10.48	S85° 46' 59"W	50.24
C24	78.65	395.00	11.41	N86° 14' 47"E	78.52
C25	14.64	275.00	3.05	N87° 27' 06"W	14.63
C26	14.63	395.00	2.12	S86° 59' 18"E	14.63
C27	66.07	675.00	5.61	S1° 16' 07"W	66.04
C28	47.12	30.00	90.00	S49° 04' 22"W	42.43
C29	179.87	675.00	15.27	S9° 10' 10"E	179.34
C30	49.69	30.00	94.89	S71° 45' 43"E	44.20
C31	88.51	675.00	7.51	S20° 33' 35"E	88.45
C32	62.27	1140.42	3.13	S62° 21' 00"W	62.26
C33	55.74	1067.94	2.99	N62° 21' 00"E	55.73
C34	62.75	1843.29	1.95	S65° 28' 41"W	62.74
C35	56.17	1650.11	1.95	N65° 28' 41"E	56.17
C36	91.53	575.00	9.12	N13° 10' 32"W	91.44
C37	44.39	30.00	84.78	N24° 39' 22"E	40.45
C38	44.39	30.00	84.78	N70° 33' 36"W	40.45
C39	94.24	575.00	9.39	N32° 51' 47"W	94.13
C40	56.47	1388.99	2.33	S65° 23' 03"W	56.46
C41	43.38	1066.94	2.33	N65° 27' 17"E	43.37
C42	5.04	608.01	0.47	S60° 35' 30"W	5.04
C43	49.99	906.25	3.16	S62° 18' 22"W	49.98
C44	49.97	933.09	3.07	N62° 35' 17"E	49.96
C45	5.04	549.12	0.53	N60° 47' 32"E	5.04
C46	55.00	10807.93	0.29	S60° 46' 26"W	55.00
C47	49.44	30.00	94.43	S13° 34' 46"W	44.03
C48	26.65	1025.00	1.49	S2° 33' 45"W	26.65
C49	120.22	590.00	11.68	N87° 13' 28"W	120.02
C50	27.76	1145.00	1.39	N2° 36' 46"E	27.76
C51	2.43	405.00	0.34	N3° 08' 06"E	2.43
C51	12.05	590.00	1.17	N65° 40' 08"W	12.05
C52	3.16	525.00	0.34	S3° 08' 06"W	3.16
C53	52.43	405.00	7.42	N0° 44' 44"W	52.39
C54	67.96	525.00	7.42	S0° 44' 44"E	67.91
C55	52.43	405.00	7.42	N8° 09' 44"W	52.39
C56	67.96	525.00	7.42	S8° 09' 44"E	67.91
C57	52.43	405.00	7.42	N15° 34' 44"W	52.39
C58	67.96	525.00	7.42	S15° 34' 44"E	67.91
C59	52.43	405.00	7.42	N22° 59' 45"W	52.39
C60	67.96	525.00	7.42	S22° 59' 45"E	67.91
C61	52.43	405.00	7.42	N30° 24' 45"W	52.39
C62	67.96	525.00	7.42	S30° 24' 45"E	67.91
C63	52.43	405.00	7.42	N37° 49' 46"W	52.39
C64	67.96	525.00	7.42	S37° 49' 46"E	67.91
C65	19.04	405.00	2.69	N42° 53' 04"W	19.04
C66	24.68	525.00	2.69	S42° 53' 04"E	24.68
C67	30.75	645.00	2.73	N42° 51' 54"W	30.75
C68	30.76	525.00	3.36	S42° 33' 09"E	30.76
C69	53.30	625.00	4.89	N23° 35' 52"W	53.28
C70	63.53	745.00	4.89	S23° 35' 52"E	63.52
C71	53.30	625.00	4.89	N18° 42' 41"W	53.28
C72	63.53	745.00	4.89	S18° 42' 41"E	63.52
C73	53.30	625.00	4.89	N13° 49' 31"W	53.28
C74	63.53	745.00	4.89	S13° 49' 31"E	63.52
C75	53.30	625.00	4.89	N8° 56' 20"W	53.28
C76	63.53	745.00	4.89	S8° 56' 20"E	63.52
C77	53.30	625.00	4.89	N4° 03' 10"W	53.28
C78	63.53	745.00	4.89	S4° 03' 10"E	63.52
C79	53.30	625.00	4.89	N0° 50' 01"E	53.28
C80	63.53	745.00	4.89	S0° 50' 01"W	63.52
C81	53.30	625.00	4.89	N5° 43' 11"E	53.28
C82	63.53	745.00	4.89	S5° 43' 11"W	63.52
C83	49.10	625.00	4.50	N10° 24' 48"E	49.08
C84	84.36	745.00	6.49	S11° 24' 25"W	84.32

