



AGENDA

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

I. Items For Additional Review

1. 22-0182 - Heritage Green - Preliminary Plat
Request from Lynn Ealey for preliminary plat approval of Heritage Green consisting of 185 single family lots at [626 BAKER ROAD](#).

II. New Items For Review

1. 22-0292 1754 Hampshire Pike, Annexation W/ Plan Of Services, Land Use Amend, Rezoning
Request from David M. Cumming for annexation with a Plan of Services at [1754 HAMPSHIRE PIKE](#) with a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning approximately 94 acres to CD-3 (Neighborhood Character District) and nine acres to CD-4C (General Urban Corridor Character District).

22-0292 - Initial Application - 10172022

Documents:

[22-0292_CONCEPT PLAN_1017.PDF](#)
[22-0292_CPWS AVAILABILITY LETTER_1017.PDF](#)
[22-0292_FIRE FLOW REQUIREMENTS_1017.PDF](#)
[22-0292_LEGAL DESCRIPTION 1_CD-4C AREA.PDF](#)
[22-0292_LEGAL DESCRIPTION 2.PDF](#)
[22-0292_PERMISSION LETTER_1017.PDF](#)
[22-0292_SUBMITTAL LETTER_1017.PDF](#)
[22-0292_COMPMAP_1024.JPG](#)
[22-0292_ZONEMAP_1024.JPG](#)
[22-0292_APP_1017.PDF](#)

2. 22-0293 - Baker Creek Place Ph 1 - Final Plat
Request for final plat approval of Baker Creek Place Phase 1 with surety consisting of

42 lots off Mooresville Pike at [TAX MAP 99P GROUP D PARCEL 13](#).

22-0293 - Initial Application - 10172022

Documents:

[22-0293_FINAL PLAT_1017.PDF](#)
[22-0293_DEV AGREEMENT_1017.PDF](#)
[22-0293_SUBMITTAL LETTER_1017.PDF](#)
[22-0293_APP_1017.PDF](#)

3. 22-0294 - Trotwood Avenue PUD - Final PUD Plan
Request from Highland Corporation for final PUD plan approval of the Highland Convenience Market Trotwood Avenue PUD located at [4015 TROTWOOD AVENUE](#).

22-0294 - Initial Application - 10172022

Documents:

[22-0294_21583 FAST STOP MARKETS 10-17-22-M-1 FINAL DEVELOPMENT PLAN.PDF](#)
[22-0294_21583 FAST STOP MARKET CHECKLIST_PLAT_PUD_SDP.PDF](#)
[22-0294_21583 - FAST STOP MARKETS - SUNNYSIDE - PROPERTY DESCRIPTIONS REZONE.PDF](#)
[22-0294_BK R1668 PG 524.PDF](#)
[22-0294_21583 - FAST STOP MARKETS - SUNNYSIDE - APPLICATION_PC_1_SIGNED.PDF](#)

4. 22-0296 - 400 / 420 Bear Creek Pike - Annexation, Plan Of Services, Land Use Amend, Rezoning
Request from Greg Gamble for annexation with a Plan of Services including a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning to CD-4 (General Urban Character District) for [420 BEAR CREEK PIKE](#) and a portion of 400 Bear Creek Pike.

22-0296 - Initial Application - 10172022

Documents:

[22-0296_REZONING-CONCEPTUAL PLAN REQUEST-L1.0.PDF](#)
[22-0296_COVER LETTER.PDF](#)
[22-0296_COLUMBIA TN MF - ANNEX REQUEST LETTER 9.15.22.PDF](#)
[22-0296_CPWS - BIG BEAR BLUFF - WATER AVAILABILITY LETTER - 100622.PDF](#)
[22-0296_LEGAL DESCRIPTION ANNEXATION REQUEST - 27.74 ACRES.DOCX](#)
[22-0296_COMPMAP_1024.JPG](#)
[22-0296_ZONEMAP_1024.JPG](#)
[22-0296_COLUMBIA TN MF- APPLICATION HK BIG BEAR BLUFFS 9.15.22.PDF](#)

5. 22-0297 - Waterford Townhomes - Preliminary Plat
Request from Crunk Engineering for preliminary plat approval of Waterford Townhomes consisting of 75 units along with 5 single family lots off [PULASKI HIGHWAY](#).

22-0297 - Initial Application - 10172022

Documents:

[22-0297_PRELIM PLAT_1017.PDF](#)

[22-0297_APP_1017.PDF](#)

6. 22-0280 - Arden Village PUD - Mixed Use Revision

Request from Garry M. Batson for revision to mixed use for Building A on lots 209 and 210 within the Arden Village PUD at [2475 NASHVILLE HIGHWAY](#).

22-0280 - Initial Application - 09192022

Documents:

[22-0280_PUD FINAL SITE PLAN.PDF](#)



UNIVERSITY DRIVE HAMPSHIRE PIKE ~22.5' ROW DEDICATION 25' TVA EASEMENT RUTHERFORD LANE

DEVELOPMENT SUMMARY/SITE DATA		
PROJECT NAME:	HAMPSHIRE PIKE	
MAP/PARCEL:	MAP 08, PARCEL 071.01	
SITE ADDRESS:	1754 HAMPSHIRE PIKE COLUMBIA, TN 38401	
TOTAL AREA:	104 ACRES ±	
LOT AREA:	44.5 ACRES ±	(42.8%)
CIVIC SPACE AREA:	5.3 ACRES ±	(05.1%)
NON-RESIDENTIAL AREA:	1.1 ACRES ±	(01.1%)
R.O.W. AREA:	25.7 ACRES ±	(24.7%)
STORM MGT AREA:	7.9 ACRES ±	(07.6%)
OPEN SPACE/BUFFERS:	18.5 ACRES ±	(17.8%)
ROW DEDICATION:	1.0 ACRES ±	(00.9%)
EXISTING USE:	AGRICULTURAL/RESIDENTIAL	
EXISTING ZONING:	N/A (COUNTY)	
PROPOSED USE:	RESIDENTIAL, NON-RESIDENTIAL	
PROPOSED ZONING:	CD-3, CD-4C	

TOTAL UNITS:	343 UNITS
SIDE ENTRY LOTS:	94 LOTS
REAR-ENTRY LOTS:	137 LOTS
TOWNHOME UNITS:	112 UNITS
DEVELOPER:	M/I HOMES OF NASHVILLE, LLC 3020 STANSBERRY LANE, SUITE 202 FRANKLIN, TN 37069 CONTACT: DAVE CUMMING DCUMMING@MIHOMES.COM
APPLICANT:	THOMAS & HUTTON 615 MAIN STREET NASHVILLE, TN 37206 CONTACT: JON CLAXTON, PE CLAXTON.JJ@TANDH.COM

CD-3 SIDE-ENTRY LOT DATA:	
MINIMUM PRIMARY FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	25'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	65'
CD-3 REAR-ENTRY LOT DATA:	
MINIMUM FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	3'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	40'
CD-4C TOWNHOME LOT DATA:	
MINIMUM FRONT SETBACK:	6'
MINIMUM SECONDARY FRONT SETBACK:	6'
MINIMUM REAR SETBACK:	5'
MINIMUM SIDE SETBACK:	6'
MAXIMUM BUILDING WIDTH:	120'

CONCEPT PLAN EXHIBIT

HAMPSHIRE PIKE

MAURY COUNTY, TN

PREPARED FOR:
M/I HOMES

PREPARED BY:
THOMAS & HUTTON
615 Main Street • Suite 124
Nashville, TN 37206 • 615.349.4990
www.thomasandhutton.com

JOB NO: J-30473 DATE: 10/17/2022
DRAWN: CAA SCALE: 1" = 100'
REVIEWED: JDC SHEET: CP01



October 17, 2022

Mr. Jon Claxton PE

Thomas & Hutton

615 Main Street Suite 124

Nashville, TN 37206

Sent via email: claxton.j@tandh.com

RE: Water Availability Letter
1754 Hampshire Pike – 321 Lots
Tax Map 88, Parcel 71.01
Columbia, Maury County, TN

Dear Mr. Claxton:

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

The proposed development consists of 321 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 8-inch water main located on Hampshire Pike.
- Minimum size 8-inch, looped water mains will be required throughout the development.



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

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.

- Remit to CPWS new water service fees:

New Water Service Fee: \$1500 + \$370 per SFU (321 SFUs)	\$120,270.00
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- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and capacity fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid:

Meter Fee: \$540 per 3/4" meter (321 meters)	\$173,340.00
Capacity Fee: \$875 per 3/4" meter (321 meters)	\$280,875.00
Total Meter and Capacity Fees Due =	\$454,215.00

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



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

Sincerely,

A handwritten signature in blue ink that reads "Eric King".

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-088



Columbia Fire & Rescue



Fire Flow Requirements

Date: _____ Water Purveyor: _____

Address/Parcel Number: _____

Property Type: Residential ___ Commercial/Industrial ___ Construction Type ___ sq. ft. _____

NFPA Sprinkler Type: _____

PUBLIC WATER SYSTEM DEMAND

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: _____ gpm Duration: _____ hours *without sprinkler credit

Fire Flow: _____ gpm Duration: _____ hours *with sprinkler credit

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

- a. Minimum number of hydrants: _____
- b. Average spacing between hydrants: _____ ft
- c. Maximum distance from frontage to hydrant: _____ ft

PRIVATE FIRE SYSTEM DEMAND

DCDA Required: _____ Locations: _____

Fire Flow: _____ gpm Duration: _____ hours *without sprinkler credit

Fire Flow: _____ gpm Duration: _____ hours *with sprinkler credit

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

- a. Minimum number of hydrants: _____
- b. Average spacing between hydrants: _____ ft
- c. Maximum distance from frontage to hydrant: _____ ft

Fire Plan Reviewer: _____ Date: _____



**LAND DESCRIPTION
CD-4C ZONING AREA
P/O MAP 88, PARCEL 71.01
MAURY COUNTY, TENNESSEE**

Located in the 9th Civil District of Maury County, Tennessee, being a portion of the Sarah Joyce Reinert property as referenced in Deed Book 765, Page 758 of the Register's Office for Maury County (ROMCT), and being more particularly described as follows;

Beginning at a ½" iron rebar (found) in the northerly right-of-way for State Route 99 (Hampshire Pike), said iron rebar being the southwesterly corner of the City of Columbia property, Record Book 2445, Page 168 (ROMCT), and the southeasterly corner of said Reinert property, of which this description is a part;

Thence, continuing with the northerly right-of-way for Hampshire Pike, South 86°57'37" West 947.76 feet;

Thence, severing Reinert the following eleven (11) calls:

- 1) North 03°02'23" West 199.00 feet;
- 2) Along a curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears North 41°57'37" East 35.36 feet;
- 3) North 86°57'37" East 396.28 feet;
- 4) North 03°02'23" West 90.03 feet;
- 5) Along a curve to the left, having a radius of 510.00 feet, an arc length of 30.50 feet, and a chord which bears North 04°45'11" West 30.49 feet;
- 6) Along a curve to the right, having a radius of 25.00 feet, an arc length of 40.76 feet, and a chord which bears North 40°14'49" East 36.40 feet;
- 7) North 86°57'37" East 297.33 feet;
- 8) North 07°24'35" East 313.71 feet;
- 9) South 82°35'25" East 147.00 feet;
- 10) North 07°24'35" East 175.13 feet;
- 11) South 82°35'25" East 122.00 feet to the westerly line of said City of Columbia property;

Thence, continuing with City of Columbia, South 07°24'35" West 816.49 feet to the Point of Beginning, containing in all 9.21 acres, more or less.



**PERIMETER LAND DESCRIPTION
MAP 88, PARCEL 71.01
MAURY COUNTY, TENNESSEE**

Located in the 9th Civil District of Maury County, Tennessee, being the Sarah Joyce Reinert property as referenced in Deed Book 765, Page 758 of the Register's Office for Maury County (ROMCT), and being more particularly described as follows;

Beginning at a ½" iron rebar (found) in the northerly right-of-way for State Route 99 (Hampshire Pike), said iron rebar being the southwesterly corner of the City of Columbia property, Record Book 2445, Page 168 (ROMCT), and the southeasterly corner of the herein tract described;

Thence, continuing with the northerly right-of-way for Hampshire Pike, South 86°57'37" West 1,664.86 feet to a 5/8" iron rebar (found), said iron rebar being the southeasterly corner of the Jim G. Barrier property, Record Book 2002, Page 596 (ROMCT);

Thence, continuing with Barrier, North 07°23'25" East 2,008.28 feet to a drill steel (found), said drill steel being the southeasterly corner of the Billy Rummage property, Record Book 1708, Page 241 (ROMCT);

Thence, continuing with Rummage, North 07°31'57" East 627.45 feet to a 5/8" iron rebar (found), said iron rebar being in the southeasterly right-of-way line for State Route 6 (US Hwy 43);

Thence, continuing with said right-of-way for State Route 6, the following two (2) calls:

- 1) North 58°01'15" East 249.85 feet to a concrete monument (found);
- 2) North 63°38'30" East 126.20 feet to an iron rebar w/cap (set), said iron rebar w/cap being the southwesterly corner of the City of Columbia property, Record Book 1620, Page 609 (ROMCT);

Thence, continuing with the City of Columbia the following two (2) calls:

- 1) North 89°56'12" East 1,350.05 feet to a 5/8" iron rebar (found);
- 2) South 07°24'35" West 2,738.06 feet to the Point of Beginning, containing in all 103.95 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title survey performed by M2 Group, LLC, dated September 29, 2022.

September 30, 2022

Paul Keltner – Director
Columbia, TN – Development Services
700 N Garden Street
Columbia, TN 38401

Re: 1754 Hampshire Pike
Parcel Number 088-071.01
Annexation & Rezoning Permission Form

Paul,

The purpose of this letter is to state that David M. Cumming with M/I Homes of Nashville, LLC is authorized to act as my representative and agent on this parcel. I acknowledge and grant permission of the submission of the Annexation and Rezoning Request to Planning Commission for this property, and all subsequent submissions, to David M. Cumming with M/I Homes of Nashville, LLC.

Sincerely,



Sarah Joyce Reinert
C/O Michael Reinert
12919 Broleman Road
Orlando, FL 32832



615 MAIN STREET, SUITE 124
NASHVILLE, TN 37206 | 615.349.4990
WWW.THOMASANDHUTTON.COM

October 17, 2022

Paul Keltner
Director, Development Services
City of Columbia, Tennessee
700 N Garden Street
Columbia, TN 38401

Re: 1754 Hampshire Pike
Annexation, Rezoning & Comprehensive
Plan Amendment
Planning Commission Submittal
J-30470.0000

Paul:

On behalf of our client, M/I Homes of Nashville, LLC, we formally submit the Annexation, Rezoning, and Comprehensive Plan Amendment Package to the City of Columbia Planning Commission for the project referenced above. We request that the plans and documents be reviewed by the City of Columbia Planning Commission and all departments for Annexation, Rezoning, and Comprehensive Plan Amendment approval. The following items are included in this resubmittal:

1. One (1) Copy of Submittal Letter (this letter)
2. One (1) Review Fee Check for \$1,000.00 (Check No. 00001045)
3. One (1) Copy of Planning Fee Schedule Worksheet
4. One (1) Signed Copy of Annexation Permission Form
5. One (1) Signed Copy of Planning Commission Project Development Application
6. One (1) Copy of Written Legal Description of Entire Parcel
7. One (1) Copy of Written Legal Description of CD-4C Area
8. One (1) Copy of Columbia Fire & Rescue Fire Flow Requirements Letter
9. One (1) Copy of CPWS LOA Letter
10. One (1) Full-Size (24"x36") Copy of Sketch Development/Concept Plan (Folded)
11. One (1) CD containing digital files

If you have any questions or comments, please reach out, and I will be happy to help. We can transfer digital files via email if needed for your review as well. I appreciate the help.

