



AGENDA

The Columbia Planning Commission Technical Committee will meet on Tuesday, March 8, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:

1. 22-0027 - Final Plat For Summerdale Phase 7
Request from Martin Engineering for approval of a Final Plat with surety for Summerdale Phase 7, located at [TAX MAP 114 PARCEL 19.00](#).

Documents:

[22-0027_SUBDIVISION DEVELOPMENT AGREEMENT_SUMMERDALE PH7 FINAL PLAT.PDF](#)
[22-0027_APPLICATION_SUMMERDALE PH7 FINAL PLAT.PDF](#)
[22-0027_FEE PAYMENT_SUMMERDALE PH7 FINAL PLAT.PDF](#)
[22-0027_FINAL PLAT_SUMMERDALE PHASE 7 FINAL PLAT.PDF](#)

2. 22-0029 - 1112 Tom J Hitch Parkway - Annexation And Rezoning
Request from David A. Slocum, P.E. to approve the annexation and rezoning of +/- 187.78 acres at [1112 TOM J. HITCH PARKWAY](#), being Tax Map 90 Parcel 30. The applicant requests a zoning designation of RS-6 for approximately 182.78 acres and GCS for the remaining +/- 5.0 acres.

Documents:

[22-0029_APPLICATION_TOM J HITCH ANX RZ.PDF](#)
[22-0029_APPLICANT LETTER \(PREVIOUS SUBMITTAL\)_TOM J HITCH ANX RZ.PDF](#)
[22-0029_ANNEXATION AUTHORIZATION_TOM J HITCH ANX RZ.PDF](#)
[22-0029_LEGAL DESCRIPTION COMMERCIAL_TOM J HITCH ANX RZ.PDF](#)
[22-0029_LEGAL DESCRIPTION RESIDENTIAL_TOM J HITCH ANX RZ.PDF](#)
[22-0029_CONCEPT PLAN_TOM J HITCH ANX RZ.PDF](#)
[22-0029_ELEVATIONS \(PREVIOUS SUBMITTAL\)_TOM J HITCH ANX RZ.PDF](#)
[22-0029 ELEVATIONS 2 \(PREVIOUS SUBMITTAL\)_TOM J HITCH ANX RZ.PDF](#)

3. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B, And 3
Request from McNeely Civil Engineering for approval of a Preliminary Plat for Honey

Farms Townhomes Phases 1A, 1B and 3, being [TAX MAP 51 PARCEL 58.02](#).

Documents:

[22-0033_APPLICATION_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)
[22-0033_PRELIMINARY PLAT CO.02_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)
[22-0033_PRELIMINARY PLAT CO.00_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)
[22-0033_PRELIMINARY PLAT CO.01_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)

4. 22-0035 - Rezoning Off Bear Creek Pike

Request from T-Square Engineering to rezone approximately 7.43 acres off Bear Creek Road from (General Commercial Services) GCS to (High Density Residential) RM-1, being [TAX MAP 72 PARCEL 30.02](#).

Documents:

[22-0035_APPLICATION_BEAR CREEK PIKE RZ.PDF](#)
[22-0035_CONCEPT PLAN_BEAR CREEK PIKE RZ.PDF](#)

5. 22-0036 - Final Plat For Ridge At Carters Station

Request from T-Square Engineering for approval of a Final Plat with surety for Phase 1B of Ridge at Carter's Station, being [TAX MAP 42 PARCEL 3.13](#).

Documents:

[22-0036_APPLICATION_RIDGE AT CARTERS CREEK STATION PHASE 1B.PDF](#)
[22-0036_FINAL PLAT_RIDGE AT CARTERS STATION PHASE 1B.PDF](#)

6. 22-0037 Preliminary Plat For Homestead South

Request from T-Square Engineering for approval of a Preliminary Plat for Homestead South Subdivision to consist of 19 single family lots zones RS-6, being [TAX MAP 52 PARCEL 14.00](#).

Documents:

[22-0037_APPLICATION_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF](#)
[22-0037_FEES_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF](#)
[22-0037_PRELIMINARY PLAT_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF](#)

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,

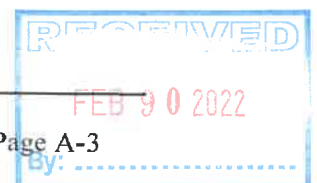
WHEREAS, in order to provide for the health, safety and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems and public infrastructure to be constructed within and to serve the PROJECT. Public infrastructure shall include, but not be 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:

City of Columbia
Subdivision Regulations



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22-0027

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 than 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.

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 *GyM*
OWNER by: Gary W. Martin

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

Member
TITLE

Member
TITLE

ATTEST:

ATTEST:

_____ TITLE

_____ TITLE

CITY OF COLUMBIA

BY: _____
MAYOR

DATE

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

DATE



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 7 OF SUMMERDALE DEVELOPMENT CONSISTING OF 16 SINGLE-FAMILY LOTS		

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

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

SELECT REQUEST	PLAN SHALL INCLUDE
<input type="checkbox"/> Annexation <input type="checkbox"/> Annexation & Rezoning <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> PUD Master Plan <input type="checkbox"/> PUD Final Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	<u>Annexations/Rezoning:</u> <ul style="list-style-type: none"> • Written Legal Description required • Requested zone • Compliance with Comprehensive Plan <i>Additional public notice is required for comprehensive plan amendments. See meeting schedule for dates.</i> • Annexation Permission Form <u>Plats/PUDs:</u> <ul style="list-style-type: none"> • 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.



Receipt Date: 2/9/2022

City Of Columbia

700 North Garden Street
Columbia, TN 38401
(931) 560-1500

Receipt Number: 10073349

Miscellaneous Receipt

Name: P & L Development LLC

Code: 206-ZONING PERMITS AND FEES

Amt: \$240.00

MR #: 10058112

Description: 16 FINAL PLATS SUMMERDALE PHASE 7 2/9/22

Reference: 16 FINAL PLATS SUMMERDALE PHASE 7 2/9/22

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	240.00

Payment Information

Check 1340 \$240.00

Paid By: P & L Development LLC

Amount Tendered: \$240.00

Total Paid: \$240.00

Change: \$0.00

Voided

Collecting Official, City Of Columbia

Batch: CG - 2/9/2022

2/9/2022 1:38 Page 1 of 1

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 16 RESIDENTIAL LOTS (71-86)

Surveyor's Notes

- 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.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record 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.
- Total area of property surveyed is 3.54 acres ±.
- New Right-Of-Way dedication: 0.55 acres ±.
- 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.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- 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.

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 E2263, 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.

Date: 2022

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 "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.

Date: 2/3, 2022
 Registered Land Surveyor: Bobby G. Moore, RLS
 Number: 1039
 Tennessee RLS No. 1039

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 7" 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: 2022
 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 7 have been installed in accordance with City specifications, or a performance bond in the amount of \$_____ has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date: 2022
 City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

Secretary, Planning Commission: _____ Date: _____
 Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911.
 Date: 2022
 Maury County E-911

Certificate of Approval for Sewer System

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

Date: 2022
 Superintendent, Columbia Wastewater System

Certificate of Compliance

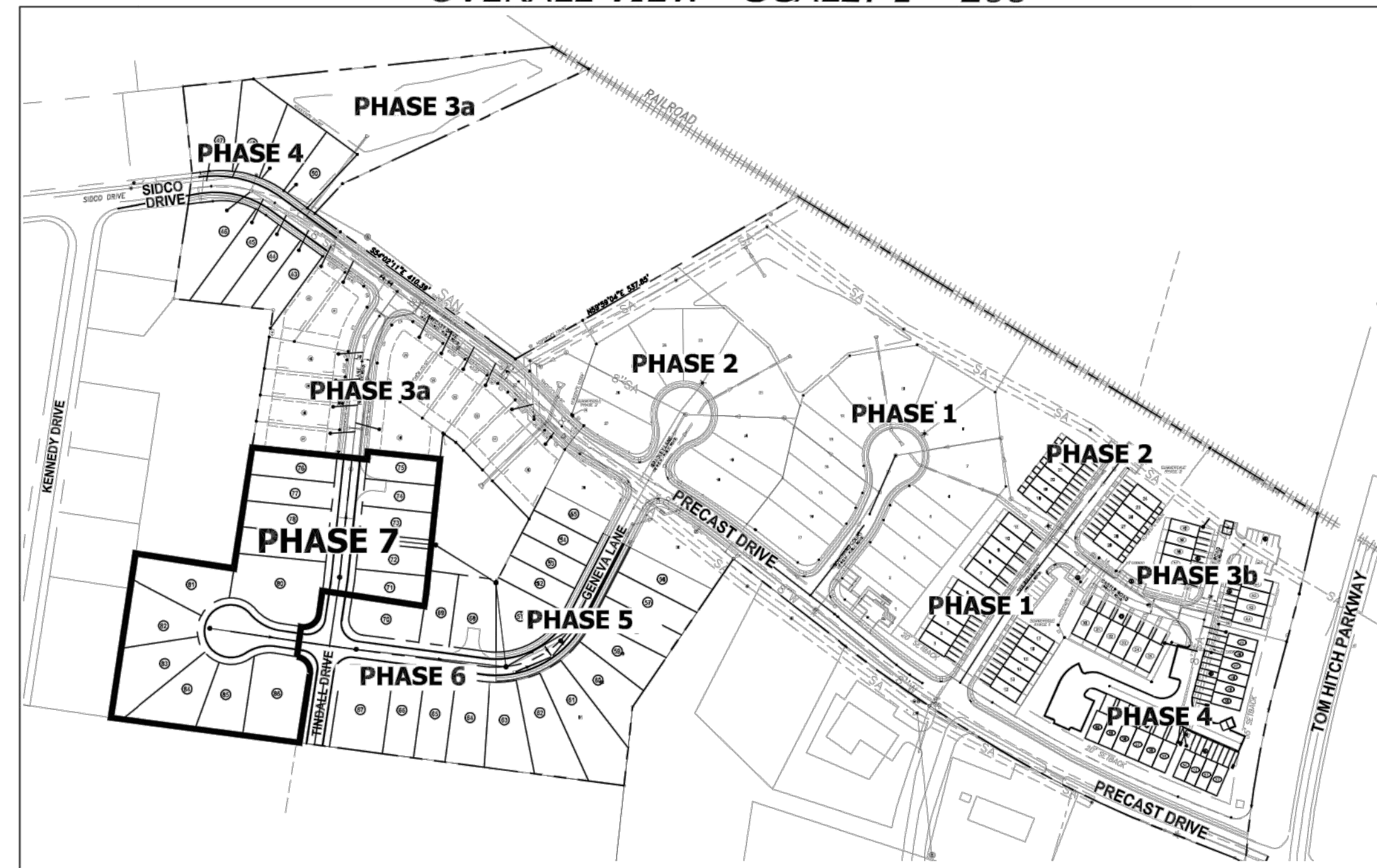
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer: _____ Date: _____
 Columbia, Tennessee

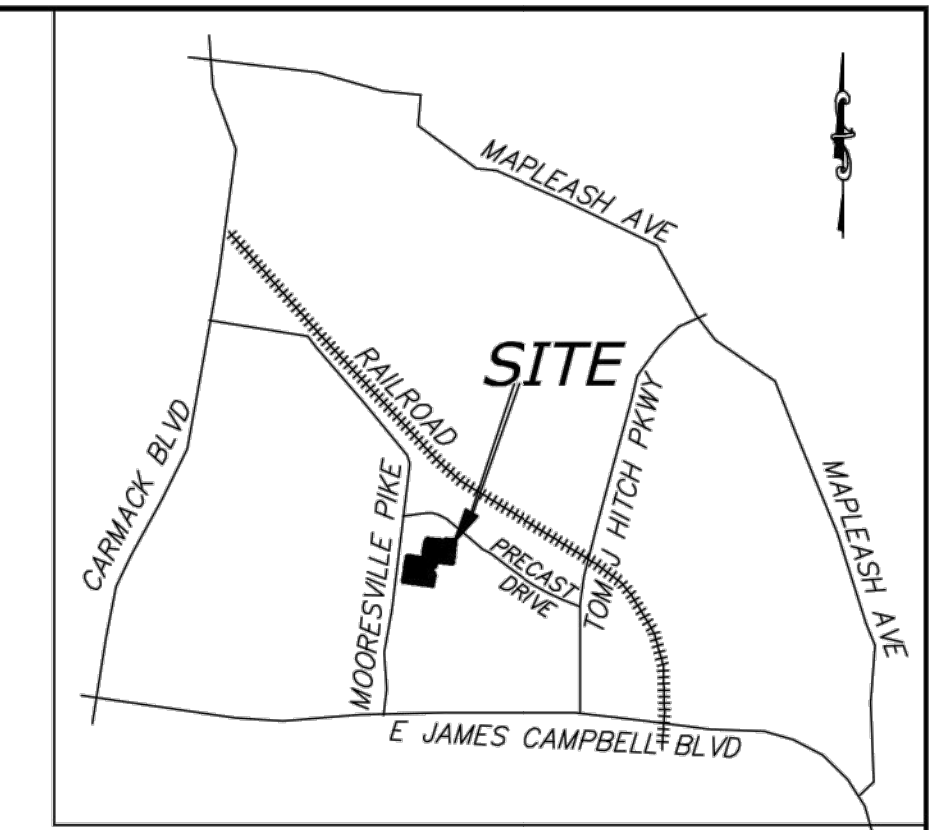
Owner:
 P & L DEVELOPMENT LLC
 818 S. MAIN STREET
 COLUMBIA TN 38401



OVERALL VIEW - SCALE: 1"=200'



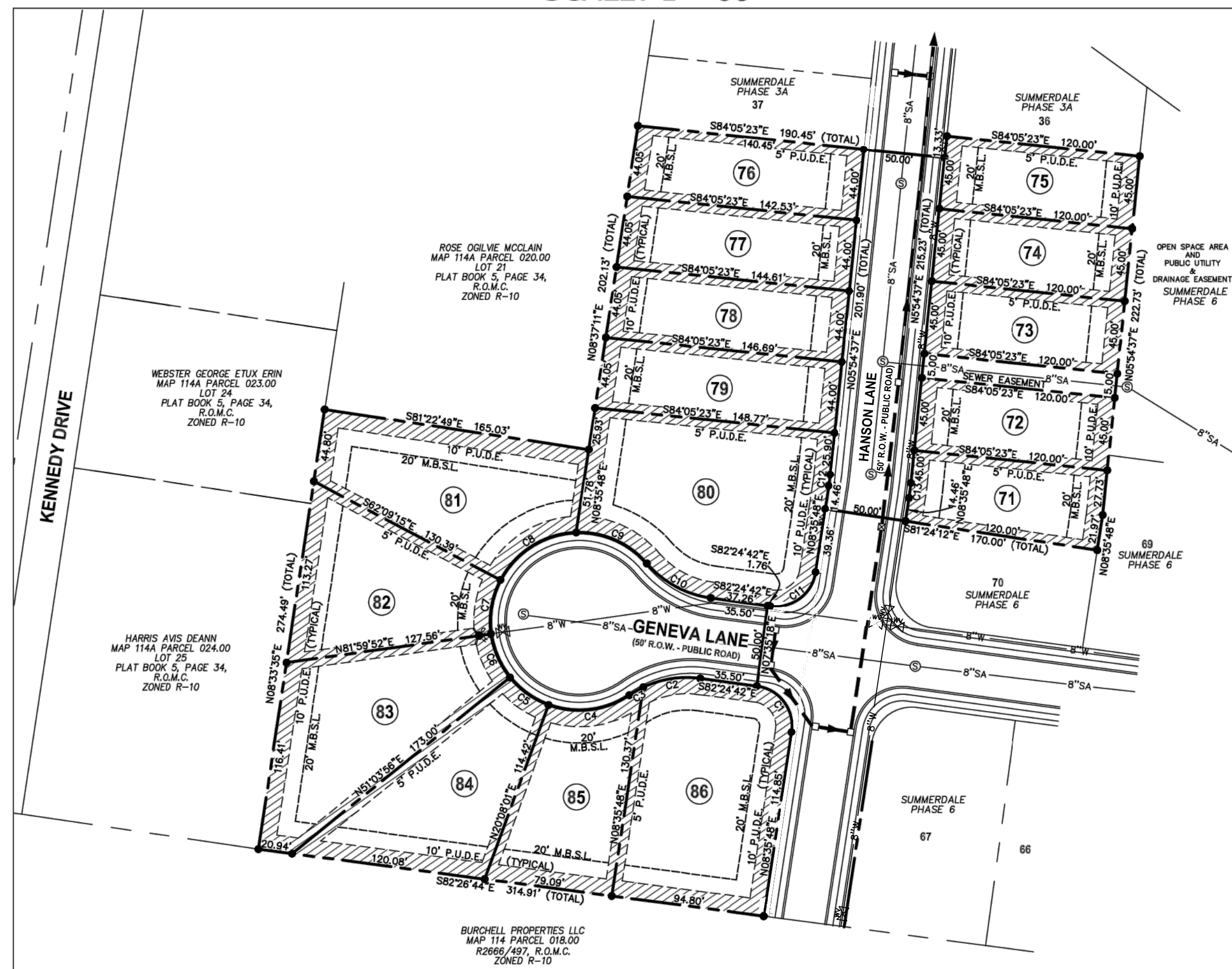
Scale: 1" = 200'
 GRAPHIC SCALE



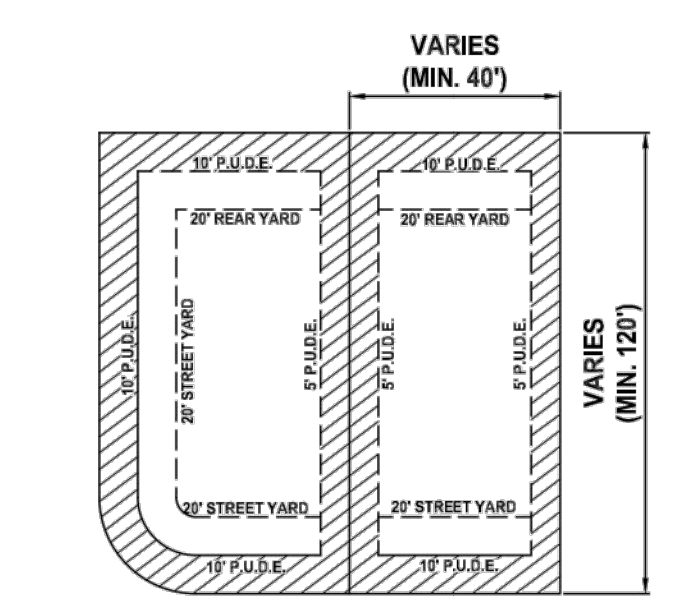
VICINITY MAP
 NOT TO SCALE

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'	26.0'

SCALE: 1"=60'



Scale: 1" = 60'
 GRAPHIC SCALE



TYPICAL LOT CONFIGURATION FOR LOTS 71-86
 P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT
 =P.U.D.E.
 VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
71	5,627	0.13
72	5,400	0.12
73	5,400	0.12
74	5,400	0.12
75	5,400	0.12
76	6,225	0.14
77	6,317	0.15
78	6,409	0.15
79	6,500	0.15
80	14,798	0.34
81	10,805	0.25
82	8,964	0.21
83	11,100	0.25
84	9,112	0.21
85	7,779	0.18
86	13,052	0.30

LEGEND

These standard symbols will be found in the drawing.