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C85	47.12	30.00	90.00	N49° 04' 22"E	42.43
C86	1.56	225.00	0.40	S86° 07' 33"E	1.56
C87	50.55	225.00	12.87	N87° 14' 21"E	50.45
C88	77.51	345.00	12.87	S87° 14' 21"W	77.35
C89	50.55	225.00	12.87	N74° 21' 59"E	50.45
C90	77.51	345.00	12.87	S74° 21' 59"W	77.35
C91	50.55	225.00	12.87	N61° 29' 37"E	50.45
C92	77.51	345.00	12.87	S61° 29' 37"W	77.35
C93	50.55	225.00	12.87	N48° 37' 14"E	50.45
C94	77.51	345.00	12.87	S48° 37' 14"W	77.35
C95	50.55	225.00	12.87	N35° 44' 52"E	50.45
C96	77.51	345.00	12.87	S35° 44' 52"W	77.35
C97	50.55	225.00	12.87	N22° 52' 30"E	50.45
C98	77.51	345.00	12.87	S22° 52' 30"W	77.35
C99	50.55	225.00	12.87	N10° 00' 07"E	50.45
C100	77.51	345.00	12.87	S10° 00' 07"W	77.35
C101	32.16	225.00	8.19	N0° 31' 45"W	32.13
C102	19.63	1025.00	1.10	N5° 10' 22"W	19.63
C103	21.93	1145.00	1.10	S5° 10' 22"E	21.93
C104	49.31	345.00	8.19	S0° 31' 45"E	49.27
C105	53.95	1025.00	3.02	N7° 13' 45"W	53.94
C106	60.27	1145.00	3.02	S7° 13' 45"E	60.26
C107	53.95	1025.00	3.02	N10° 14' 41"W	53.94
C108	60.27	1145.00	3.02	S10° 14' 41"E	60.26
C109	53.95	1025.00	3.02	N13° 15' 38"W	53.94
C110	60.27	1145.00	3.02	S13° 15' 38"E	60.26
C111	53.95	1025.00	3.02	N16° 16' 34"W	53.94
C112	60.27	1145.00	3.02	S16° 16' 34"E	60.26
C113	53.95	1025.00	3.02	N19° 17' 31"W	53.94
C114	60.27	1145.00	3.02	S19° 17' 31"E	60.26
C115	53.95	1025.00	3.02	N22° 18' 27"W	53.94
C116	60.27	1145.00	3.02	S22° 18' 27"E	60.26
C117	53.95	1025.00	3.02	N25° 19' 24"W	53.94
C118	60.27	1145.00	3.02	S25° 19' 24"E	60.26
C119	53.95	1025.00	3.02	N28° 20' 21"W	53.94
C120	60.27	1145.00	3.02	S28° 20' 21"E	60.26
C121	25.62	325.00	4.52	N35° 40' 53"E	25.61
C121	2.39	345.00	0.40	N86° 07' 33"W	2.39
C122	51.44	30.00	98.25	N82° 32' 49"E	45.37
C123	44.89	175.00	14.70	S40° 58' 52"E	44.76
C124	58.94	975.00	3.46	S31° 54' 04"E	58.93
C125	37.72	850.00	2.54	N31° 26' 26"W	37.71
C126	13.67	850.00	0.92	N33° 10' 21"W	13.67
C127	61.64	975.00	3.62	S28° 21' 29"E	61.63
C128	28.70	850.00	1.93	N27° 30' 51"W	28.70
C129	25.04	850.00	1.69	N29° 19' 31"W	25.04
C130	61.64	975.00	3.62	S24° 44' 09"E	61.63
C131	19.68	850.00	1.33	N23° 35' 16"W	19.68
C132	34.06	850.00	2.30	N25° 23' 56"W	34.06
C133	61.64	975.00	3.62	S21° 06' 48"E	61.63
C134	10.66	850.00	0.72	N19° 39' 41"W	10.66
C135	43.08	850.00	2.90	N21° 28' 22"W	43.07
C136	61.64	975.00	3.62	S13° 52' 07"E	61.63
C137	53.74	850.00	3.62	N13° 52' 07"W	53.73
C138	1.64	850.00	0.11	N15° 44' 07"W	1.64
C139	61.64	975.00	3.62	S10° 14' 46"E	61.63
C140	46.36	850.00	3.13	N9° 59' 52"W	46.36
C141	61.64	975.00	3.62	S6° 37' 26"E	61.63
C142	37.35	850.00	2.52	N6° 04' 17"W	37.34
C143	16.39	850.00	1.11	N7° 52' 57"W	16.39
C144	3.21	975.00	0.19	S4° 43' 06"E	3.21
C145	241.06	175.00	78.93	S34°