Sincerely,

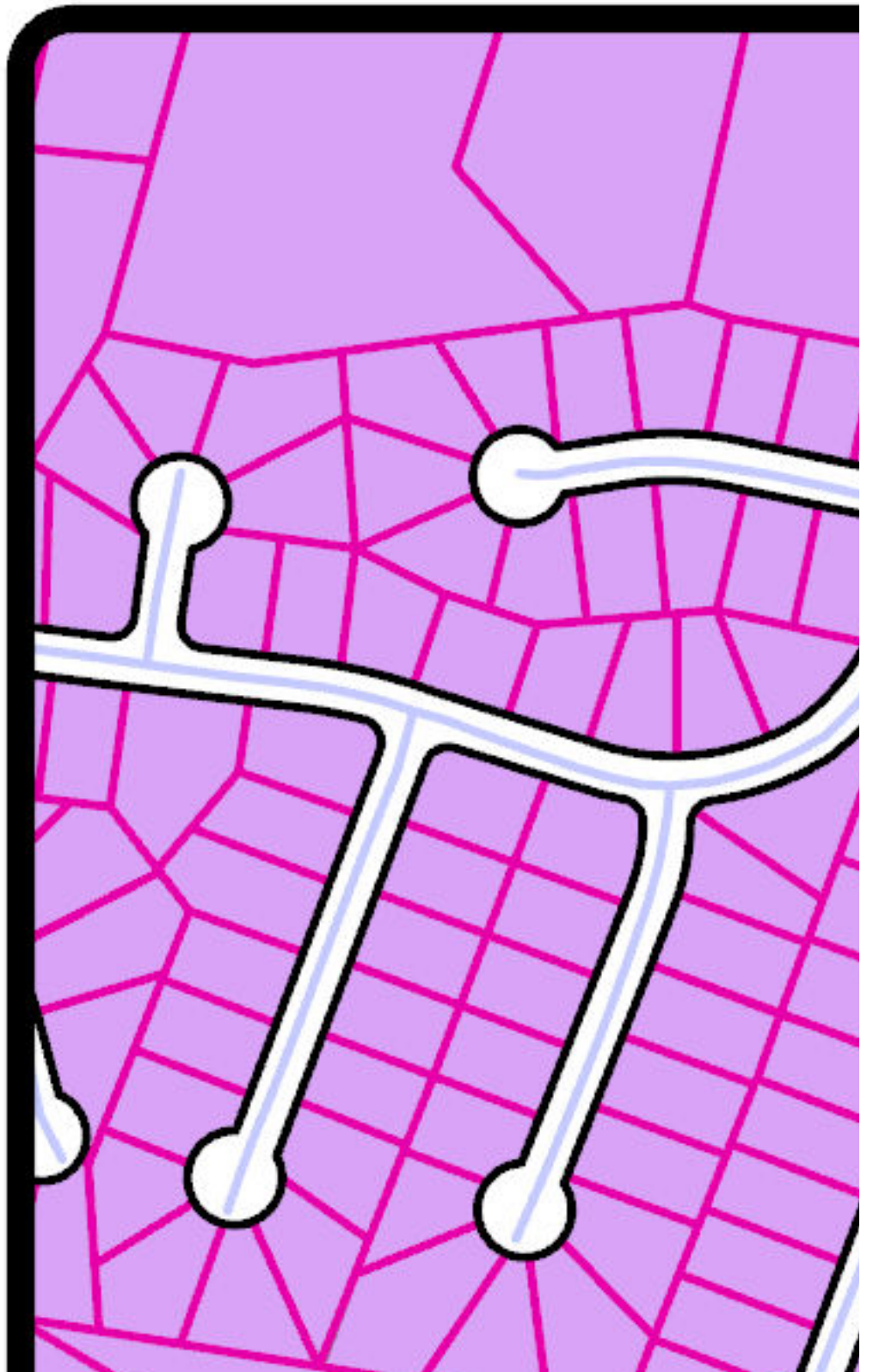
JON CLAXTON, PE | Project Manager

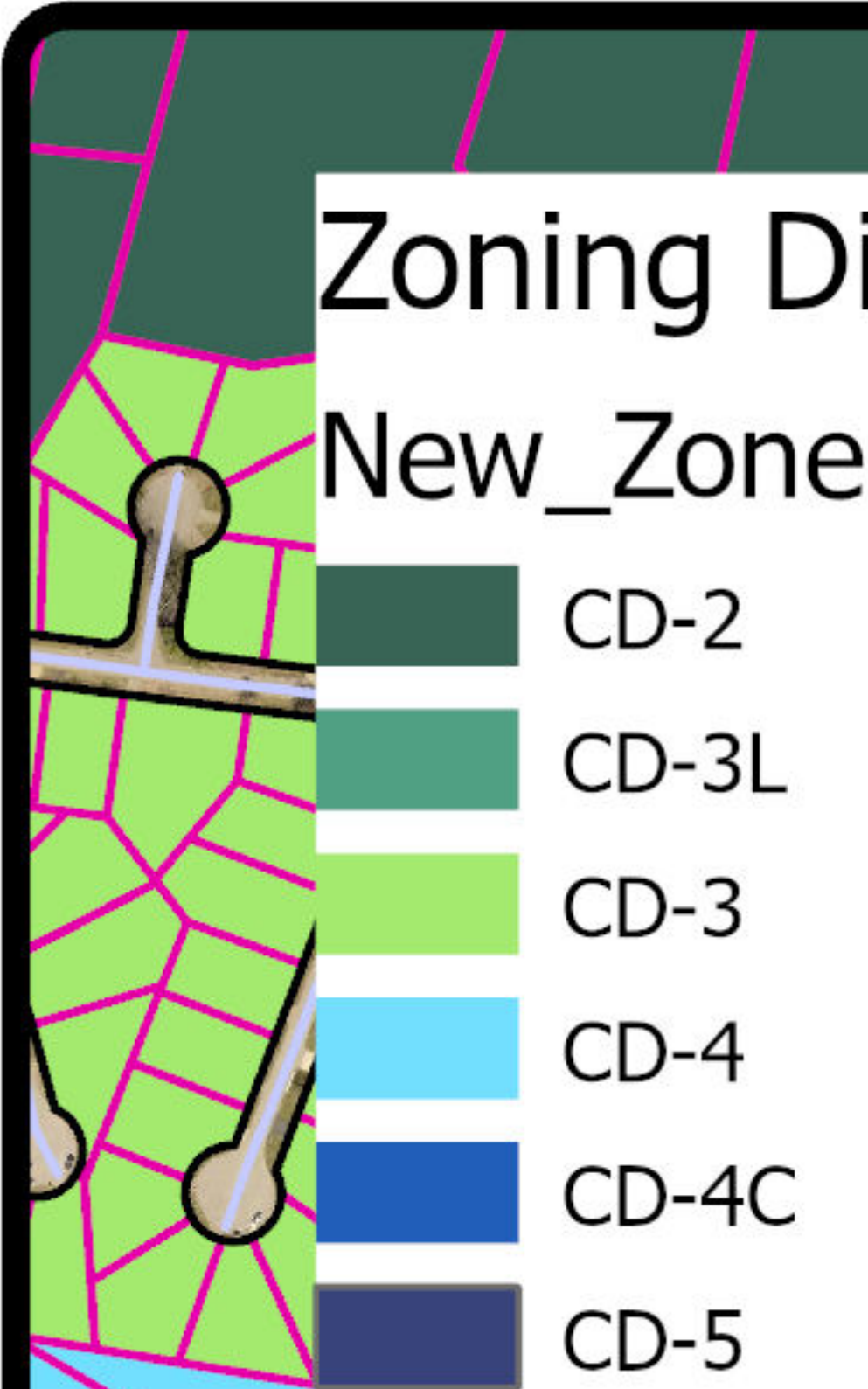
THOMAS & HUTTON

p 615-864-2708

e claxton.j@tandh.com

a 615 Main St.; Suite 124 | Nashville, TN 37206





September 30, 2022

Paul Keltner – Director
Columbia, TN – Development Services
700 N Garden Street
Columbia, TN 38401

Re: 1754 Hampshire Pike
Parcel Number 088-071.01
Annexation & Rezoning Permission Form

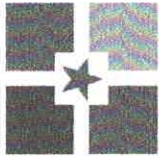
Paul,

The purpose of this letter is to state that David M. Cumming with M/I Homes of Nashville, LLC is authorized to act as my representative and agent on this parcel. I acknowledge and grant permission of the submission of the Annexation and Rezoning Request to Planning Commission for this property, and all subsequent submissions, to David M. Cumming with M/I Homes of Nashville, LLC.

Sincerely,



Sarah Joyce Reinert
C/O Michael Reinert
12919 Broleman Road
Orlando, FL 32832



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	1754 HAMPSHIRE PIKE, COLUMBIA, TN, 38401		
	TAX MAP:088	GROUP: N/A	PARCEL: 071.01
SUMMARY OF NATURE OF REQUEST AND WORK	ANNEXATION COMPREHENSIVE PLAN AMENDMENT REZONING TO CD-3 & CD-4C		

DATE OF PRE-APPLICATION CONFERENCE	09/28/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <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 checked="" type="checkbox"/> Other: COMPREHENSIVE PLAN AMENDMENT <i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i>	<p><u>Annexations/Rezoning/PUD's:</u></p> <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 with check list completed <input checked="" type="checkbox"/> Columbia Water System Availability Letter <p><u>Plats/PUDs:</u></p> <input type="checkbox"/> Project Name (include Sections & Phases) <hr/> <input type="checkbox"/> Total Number of Lots <hr/> <input type="checkbox"/> Total acreage <hr/>

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

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

APPLICANT

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

NAME	David M. Cumming - M/I Homes of Nashville, LLC	PHONE	(224) 402-5607
ADDRESS	3020 Stansberry Lane, Suite 202 Franklin, TN 37069	EMAIL	dcumming@mihomes.com

PROPERTY OWNER NAME	C/O Michael Reinert	PHONE	(931) 981-8882
ADDRESS	12919 Broleman Road Orlando, FL 32832	EMAIL	narcoossee@bellsouth.net

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

David M. Cumming <hr/> APPLICANT NAME	DocuSigned by:  _____ APPLICANT SIGNATURE	10/4/2022 <hr/> DATE
C/O Michael Reinert <hr/> PROPERTY OWNER NAME	 _____ PROPERTY OWNER SIGNATURE	10/1/22 <hr/> 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	

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20____,

between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

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

WITNESSETH:

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

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

_____ day of _____, 20____,

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

ROL

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

ABL

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

ABL

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

Adh

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

<u>Baker Creek Place</u>	
PROJECT	
Completed by the Developer	Completed by the City
DEVELOPER NAME <u>Ashley B. Kelley</u>	
AUTHORIZED AGENT NAME <u>(same as developer above)</u>	CITY ENGINEER
SIGNATURE <u>[Signature]</u>	SIGNATURE
DATE <u>10/16/2022</u>	DATE
STREET <u>3147 Carrington Lane</u>	
CITY, STATE, ZIP <u>Columbia, TN. 38401</u>	
PHONE <u>931-446-0709</u>	
EMAIL <u>blakekelley@charter.net</u>	
Attest	Attest
ATTEST NAME <u>Jason Howell</u>	ATTEST NAME
ATTEST SIGNATURE <u>[Signature]</u>	ATTEST SIGNATURE
DATE <u>10/16/2022</u>	DATE

AKA



October 17, 2022

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

RE: Project Name: Baker Creek Place, Phase 1, Final Plat
City of Columbia Planning Commission Submittal

On behalf of Ashley Blake Kelley, the owner for these 42 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,

WES Engineers & Surveyors

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

Allen B. O'Leary, RLS
Principal



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Mooresville Pike, Columbia, TN		
	TAX MAP: 099P	GROUP: D	PARCEL: 013.00
SUMMARY OF NATURE OF REQUEST AND WORK	Approval to create 42 residential lots and dedicate right-of-way.		

DATE OF 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"/> 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: <i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i>	<p><u>Annexations/Rezoning/PUD's:</u></p> <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 with check list completed <input type="checkbox"/> Columbia Water System Availability Letter <p><u>Plats/PUDs:</u></p> <input checked="" type="checkbox"/> Project Name (include Sections & Phases) Baker Creek Place, Phase 1 <hr/> <input checked="" type="checkbox"/> Total Number of Lots 42 <hr/> <input checked="" type="checkbox"/> Total acreage ±11.52 <hr/>

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

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

APPLICANT

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

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

PROPERTY OWNER NAME	Ashley Blake Kelley	PHONE	931-446-0909
ADDRESS	3147 Carrington Ln, Columbia, TN	EMAIL	blakekelley@charter.net

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

Allen B. O'Leary
APPLICANT NAME


APPLICANT SIGNATURE

10/11/22
DATE

Ashley B. Kelley
PROPERTY OWNER NAME

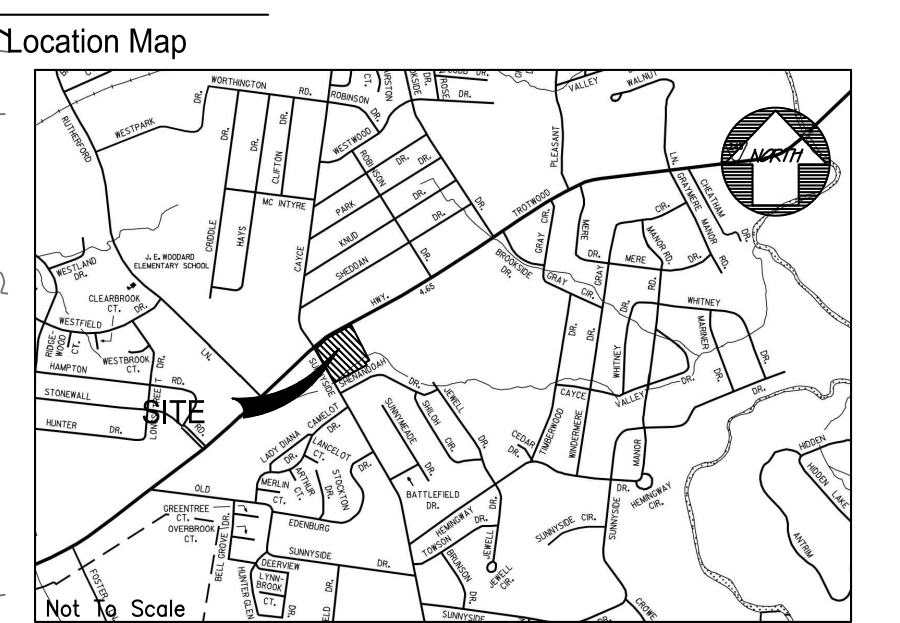
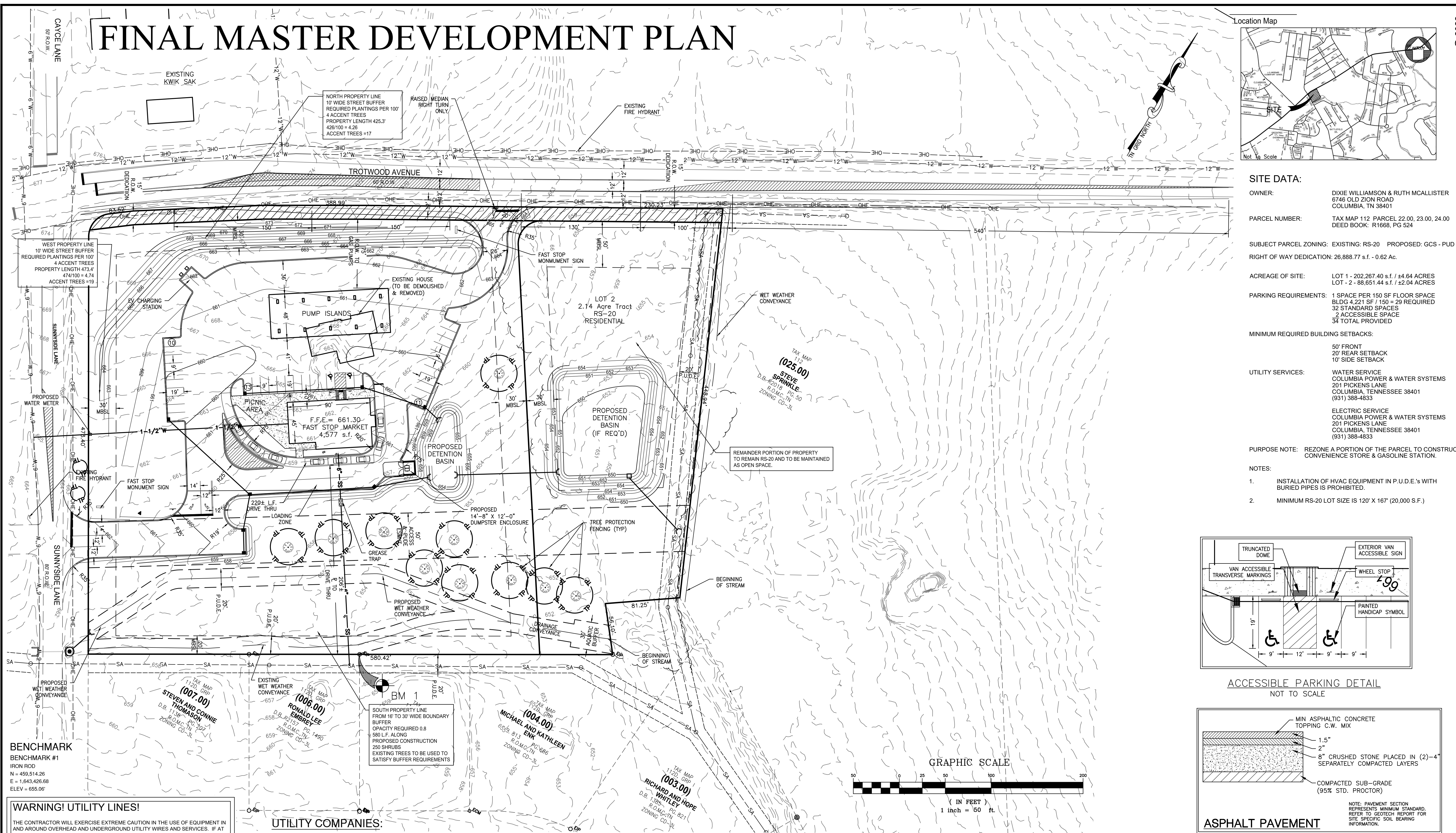

PROPERTY OWNER SIGNATURE

10/11/22
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			

FINAL MASTER DEVELOPMENT PLAN



SITE DATA:

OWNER: DIXIE WILLIAMSON & RUTH MCALLISTER
6746 OLD ZION ROAD
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 22.00, 23.00, 24.00
DEED BOOK: R1688, PG 524

SUBJECT PARCEL ZONING: EXISTING: RS-20 PROPOSED: GCS - PUD

RIGHT OF WAY DEDICATION: 26,888.77 s.f. - 0.62 Ac.