- SA--- STORM LINE
- SA--- SANITARY SEWER LINE
- W--- WATER LINE
- H--- FIRE HYDRANT COMPLETE ASSEMBLY
- M--- WATER METER VAULT
- B--- BUILDING SETBACK
- E--- EASEMENT
- P--- PROPERTY LINE
- IRON ROD (SET)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	91°00'30"	25.00'	39.71'	N36°54'27" W	35.67'
C2	132°41'44"	63.00'	35.95'	S61°14'26" W	35.46'
C3	9°04'47"	63.00'	9.98'	S60°21'10" W	9.97'
C4	54°19'14"	55.00'	52.14'	S82°58'24" W	50.21'
C5	30°55'55"	55.00'	29.69'	N54°24'01" W	29.33'
C6	30°55'55"	55.00'	29.69'	N33°28'06" W	29.33'
C7	35°50'53"	55.00'	34.41'	N09°55'18" E	33.85'
C8	60°14'53"	55.00'	57.83'	N57°58'12" E	55.21'
C9	51°16'11"	55.00'	49.22'	S66°16'16" E	47.59'
C10	41°46'31"	63.00'	45.93'	S61°51'26" E	44.82'
C11	88°59'30"	25.00'	38.83'	N53°05'33" E	35.04'
C12	2°41'11"	150.00'	7.03'	N07°15'13" E	7.03'
C13	2°41'11"	200.00'	9.38'	N07°15'13" E	9.38'

H & H LAND SURVEYING, INC.
 612A FITZHUGH BOULEVARD
 SMYRNA, TENNESSEE 37167
 (615) 831-0756 (FAX) 355-6928
 H & H Project No. 2022-0046

**Final Plat
 Summerdale - Phase 7**

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: 3.54 ACRES±
 DATE: FEBRUARY 8, 2022



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

**PLANNING COMMISSION
 PROJECT DEVELOPMENT APPLICATION**

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
 Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	1112 Tom J Hitch Pkwy Columbia, TN 38402		
	TAX MAP: 90	GROUP:	PARCEL: 30
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation and rezoning of +/- 187.78 AC off Tom J Hitch Parkway. 182.78 AC to RS-6 +/- 5 AC to GSC		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	meeting completed 5-12-21	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	---------------------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____ <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> <input checked="" type="checkbox"/> Written Legal Description copy <input checked="" type="checkbox"/> Requested Zone Listed <input checked="" type="checkbox"/> Compliance with Comprehensive Plan <input checked="" type="checkbox"/> Annexation Permission Form <input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> <ul style="list-style-type: none"> • 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.

Parkston Phase 1 Development Rezoning and Annexation

Compliance with Comprehensive Plan

February 10, 2022

Phase 1 of the proposed development consists of 154 – 51’ and 61’ wide single-family lots on a parcel along Tom J. Hitch Parkway. Currently, the property is not annexed, however, it does lie within the growth boundary. The proposed residential area zoning is RS-6. According to the Connect Columbia Plan, the population of Columbia is expected to increase by more than 15,000 people over the next 20 years, making residential development a priority for the city. The proposed commercial corner zoning is GCS. The commercial property lies at the corner of Iron Bridge Rd. and Tom Hitch Parkway, making it an ideal location for a commercial use to support the nearby residential growth.

Based on the guidelines for urban/suburban development, we believe the proposed development falls somewhere in between these classifications. While the future land use map shows this area as urban neighborhood, annexation guidelines also require tapering between land that is undeveloped and/or has low density development. Considering the future development plans and the placement of the single-family lots on the property, as well as the creek that defines the northern/western boundary of the property, the proposed development provides a more gradual transition to the urban development classification proposed by the future land use map. Additionally, the overall proposed development consists of a variety of housing types with convenient access to the nearby future commercial development, consistent with the desired connectivity as laid out in the Future Land Use Policies.

For the reasons stated above, we believe that the proposed development is consistent with the Comprehensive Plan.

Example house elevations have been provided as a reference for the height, style, and size of the proposed homes. However, the final floor plans are still to be determined. A specific use for the commercial corner has not been determined at this time.



DEVELOPMENT SERVICES

We, N. Houston Parks, J. Steven Parks, and James E. Parks, being the owners of the 1112 Tom J. Hitch Parkway more particularly described as Tax Map 90 Parcel 30 on Plat of Record in Plat Book 1333, Page 551 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

N. Houston Parks

Print Name

12/16/21

Date

N. Houston Parks

Signature

J. Steven Parks

Print Name

12/16/21

Date

J. Steven Parks

Signature

James E. Parks

Print Name

12/16/21

Date

James E. Parks

Signature

STAFF USE ONLY

Docket Number:

Requested Agenda:

LEGAL DESCRIPTION: PARKS PROPERTY ANNEXATION AND REZONING TO GCS

A certain parcel of land lying in Columbia, Maury County, Tennessee, more particularly described as follows:

BEGINNING at a point at TN State Plane Coordinates of N: 467903.89, E: 1668628.03, located 433.75' from the west right of way of Tom J. Hicks Parkway, 120' width right of way;

THENCE (1) South 89°12'00" East, 433.75 feet to the beginning of a non-tangent curve concave easterly, said curve has a radius of 3,879.72 feet, to which a radial line bears North 89°12'00" West;

THENCE (2) southerly along said curve through a central angle of 1°04'19" an arc distance of 72.59 feet to a point of tangency;

THENCE (3) South 0°16'20" East, 398.99 feet to a point of non-tangency;

THENCE (4) South 55°32'09" West, 88.44 feet to a point of non-tangency;

THENCE (5) North 69°11'21" West, 212.48 feet to a point of non-tangency;

THENCE (6) North 81°15'35" West, 230.55 feet to a point of non-tangency;

THENCE (7) North 8°44'25" East, 422.06 feet to the point of beginning, containing 5.00 acres, more or less.

LEGAL DESCRIPTION: PARKS PROPERTY ANNEXATION AND REZONING TO RS-6

A certain parcel of land lying in Columbia, Maury County, Tennessee, more particularly described as follows:

BEGINNING at a point at TN State Plane Coordinates of N: 467897.88, E: 1669061.74, located on the west right of way of Tom J. Hicks Parkway, 120' width right of way;

THENCE (1) North 89°12'00" West, 433.75 feet to a point of non-tangency;

THENCE (2) South 8°44'25" West, 422.06 feet to a point of non-tangency;

THENCE (3) North 81°15'35" West, 12.61 feet to a point of non-tangency;

THENCE (4) North 80°30'12" West, 85.00 feet to a point;

THENCE (5) North 80°30'12" West, 29.15 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 22,431.77 feet, to which a radial line bears North 8°28'48" East;

THENCE (6) westerly along said curve through a central angle of 1°46'46" an arc distance of 696.66 feet to a point of tangency;

THENCE (7) North 83°17'58" West, 359.56 feet to a point of non-tangency;

THENCE (8) North 84°11'50" West, 114.86 feet to a point of non-tangency;

THENCE (9) North 13°44'35" East, 128.61 feet to a point of non-tangency;

THENCE (10) North 21°48'32" East, 160.22 feet to a point of non-tangency;

THENCE (11) North 27°35'56" East, 137.05 feet to a point of non-tangency;

THENCE (12) North 11°08'58" East, 93.39 feet to a point of non-tangency;

THENCE (13) North 7°53'00" East, 77.95 feet to a point of non-tangency;

THENCE (14) North 19°55'59" East, 114.03 feet to a point of non-tangency;

THENCE (15) North 19°04'16" East, 117.07 feet to a point of non-tangency;

THENCE (16) North 23°23'35" East, 75.38 feet to a point of non-tangency;

THENCE (17) North 2°03'39" West, 71.08 feet to a point of non-tangency;

THENCE (18) North 9°30'54" West, 138.14 feet to a point of non-tangency;

THENCE (19) North 6°15'26" West, 77.11 feet to a point of non-tangency;

THENCE (20) North 28°16'03" West, 124.18 feet to a point of non-tangency;

THENCE (21) North 23°59'15" West, 68.21 feet to a point of non-tangency;

THENCE (22) North 1°43'21" West, 133.36 feet to a point of non-tangency;

THENCE (23) North 0°50'41" West, 113.76 feet to a point of non-tangency;

THENCE (24) North 4°44'30" West, 72.98 feet to a point of non-tangency;

THENCE (25) North 0°33'13" East, 82.27 feet to a point of non-tangency;
THENCE (26) North 11°19'27" East, 124.46 feet to a point of non-tangency;
THENCE (27) North 6°48'15" East, 74.69 feet to a point of non-tangency;
THENCE (28) North 17°03'18" East, 73.79 feet to a point of non-tangency;
THENCE (29) North 4°26'20" East, 55.26 feet to a point of non-tangency;
THENCE (30) North 30°22'25" West, 120.94 feet to a point of non-tangency;
THENCE (31) North 44°04'05" West, 124.47 feet to a point of non-tangency;
THENCE (32) North 37°00'32" West, 122.91 feet to a point of non-tangency;
THENCE (33) North 42°45'38" West, 102.90 feet to a point of non-tangency;
THENCE (34) North 22°53'57" West, 45.54 feet to a point of non-tangency;
THENCE (35) North 0°51'40" East, 35.50 feet to a point of non-tangency;
THENCE (36) North 29°36'10" East, 57.25 feet to a point of non-tangency;
THENCE (37) North 57°16'36" West, 63.33 feet to a point of non-tangency;
THENCE (38) North 64°15'14" West, 151.27 feet to a point of non-tangency;
THENCE (39) North 62°00'33" West, 142.19 feet to a point of non-tangency;
THENCE (40) North 64°35'48" West, 110.24 feet to a point of non-tangency;
THENCE (41) North 59°01'12" West, 96.49 feet to a point of non-tangency;
THENCE (42) North 7°28'40" West, 56.56 feet to a point of non-tangency;
THENCE (43) North 21°06'53" East, 64.32 feet to a point of non-tangency;
THENCE (44) North 15°57'18" East, 70.16 feet to a point of non-tangency;
THENCE (45) North 3°45'00" West, 36.37 feet to a point of non-tangency;
THENCE (46) North 29°52'57" West, 52.38 feet to a point of non-tangency;
THENCE (47) North 55°22'10" West, 57.73 feet to a point of non-tangency;
THENCE (48) North 61°23'06" West, 56.97 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 779.44 feet, to which a radial line bears North 11°10'57" West;
THENCE (49) easterly along said curve through a central angle of 17°44'30" an arc distance of 241.36 feet to a point of tangency;
THENCE (50) South 83°26'27" East, 357.63 feet to a point of non-tangency;
THENCE (51) North 2°02'34" West, 50.15 feet to a point of non-tangency;
THENCE (52) North 7°32'05" East, 852.08 feet to a point of non-tangency;
THENCE (53) South 62°35'10" East, 756.48 feet to a point of non-tangency;

THENCE (54) North 15°02'53" East, 9.26 feet to the beginning of a non-tangent curve concave easterly, said curve has a radius of 555.00 feet, to which a radial line bears North 74°28'27" West;

THENCE (55) northerly along said curve through a central angle of 9°07'41" an arc distance of 88.42 feet to a point of non-tangency;

THENCE (56) North 27°14'08" East, 50.00 feet to a point of non-tangency;

THENCE (57) North 30°33'48" East, 699.83 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 1,350.76 feet, to which a radial line bears North 56°34'52" West;

THENCE (58) northeasterly along said curve through a central angle of 23°49'39" an arc distance of 561.74 feet to a point of non-tangency;

THENCE (59) South 27°50'39" East, 864.85 feet to a point of non-tangency;

THENCE (60) South 26°51'08" East, 190.13 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 1,599.86 feet, to which a radial line bears North 65°18'26" East;

THENCE (61) southerly along said curve through a central angle of 23°45'42" an arc distance of 663.49 feet to a point of non-tangency;

THENCE (62) South 89°26'58" West, 200.55 feet to a point of non-tangency;

THENCE (63) South 7°39'19" West, 388.62 feet to a point of non-tangency;

THENCE (64) South 15°22'30" West, 50.00 feet to a point of non-tangency;

THENCE (65) South 16°05'15" West, 80.28 feet to a point of non-tangency;

THENCE (66) South 16°31'48" West, 369.79 feet to a point of non-tangency;

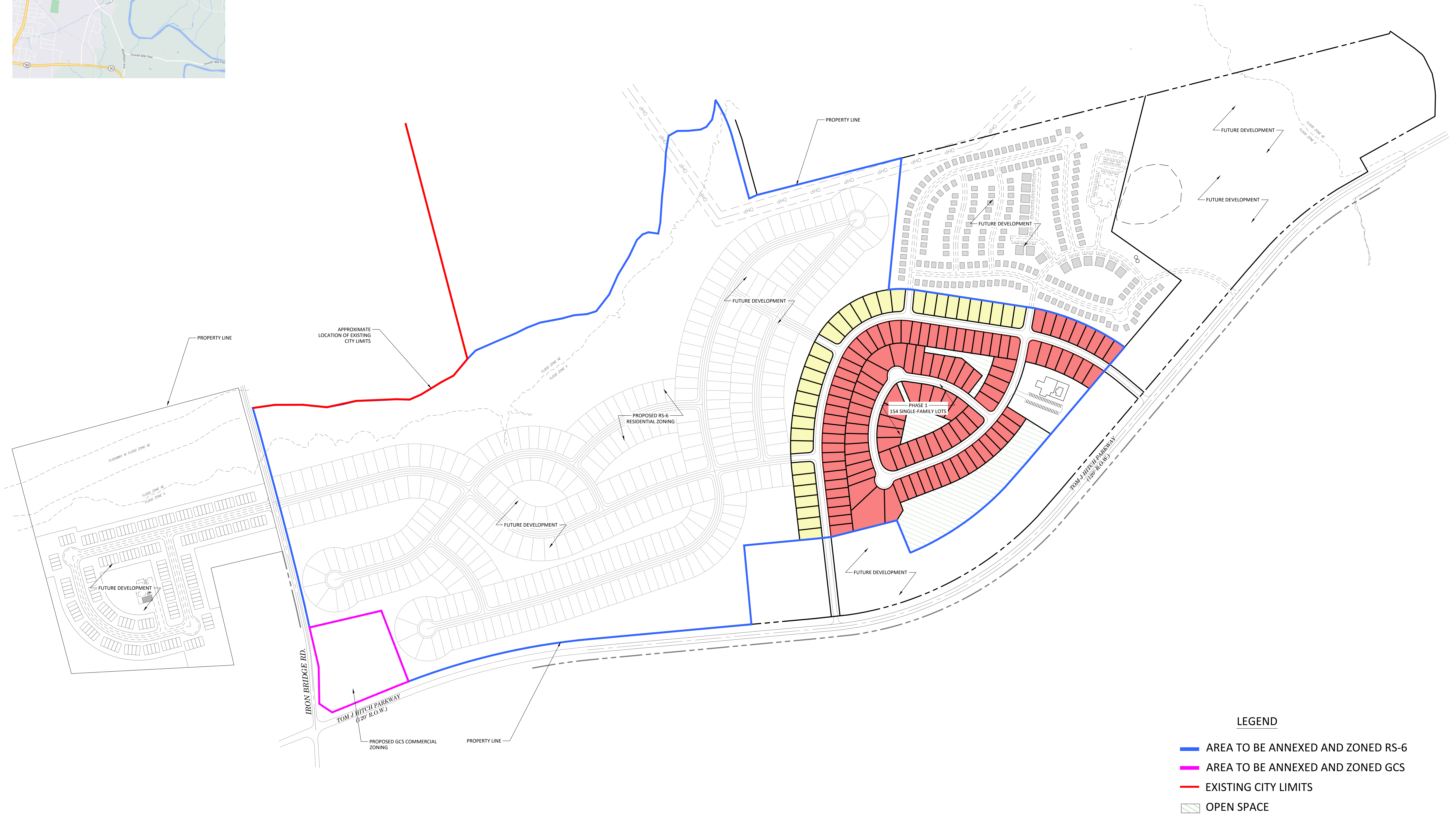
THENCE (67) South 73°28'09" East, 453.89 feet to a point of non-tangency;

THENCE (68) South 16°37'56" West, 627.20 feet to a point;

THENCE (69) South 16°37'56" West, 298.23 feet to the beginning of a curve concave easterly, said curve has a radius of 3,879.72 feet;

THENCE (70) southerly along said curve through a central angle of 15°49'57" an arc distance of 1,072.07 feet to the point of beginning, containing 182.78 acres, more or less.