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

A PORTION OF
RLF DUCK RIVER LLC
MAP 77 PARCEL 1.00

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

PRELIMINARY GRADING PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

TIMOTHY E. TURNER
REGISTERED
AGRICULTURAL
ENGINEER
STATE OF TENNESSEE

2/14/22

PROJECT
19-0303

SHEET
C-2.4

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 8\Production\19-0303 Phase 8 Preliminary Plan.dwg, 2/11/2022 9:14:51 AM

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0013	**T-Square Engineering / Starland Company LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Monsanto Road/ Tax Map 77 Parcel 1.08, 1.09 and a Portion of 1.00.**

SUMMARY OF REQUEST: **PRELIMINARY PLAT (*The Highlands Subdivision Phase 8-9-10*)**

This request is for a **Preliminary Plat Approval** of phases 8,9 & 10 of the Highlands Subdivision consisting of a 45.77 +/- acre area within a 338-acre tract. Combined phases 8,9, & 10 will consist of 74 single-family residential building lots. These preliminary plats will conform to all standards of the existing R-6 (*Medium-Density Residential*) Zoning District and will take access from Monsanto Road.

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
R-6, Medium-Density Residential	Vacant Land	RM-1 / Vacant Wooded Land	74 Single-Family Dwellings	338.95 +/- acres total (45.77 +/- acres in phases 8-10)

COMPATIBILITY with the COMPREHENSIVE PLAN:

Rural Countryside. Proposed preliminary plat has an existing zoning designation of R-6 (single-family residential).

PROPERTY HISTORY:

May 13th, 2020, Site plan approval for *The Highlands of Columbia Apartments (192 units)* approved by Planning Commission subject to technical comments.

Previous preliminary plats (1-7) have been approved by Planning Commission subject to technical comments.

COMPATIBILITY with the ZONING ORDINANCE:

Staff finds this preliminary plat request to be compatible with the standards of the zoning ordinance conforming to the standards of the R-6 zoning district. Preliminary plats 8-10 will be the last phases of the Highlands Subdivision. Subject to attached technical comments, staff would find this request to be compatible with the City's Zoning Ordinance.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.19.6, 3.18.7

Case #22-0013
The Highlands, Ph 8-10