ACREAGE OF SITE: LOT 1 - 202,267.40 s.f. / ±4.64 ACRES
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

PARKING REQUIREMENTS: 1 SPACE PER 150 SF FLOOR SPACE
BLDG 4,221 SF / 150 = 29 REQUIRED
32 STANDARD SPACES
2 ACCESSIBLE SPACE
34 TOTAL PROVIDED

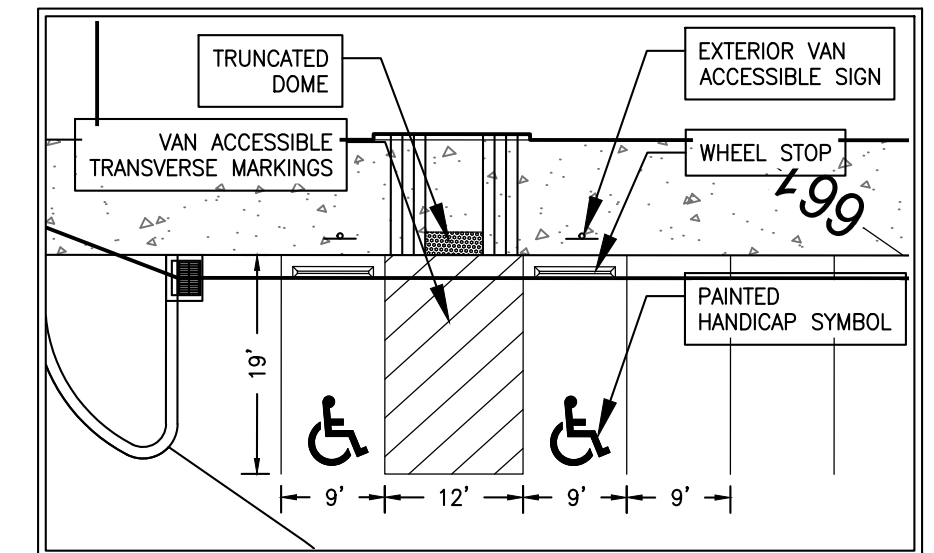
MINIMUM REQUIRED BUILDING SETBACKS:
50' FRONT
20' REAR SETBACK
10' SIDE SETBACK

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

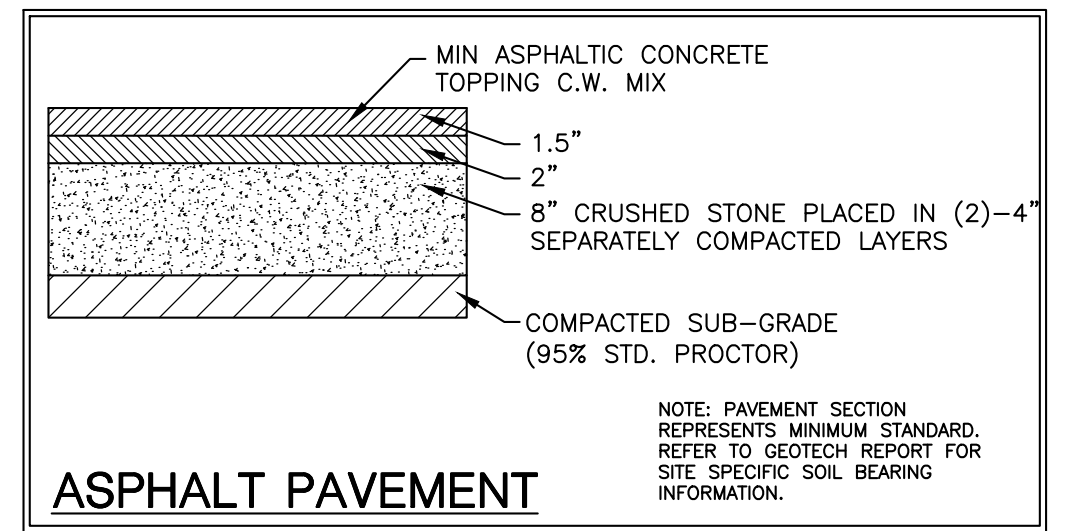
PURPOSE NOTE: REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
- MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL
NOT TO SCALE



ASPHALT PAVEMENT
NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.

BENCHMARK
BENCHMARK #1
IRON ROD
N = 489.614.26
E = 1,643.426.68
ELEV = 655.06'

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE COURSE OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

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

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

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

CABLE TELEVISION:
CHARTER COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

SANITARY:
CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

TELEPHONE:
AT&T
904 S. HIGH ST
COLUMBIA, TN 38401
(888) 824-2434
(615) 975-0505
jw0972@att.com

GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-2434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022/2023

ACTIVITY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

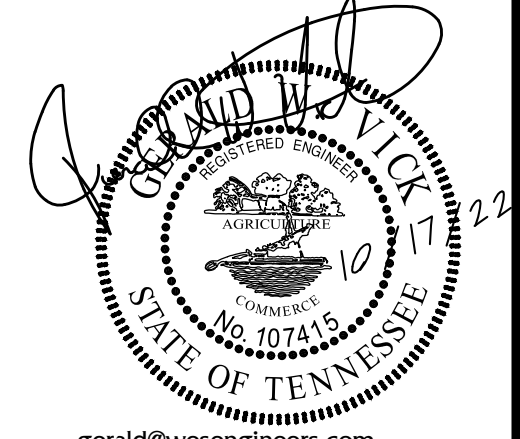
GEOTECHNICAL NOTE:
CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR,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

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

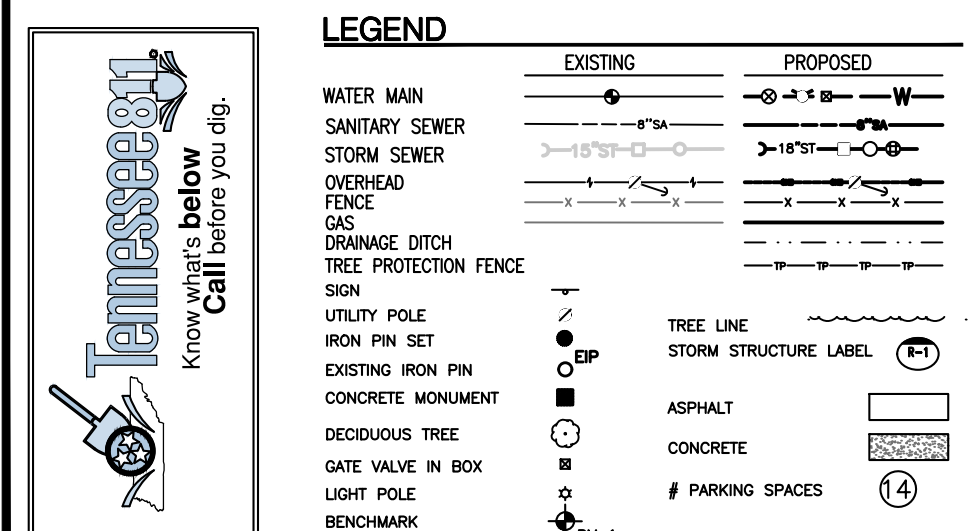
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

FLOOD STUDY NOTE:
A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.



SUBMITTED FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION



© 2022
WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WESA ENGINEERS & SURVEYORS

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

REV	DATE	DESCRIPTION

HIGHLAND CONVENIENCE MARKET
TROTWOOD AVENUE
COLUMBIA, TN
FINAL MASTER DEVELOPMENT PLAN

Drawn: RP
Checked: CV
Approved: CV
Date: APRIL 18, 2022
Scale: Vertical: 1"=50'
Horizontal: 1"=50'

21593
MP-1



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: _____

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

General

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

Lots and Land-Use

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

Structures

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



Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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



PUD Specific Items

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

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

Checklist Completed By:

Gerald W. Vick

Print Name

Signature

10/17/22

Date

TROTWOOD/SUNNYSIDE REZONE

ALL OF TAX MAP 112, PARCEL 23 AND A PORTION OF 22.00

A tract of land located in Maury County, Tennessee. A portion of parcel 22.00 shown on Tax Map 112, and all of Tax Map 112, Parcel 23.00, the Dixie Fulton and Ruth McAllister property as recorded in Deed Book R1668, page 524 (a portion of Tract 1 and all of Tract 2), and being more particularly described as follows.

Beginning at an iron pin set, said point being the north west corner of Steven and Connie Thomason as recorded in Book 1138, page 207, being Lot 5 of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, said point lying on the east margin of Sunnyside Lane (80' right of way), and having a Tennessee State Plane Coordinate N-459.367.7, E-1,643,170.5 (TDOT CORS).

Thence with the east margin of Sunnyside Lane, NORTH 29°46'27" WEST a distance of 454.08' to a point;
Thence with a curve turning to the right with an arc length of 36.26', with a radius of 25.00', with a chord bearing of NORTH 11°46'34" EAST, with a chord length of 33.16', to a point ;
Thence with the southern margin of Trotwood Avenue (60' right of way), NORTH 56°59'09" EAST a distance of 168.72' to a point;
Thence with the same, NORTH 60°13'33" EAST a distance of 111.07' to a point;
Thence with the same, 60°42'30" EAST a distance of 138.42' to a point;
Thence severing the property of Fulton/McAlister, SOUTH 32°52'52" EAST a distance of 487.96' to a point;
Thence with the north line of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, SOUTH 60°13'22" WEST a distance of 466.37' which is the point of beginning, having an area of 220,090 square feet, 5.05 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21583, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of April 2022.

Allen B. O'Leary
TN R.L.S. No. 1987



State of Tennessee, County of MAURY
Received for record the 16 day of
DECEMBER 2002 at 11:14 AM. (REC# 93538)
Recorded in official records
Book R1668 pages 524- 528
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 27.00, Total \$ 27.00,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT

Prepared by:

file

Dalton M. Mounger
Attorney at Law
Columbia, Tennessee

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996, and Executor of the Estate of Ruth Hill Fulton, FIRST PARTY, which expression shall include successors and assigns, and Dixie Watkins Fulton Williamson and Ruth Hill Fulton McAllister, as equal tenants in common, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

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

Tract No. 1: Lying and being in the Ninth (9th) Civil District of Maury County, Tennessee, about three miles from the city limits of Columbia, Tennessee, on the Mt. Pleasant Highway and is bounded on the North by said Highway and on the South, East and West by land of Charley W. Jewell, and more particularly bounded and described as follows:

Beginning at a point in the South margin of the Columbia-Mt. Pleasant Highway, this point being the northwest corner of an 1.5 acre tract, and the northeast corner of the property herein conveyed; thence with the South margin of said Highway, South 57 ½ deg. West 350 feet to a stake; thence South 44 ¾ deg. East 497.8 feet to a stake; thence North 57 ½ deg. East 350 feet to a post in the rock wall; thence North 44 ¾ deg. West 497.8 feet to the beginning containing four (4) acres, more or less, according to survey of R. O. Ytzen and R. T. Witherspoon, Jr., made August 6, 1947.

Description same as prior deed.

BK R1668 PG 524

Being the same property conveyed to Wylie T. Hill by deed of record in Book 269, Page 298, Register's Office of Maury County, Tennessee. Wylie T. Hill died testate in 1967, his Will is of record in Will Book M, Page 447, Chancery Court of Maury County, Tennessee. In said Will, he devised his property to his wife, Jessie G. Hill, for life, with the remainder to his daughter, Ruth Hill Fulton. Jessie G. Hill is now deceased. Ruth Hill Fulton died testate on June 10, 2001, her Will is of record in Will Book 39, Page 298, Chancery Court of Maury County, Tennessee. See also Book R1668, Page 519, Register's Office of Maury County, Tennessee. In said Will, Ruth Hill Fulton devised her property to the Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996.

Tax Map 112, Parcel 22.00.

Tract No. 2: The following described real estate situated in the Ninth (9th) Civil District of Maury County, Tennessee, to-wit:

Bounded on the north by Mount Pleasant Pike; on the east by Franklin Fulton (Hill); on the South by Jewell and on the West by Jewell and proposed new County road, and being more particularly described as follows:

Beginning at a fence post the southwest corner of the Franklin Fulton home tract, said point being the southeast corner of the herein conveyed property and running thence in a straight line, a continuation of Fulton's South line, South 57 degrees 30 mins. West 230.35 feet to an iron pin in the fence of the proposed new County Road; running thence with the East margin of the proposed new road North 32 degrees 33 mins. West 473.4 feet to a post in the South margin of the Mount Pleasant to Columbia Highway; running thence with the South margin of said highway North 49 degrees 11 mins. East 83.52 feet to a stake, continuing with the same North 54 degrees 49 mins. East 65.6 feet to a post, the Northeast corner of this tract and the Northwest corner of the Fulton home tract and running thence with Fulton's South or West

BK R1668 PG 525

line South 42 degrees 7 minutes East 495 feet to the point of beginning, containing 2.067 acres, according to survey of John J. Harris, dated October 22, 1959.

Description same as prior deed.

Tax Map 112, Parcel 23.00.

Tract No. 3: Beginning at a point in the South margin of the Columbia-Mt. Pleasant Highway, this point being the Northwest corner of a tract of 6 acres conveyed to T. D. Tracy and running thence South 25-1/2 deg. East 429 feet to a point in Tracy's West boundary line, a corner with Jewell; thence with Jewell South 75-1/2 deg. West 98.5 feet to a stake; thence North 44-3/4 deg. West 400 feet to a point in the South margin of said Columbia-Mt. Pleasant Highway, the same being Taylor's N/E corner; thence with the South margin of said Highway, North 57-1/2 deg. East 220 feet to the point of beginning. Being located in the Ninth (9th) Civil District of Maury County, Tennessee, and containing one and five-tenths acres.

Description same as prior deed

Tax Map 112, Parcel 24.00.

Being the same property, as to Tracts 2 and 3, conveyed to Franklin Fulton and wife, Ruth Hill Fulton, and D. Franklin Fulton and wife, Ruth Hill Fulton, by deeds of record in Book 363, Page 195 and Book 371, Page 217, Register's Office of Maury County, Tennessee, respectively. See also Quitclaim Deed from D. Franklin Fulton to Ruth Hill Fulton in Book 115, Page 481, Register's Office of Maury County, Tennessee. Ruth Hill Fulton died testate on June 10, 2001, her Will is of record in Will Book 39, Page 298, Chancery Court of Maury County, Tennessee. See also Book R1668, Page 519, Register's Office of Maury County, Tennessee. In said Will, Ruth Hill Fulton devised her property to the Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996.

BK R1668 PG 526

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of December, 2002.

FIRST FARMERS & MERCHANTS
NATIONAL BANK, Trustee of the
Ruth Hill Fulton Trust, under Trust Agreement
dated January 18, 1996

By Patricia P. Moody
PATRICIA P. MOODY, Assistant Trust Officer

FIRST FARMERS & MERCHANTS
NATIONAL BANK, Executor of the
Estate of Ruth Hill Fulton

By Patricia P. Moody
PATRICIA P. MOODY, Assistant Trust Officer

STATE OF TENNESSEE

COUNTY OF MAURY

BK R1668 PG 527

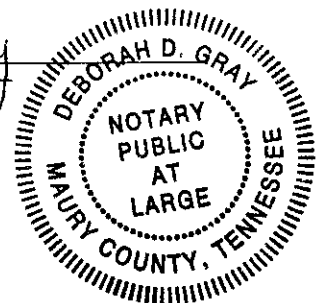
Personally appeared before me, the undersigned, PATRICIA P. MOODY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Trust Officer of First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, and is authorized by First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, to execute this instrument on behalf of First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust.