LOCATION MAP



LEGEND

- AREA TO BE ANNEXED AND ZONED RS-6
- AREA TO BE ANNEXED AND ZONED GCS
- EXISTING CITY LIMITS
- OPEN SPACE

The Baymont



Traditional



French Country



Colonial



Prairie

The Kingsmont



Traditional



French Country



Colonial



Prairie

The Addison



Traditional



French Country

The Springmont



Traditional



French Country



Colonial



Prairie

The Ridgemont



Traditional



French Country



Colonial



Prairie

The Griffin



Traditional



French Country

The Montgomery



Traditional 1



Traditional 2



Craftsman

The Dunbar



Craftsman 1



Craftsman 2



Traditional

The Ashland



Craftsman 1



Craftsman 2



Traditional

The Cooper



Craftsman 1



Craftsman 2



Traditional

The Richland



Craftsman 1



Craftsman 2



Traditional

The Shelby



Craftsman 1

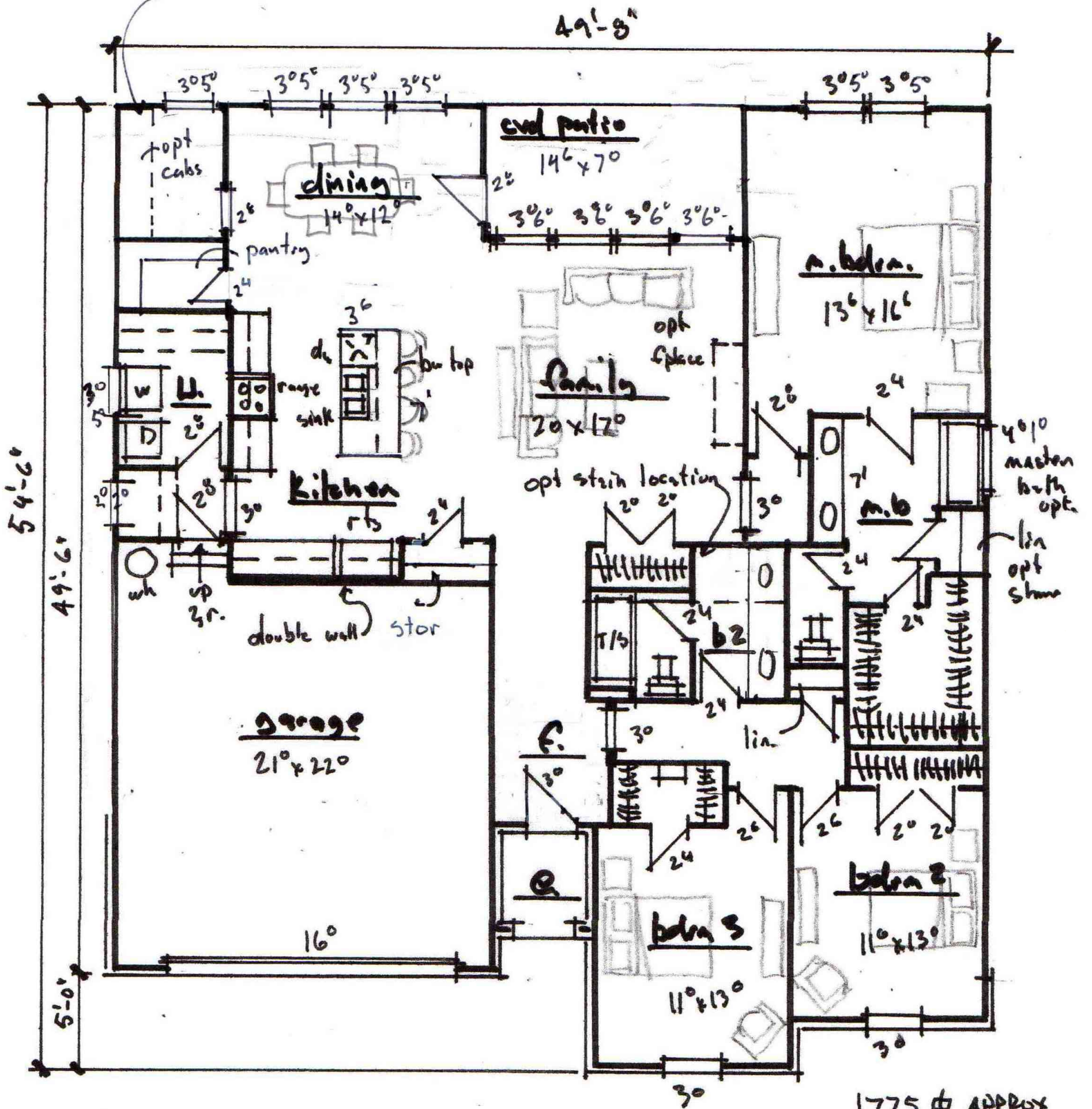


Craftsman 2

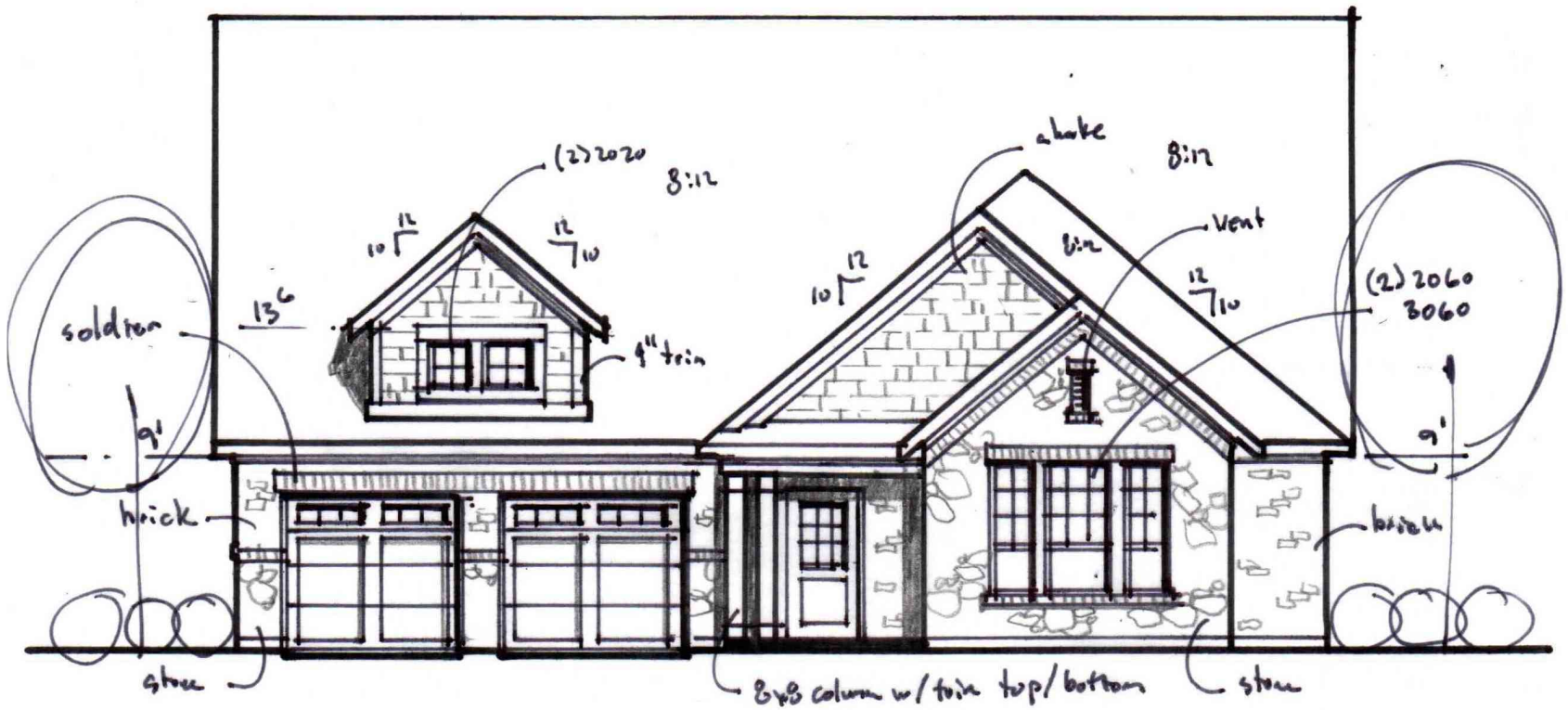


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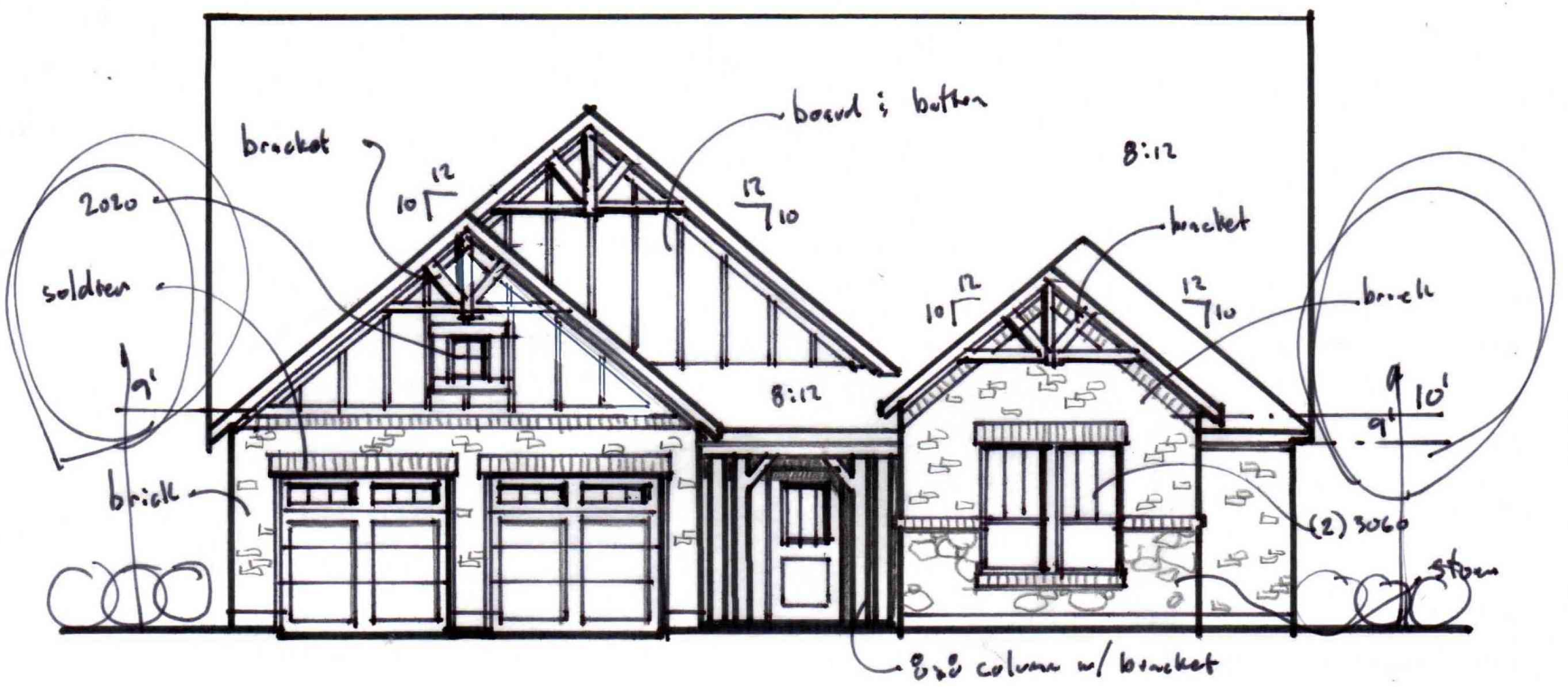
- FLEX SPACE
- EXPAND UTILITY
- EXPAND PANTRY
- POCKET OFFICE



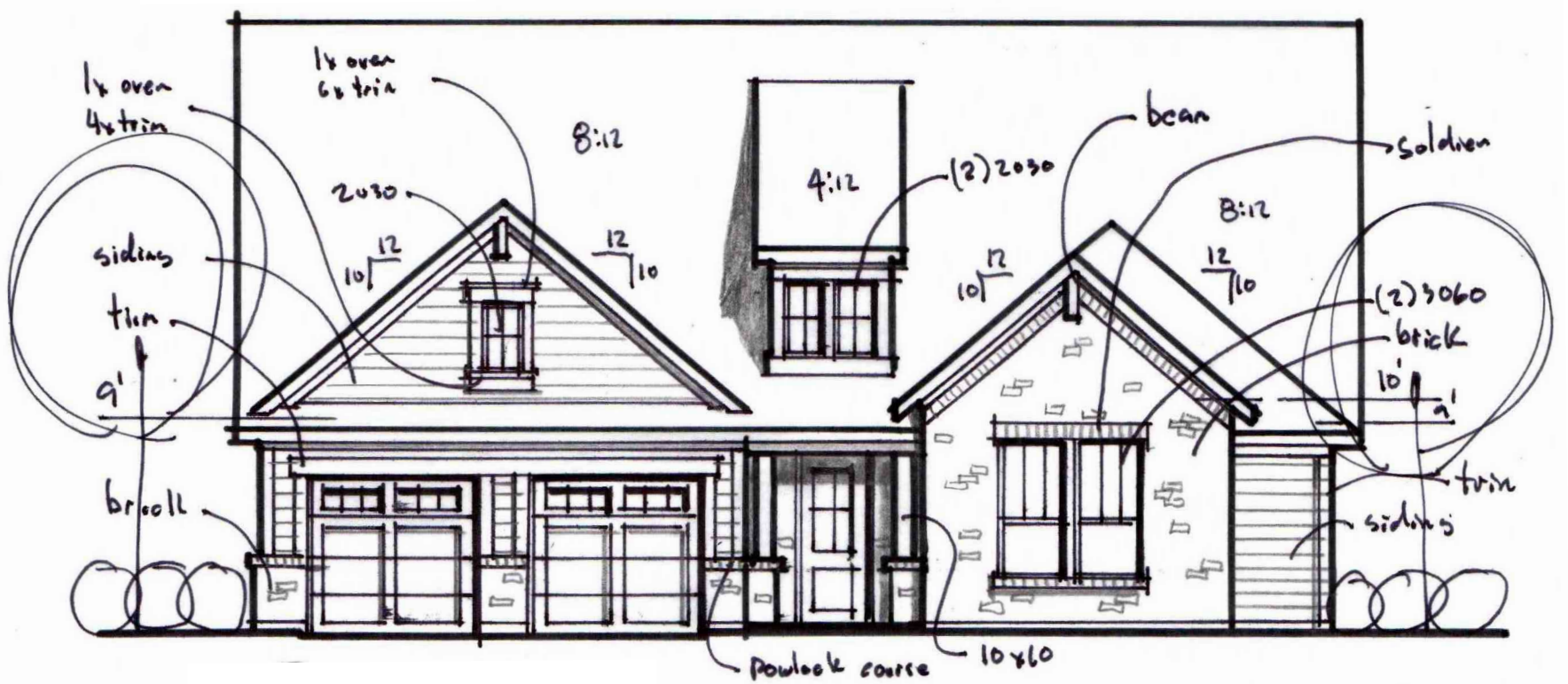
1775 # APPROX
Donekson



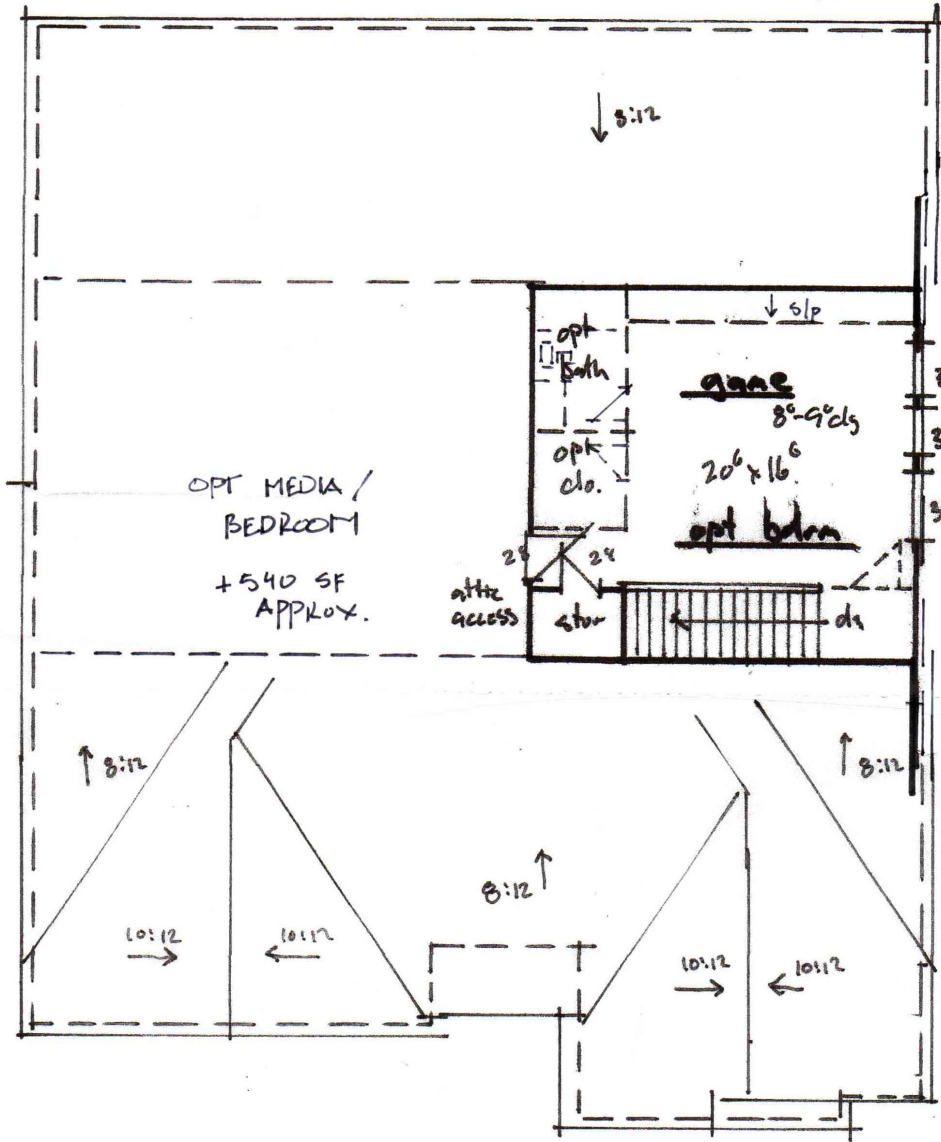
Acadia



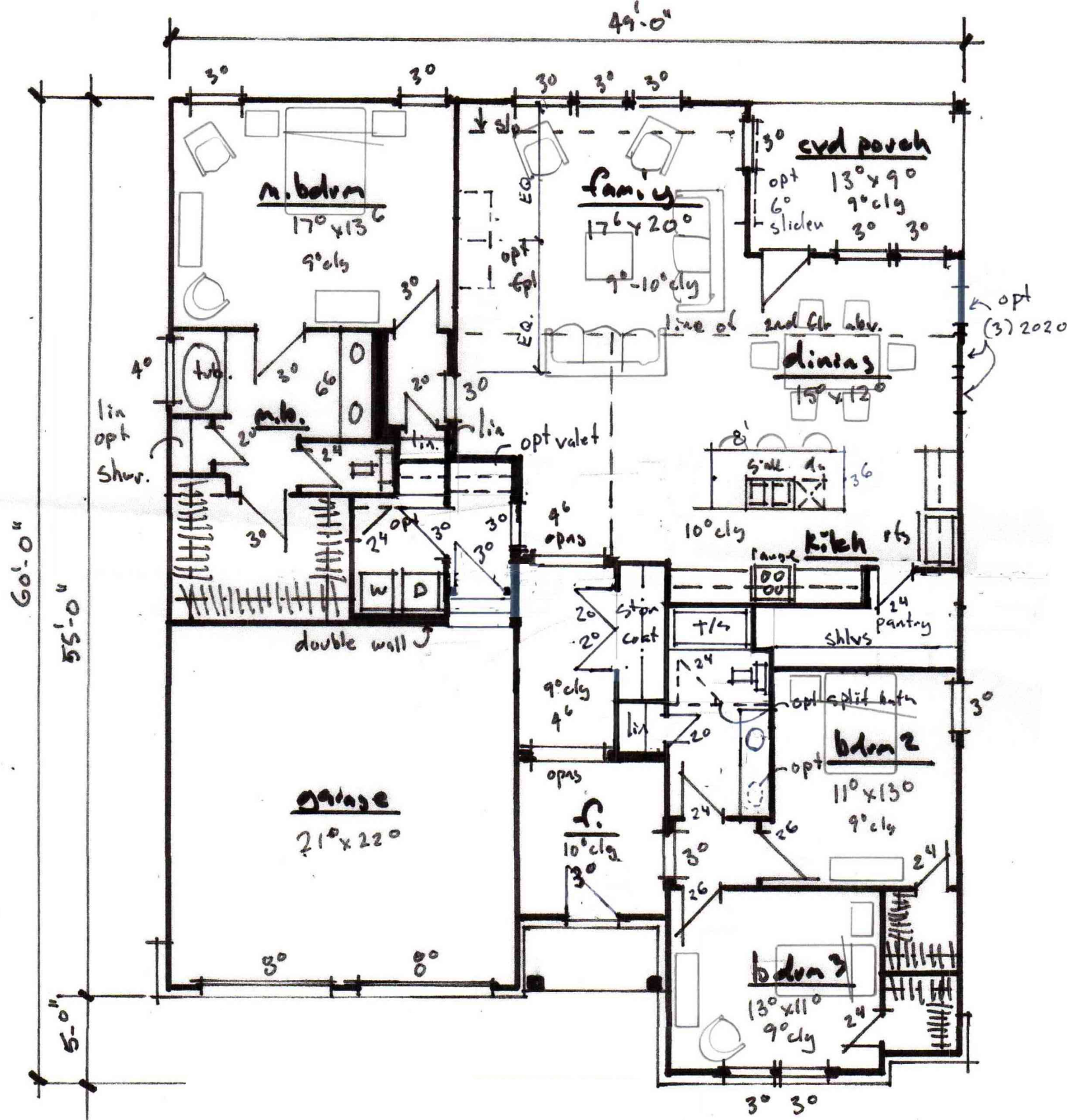
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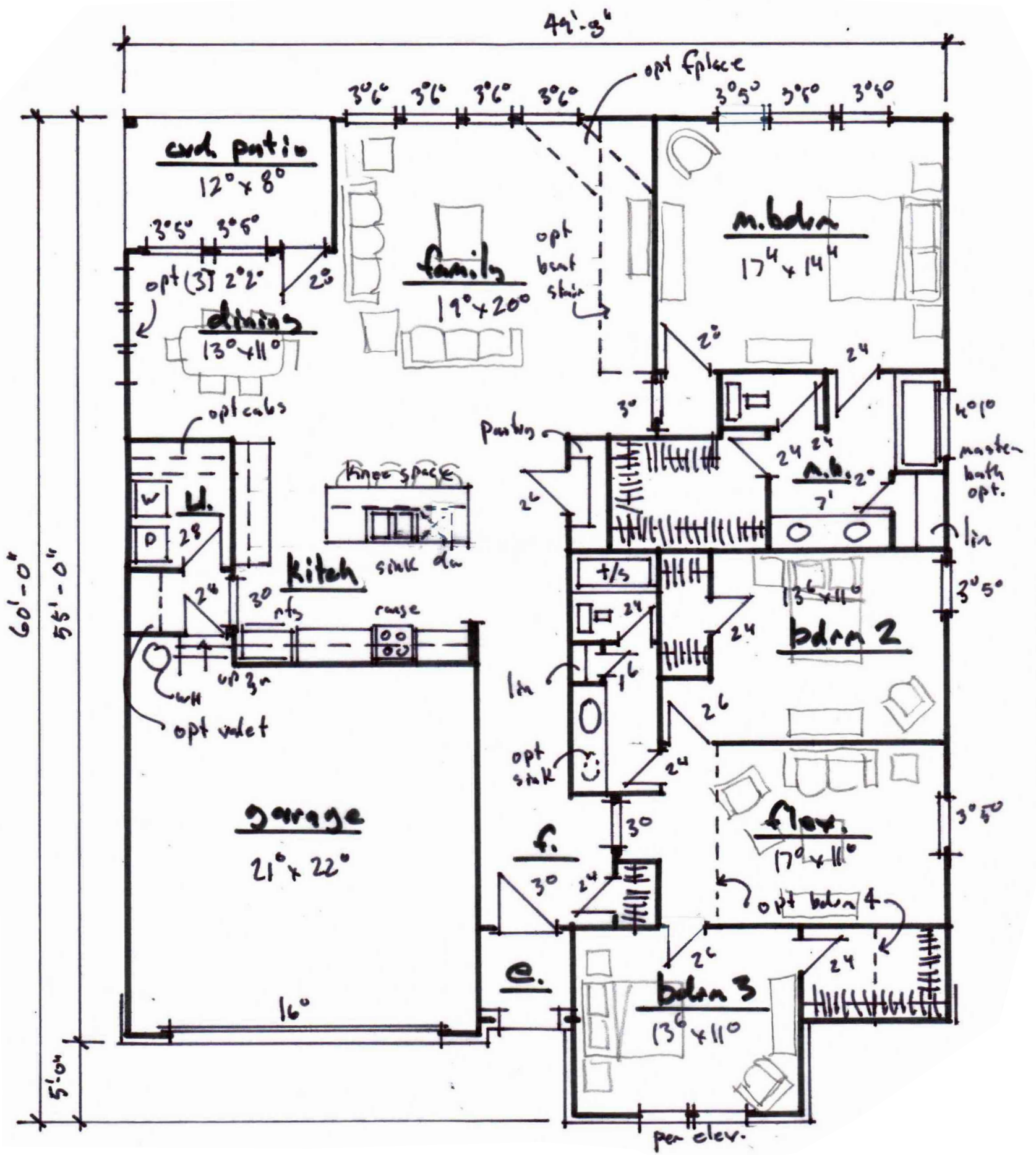
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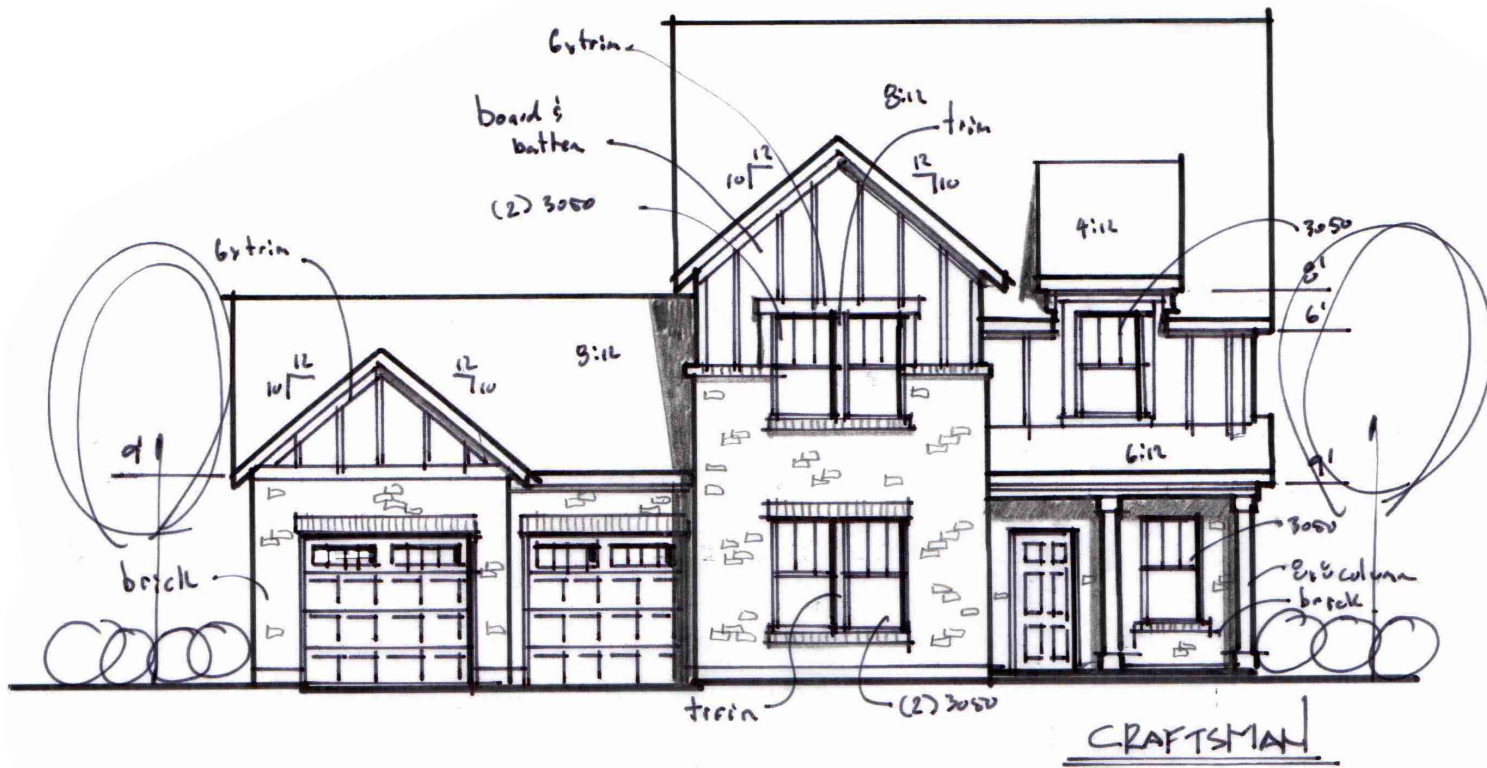
330 SF APPROX.