WITNESS my hand, at office, this 16th day of December, 2002.

My commission expires:

3/18/03

Deborah D. Gray
Notary Public



STATE OF TENNESSEE

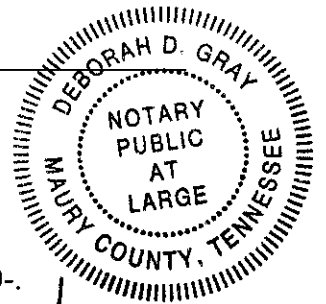
COUNTY OF MAURY

Personally appeared before me, the undersigned, PATRICIA P. MOODY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Trust Officer of First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton, and is authorized by First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton, to execute this instrument on behalf of First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton.

WITNESS my hand, at office, this 16 day of December, 2002.

My commission expires:
3/18/03

Deborah D. Gray
Notary Public



STATE OF TENNESSEE - MAURY COUNTY

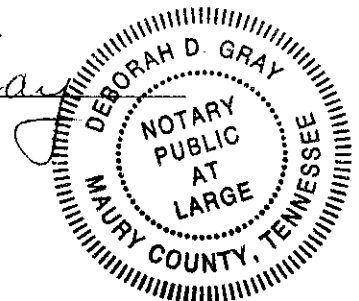
I hereby affirm that the actual consideration for this transfer is \$-0-.

Patricia P. Moody
Affiant

Sworn to and subscribed before me, this 16 day of December, 2002.

My commission expires:
3/18/03

Deborah D. Gray
Notary Public



NEW PROPERTY OWNERS:

PERSON(S) RESPONSIBLE
FOR TAXES:

Ruth Hill Fulton McAllister
and Dixie Watkins Fulton Williamson
6746 Old Zion Road
Columbia, TN 38401

Same

BK R1668 PG 528



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	4015 Trotwood Avenue		
	TAX MAP: 112	GROUP:	PARCEL: 22,23, 24.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request approval of the Final Development Plan for a proposed convenience store/gas station and associated appurtenances. +/- 5.05 acres		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	2/23/2022	<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 type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input checked="" 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) _____ • 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.

APPLICANT

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

NAME	Highland Corporation	PHONE	931-796-2274
ADDRESS	108 Mill Ave. Howenwald, TN 38462	EMAIL	seth@highlandcorp.com

PROPERTY OWNER NAME	D. Williamson / R. Mcallister	PHONE	
ADDRESS	6746 Old Zion Road Columbia, TN 38401	EMAIL	

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

Seth Banks _____
 APPLICANT NAME

Seth Banks dotloop verified 10/14/22 11:41 AM CDT CKNE-8XNA-YMCM-SENY

 APPLICANT SIGNATURE

 DATE

Dixie Williamson
 Ruth McAllister _____
 PROPERTY OWNER NAME

DocuSigned by: Dixie W. Fulton
 DocuSigned by: William Fulton McAllister

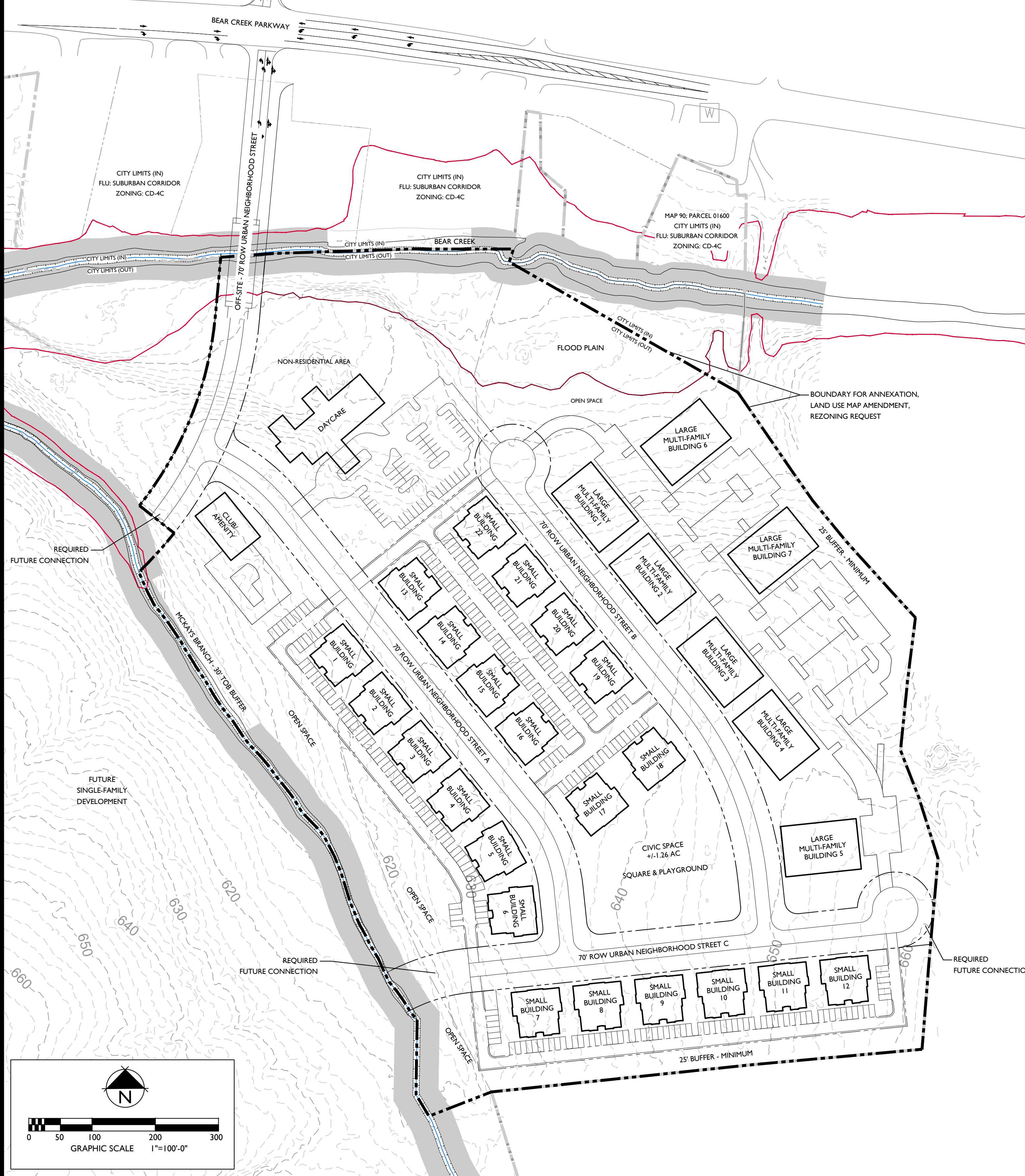
 PROPERTY OWNER SIGNATURE

10/15/2022

 DATE

STAFF USE ONLY

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



LEGAL DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION
FOR ANNEXATION REQUEST - 27.74 ACRES
A PORTION OF MAP 90, PARCEL 12.01
DEED BOOK R2827, PAGE 587
HK BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1446, PG 168, VALERIE CAMERON (R2360, PG 100) AND WEST BY BIG BEAR BLUFFS, LLC (2027, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2200, PAGE 366, ROMCTN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,288.11 EAST 1,674,060.07

S 84°29'27" E FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
 S 88°34'18" E FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
 S 30°22'59" E FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
 S 42°35'35" E FOR A DISTANCE OF 106.59 FEET TO FENCE LINE T-POST;
 S 42°31'27" E FOR A DISTANCE OF 59.23 FEET TO AN IRON PIN FOUND;
 S 70°59'52" W FOR A DISTANCE OF 101.11 FEET TO A FENCE 5" METAL POST;
 S 2°49'57" W FOR A DISTANCE OF 110.39 FEET TO AN IRON PIN FOUND;
 S 21°14'47" E FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;
 S 17°36'07" W FOR A DISTANCE OF 102.98 FEET TO FENCE LINE 24" CEDAR;
 S 4°57'22" W FOR A DISTANCE OF 172.84 FEET TO FENCE LINE T-POST;
 S 4°23'21" W FOR A DISTANCE OF 270.36 FEET TO FENCE LINE 24" OAK;
 S 84°48'29" W FOR A DISTANCE OF 414.08 FEET TO A 4X4 WOOD FENCE POST;
 S 84°01'58" W FOR A DISTANCE OF 414.08 FEET TO A 4X4 WOOD FENCE POST;
 S 88°48'11" W FOR A DISTANCE OF 106.89 FEET

THENCE ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52'00" W FOR A DISTANCE OF 36.69 FEET;
 N 0°53'17" E FOR A DISTANCE OF 118.35 FEET;
 N 40°55'38" W FOR A DISTANCE OF 16.42 FEET;
 N 31°07'58" W FOR A DISTANCE OF 9.27 FEET;
 N 20°38'04" W FOR A DISTANCE OF 10.18 FEET;
 N 33°29'34" W FOR A DISTANCE OF 7.00 FEET;
 N 35°12'48" W FOR A DISTANCE OF 15.98 FEET;
 N 39°31'18" W FOR A DISTANCE OF 18.10 FEET;
 N 23°54'54" W FOR A DISTANCE OF 19.19 FEET;
 N 23°32'02" W FOR A DISTANCE OF 22.91 FEET;
 N 20°21'41" W FOR A DISTANCE OF 12.84 FEET;
 N 20°40'28" W FOR A DISTANCE OF 19.38 FEET;
 N 20°57'38" W FOR A DISTANCE OF 12.84 FEET;
 N 28°18'04" W FOR A DISTANCE OF 11.28 FEET;
 N 30°17'03" W FOR A DISTANCE OF 7.49 FEET;
 N 20°32'11" W FOR A DISTANCE OF 13.63 FEET;
 N 18°22'38" W FOR A DISTANCE OF 4.70 FEET;
 N 21°02'04" W FOR A DISTANCE OF 8.40 FEET;
 N 23°40'02" W FOR A DISTANCE OF 12.35 FEET;
 N 17°08'08" W FOR A DISTANCE OF 60.02 FEET;
 N 22°34'41" W FOR A DISTANCE OF 8.60 FEET;
 N 21°08'48" W FOR A DISTANCE OF 18.18 FEET;
 N 20°57'14" W FOR A DISTANCE OF 18.86 FEET;
 N 20°50'37" W FOR A DISTANCE OF 17.44 FEET;
 N 30°56'13" W FOR A DISTANCE OF 12.02 FEET;
 N 44°08'37" W FOR A DISTANCE OF 24.84 FEET;
 N 44°38'58" W FOR A DISTANCE OF 14.85 FEET;
 N 30°38'52" W FOR A DISTANCE OF 8.47 FEET;
 N 30°22'32" W FOR A DISTANCE OF 13.44 FEET;
 N 33°50'33" W FOR A DISTANCE OF 10.08 FEET;
 N 37°53'28" W FOR A DISTANCE OF 14.88 FEET;
 N 38°46'51" W FOR A DISTANCE OF 14.76 FEET;
 N 30°38'42" E FOR A DISTANCE OF 14.08 FEET;
 N 30°07'58" W FOR A DISTANCE OF 23.10 FEET;
 N 40°01'07" W FOR A DISTANCE OF 19.88 FEET;
 N 41°52'17" W FOR A DISTANCE OF 34.26 FEET;
 N 40°48'08" W FOR A DISTANCE OF 24.72 FEET;
 N 38°23'48" W FOR A DISTANCE OF 14.08 FEET;
 N 33°18'43" W FOR A DISTANCE OF 11.22 FEET;
 N 33°38'11" W FOR A DISTANCE OF 39.72 FEET;
 N 33°12'18" W FOR A DISTANCE OF 18.72 FEET;
 N 30°17'18" W FOR A DISTANCE OF 15.05 FEET;
 N 30°17'07" W FOR A DISTANCE OF 9.84 FEET;
 N 34°42'02" W FOR A DISTANCE OF 21.28 FEET;
 N 31°35'18" W FOR A DISTANCE OF 7.00 FEET;
 N 20°57'28" W FOR A DISTANCE OF 6.51 FEET;
 N 20°56'57" W FOR A DISTANCE OF 18.34 FEET;
 N 20°40'11" W FOR A DISTANCE OF 9.90 FEET;
 N 34°32'50" W FOR A DISTANCE OF 6.02 FEET;
 N 20°42'37" W FOR A DISTANCE OF 2.84 FEET;
 N 34°19'28" W FOR A DISTANCE OF 10.58 FEET;
 N 30°04'07" W FOR A DISTANCE OF 7.81 FEET;
 N 31°18'55" W FOR A DISTANCE OF 8.86 FEET;
 N 20°40'08" W FOR A DISTANCE OF 15.88 FEET;
 N 20°52'20" W FOR A DISTANCE OF 4.81 FEET;
 N 30°23'08" W FOR A DISTANCE OF 8.26 FEET;
 N 31°05'58" W FOR A DISTANCE OF 6.96 FEET;
 N 30°18'45" W FOR A DISTANCE OF 2.88 FEET;
 N 33°54'07" W FOR A DISTANCE OF 30.78 FEET;
 N 37°57'42" W FOR A DISTANCE OF 2.88 FEET;
 N 38°54'50" W FOR A DISTANCE OF 18.29 FEET;
 N 40°46'27" W FOR A DISTANCE OF 2.79 FEET;
 N 41°18'44" W FOR A DISTANCE OF 15.90 FEET;
 N 30°50'03" W FOR A DISTANCE OF 4.74 FEET;
 N 20°46'51" W FOR A DISTANCE OF 6.08 FEET;
 N 27°33'58" W FOR A DISTANCE OF 9.74 FEET;
 N 20°22'08" W FOR A DISTANCE OF 6.21 FEET;
 N 20°10'43" W FOR A DISTANCE OF 6.47 FEET;
 N 20°48'18" W FOR A DISTANCE OF 6.77 FEET;
 N 20°08'11" W FOR A DISTANCE OF 6.77 FEET;
 N 20°52'17" W FOR A DISTANCE OF 2.84 FEET;
 N 22°22'17" W FOR A DISTANCE OF 13.60 FEET

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R2051, PG 782) THE FOLLOWING CALLS:
 BY A CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, AN ARC DISTANCE OF 83.00 FEET, A CHORD BEARING OF N 4°00'58" E, AND A CHORD DISTANCE OF 83.00 FEET TO A POINT.

N 51°35'13" W FOR A DISTANCE OF 70.00 FEET.