2030 SF APPROX
Acadia

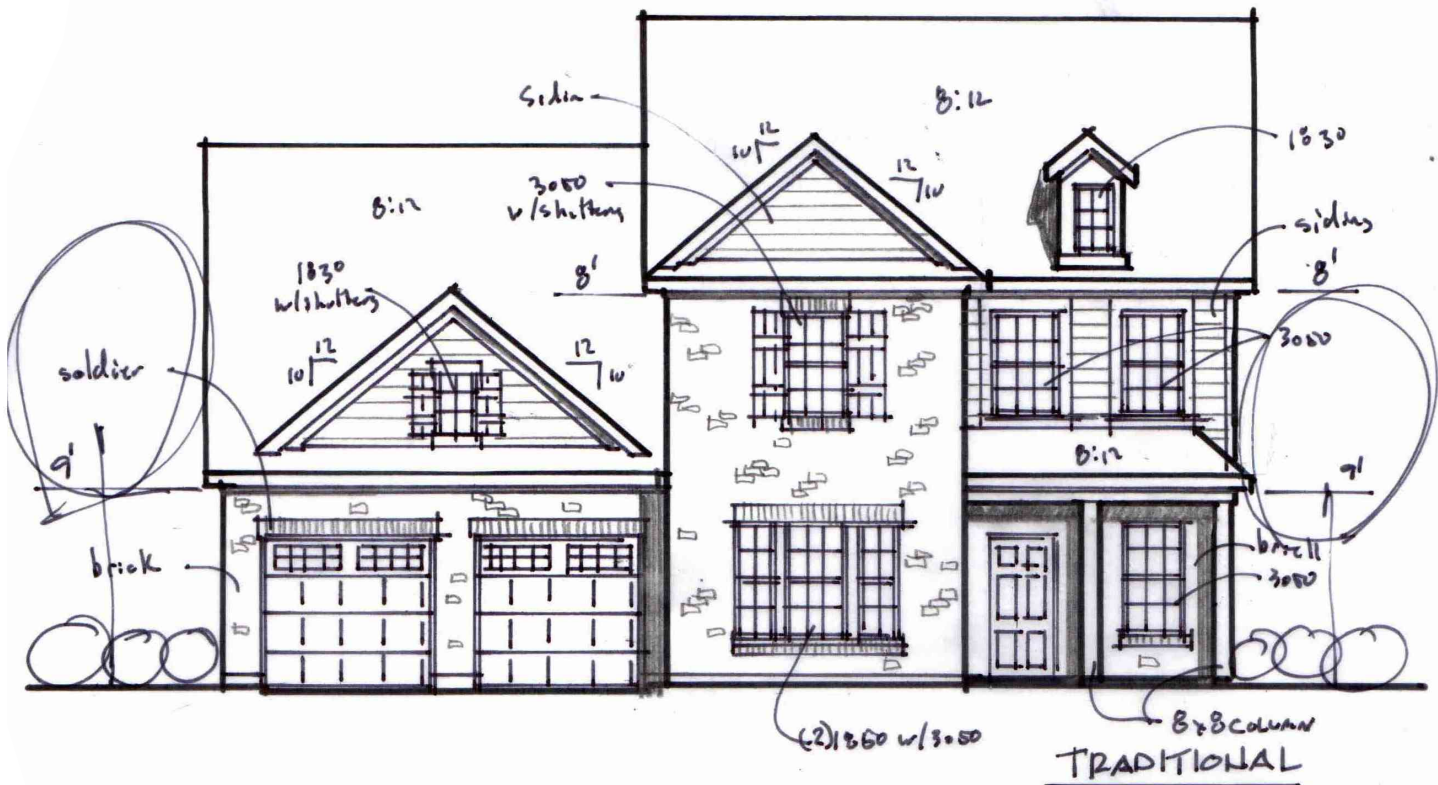


Loudon
 2,150 sq ft



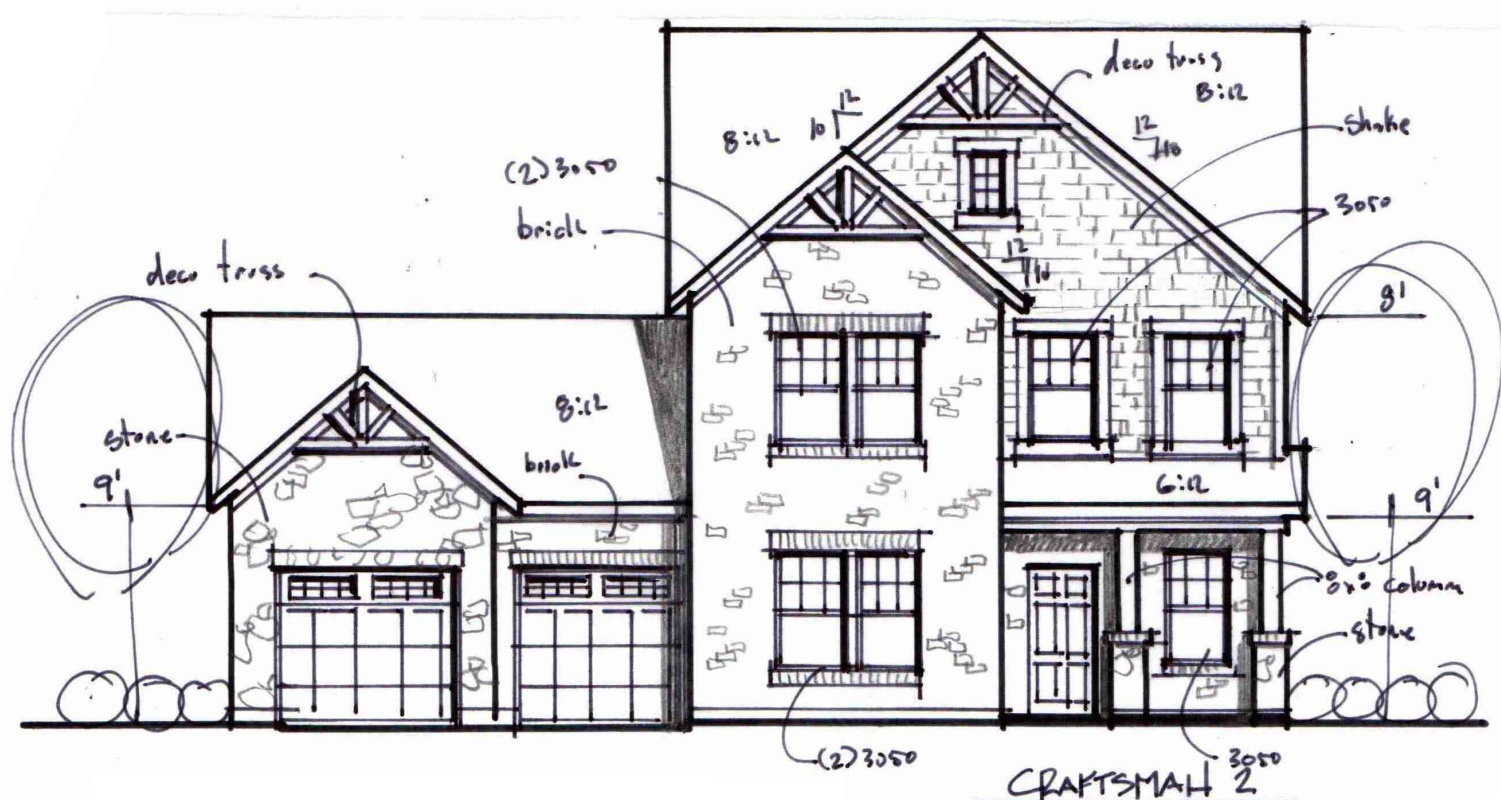
CRAFTSMAN

Stapleton



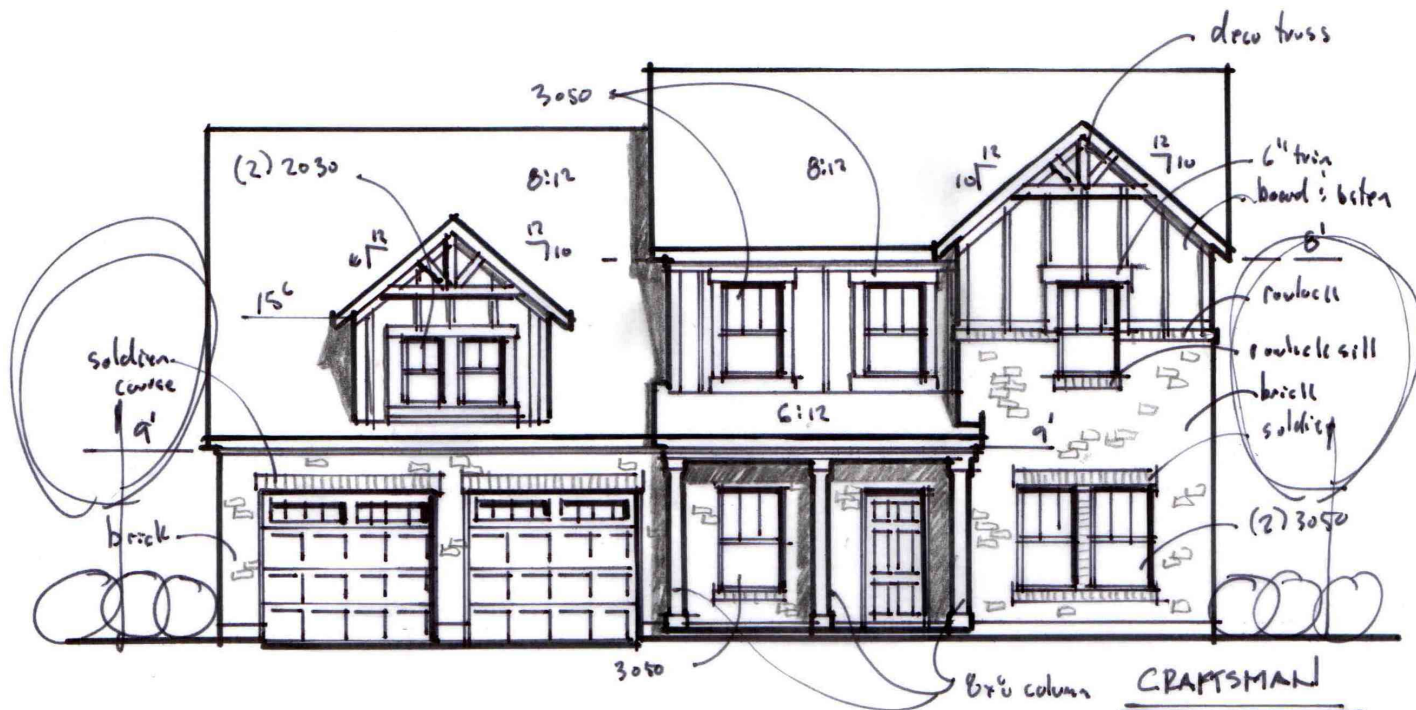
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Stapleton

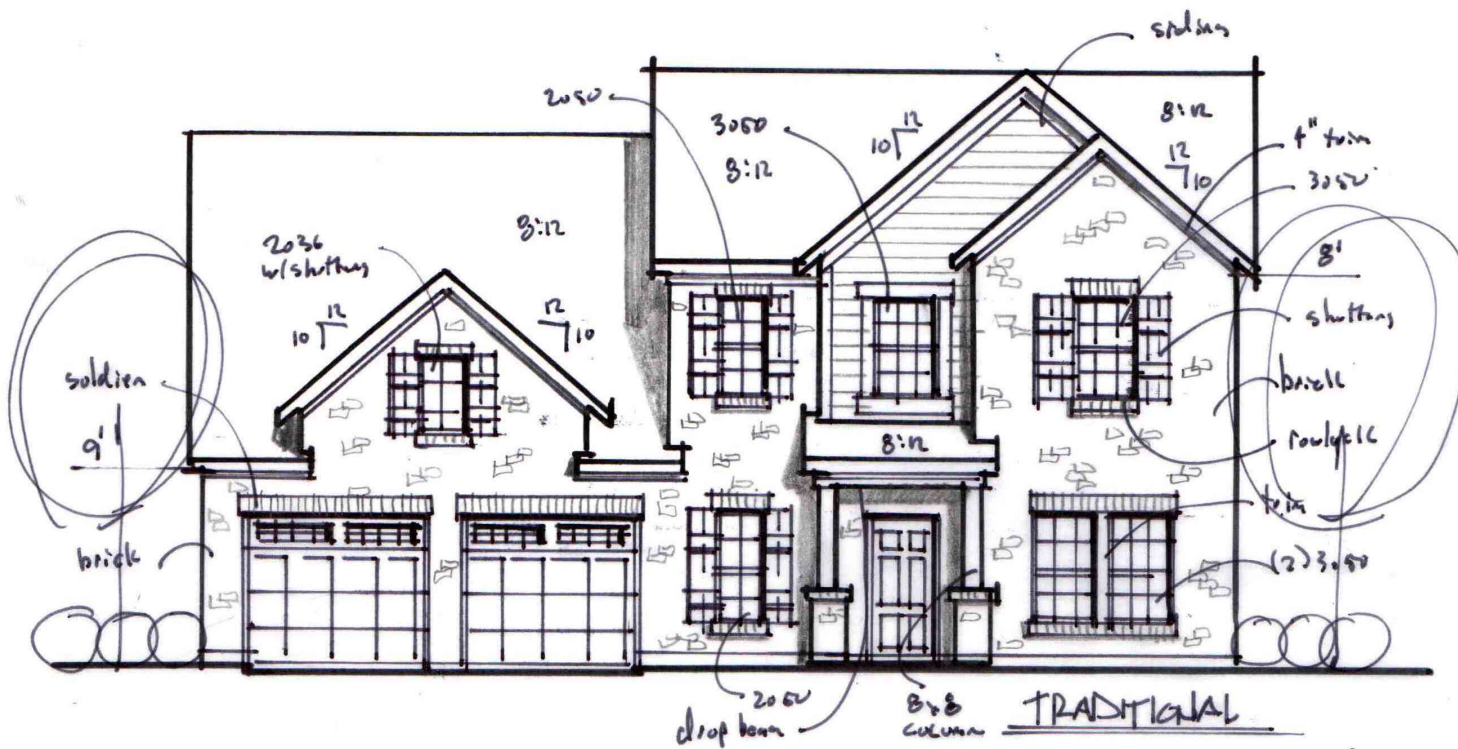


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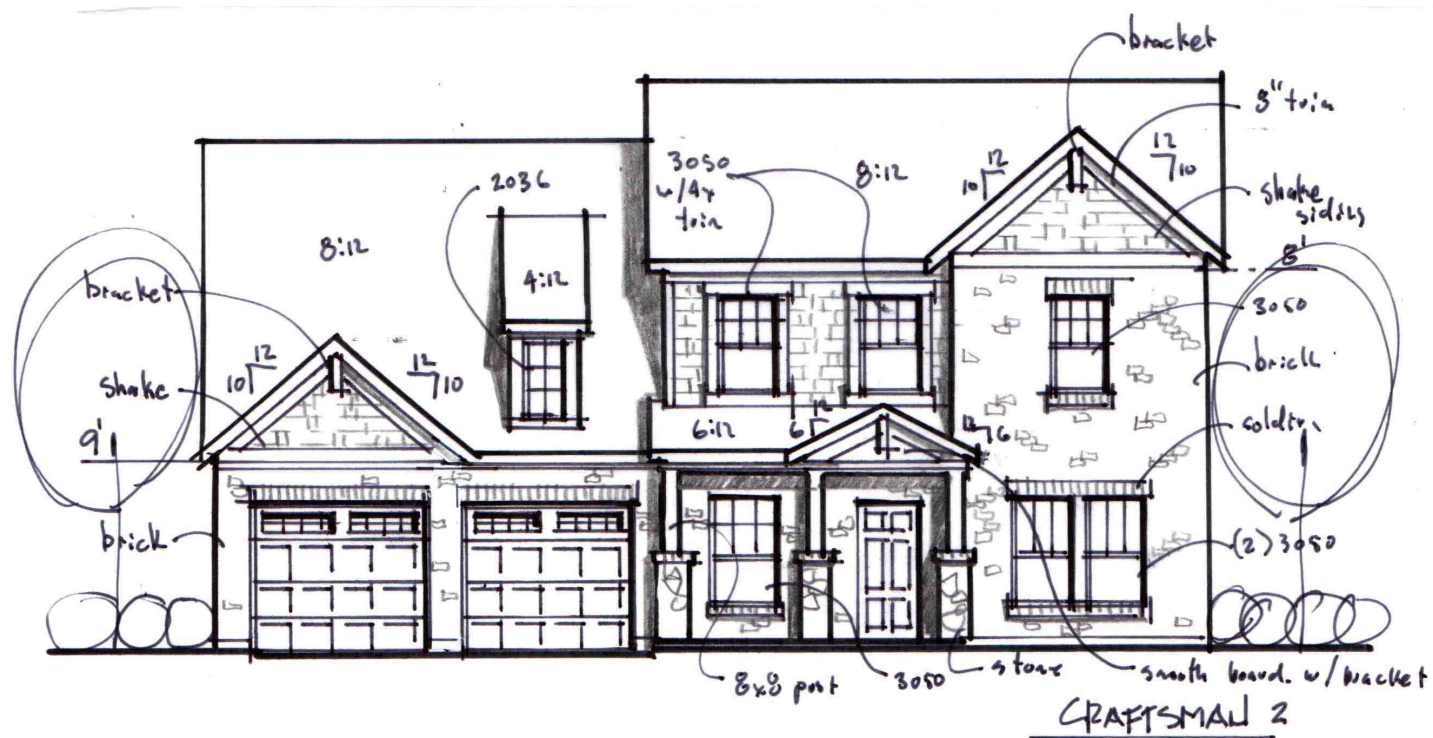
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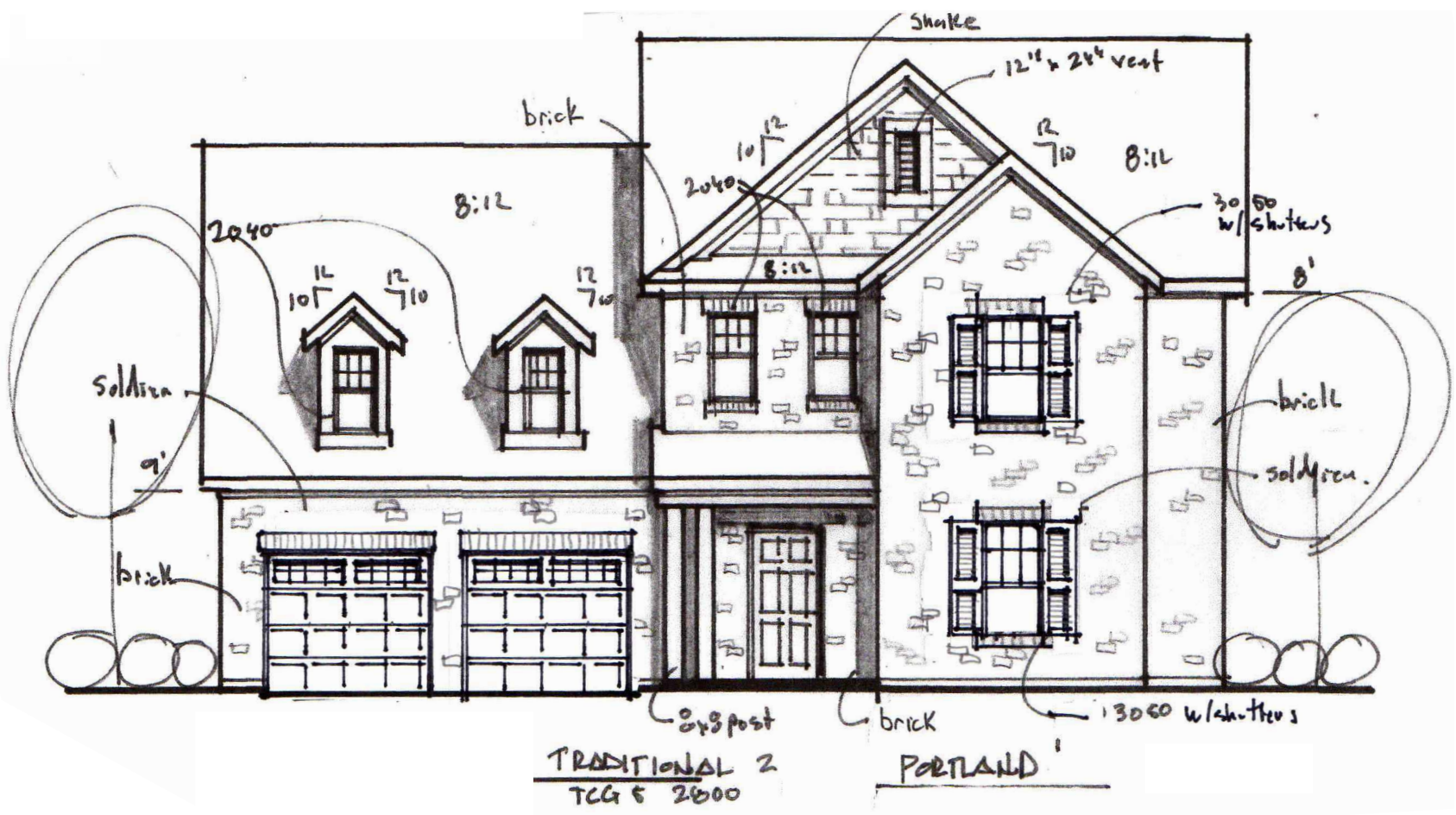
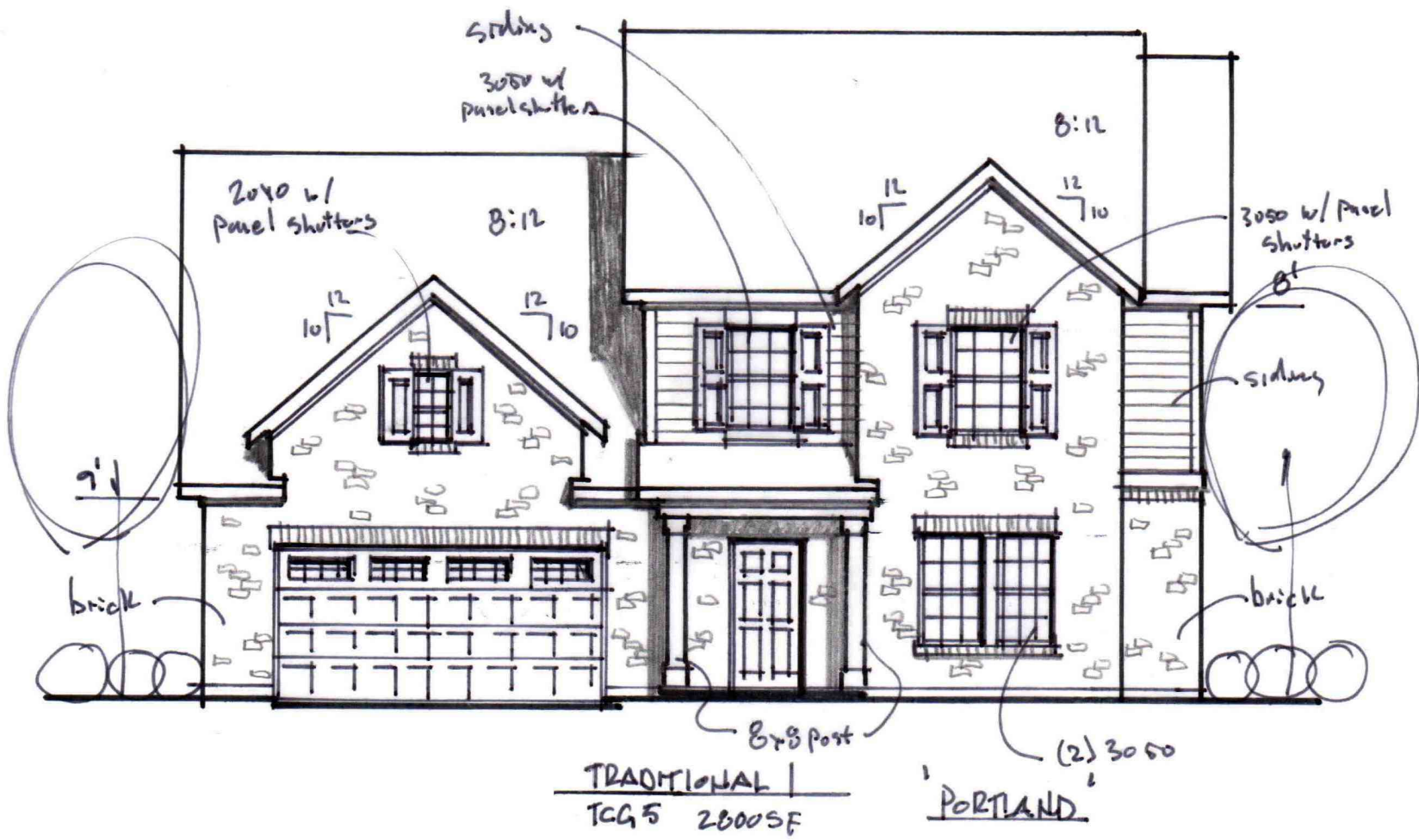
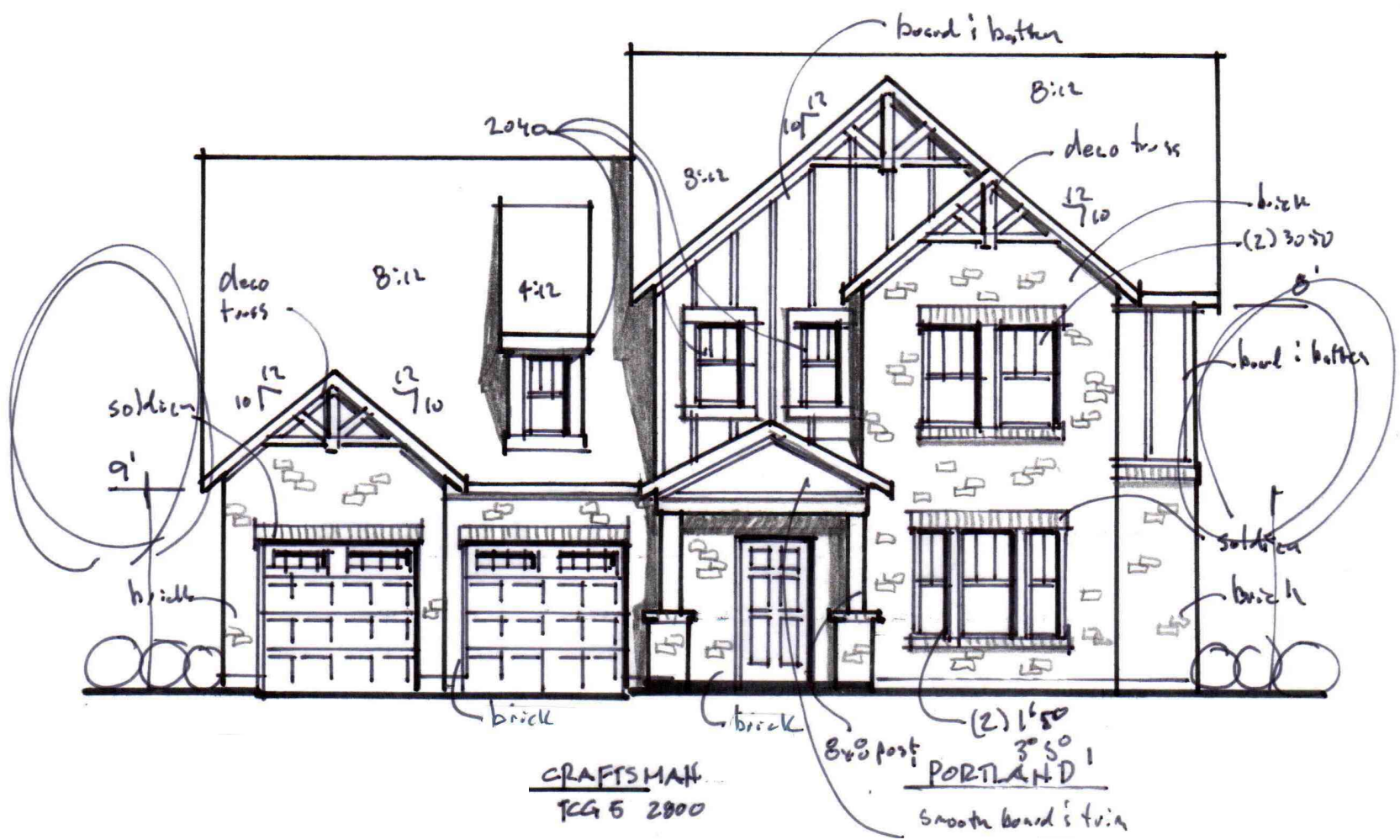
Wilburn



Wilburn



Wilburn





PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

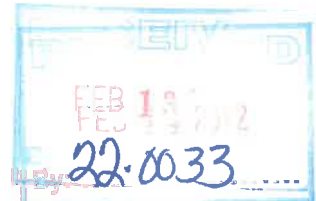
* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8 1/2" x 11"

ADDRESS/LOCATION	Honey Farms Townhomes Phase 1A, 1B + 3		
	TAX MAP: 51	GROUP:	PARCEL: 58.02
SUMMARY OF NATURE OF REQUEST AND WORK	Honey Farms Phase 1A, 1B, + 3 Preliminary Plat for 174 attached single family units.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	N/A	Pre-application meetings are scheduled for Wednesdays.
---	-----	--

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat -- <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	Annexations/Rezoning: <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards Plats/PUDs: <ul style="list-style-type: none"> Project Name (include Sections & Phases) Honey Farms Townhomes Phase 1A, 1B, 3 Total Number of Lots 174 Total acreage 29.86 acres
<i>*File naming nomenclature examples:</i> Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat Freedom Point Elevations	

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



APPLICANT

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

NAME	McNeely Civil Engineering	PHONE	615.335.3172
ADDRESS	254 Belgian Rd Nolensville TN 37135	EMAIL	eric@mcneelycivil.com

PROPERTY OWNER NAME	TN Honey Farms, LLC	PHONE	616-402-2518
ADDRESS	909 N. Pacific Coast Highway Su. 12840 El Segundo, CA 90245	EMAIL	mrbbe@honeyfarms.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.

Eric McNeely
APPLICANT NAME

E. McNeely
APPLICANT SIGNATURE

2/14/2022
DATE

Sudhakar Reddy,
Managing Principal

TN Honey Farms, LLC
PROPERTY OWNER NAME

Sudhakar Reddy
PROPERTY OWNER SIGNATURE

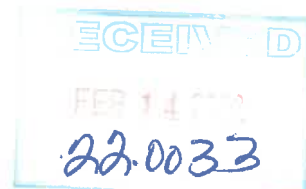
2/9/2022
DATE

STAFF USE ONLY

DOCKET NO.	22-0633	FEE PAID	\$3,480.00
RECEIPT NO.	10073.502	REQUESTED AGENDA	

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

BOARD ACTION	
---------------------	--



Receipt Date: 2/14/2022

City Of Columbia

700 North Garden Street
Columbia, TN 38401
(931) 560-1500

Receipt Number: 10073502

Miscellaneous Receipt

Name: TN HONEY FARMS, LLC

Code: 206-ZONING PERMITS AND FEES

Amt: \$3,480.00

MR #: 10058244

Description: PRELIMINARY PLAT- 174

Reference: HONEY FARMS PHASE 1A, 1B, 3

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	3480.00

Payment Information

Check	8001	\$3,480.00	Paid By: TN HONEY FARMS, LLC
-------	------	------------	------------------------------

Amount Tendered: \$3,480.00

Total Paid: \$3,480.00

Change: \$0.00

Voided

Batch: LS - 2/14/2022

2/14/2022 12:31 Page 1 of 1

Collecting Official, City Of Columbia

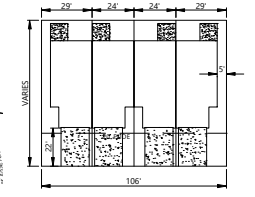
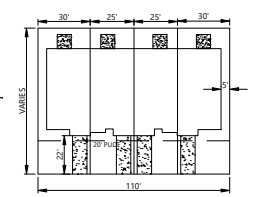




LINE #	LENGTH	DIRECTION	PARCEL #	AREA
L1	6.917	S12°48'26.41"E	77	2528.39
L2	9.815	N04°48'09.19"E	78	2108.14
L3	5.410	S04°48'09.59"W	79	2108.14
L4	5.222	S79°41'33.50"E	80	2547.24
L5	0.292	S79°05'18.31"W	81	2428.81
L6	3.597	N02°18'53.13"W	82	2010.05
L7	3.369	N02°49'09.94"W	83	2010.05
L8	34.389	N02°44'53.97"W	84	2010.05
L9	29.051	N02°13'03.79"W	85	2010.05
L10	7.462	N02°13'03.79"W	86	2430.24
L11	15.751	N02°12'31.99"W	87	2823.98
L12	8.228	N02°51'19.52"E	88	2541.59
L13	14.628	N05°46'34.71"E	89	2577.82
			90	2972.44
			91	2637.80
			92	2192.21
			93	2646.96
			94	2699.51
			95	2538.21
			96	2156.97
			97	2114.74
			98	2535.54
			99	2648.79
			100	2024.93
			101	2023.43
			102	2442.97
			103	2442.23
			104	2019.50
			105	2018.00
			106	2436.41
			107	2450.46
			108	2099.79
			109	2028.25
			110	2426.68
			111	2503.97
			112	2085.01
			113	2083.38
			114	2492.44
			115	2495.57
			116	2093.80
			117	2439.57
			118	2512.57
			119	2428.81
			120	2010.05
			121	2010.05
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			128	2428.81
			129	2428.81
			130	2010.05
			131	2010.05
			132	2010.05
			133	2010.05
			134	2428.81
			135	2512.57
			136	2091.80

Line #	Length	Direction
L1	6.917	S12°48'26.41"E
L2	9.815	N04°48'09.19"E
L3	5.410	S04°48'09.59"W
L4	5.222	S79°41'33.50"E
L5	0.292	S79°05'18.31"W
L6	3.597	N02°18'53.13"W
L7	3.369	N02°49'09.94"W
L8	34.389	N02°44'53.97"W
L9	29.051	N02°13'03.79"W
L10	7.462	N02°13'03.79"W
L11	15.751	N02°12'31.99"W
L12	8.228	N02°51'19.52"E
L13	14.628	N05°46'34.71"E

Parcel #	Area	Parcel #	Area
77	2528.39	137	2099.80
78	2108.14	138	2512.57
79	2108.14	139	2502.96
80	2547.24	140	2095.89
81	2428.81	141	2095.89
82	2010.05	142	2515.06
83	2010.05	143	2428.81
84	2010.05	144	2010.05
85	2010.05	145	2010.05
86	2430.24	146	2010.05
87	2823.98	147	2010.05
88	2541.59	148	2428.81
89	2577.82	149	2428.81
90	2972.44	150	2010.05
91	2637.80	151	2139.63
92	2192.21	152	2010.05
93	2646.96	153	2010.05
94	2699.51	154	2428.81
95	2538.21	155	2428.81
96	2156.97	156	2010.05
97	2114.74	157	2010.05
98	2535.54	158	2428.81
99	2648.79	159	2638.83
100	2024.93	160	2198.01
101	2023.43	161	2564.41
102	2442.97	162	3124.35
103	2442.23	163	2319.46
104	2019.50	164	2221.32
105	2018.00	165	2722.29
106	2436.41	166	2914.75
107	2450.46	167	2221.44
108	2099.79	168	2183.12
109	2028.25	169	2378.78
110	2426.68	170	3072.26
111	2503.97	171	2762.00
112	2085.01	172	2171.34
113	2083.38	173	2197.36
114	2492.44	174	2221.34
115	2495.57	175	2315.34
116	2093.80	176	2923.67
117	2439.57	177	2439.57
118	2512.57	178	2439.57
119	2428.81	179	2522.66
120	2010.05	180	2102.21
121	2010.05	181	2102.21
122	2010.05	182	2102.21
123	2010.05	183	2102.21
124	2428.81	184	2522.66
125	2428.81	185	2522.66
126	2010.05	186	2102.21
127	2010.05	187	2102.21
128	2428.81	188	2102.21
129	2428.81	189	2102.21
130	2010.05	190	2522.66
131	2010.05	191	2496.71
132	2010.05	192	2021.32
133	2010.05	193	2027.13
134	2428.81	194	2514.52
135	2512.57	195	2563.97
136	2091.80	196	2167.18



- NOTES**
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
 3. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051, PARCEL NUMBERS SHOWN AS THIS (S&D) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.
 4. DEED REFERENCE: RECORD BOOK K2776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
 5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010E, DATED APRIL 16, 2007.
 6. OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

LEGEND

PARCEL NO. (17)

LOT NUMBER (SINGLE FAMILY) (17)

IRON ROD (OLD) (17)

IRON ROD (SET) (17)

IRON PIPE (OLD) (17)

P K NAIL (OLD) (17)

CONCRETE MOH (OLD) (17)

PROPERTY LINE (17)

FENCE LINE (17)

SANITARY SEWER LINE (17)

STORM SEWER LINE (17)

WATER LINE (17)

ROAD CENTER LINE (17)

CONCRETE (17)

UTILITY POLE (17)

GY WIRE (17)

ELECTRIC TRANSFORMER (17)

UTILITY POLE W/ LIGHT (17)

SANITARY SEWER MANHOLE (17)

CURB INLET (17)

CATCH BASIN (17)

FIRE HYDRANT (17)

WATER METER (17)

WATER VALVE (17)

McNeely Civil Engineering, LLC
254 Belgian Road
Nolensville, TN 37135

Permit Seal
M. McNEELY
Professional Engineer
No. 10000
State of Tennessee
Exp. 12/31/2022

Client/Project
TN HONEY FARMS, LLC
909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:
Item: _____ Date: _____