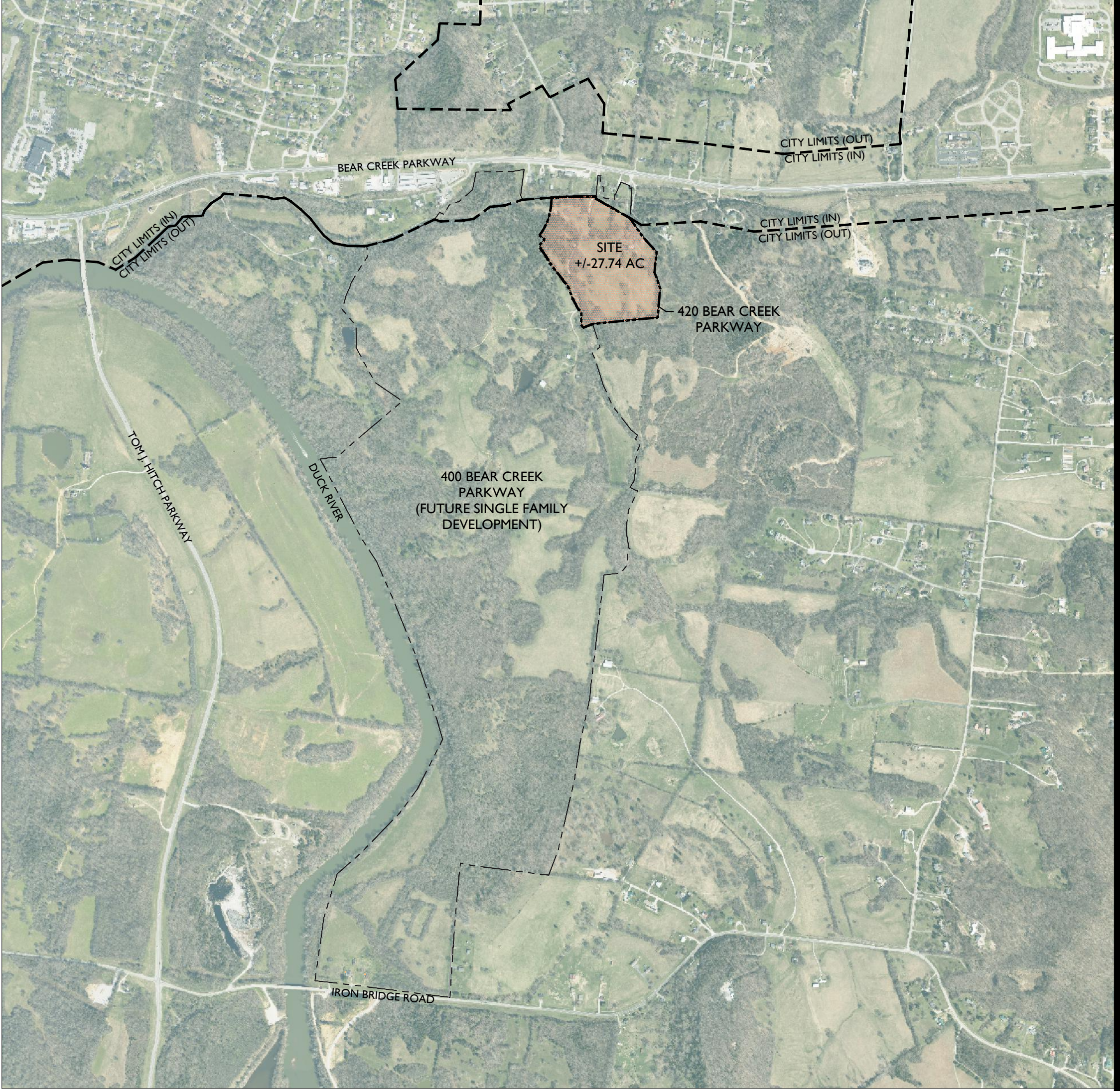
THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 208.98 FEET, A CHORD BEARING OF N 10°50'21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51°15'54" E FOR A DISTANCE OF 84.04 FEET TO A POINT IN THE LINE OF LENA ELLEN CRAIG (R1446, PAGE 168) AND VALERIE CAMERON (R2360, PAGE 100) THE FOLLOWING CALLS:

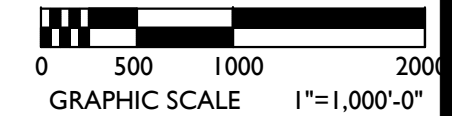
N 89°51'07" E FOR A DISTANCE OF 105.85 FEET;
 N 80°53'31" E FOR A DISTANCE OF 14.54 FEET;
 N 80°18'28" E FOR A DISTANCE OF 60.25 FEET;
 N 80°30'30" E FOR A DISTANCE OF 18.25 FEET;
 N 80°57'42" E FOR A DISTANCE OF 158.95 FEET, NEAR CORNER FOR VALERIE CAMERON (R2360, PAGE 100), AND THE PROPERTY HEREIN DESCRIBED

THENCE LEAVING THE LINE OF SAID CAMERON, S 18°21'39" W FOR A DISTANCE OF 21.42 FEET TO A POINT, SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE, THENCE WITH THE COMPUTED CITY LIMIT LINE, S 60°18'02" E FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,864.89 SQ FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90, PARCEL 12.01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



LOCATION MAP



PROJECT INFORMATION:

PARCEL: MAP 90 PARCELS 01600 & PORTION OF 01201
 ADDRESS: 420 & PORTION OF 400 BEAR CREEK PARKWAY

AREA OF ANNEXATION REQUEST: 27.74 ACS
 LAND USE MAP AMENDMENT:
 EXISTING: SUBURBAN NEIGHBORHOOD
 PROPOSED: URBAN NEIGHBORHOOD
 REZONING REQUEST: CD-4

CONTACT:

APPLICANT/LANDSCAPE ARCHITECT:
 GREG GAMBLE OR KELI FRYMIRE
 GAMBLE DESIGN COLLABORATIVE
 3020 STANSBERRY LANE, SUITE 201
 FRANKLIN, TN 37069
 615-975-5765
 greg.gamble@gdc-tn.com
 keli@gdc-tn.com

DEVELOPER:
 KOLTER LAND
 JOSHUA GIBBS
 615-582-3253
 jgibbs@kolter.com

CONCEPTUAL DEVELOPMENT PLAN CD-4 DESIGN CRITERIA:

CONCEPTUAL PLAN AREA EXCLUDES ENTRANCE DRIVE AND FLOODPLAIN AREA THAT HAVE BEEN INCLUDED IN THE ANNEXATION/ REZONING REQUEST

GROSS SITE AREA: +/-25.18 AC
 NET AREA: +/-23.92 AC
 (25.18 GROSS - 1.26 CIVIC = 23.92AC)
 NON-RESIDENTIAL AREA: +/-3.58 AC (15%)
 RESIDENTIAL AREA: +/-20.34 (85%)

GROSS DENSITY: 11.9 DUA (12 DUA ALLOWED)
 TOTAL UNITS: 300 UNITS
 SMALL MULTI-FAMILY: 132 UNITS (6 UNITS PER BUILDING)
 LARGE MULTI-FAMILY: 168 UNITS (24 UNITS PER BUILDING)

TOTAL FRONTAGE: 5,900 LF
 5,015 LF RESIDENTIAL FRONTAGE (85% OF TOTAL)
 940 LF MULTI-FAMILY FRONTAGE (19% OF RESIDENTIAL)

BLOCK PERIMETER: ALL UNDER 2,400 LF

CIVIC SPACE: +/-1.26 AC (5%)

UNITS FRONTING PEDESTRIAN PATHS/OPEN SPACE: 60 UNITS (20%)

PARKING REQUIRED: 1.5 SPACES PER UNIT
 SMALL MULTI-FAMILY: 198 SPACES
 LARGE MULTI-FAMILY: 252 SPACES

PARKING PROVIDED: SURFACE IN 3RD LAYER & ON-STREET

BUILDING/LOT DIMENSIONS:

SMALL MULTI-FAMILY BUILDING
 FRONT SETBACK: 6' MIN.
 SIDE SETBACK: 6' MIN.
 CORNER SETBACK: 6' MIN.
 REAR SETBACK: 5' MIN.
 MAXIMUM BUILDING WIDTH: 120'
 MAXIMUM UNITS PER BUILDING: 6
 PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).

LARGE MULTI-FAMILY BUILDING
 FRONT SETBACK: 6' MIN.
 SIDE SETBACK: 6' MIN.
 CORNER SETBACK: 6' MIN.
 REAR SETBACK: 5' MIN.
 MAXIMUM BUILDING WIDTH: 120'
 MAXIMUM UNITS PER BUILDING: 24
 PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

420 & PORTION OF 400 BEAR CREEK PARKWAY ANNEXATION, LAND USE MAP AMENDMENT, REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN
 Columbia, Tennessee



Date: OCTOBER 17, 2022
 Revision Date

CONCEPTUAL DEVELOPMENT PLAN

SHEET
LI.0



October 17, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Initial Submittal 420 and a portion of 400 Bear Creek Parkway – Annexation Request, Land Use Plan Amendment Request, and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,

The accompanying documents are for a submittal for a portion of the property previously reviewed under the Columbia Bluffs Preliminary Master Development Plan application. The subject property for this new application is approximately 28 acres and composed of parcels at 420 and a portion of 400 Bear Creek Parkway.

The applicant is requesting an annexation of this property. Additionally, the application is seeking a rezoning request to the CD-4 zoning district. In order to utilize the CD-4 zoning district, the application is seeking a Land Use Map Amendment from the current Land Use Area of Suburban Neighborhood to Urban Neighborhood. As required by the Rezoning Request, a Conceptual Development Plan, compliant with CD-4 zoning is also included.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document
2. Annexation Application
3. Submittal Application
4. Water Availability Letter
5. Word file of Legal Description
6. Check submittal fee (amount \$1,000)
7. Flash Drive with digital copy of submittal

If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a faint circular stamp.

Gamble Design Collaborative
Greg Gamble



DEVELOPMENT SERVICES

I, HK Big Bear Bluffs, LLC being the sole ownership of the property more particularly described as 090-12.01; 090-16.00 on Warranty Deed of Record in Plat Book R2827 Page 576-586 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

James P Harvey (Authorized Agent)

SEPTEMBER 15, 2022

Print Name

Date

Signature

A handwritten signature in blue ink, appearing to read "James P. Harvey", is written over a horizontal line.

STAFF USE ONLY

Docket Number:

Requested Agenda:



October 6, 2022

Mr. Joshua Gibbs

Kolter Land

14025 Riveredge Drive, Suite 175

Tampa, FL 33637

Sent via email: jgibbs@kolter.com

**RE: Water Availability Letter
Big Bear Bluffs – 300 Units
400 Bear Creek Pike
Tax Map 90, Parcel 12.01
Columbia, Maury, TN**

Dear Mr. Gibbs:

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

The proposed development consists of 300 multi-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



In addition to the cost-shared infrastructure improvements for this development zone, the following project-specific requirements must be constructed by the developer in order for CPWS to provide service to the development:

- Domestic waterline connection will be made to the existing 16-inch water main located on Bear Creek Pike.
- A new minimum size 10-inch water main will be constructed from Bear Creek Pike to the development. To support future single-family developments on the adjacent properties, the 10-inch water main must be increased to a 16-inch main. The overall master plan for the site is for the 16-inch to connect to Iron Bridge Road as part of future phases.
- Dual master meters will be installed off the new main at the development entrance, for redundancy in the event of maintenance. Any sub-metering of individual units will be the responsibility of applicant.

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

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide construction drawings for all public water infrastructure for the proposed development in both CAD and PDF format for CPWS review.
- When applicant has resolved all comments provided by CPWS for the construction drawings, CPWS will provide an approval letter and flow calculations to support TDEC approval of the construction drawings.
- Applicant then submits drawings to TDEC for approval. Upon approval by TDEC, applicant may schedule a pre-construction meeting with CPWS. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 615-934-7499 or jason.english@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

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

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

cc: Jonathan Hardin, CPWS
File 22-081

**LEGAL DESCRIPTION
FOR ANNEXATION REQUEST – 27.74 ACRES
A PORTION OF MAP 90, PARCEL 12.01
DEED BOOK R2827, PAGE 587
HK BIG BEAR BLUFFS, LLC**

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1445, PG 168, VALERIE CAMERON (R2360, PG 1205) AND WEST BY BIG BEAR BLUFFS, LLC (2827, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,288.11 EAST 1,674,050.07.

S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3" METAL POST;
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24" CEDAR;
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE T-POST;
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30" OAK;
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;
S 68° 46' 11.3" W FOR A DISTANCE OF 105.89 FEET.

THENCE, ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52'05" W FOR A DISTANCE OF 36.69 FEET.
N 0°53'17" E FOR A DISTANCE OF 118.33 FEET.
N 40°55'39" W FOR A DISTANCE OF 15.42 FEET.
N 31°07'58" W FOR A DISTANCE OF 9.27 FEET.
N 32°09'24" W FOR A DISTANCE OF 10.18 FEET.
N 33°29'34" W FOR A DISTANCE OF 7.00 FEET.
N 35°12'48" W FOR A DISTANCE OF 13.58 FEET.
N 39°31'19" W FOR A DISTANCE OF 19.10 FEET.
N 26° 23'54" W FOR A DISTANCE OF 19.17 FEET.
N 23°32'02" W FOR A DISTANCE OF 22.01 FEET.
N 32°21'41" W FOR A DISTANCE OF 9.25 FEET.
N 29°40'26" W FOR A DISTANCE OF 19.38 FEET.
N 25°37'36" W FOR A DISTANCE OF 12.87 FEET.

N 28°18'04" W FOR A DISTANCE OF 11.28 FEET.
N 30°17'03" W FOR A DISTANCE OF 7.49 FEET.
N 24°26'21" W FOR A DISTANCE OF 13.63 FEET.
N 18°22'36" W FOR A DISTANCE OF 4.70 FEET.
N 21°26'04" W FOR A DISTANCE OF 8.40 FEET.
N 23°40'02" W FOR A DISTANCE OF 12.35 FEET.
N 17°06'08" W FOR A DISTANCE OF 50.02 FEET.
N 22°34'41" W FOR A DISTANCE OF 6.60 FEET.
N 21°58'48" W FOR A DISTANCE OF 19.16 FEET.
N 26°57'14" W FOR A DISTANCE OF 18.86 FEET.
N 27°50'37" W FOR A DISTANCE OF 17.44 FEET.
N 35°56'13" W FOR A DISTANCE OF 12.02 FEET.
N 44°05'27" W FOR A DISTANCE OF 24.91 FEET.
N 44°39'35" W FOR A DISTANCE OF 14.65 FEET.
N 32°36'45" W FOR A DISTANCE OF 8.47 FEET.
N 30°22'32" W FOR A DISTANCE OF 13.44 FEET.
N 33°50'53" W FOR A DISTANCE OF 10.09 FEET.
N 37°33'28"W FOR A DISTANCE OF 8.89 FEET.
N 38°45'51" W FOR A DISTANCE OF 14.78 FEET.
N 39°38'43" E FOR A DISTANCE OF 14.08 FEET.
N 36°07'58" W FOR A DISTANCE OF 23.10 FEET.
N 40°01'57" W FOR A DISTANCE OF 19.66 FEET.
N 41°52'17" W FOR A DISTANCE OF 34.26 FEET.
N 43°48'36" W FOR A DISTANCE OF 24.72 FEET.
N 38°23'46" W FOR A DISTANCE OF 14.08 FEET.
N 33°18'43" W FOR A DISTANCE OF 11.72 FEET.
N 33°36'11" W FOR A DISTANCE OF 39.72 FEET.
N 33°12'19" W FOR A DISTANCE OF 18.77 FEET.
N 39°17'19" W FOR A DISTANCE OF 15.05 FEET.
N 38°12'07" W FOR A DISTANCE OF 9.90 FEET.
N 34°40'32" W FOR A DISTANCE OF 21.28 FEET.
N 31°35'16" W FOR A DISTANCE OF 7.00 FEET.
N 29°57'58" W FOR A DISTANCE OF 6.51 FEET.
N 29°56'57" W FOR A DISTANCE OF 16.34 FEET.
N 32°40'11" W FOR A DISTANCE OF 5.60 FEET.
N 34°32'50" W FOR A DISTANCE OF 9.02 FEET.
N 32°40'37" W FOR A DISTANCE OF 3.54 FEET.
N 34°19'28" W FOR A DISTANCE OF 10.59 FEET.
N 30°24'03" W FOR A DISTANCE OF 7.81 FEET.
N 31°18'55" W FOR A DISTANCE OF 8.66 FEET.
N 32°48'26" W FOR A DISTANCE OF 15.84 FEET.
N 29°50'20" W FOR A DISTANCE OF 4.81 FEET.
N 28°23'06" W FOR A DISTANCE OF 8.96 FEET.
N 31°05'56" W FOR A DISTANCE OF 5.96 FEET.
N 35°38'45" W FOR A DISTANCE OF 8.21 FEET.
N 33°54'07" W FOR A DISTANCE OF 20.78 FEET.
N 37°37'43" W FOR A DISTANCE OF 3.46 FEET.
N 36°54'50" W FOR A DISTANCE OF 18.29 FEET.
N 40°46'27" W FOR A DISTANCE OF 5.79 FEET.
N 41°19'44" W FOR A DISTANCE OF 5.90 FEET.
N 32°53'03" W FOR A DISTANCE OF 4.74 FEET.

N 26°46'51" W FOR A DISTANCE OF 8.06 FEET.
N 27°33'58" W FOR A DISTANCE OF 9.74 FEET.
N 25°22'08"W FOR A DISTANCE OF 4.21 FEET.
N 25°10'43" W FOR A DISTANCE OF 5.47 FEET.
N 21°49'19" W FOR A DISTANCE OF 5.30 FEET.
N 25°09'11" W FOR A DISTANCE OF 6.77 FEET.
N 24°52'17" W FOR A DISTANCE OF 2.84 FEET.
N 22°22'17" W FOR A DISTANCE OF 13.60 FEET.

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R2051, PG 792 THE FOLLOWING CALLS.

BY A CURVE TO THE LEFT, HAVING A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 83.06 FEET, A CHORD BEARING OF N 42°09'38" E AND A CHORD DISTANCE OF 83.00 FEET TO A POINT.

N 51°35'13" W FOR A DISTANCE OF 70.00 FEET.