Project No.: MCE 210009

Designed By:
Drawn By:
Checked By: E. MCNEELY
Date: 02-02-2022

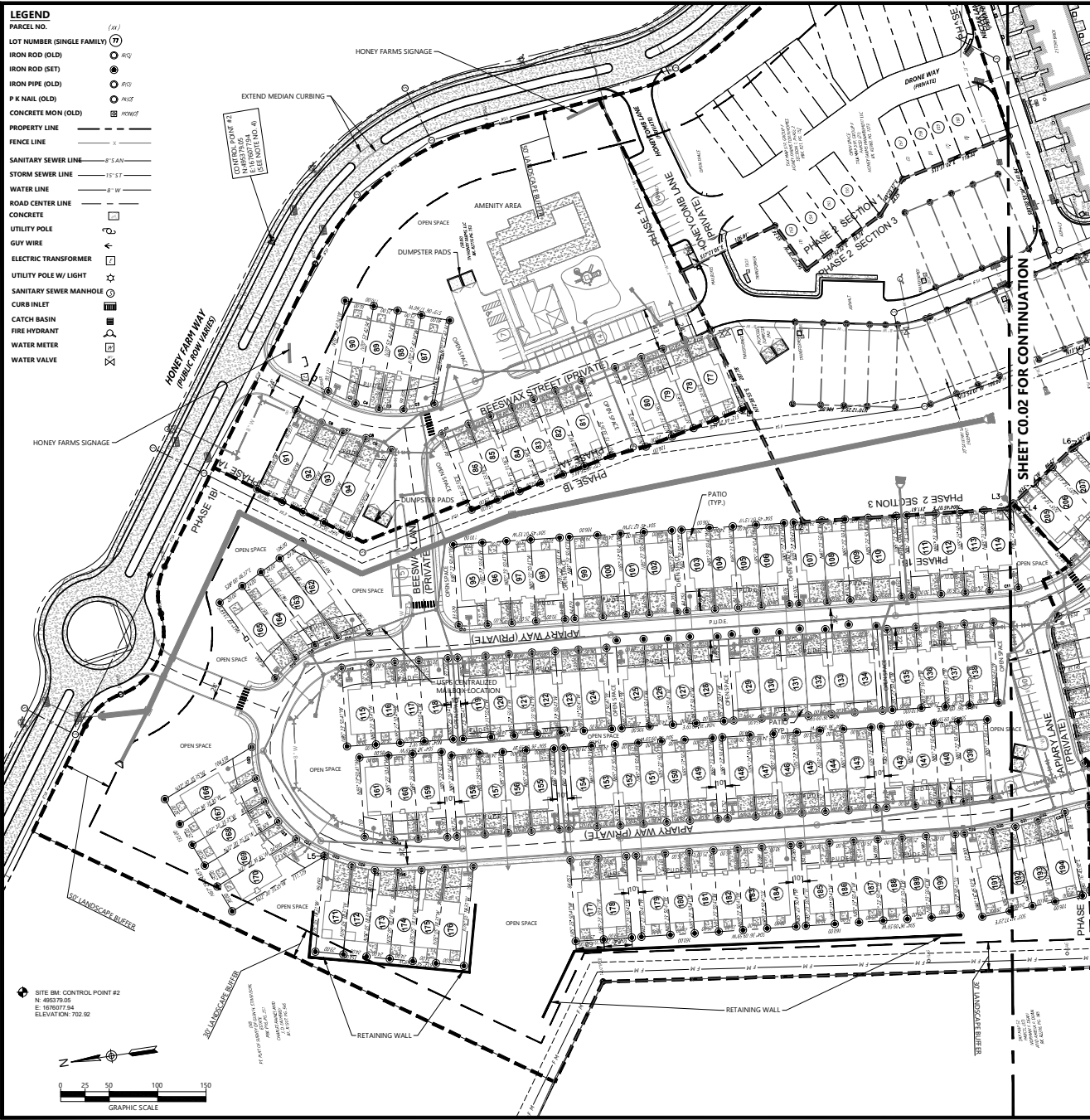
Scale:
Title:
HONEY FARMS
PHASE 1A, 1B & 3
PRELIMINARY
PLAT

Drawing No.
Sheet: C0.02 of

Site RM: CONTROL POINT #2
N: 4603.79.05
E: 167677.84
ELEVATION: 702.92

GRAPHIC SCALE
0 25 50 100 150

- LEGEND**
- PARCEL NO. (C)
 - LOT NUMBER (SINGLE FAMILY) (7)
 - IRON ROD (OLD) (R)
 - IRON ROD (SET) (R)
 - IRON PIPE (OLD) (R)
 - P. K. NAIL (OLD) (R)
 - CONCRETE MON (OLD) (R)
 - PROPERTY LINE (---)
 - FENCE LINE (---)
 - SANITARY SEWER LINE (---)
 - STORM SEWER LINE (---)
 - WATER LINE (---)
 - ROAD CENTER LINE (---)
 - CONCRETE (---)
 - UTILITY POLE (---)
 - GUY WIRE (---)
 - ELECTRIC TRANSFORMER (---)
 - UTILITY POLE W/ LIGHT (---)
 - SANITARY SEWER MANHOLE (---)
 - CURB/INLET (---)
 - CATCH BASIN (---)
 - FIRE HYDRANT (---)
 - WATER METER (---)
 - WATER VALVE (---)



Parcel #	Area	Parcel #	Area	Parcel #	Area
67	2528.39	137	2099.80	197	2155.56
68	2308.14	138	2512.57	198	2517.70
69	2708.14	139	2503.96	199	2469.21
70	2547.34	140	2095.89	200	2043.48
71	2428.81	141	2095.89	201	2043.48
72	2010.05	142	2515.06	202	2043.48
73	2010.05	143	2428.81	203	2043.48
74	2010.05	144	2010.05	204	2415.96
75	2010.05	145	2010.05	205	2189.58
76	2430.24	146	2010.05	206	2105.95
77	2823.98	147	2010.05	207	2539.17
78	2541.59	148	2428.81	208	2773.61
79	2577.82	149	2428.81	209	2152.20
80	2973.44	150	2010.05	210	2159.29
81	2673.80	151	2010.05	211	2159.29
82	2792.21	152	2010.05	212	2569.20
83	2264.96	153	2010.05	213	2511.52
84	2889.51	154	2428.81	214	2149.52
85	2538.01	155	2428.81	215	2337.08
86	2116.37	156	2010.05	216	2040.16
87	2114.74	157	2010.05	217	3270.59
88	2535.54	158	2428.81	218	3017.44
89	2448.79	159	2638.83	219	2275.48
90	2024.93	160	2198.01	220	2089.30
91	2023.43	161	2564.41	221	2014.71
92	2442.97	162	3124.35	222	2010.05
93	2442.23	163	2319.46	223	2428.81
94	2019.50	164	2221.52	224	2472.44
95	2019.50	165	2732.28	225	2075.40
96	2425.41	166	2014.75	226	2102.78
97	2430.48	167	3227.44	227	2546.21
98	2009.79	168	2183.12	228	2463.00
99	2008.25	169	2278.78	229	2016.51
100	2426.68	170	3072.26	230	2074.40
101	2503.97	171	2762.00	231	2704.31
102	2085.01	172	2171.34	232	2452.46
103	2083.18	173	2137.36	233	2025.51
104	2492.44	174	2221.34	234	2111.43
105	2495.57	175	2315.34	235	2498.28
106	2095.80	176	2923.67	236	2771.59
107	2095.80	177	2439.57	237	2425.63
108	2512.57	178	2439.57	238	2428.81
109	2428.81	179	2522.66	239	2914.65
110	2010.05	180	2102.21	240	3234.85
111	2010.05	181	2102.21	241	2955.65
112	2010.05	182	2102.21	242	2652.27
113	2010.05	183	2102.21	243	2812.22
114	2428.81	184	2522.66	244	2705.96
115	2428.81	185	2522.66	245	2463.53
116	2010.05	186	2102.21	246	2465.20
117	2010.05	187	2102.21	247	2719.91
118	2428.81	188	2102.21	248	2454.88
119	2428.81	189	2102.21	249	2046.50
120	2010.05	190	2522.66	250	2480.86
121	2010.05	191	2496.71		
122	2010.05	192	2021.32		
123	2010.05	193	2027.13		
124	2428.81	194	2514.52		
125	2512.57	195	2562.97		
126	2093.80	196	2167.18		

Line #	Length	Direction
L1	6.917	S12°44'26.44"E
L2	9.815	N04°45'07.13"E
L3	5.410	S04°36'09.59"W
L4	5.233	S75°41'33.50"E
L5	0.292	S76°05'18.31"E
L6	3.597	N22°18'53.13"W
L7	5.369	N82°43'09.94"W
L8	24.269	N40°44'55.82"W
L9	29.091	N22°13'03.79"W
L10	7.462	N22°13'03.79"W
L11	15.701	N42°12'31.99"E
L12	8.228	N56°51'19.22"E
L13	14.638	N85°46'34.71"E



- NOTES**
- THE PURPOSE OF THIS PRELIMINARY PLAN IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.
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 - THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THIS (S&D) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.
 - SEE REFERENCE: RECORD BOOK 82776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010, DATED APRIL 16, 2007.
 - OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

McNeely Civil Engineering, LLC
254 Belgian Road
Nolensville, TN 37135

Permit-Seal

Client/Project
TN HONEY FARMS, LLC
909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:
Item: _____ Date: _____

Project No.: MCE 210009

Designed By: _____
Checked By: E. MCNEELY
Date: 02-02-2022

Scale: _____

Title:
**HONEY FARMS
PHASE 1A, 1B & 3
PRELIMINARY
PLAT**

Drawing No. _____
Sheet: **C0.01** of _____

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

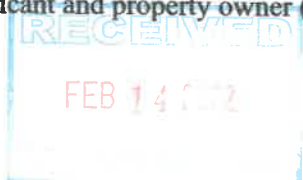
** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	1653 BEAR CREEK PIKE, COLUMBIA, TN		
	TAX MAP: 072	GROUP:	PARCEL: 030.02
SUMMARY OF NATURE OF REQUEST AND WORK	REQUEST REZONING OF 7.428 ACRES (REAR PORTION) OF PROPERTY FROM GSC TO RM-1. CONCEPT PLAN SHOWS DEVELOPMENT OF 54 TOWNHOME UNITS AS SHOWN. DEVELOPMENT CONCEPT IS IN COMPLIANCE WITH COMPREHENSIVE PLAN.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	MEETING HELD JAN 26, 2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	------------------------------	---

<p>SELECT REQUEST</p> <p><input type="checkbox"/> Annexation</p> <p><input checked="" type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i></p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> PUD Preliminary Master Plan</p> <p><input type="checkbox"/> PUD Final Site Plan</p> <p><input type="checkbox"/> Multi-Family Site Plan</p> <p><input type="checkbox"/> Other: _____</p> <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i></p> <p><i>Freedom Point Master Plan</i></p> <p><i>Freedom Point Final Plat</i></p> <p><i>Freedom Point Elevations</i></p>	<p>SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:</p> <p><u>Annexations/Rezoning:</u></p> <p><input type="checkbox"/> Written Legal Description copy</p> <p><input type="checkbox"/> Requested Zone Listed</p> <p><input type="checkbox"/> Compliance with Comprehensive Plan</p> <p><input type="checkbox"/> Annexation Permission Form</p> <p><input type="checkbox"/> Plans and/or Plats conforming to City standards</p> <p><u>Plats/PUDs:</u></p> <ul style="list-style-type: none"> • 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.



20-0035

APPLICANT

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

NAME	T-SQUARE ENGINEERING	PHONE	615.678.8212
ADDRESS	1329 W MAIN ST FRANKLIN, TN	EMAIL	Curtis.stewart@t2-eng.com

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

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

T-SQUARE ENGINEERING
APPLICANT NAME

Curtis Stewart
APPLICANT SIGNATURE

2/29/22
DATE

Abhishek Yerra
PROPERTY OWNER NAME

Abhishek Yerra
PROPERTY OWNER SIGNATURE

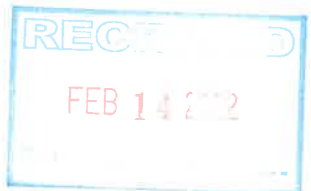
02/09/2022
DATE

STAFF USE ONLY

DOCKET No.	22-0035	FEE PAID	\$300.00
RECEIPT No.	10073499	REQUESTED AGENDA	4-13-22

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

BOARD ACTION	
--------------	--



Receipt Date: 2/14/2022

City Of Columbia

700 North Garden Street

Columbia, TN 38401

(931) 560-1500

Receipt Number: 10073499

Miscellaneous Receipt

Name: BEAR CREEK NOOKS LLC

Code: 206-ZONING PERMITS AND FEES

Description: REZONING FEES

Amt: \$300.00

Reference:

MR #: 10058242

Notes:

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

Payment Information

Check	1002	\$300.00	Paid By: BEAR CREEK NOOKS LLC
-------	------	----------	-------------------------------

Amount Tendered: \$300.00

Total Paid: \$300.00

Change: \$0.00

Voided

Batch: LS - 2/14/2022

2/14/2022 12:21 Page 1 of 1

Collecting Official, City Of Columbia

1653 BEAR CREEK PIKE

REZONING PLAN

Columbia, Maury County, Tennessee
Tax Map 72, PARCEL 030.02

Developer: ABHISHEK YERRA
Abhishek.Yerra@gmail.com
(517)599-1641

Engineer:  **T-SQUARE ENGINEERING**
Consulting Civil Engineering
1329 West Main St., Franklin, TN, 37064
(615)370-1443 * Email tim@t2-eng.com



VICINITY MAP
N.T.S.

Sheet Schedule

- C-0.0 Cover Sheet
- C-1.0 Land Description
- C-2.0 Concept Plan

REVISIONS

DATE

NO.

DATE:

SCALE:

DRAWN BY:

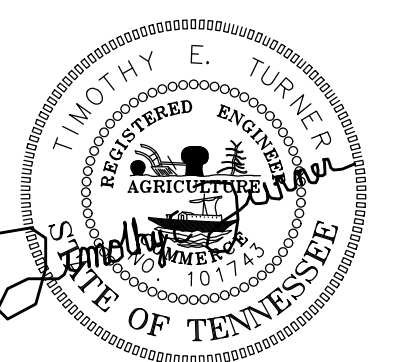
T-SQUARE

REVIEWER:

TET

COVER SHEET
MAP 72, PARCEL 30.02
COLUMBIA, TENNESSEE

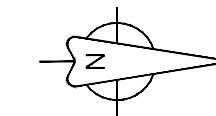
1653 BEAR CREEK PIKE



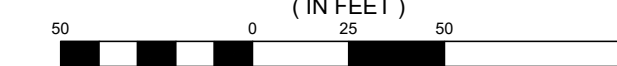
02/14/22

PROJECT
21-1045

SHEET
C-0.0



GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 50'

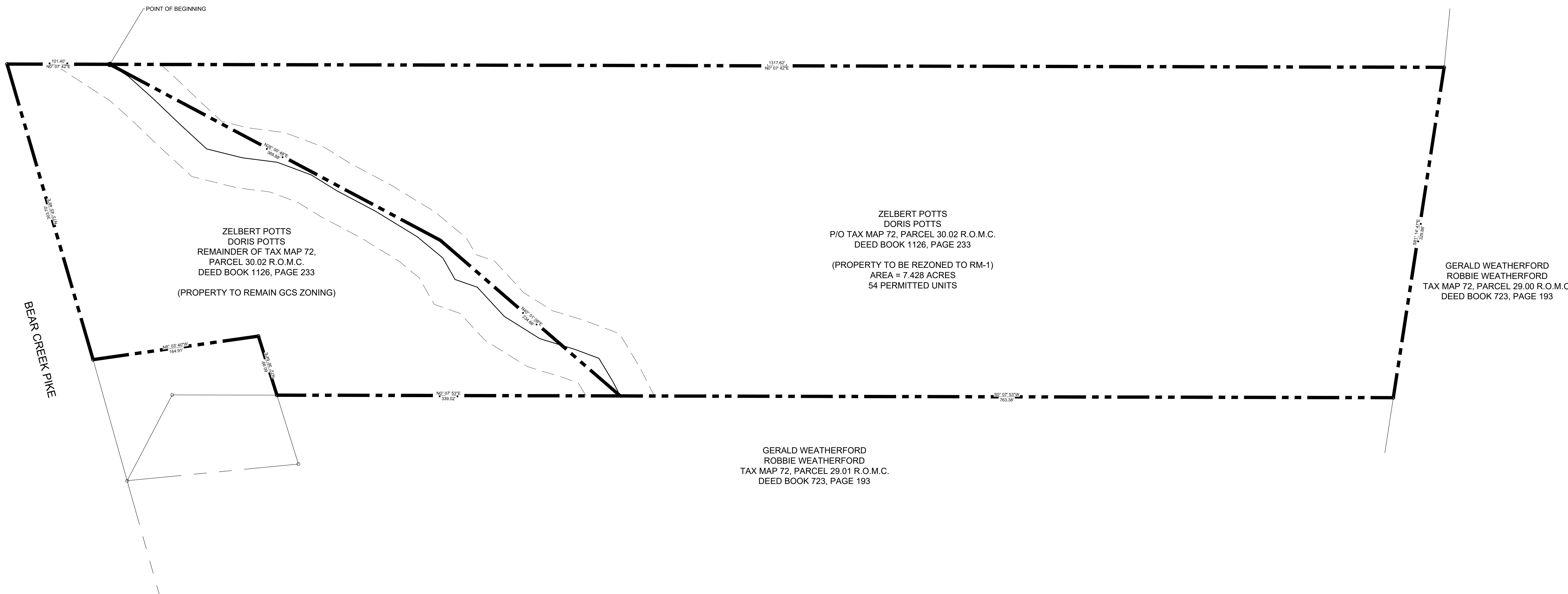
Exhibit A
Land Description for Rezoning

Land being a portion of the property Tax Map 72, Parcel 30.02 as described in Deed Book 1126, Page 233 by the Register's Office of Maury County Tennessee located on the north side of State Highway 99 (Bear Creek Pike) and being more particularly described as follows:

Commencing at an iron pin found on the northern right-of-way of Bear Creek Pike and heading along the property line North 00 degrees, 07 minutes, 42 seconds East 101.40 feet to the **Point of Beginning**;

Thence along the property line North 00 degrees, 07 minutes, 42 seconds East 1317.62 feet to an iron pin found; Thence South 81 degrees, 14 minutes, 47 seconds East 329.86 feet to an iron pin found; Thence South 00 degrees, 07 minutes, 53 seconds West 763.38 feet to a point; Thence South 40 degrees, 51 minutes, 08 seconds West 234.66 feet to a point near the centerline of the creek; Thence South 28 degrees, 00 minutes, 48 seconds West 369.88 feet to the **Point of Beginning**, containing 329668 square feet or 7.57 acres, more or less.

LOVES TRAVEL STOPS & COUNTRY STORES INC
TAX MAP 72, PARCEL 30.01 R.O.M.C.
DEED BOOK 723, PAGE 189



REVISIONS

DATE

NO.