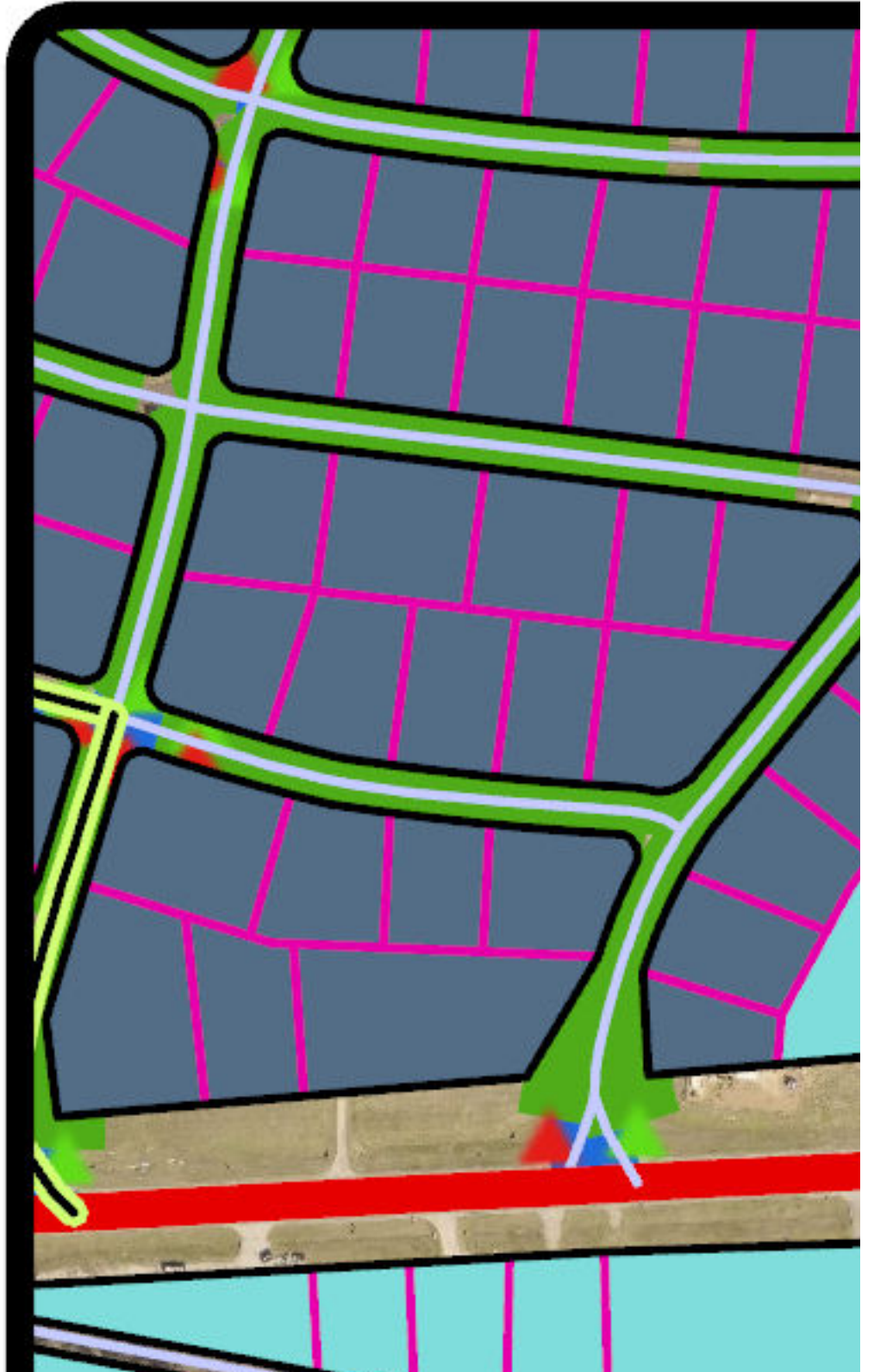
THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF N 21°50'21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51°15'54" E FOR A DISTANCE OF 94.04 FEET TO A POINT IN THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) .
THENCE WITH THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) AND VALERIE CAMERON (DB R2360, PAGE 1205) THE FOLLOWING CALLS:

N 85°53'10" E FOR A DISTANCE OF 70.95 FEET.
N 85°53'31" E FOR A DISTANCE OF 14.54 FEET.
N 88°09'20" E FOR A DISTANCE OF 80.25 FEET.
N 88°09'30 E FOR A DISTANCE OF 138.55 FEET.
N 89°57'42" E FOR A DISTANCE OF 158.93 FEET, REAR CORNER FOR VALERIE CAMERON (DB R2360, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

THENCE LEAVING THE LINE OF SAID CAMERON, S 18°21'29" W FOR A DISTANCE OF 21.42 FEET TO A POINT. SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE. THENCE WITH THE COMPUTED CITY LIMITS LINE, S 60°18'02" E FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,694.89 SQ.FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90 PARCEL 12.01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.







PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	420 Bear Creek Parkway; and a portion of 400 Bear Creek Parkway		
	TAX MAP: 090	GROUP:	PARCEL: 01600 & a portion of 01201
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation Request, Land Use Map Amendment, Rezoning Request for about 28 acres off Bear Creek Parkway. The Conceptual Development Plan submitted as part of the rezoning application depicts a CD-4 compliant development with multi-family homes, club house/amenity, day care center and civic spaces.		

DATE OF PRE-APPLICATION CONFERENCE	held August 24, 2022	<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"/> 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 checked="" type="checkbox"/> Other: Land Use Map Amendment <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<p><u>Annexations/Rezoning/PUD's:</u></p> <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 with check list completed <input type="checkbox"/> Columbia Water System Availability Letter <p><u>Plats/PUDs:</u></p> <input type="checkbox"/> Project Name (include Sections & Phases) <hr/> <input type="checkbox"/> Total Number of Lots <hr/> <input type="checkbox"/> Total acreage <hr/>

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

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

APPLICANT

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

NAME	Greg Gamble - Gamble Design Collaborative	PHONE	615.975.5765
ADDRESS	3020 Stansberry Lane, Suite 201, Franklin TN 37069	EMAIL	info@gdc-tn.com

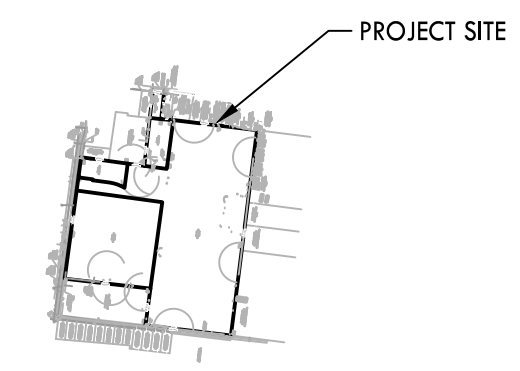
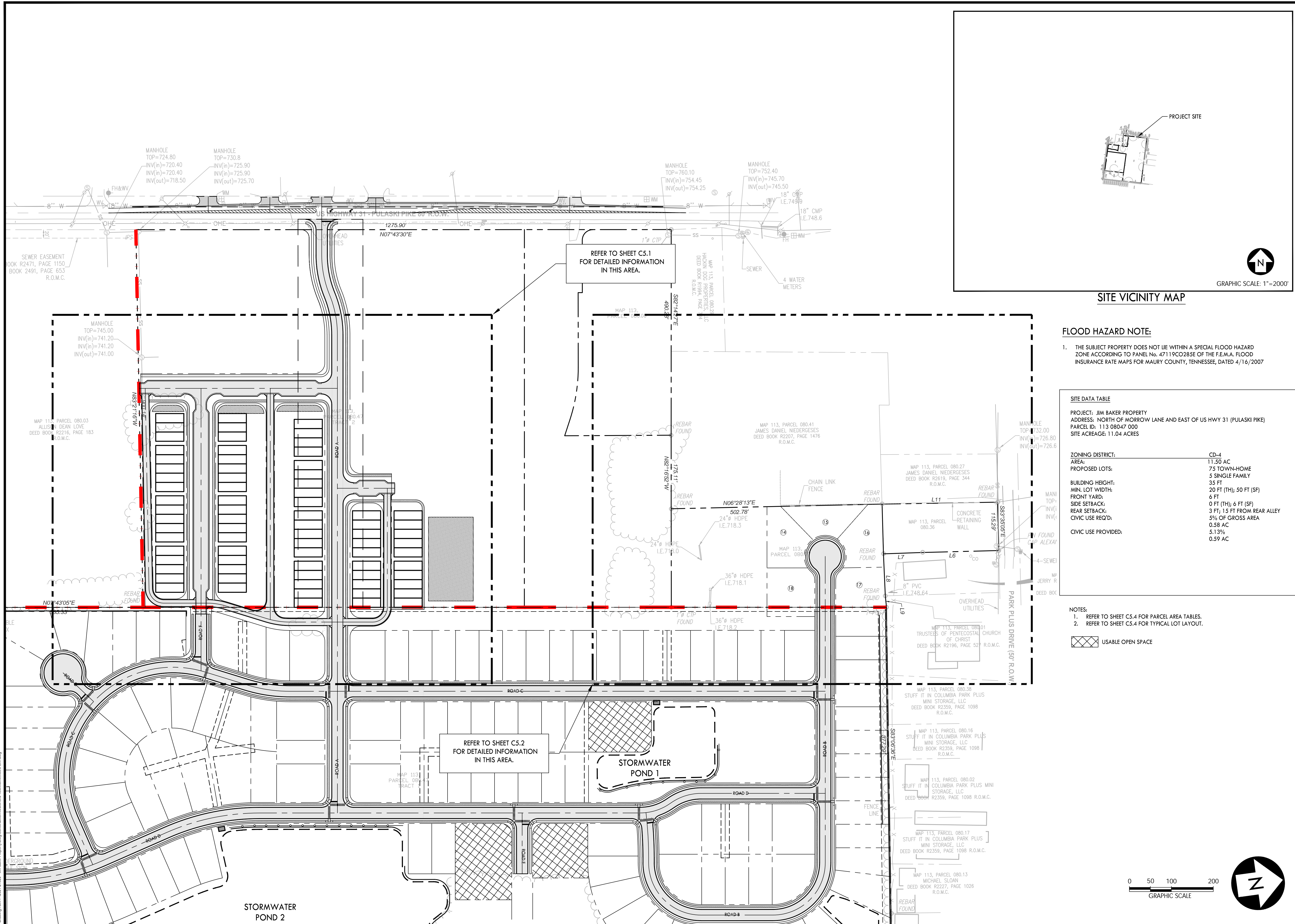
PROPERTY OWNER NAME	HK Big Bear Bluffs, LLC	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. Ste 175 Tampa FL 33637	EMAIL	jgibbs@kolter.com

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.

<p>Greg Gamble</p> <hr/> <p>APPLICANT NAME</p>	 <hr/> <p>APPLICANT SIGNATURE</p>	<p>10/17/2022</p> <hr/> <p>DATE</p>
<p>JAMES P. HARVEY</p> <hr/> <p>PROPERTY OWNER NAME</p>	 <hr/> <p>PROPERTY OWNER SIGNATURE</p>	<p>9-15-2022</p> <hr/> <p>DATE</p>

STAFF USE ONLY

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



SITE VICINITY MAP

GRAPHIC SCALE: 1"=200'

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0285E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

SITE DATA TABLE

PROJECT: JIM BAKER PROPERTY
 ADDRESS: NORTH OF MORROW LANE AND EAST OF US HWY 31 (PULASKI PIKE)
 PARCEL ID: 113 08047 000
 SITE ACREAGE: 11.04 ACRES

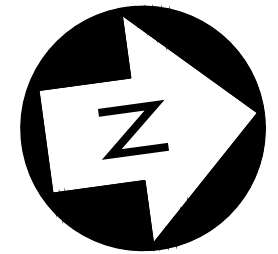
ZONING DISTRICT:	CD-4
AREA:	11.50 AC
PROPOSED LOTS:	75 TOWN-HOME 5 SINGLE-FAMILY
BUILDING HEIGHT:	35 FT
MIN. LOT WIDTH:	20 FT (TH); 50 FT (SF)
FRONT YARD:	6 FT
SIDE SETBACK:	0 FT (TH); 6 FT (SF)
REAR SETBACK:	3 FT; 15 FT FROM REAR ALLEY
CIVIC USE REQ'D:	5% OF GROSS AREA
CIVIC USE PROVIDED:	5.13% 0.59 AC

NOTES:

1. REFER TO SHEET C5.4 FOR PARCEL AREA TABLES.
2. REFER TO SHEET C5.4 FOR TYPICAL LOT LAYOUT.

USABLE OPEN SPACE

0 50 100 200
GRAPHIC SCALE



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

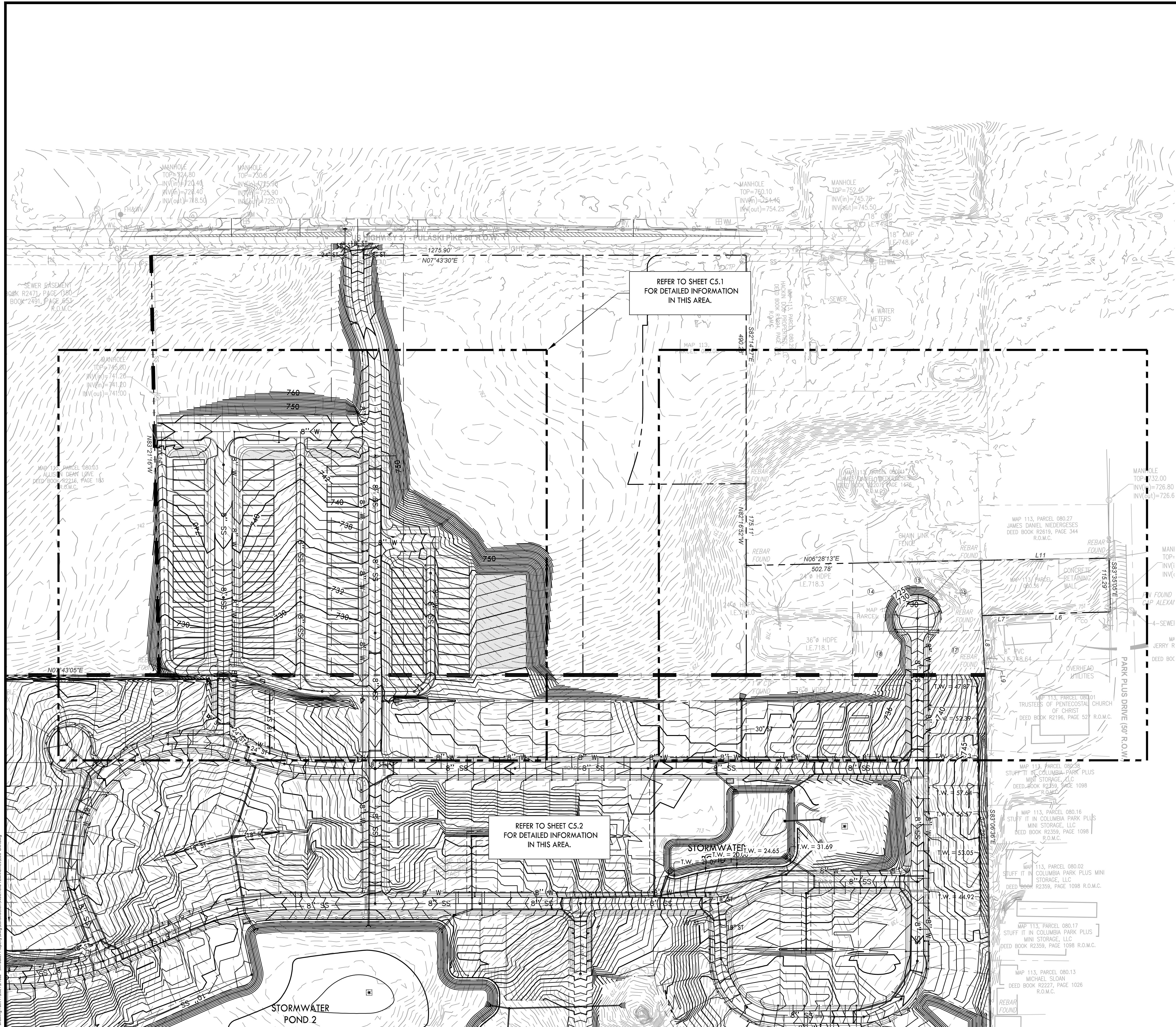


WATERFORD TOWNHOMES
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

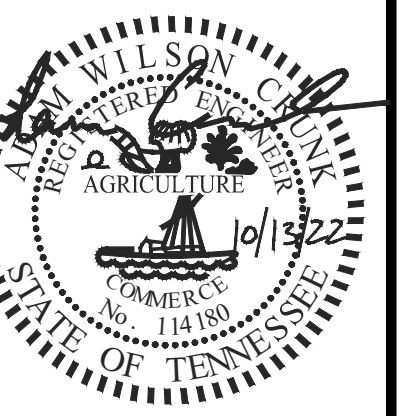
10/13/22 21022

C5.0
 OVERALL SITE LAYOUT



- NOTES:
1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
 2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.