DATE: 02/14/22

SCALE: 1"=50'-0"

DRAWN BY:

T-SQUARE

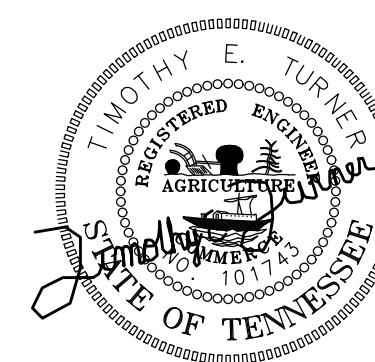
REVIEWER:

TET

LAND DESCRIPTION

MAP 72, PARCEL 30.02
COLUMBIA, TENNESSEE

1653 BEAR CREEK PIKE



02/14/22

PROJECT
21-1045

SHEET
C-1.0



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	2818 Carter's Creek Station Rd		
	TAX MAP: 42	GROUP:	PARCEL: 3.13
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat 1B approval for 34 single-family homes in the Ridge at Carter's Station		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	<u>Annexations/Rezoning:</u> <ul style="list-style-type: none"> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> <ul style="list-style-type: none"> • Project Name (include Sections & Phases) Ridge at Carter's Station 1B (Final Plat) • Total Number of Lots 34 lots • Total acreage 12.36 ac
<p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i></p> <p><i>Freedom Point Master Plan</i></p> <p><i>Freedom Point Final Plat</i></p> <p><i>Freedom Point Elevations</i></p>	

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

APPLICANT

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

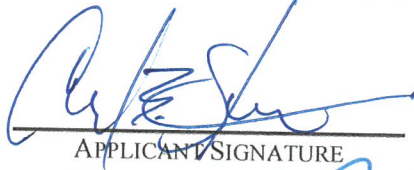
NAME	T-Square Engineering	PHONE	615-678-8212
ADDRESS	1329 W Main St	EMAIL	Nathan.mcvey@t2-eng.com

PROPERTY OWNER NAME	Richmond American Homes of Tennessee, LLC	PHONE	904 445 8310
ADDRESS	391 MALCOLM STATION RD SUITE 210	EMAIL	MIKE.ZAKRZEWSKI@MACH.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.

T-Square Engineering

APPLICANT NAME

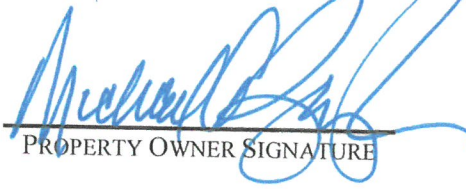


APPLICANT SIGNATURE

2/14/22
DATE

Richmond American Homes
OF TENNESSEE, LLC

PROPERTY OWNER NAME

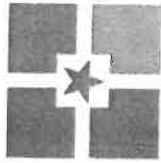


PROPERTY OWNER SIGNATURE

2/18/22
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			



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Frye Road		
	TAX MAP: 52	GROUP:	PARCEL: 14.00
SUMMARY OF NATURE OF REQUEST AND WORK	Homestead South Subdivision - Preliminary plat approval of 19 single family lots, under RS-6 zoning.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____ <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> <ul style="list-style-type: none"> • Project Name (include Sections & Phases) Homestead South Subdivision (1 Phase) • Total Number of Lots 19 • Total acreage 6.47 ac

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

APPLICANT

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

NAME	T-Square Engineering, Inc.	PHONE	615-678-8212
ADDRESS	1329 W Main St, Franklin TN	EMAIL	Nathan.mcvey@t2-eng.com

PROPERTY OWNER NAME	NOMAU Partners LLC	PHONE	615-969-6080
ADDRESS	Frye Road	EMAIL	ncrowe@fortunapartnersllc.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.

T-Square Engineering, Inc

 APPLICANT NAME



 APPLICANT SIGNATURE

2/10/22

 DATE

NOMAU PARTNERS LLC

 PROPERTY OWNER NAME



 PROPERTY OWNER SIGNATURE

2/10/22

 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			

Receipt Date: 2/14/2022

City Of Columbia

700 North Garden Street

Columbia, TN 38401

(931) 560-1500

Receipt Number: 10073501

Miscellaneous Receipt

Name: T SQUARE ENGINEERING

Code: 206-ZONING PERMITS AND FEES

Description: PRELIMINARY PLAT- 19 LOTS

Amt: \$380.00

Reference: FRYE RD

MR #: 10058243

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	380.00

Payment Information

Check 5913 \$380.00 Paid By: T SQUARE ENGINEERING

Amount Tendered: \$380.00

Total Paid: \$380.00

Change: \$0.00

Voided

Batch: LS - 2/14/2022

Collecting Official, City Of Columbia

2/14/2022 12:22 Page 1 of 1

PRELIMINARY PLAT FOR TAX MAP 52, PARCEL 14.00 HOMESTEAD SOUTH COLUMBIA, TN 38401 CITY OF COLUMBIA, WARD #5 ZONE R5-6

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

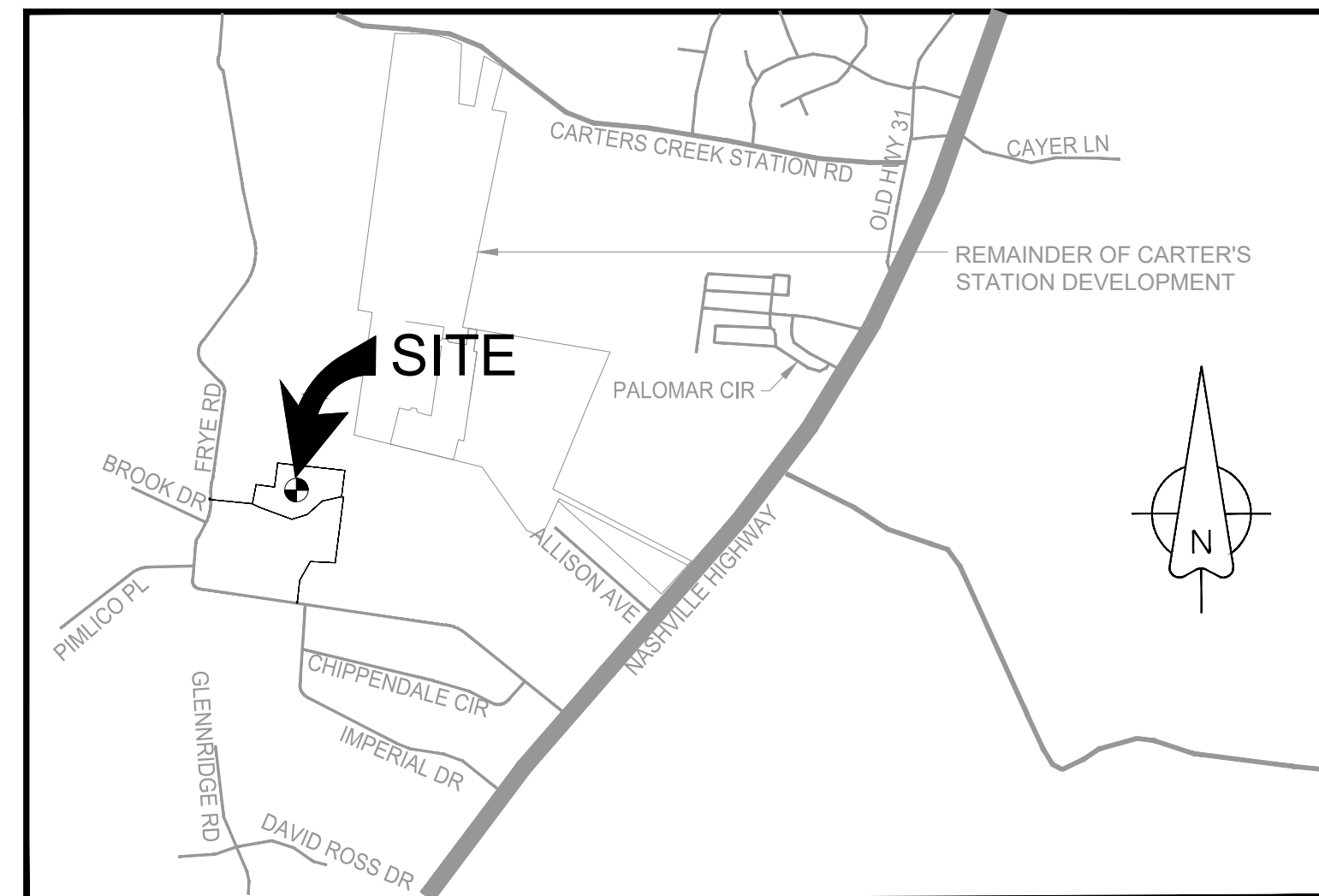
Water: Sloan Delk
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833

Power: Doug Burgess
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833

Surveyor: H & H Land Surveying, Inc.
612A Fitzhugh Blvd
Smyrna, TN 37167
615-831-0756

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:
H & H Land Surveying, Inc.
612A Fitzhugh Blvd
Smyrna, TN 37167
615-831-0756

Tsquare Engineering and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.



SITE VICINITY MAP

SHEET SCHEDULE
C-0.0 COVER
C-1.0 EXISTING CONDITIONS
C-2.0 PRELIMINARY PLAT
C-2.1 PRELIMINARY GRADING PLAN

REVISIONS

DATE

NO.

DATE:
02/14/22

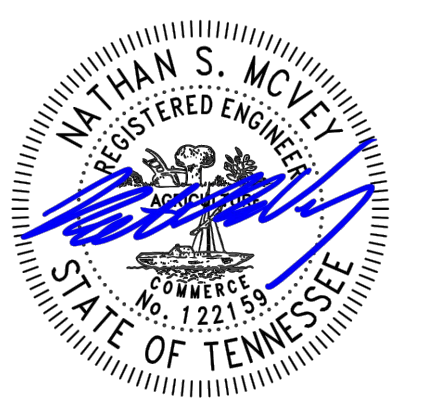
SCALE:
AS SHOWN

DRAWN BY:
T-SQUARE

REVIEWER:
TET

COVER
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE
MAP 52, PARCEL 14.00

HOMESTEAD SOUTH



2/14/22

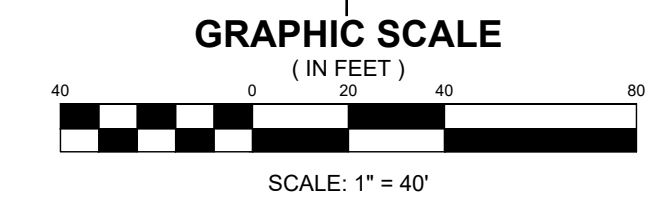
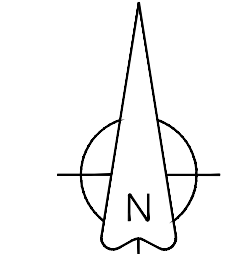
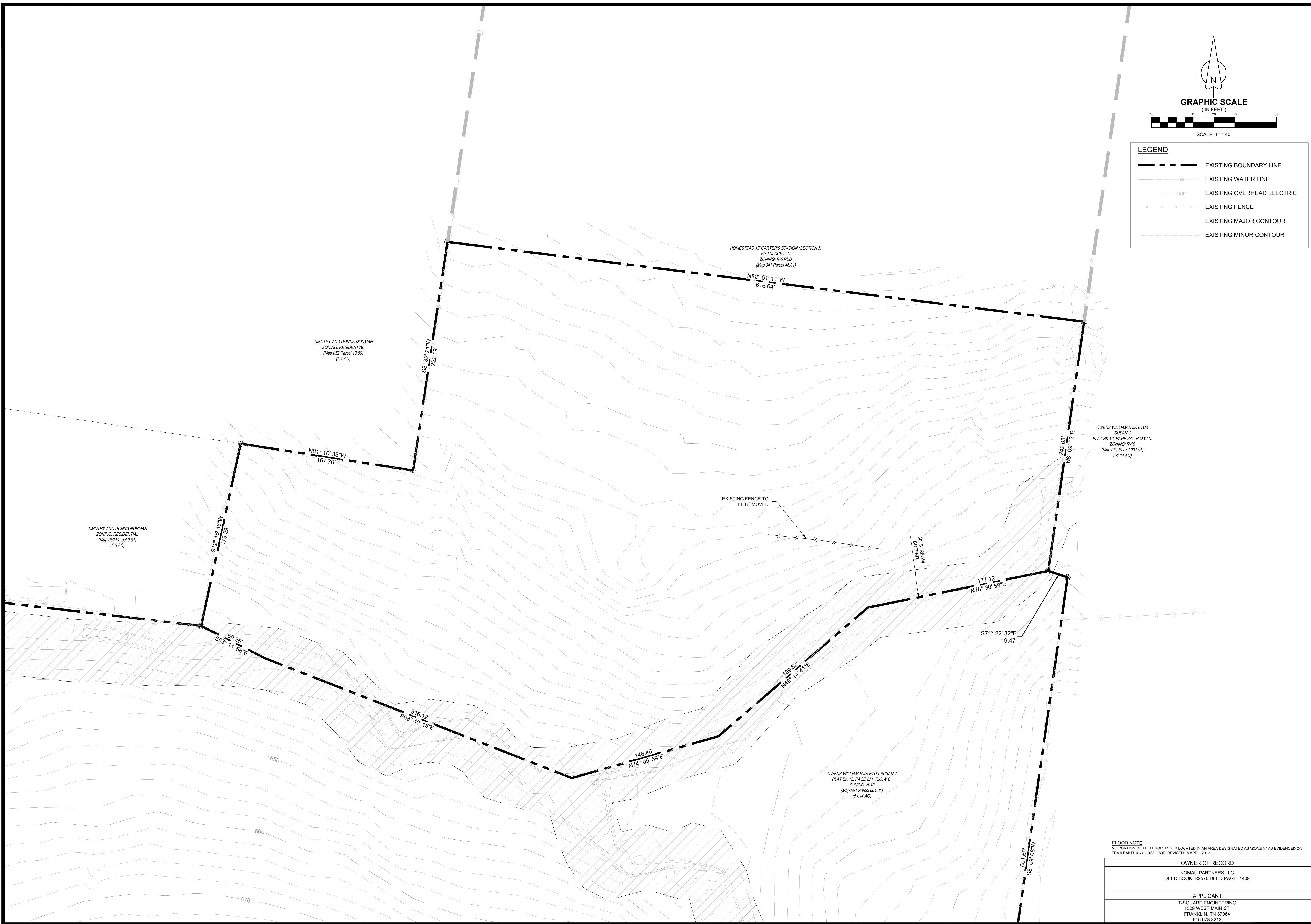
FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON
FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615-678-8212

PROJECT
18-0720

SHEET
C-0.0

P:\Projects\2018\18-0720 (Frye Rd - Nelson Crowe)\Production\North\18-0720 North Preliminary Plan.dwg, 2/11/2022 7:25:35 AM



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

TIMOTHY AND DONNA NORMAN
ZONING: RESIDENTIAL
(Map 052 Parcel 13.00)
(5.14 AC)

TIMOTHY AND DONNA NORMAN
ZONING: RESIDENTIAL
(Map 052 Parcel 9.01)
(1.5 AC)

HOMESTEAD AT CARTER'S STATION (SECTION 5)
FP TOI CCS LLC
ZONING: R-8 PUD
(Map 041 Parcel 46.01)

OWENS WILLIAM H. JR ETUX
SUSAN J
PLAT BK 12 PAGE 271 R.O.W.C.
ZONING: R-10
(Map 051 Parcel 001.01)
(51.14 AC)

OWENS WILLIAM H. JR ETUX SUSAN J
PLAT BK 12 PAGE 271 R.O.W.C.
ZONING: R-10
(Map 051 Parcel 001.01)
(51.14 AC)

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS	
NO.	DATE

EXISTING CONDITIONS
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE
MAP 52, PARCEL 14.00



2/14/22

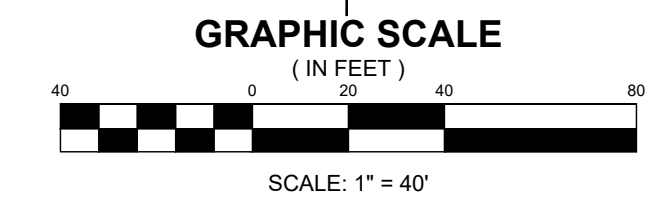
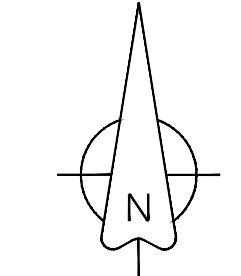
PROJECT
18-0720

SHEET
C-1.0



HOMESTEAD SOUTH

P:\Projects\2018\18-0720 (Frye Rd - Nelson Crowe)\Production\North\18-0720 North Preliminary Plan.dwg, 2/11/2022 7:25:49 AM



LEGEND

	EXISTING BOUNDARY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED LOT LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED CURB INLET
	PROPOSED HEADWALL



TIMOTHY AND DONNA NORMAN
ZONING: RESIDENTIAL
(Map 052 Parcel 13.00)
(5.4 AC)

TIMOTHY AND DONNA NORMAN
ZONING: RESIDENTIAL
(Map 052 Parcel 9.01)
(1.5 AC)

HOMESTEAD AT CARTER'S STATION (SECTION 5)
FP TCI CCS LLC
ZONING: R-6 PUD
(Map 041 Parcel 48.01)

OWENS WILLIAM H. JR ETUX
SUSAN J
PLAT BK 12 PAGE 271 R.O.W.C.
ZONING: R-10
(Map 051 Parcel 001.01)
(51.14 AC)

OWENS WILLIAM H. JR ETUX SUSAN J
PLAT BK 12 PAGE 271 R.O.W.C.
ZONING: R-10
(Map 051 Parcel 001.01)
(51.14 AC)

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS	
NO.	DATE

PRELIMINARY GRADING PLAN
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE
MAP 52, PARCEL 14.00



2/14/22

PROJECT
18-0720

SHEET
C-2.0



HOMESTEAD SOUTH