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

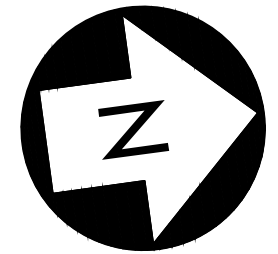
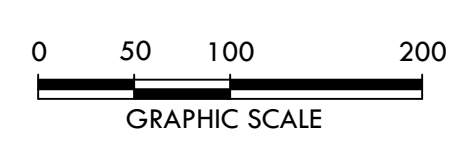


WATERFORD TOWNHOMES
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

10/13/22 21022

C6.0
 OVERALL GRADING
 & UTILITIES PLAN





MANHOLE
 TOP = 745.00
 I\N\I = 741.20
 I\N\I = 741.20
 I\N\O = 741.00

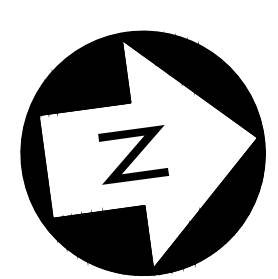
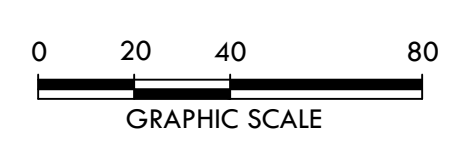
PARCEL 080.03
 N DEAN LOVE
 R2216, PAGE 183
 R.O.M.C.

PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SANITARY SEWER LINE
- WATER LINE



CRUNK ENGINEERING LLC
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 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM



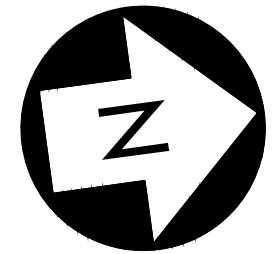
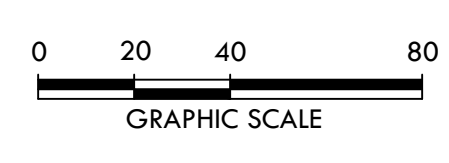
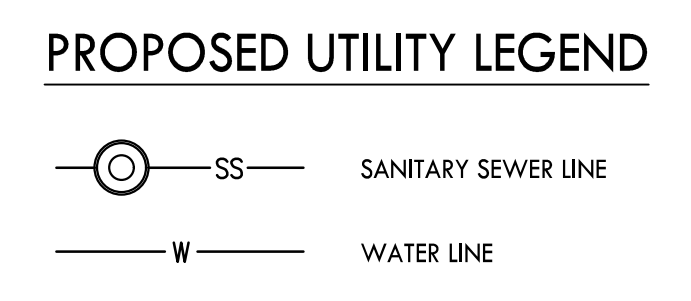
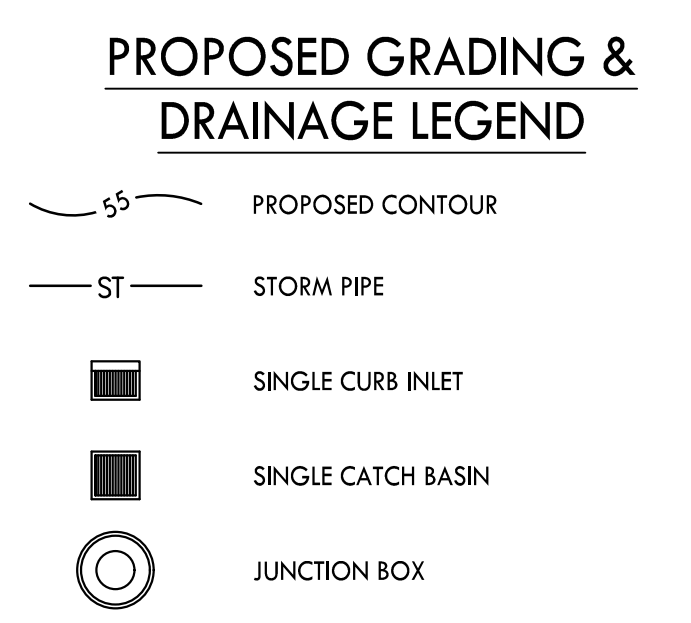
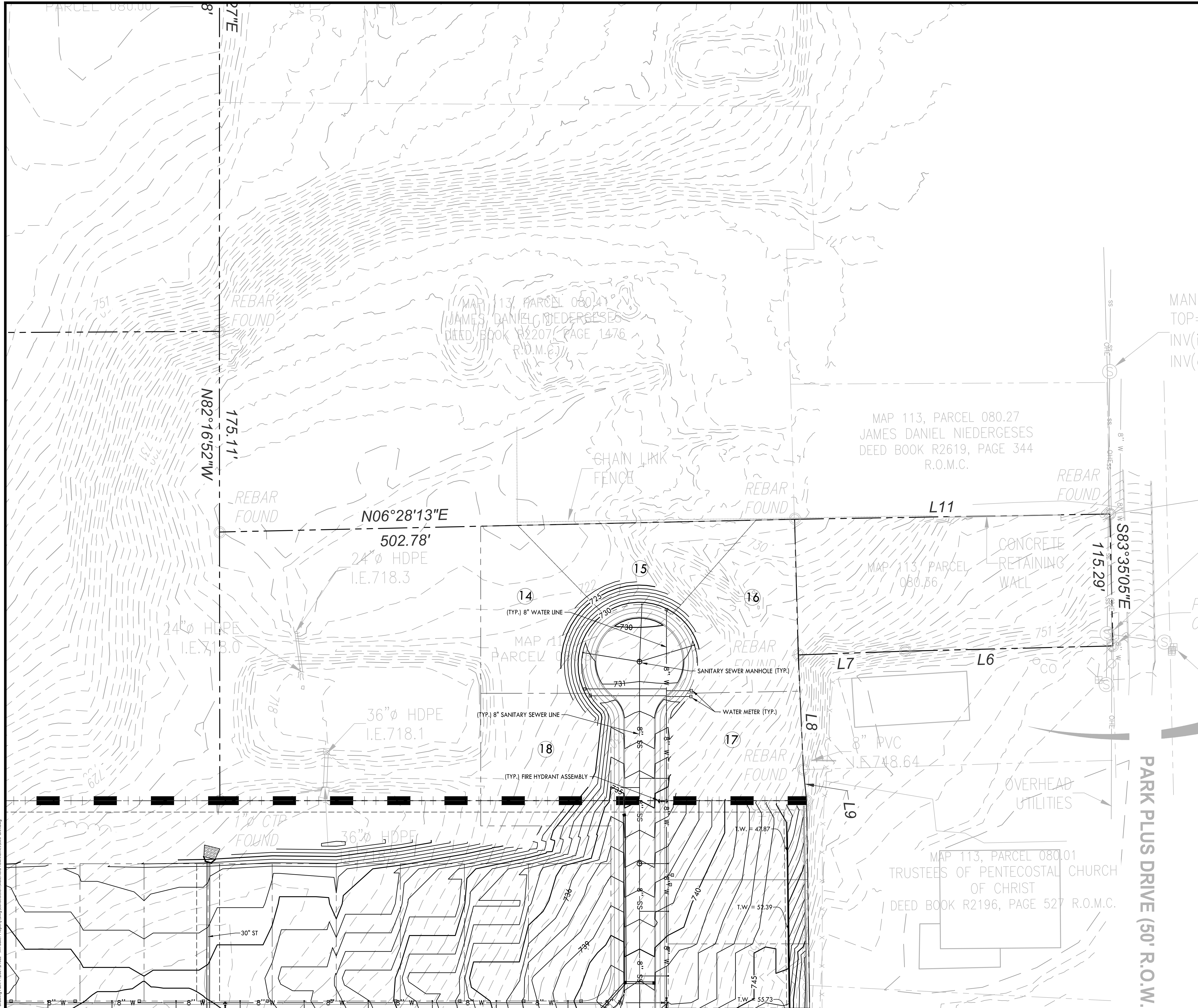
WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

10/13/22 21022

C6.1
 GRADING & UTILITIES PLAN



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



WATERFORD TOWNHOMES
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

10/13/22 21022

C6.2
 GRADING & UTILITY PLAN



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	North of Morrow Lane and East of US HWY 31		
	TAX MAP: 113	GROUP: 08047	PARCEL: 000
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat for Waterford Town-home development.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	09-28-2022	<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 + Checklist <input type="checkbox"/> PUD Final Site Plan + Checklist <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: <hr/> <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i></p>	<p><u>Annexations/Rezoning:</u></p> <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
	<p><u>Plats/PUDs:</u></p> <ul style="list-style-type: none"> Project Name (include Sections & Phases) Waterford Town-homes <hr/> Total Number of Lots 75 TH + 5 SF <hr/> Total acreage 11.50 <hr/>

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	Crunk Engineering - Adam Crunk, PE	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd. Suite 201 Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	NoMan Partners, LLC	PHONE	615-305-1033
ADDRESS	1269 Lewisburg Pl Franklin, TN 37064	EMAIL	tyler.ring@tenncontractors.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.

Adam Crunk

 APPLICANT NAME

Adam Crunk

 APPLICANT SIGNATURE

10/13/2022

 DATE

TYLER RING

 PROPERTY OWNER NAME

TYLER RING, PRESIDENT

 PROPERTY OWNER SIGNATURE

10/14/22

 DATE

STAFF USE ONLY

DOCKET NO.	
RECEIPT NO.	

FEE PAID	
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 on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8 1/2 "x11"

ADDRESS/LOCATION	ARDEEN VILLAGE Drive		
	TAX MAP: 51	GROUP: —	PARCEL: 2
SUMMARY OF NATURE OF REQUEST AND WORK	Revision to Building "A" AREA II CHANGE in use From OFFICE/RESTAURANT/RETAIL TO Residential / OFFICE / Retail		

DATE OF PRE-APPLICATION CONFERENCE	Oct. 5 2022	<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"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input checked="" type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: <i>ARDEEN Village Site Plan</i>	<p>Annexations/Rezoning/PUD's:</p> <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 with check list completed <input type="checkbox"/> Columbia Water System Availability Letter <p>Plats/PUDs:</p> <input checked="" type="checkbox"/> Project Name (include Sections & Phases) <i>ARDEEN Village Arco II</i> <input type="checkbox"/> Total Number of Lots <input type="checkbox"/> Total acreage <i>44.69 Ac</i>
<p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</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.

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

APPLICANT

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

NAME	GARRY Batson	PHONE	615-424-4940
ADDRESS	401 Hollow Spring Ct.	EMAIL	batsonengmeeting@comcast.net

PROPERTY OWNER NAME	David McGowan	PHONE	(615) 533-5566
ADDRESS	7376 Althorp Way Nashville, TN 37211	EMAIL	david.mcgowan@regenthomes-tx.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.

Garry M. Batson
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

Oct 12, 2022
DATE

DAVID MCGOWAN
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

10/14/22
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			



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: ARCOON Village SITE PLAN AREA II PHASE II
BUILDING "A"

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

General

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

Lots and Land-Use

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

Structures

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



Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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



PUD Specific Items

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

MA

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

Checklist Completed By:

Garry M. Batson
Print Name

Garry M. Batson
Signature

10/13/22
Date

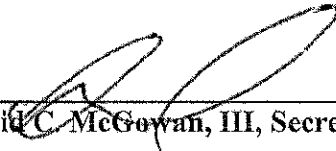
Variance

- Common Yard
- Porch
- Side Setback
- Ceiling
- Facade Glazing

CERTIFICATION

I, David C. McGowan, III, Secretary of ARDEN VILLAGE II, LLC, a Tennessee limited liability company, duly organized and existing under the laws of the State of Tennessee, does hereby certify that the foregoing is a true and correct copy of certain resolutions duly adopted by the Members of said Limited Liability Company by consent action, said resolutions have been entered on the Minute Book of this Limited Liability Company, and that the same are in conformity with the Articles of Organization and the Operating Agreement of said Limited Liability Company and have not been modified or rescinded.

This 17 day of October, 2022.



David C. McGowan, III, Secretary

**RESOLUTION OF THE MEMBERS
OF
ARDEN VILLAGE II, LLC**

RESOLVED, by the undersigned, being all of the members of **ARDEN VILLAGE II, a Tennessee Limited Liability Company (“Limited Liability Company”)**, do hereby make the following resolutions by action on written consent in lieu of a meeting of the members as is permitted by the Operating Agreement; and

WHEREAS, the Limited Liability Company desires to designate David C. McGowan, Jr., as Chief Manager to execute on behalf of the Limited Liability Company, included but not limited to plats, easements, sale contracts, contract addendums, extensions, agreements, deeds, 1099's, lien affidavits and any and all other legal documents required or necessary to be signed by the Limited Liability Company for any real property owned by the Limited Liability Company.

RESOLVED, further, that the execution of said legal documents shall be fully binding upon this Limited Liability Company.

IN WITNESS WHEREOF, the undersigned members, have signed their names as of the ____ day of October, 2022.

MEMBERS:

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: 

David C. McGowan, Jr., President

SITE DEVELOPMENT PLANS FOR ARDEN VILLAGE "PHASE 2" BUILDING A LOTS 209 & 210 COLUMBIA, TENNESSEE

CONSTRUCTION DOCUMENTS

RESOURCE LIST

PROPERTY OWNER:

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 333-9000

DEVELOPMENT COMPANY:

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 333-9000

CIVIL ENGINEER:

BATSON & ASSOCIATES ENGINEERING, INC.
5150 REMINGTON DRIVE
BRENTWOOD, TN 37027
PHONE: (615) 424-4840
FAX: (615) 370-9363

LAND SURVEYOR:

JAMES D. WEBB, PE, RLS
223 EAST JAMES CAMPBELL BOULEVARD
COLUMBIA, TN 38401
PHONE: (931) 388-2329
FAX: (931) 381-6106

UTILITY COMPANIES:

ELECTRIC:

COLUMBIA POWER AND WATER
P.O. BOX 379
201 PICKENS LANE
COLUMBIA, TN 38402
(931) 388-4833
CONTACT: BILL JACKSON, CHIEF ENGINEER

WATER & SANITARY SEWER:

COLUMBIA WASTEWATER SYSTEMS
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-2419
CONTACT: KELLY POWELL, SUPERINTENDENT

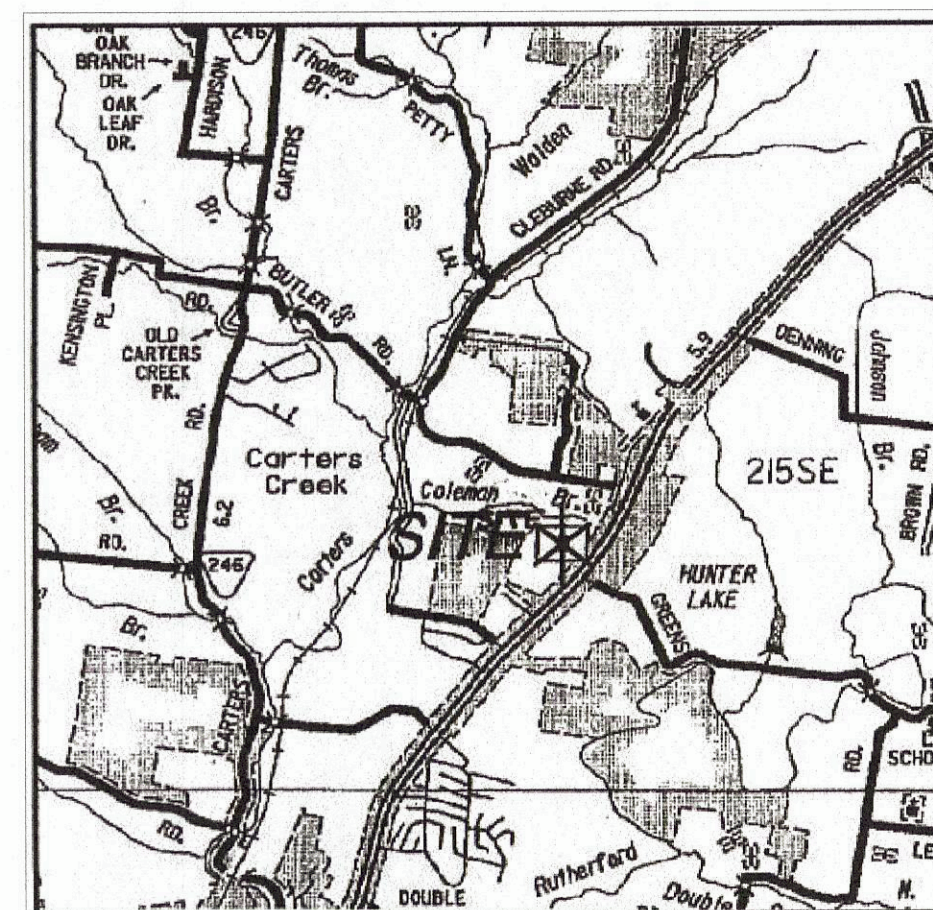
NATURAL GAS:

UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(913) 388-9135
CONTACT: TIM BROWN

TELEPHONE:

BELLSOUTH
FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSEE 38401
(931) 380-3441
CONTACT: DANNY LASATER,
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:
757 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
(931) 388-7393
CONTACT: GYNN RICE,
SUPERVISOR OF CONSTRUCTION



VICINITY MAP NOT TO SCALE
MAP: 51 PARCEL: 2
3rd CIVIL DISTRICT



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

ISSUE DATE:
REVISED:

SHEET INDEX

- C-1 LAYOUT PLAN
- C-2 AUTOTURN PLAN
- C-3 GRADING & DRAINAGE PLAN
- C-4 S.W.P.P.P. STAGE 1
- C-5 S.W.P.P.P. STAGE 2
- C-6 S.W.P.P.P. STAGE 3
- C-7 UTILITY PLAN
- C-8 STANDARD WATER & SEWER DETAILS
- C-9 STANDARD DETAILS
- C-10 STANDARD DETAILS
- C-11 FIRE SAFETY ACCESS PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE NOTES

BUILDING "B"

APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN

FIRE SPRINKLER PLANS
FP001 COVER SHEET
FP100 SITE PLAN
FP101 FIRST FLOOR PLAN
FP102 SECOND FLOOR PLAN
FP103 THIRD FLOOR PLAN
FP501 DETAILS
FP502 DETAILS

FIRE ALARM PLANS
E001 COVER SHEET
E002 SPECIFICATIONS
E003 SPECIFICATIONS
E100 SITE PLAN
E101 FIRST FLOOR PLAN - POWER & SYSTEMS
E102 SECOND FLOOR PLAN - POWER & SYSTEMS
E103 THIRD FLOOR PLAN - POWER & SYSTEMS
E104 ROOF PLAN - POWER & SYSTEMS
E201 FIRST FLOOR PLAN - LIGHTING
E202 SECOND FLOOR PLAN - LIGHTING
E203 THIRD FLOOR PLAN - LIGHTING
E401 ENLARGED UNIT PLANS
E501 DETAILS
E502 DETAILS
E601 DIAGRAMS & SCHEDULES
E602 DIAGRAMS & SCHEDULES
E603 SCHEDULES

BUILDING "C"

APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN

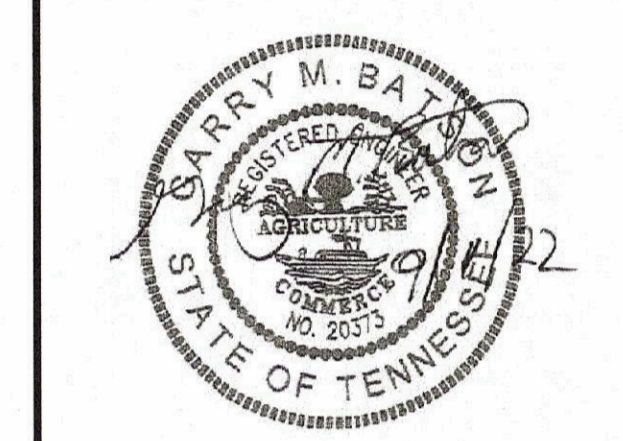
FIRE SPRINKLER PLANS
FP001 COVER SHEET
FP100 SITE PLAN
FP101 FIRST FLOOR PLAN
FP102 SECOND FLOOR PLAN
FP103 THIRD FLOOR PLAN
FP501 DETAILS
FP502 DETAILS

FIRE ALARM PLANS
E001 COVER SHEET
E002 SPECIFICATIONS
E003 SPECIFICATIONS
E100 SITE PLAN
E101 FIRST FLOOR PLAN - POWER & SYSTEMS
E102 SECOND FLOOR PLAN - POWER & SYSTEMS
E103 THIRD FLOOR PLAN - POWER & SYSTEMS
E104 ROOF PLAN - POWER & SYSTEMS
E201 FIRST FLOOR PLAN - LIGHTING
E202 SECOND FLOOR PLAN - LIGHTING
E203 THIRD FLOOR PLAN - LIGHTING
E401 ENLARGED UNIT PLANS
E501 DETAILS
E502 DETAILS
E601 DIAGRAMS & SCHEDULES
E602 DIAGRAMS & SCHEDULES
E603 SCHEDULES



BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net



**ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN**

DESCRIPTION	DATE

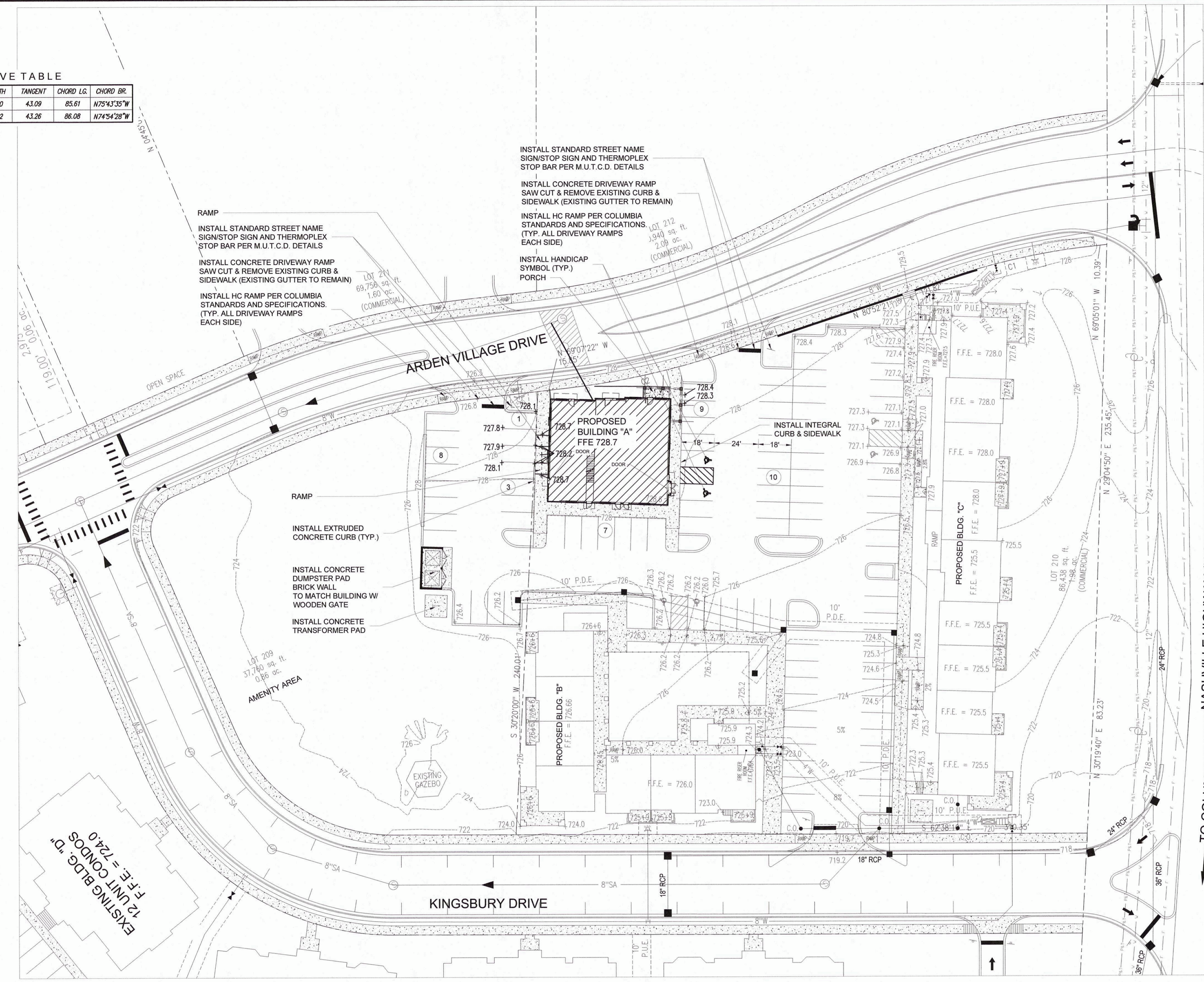
PROJECT NO. _____
DATE _____
DRAWN BY BH
CHECKED BY _____

LAYOUT
PLAN

C-1
SHEET 1 OF 1

CURVE TABLE

C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD LG.	CHORD BR.
C1	137°10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	113°41"	427.00	86.22	43.26	86.08	N74°54'28"W



- GENERAL SITE NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
 - ALL CURB RETURN RADI TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM THE PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WERE PROVIDED BY: JAMES D. WEBB, PE, RLS 223 EAST JAMES CAMPBELL BOULEVARD COLUMBIA, TN 38401 PHONE: (931) 388-2329 FAX: (931) 381-6106
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 - CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

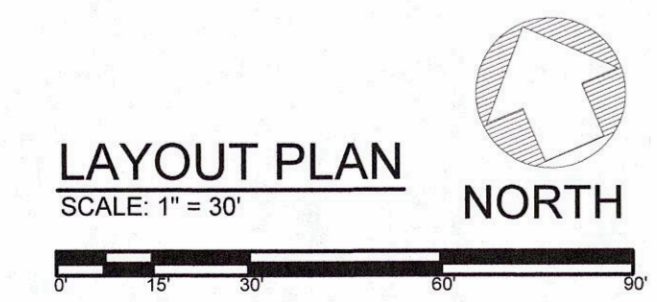
PARKING SUMMARY

94	PARKING SPACES
6	HANDICAP SPACES
100	TOTAL PARKING SPACES
96	REQUIRED PARKING SPACES

PARKING REQUIREMENTS
APARTMENT = 1.5 SPACE PER APARTMENT
(1.5 x 54 APARTMENTS) = 81 PARKING SPACES
3,649 S.F. OFFICE/RETAIL 1 SPACE/250 S.F. 15 SPACES

FUTURE RESERVED PARKING SPACES
MAX. 4 PARKING SPACES

- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK/PAVEMENT
 - INDICATES NUMBER OF PARKING SPACES IN ROW
 - DETAIL "2" ON SHEET "C-4"
 - 4" SINGLE SOLID WHITE LINE





BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



CONSTRUCTION
DOCUMENTS

**ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

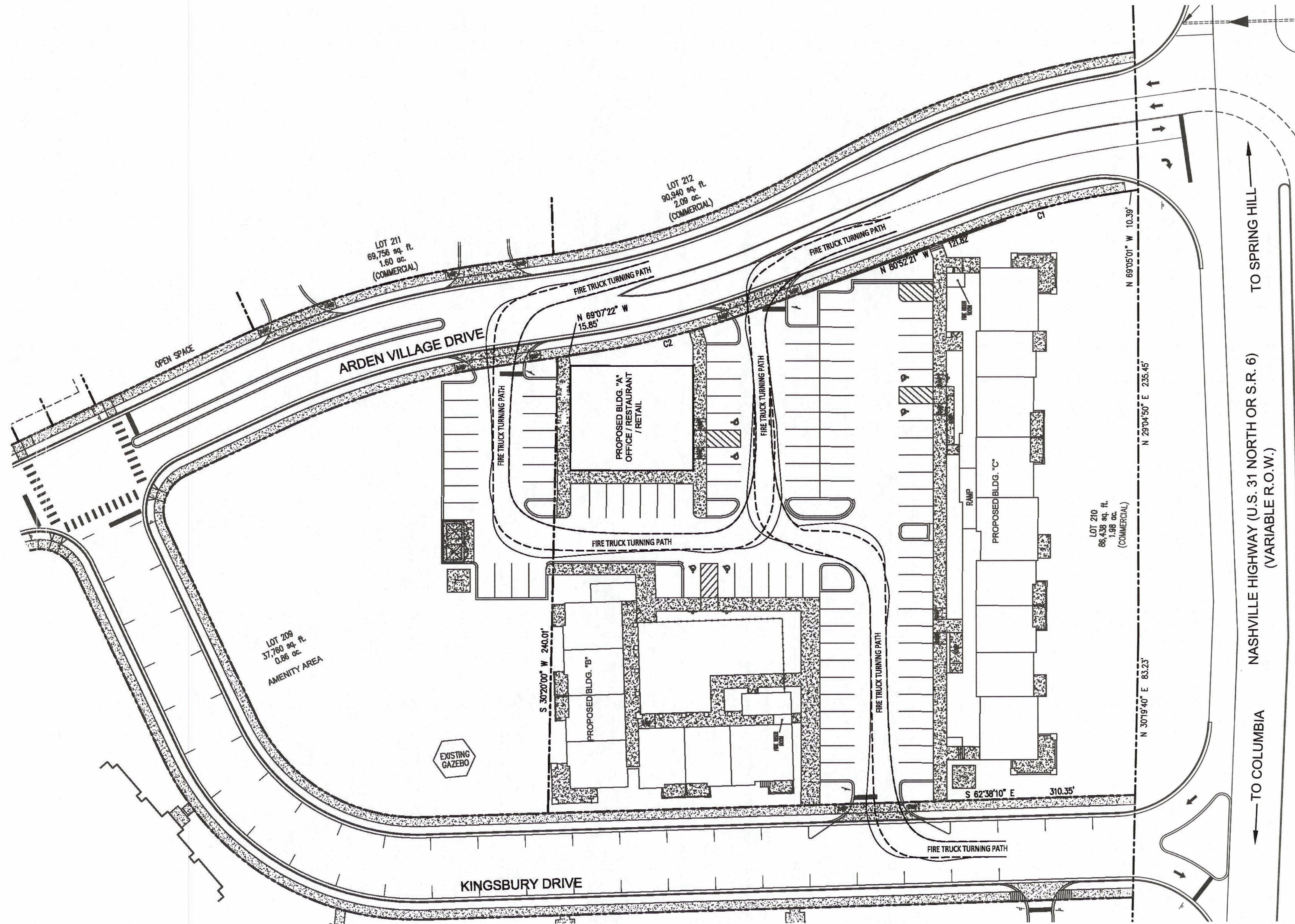
DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

AUTOTURN
PLAN

C-2

SHEET 2 OF 11

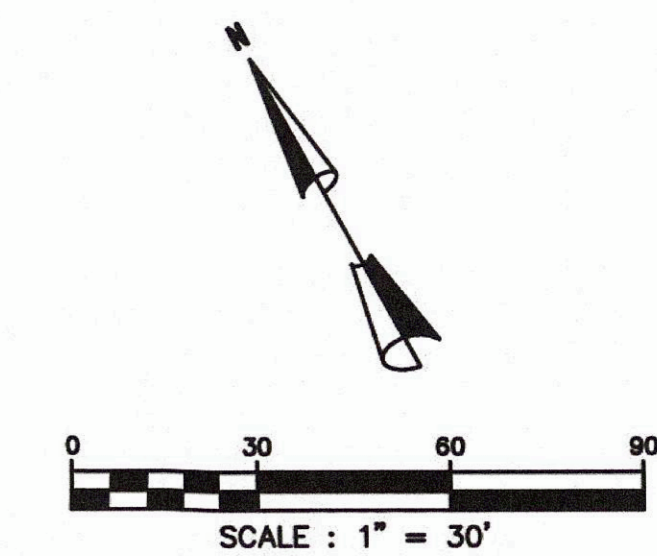


AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

COLUMBIA TN FIRE TRUCK
- APPARATUS SPECIFICATIONS
NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 1
REAR TRACK WIDTH = 8'
WHEEL BASE = 22'
BODY LENGTH = 52'
WIDTH = 8.75'
REAR OVERHANG = 22'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 45'-1"
-DESIGN SPEED (NO LESS THAN 5MPH); 5MPH

LEGEND

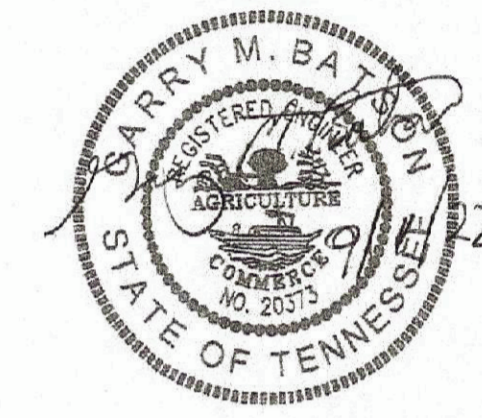
- TOWER 2 FIRE TRUCK BODY
- - - TOWER 2 FIRE TRUCK TIRES





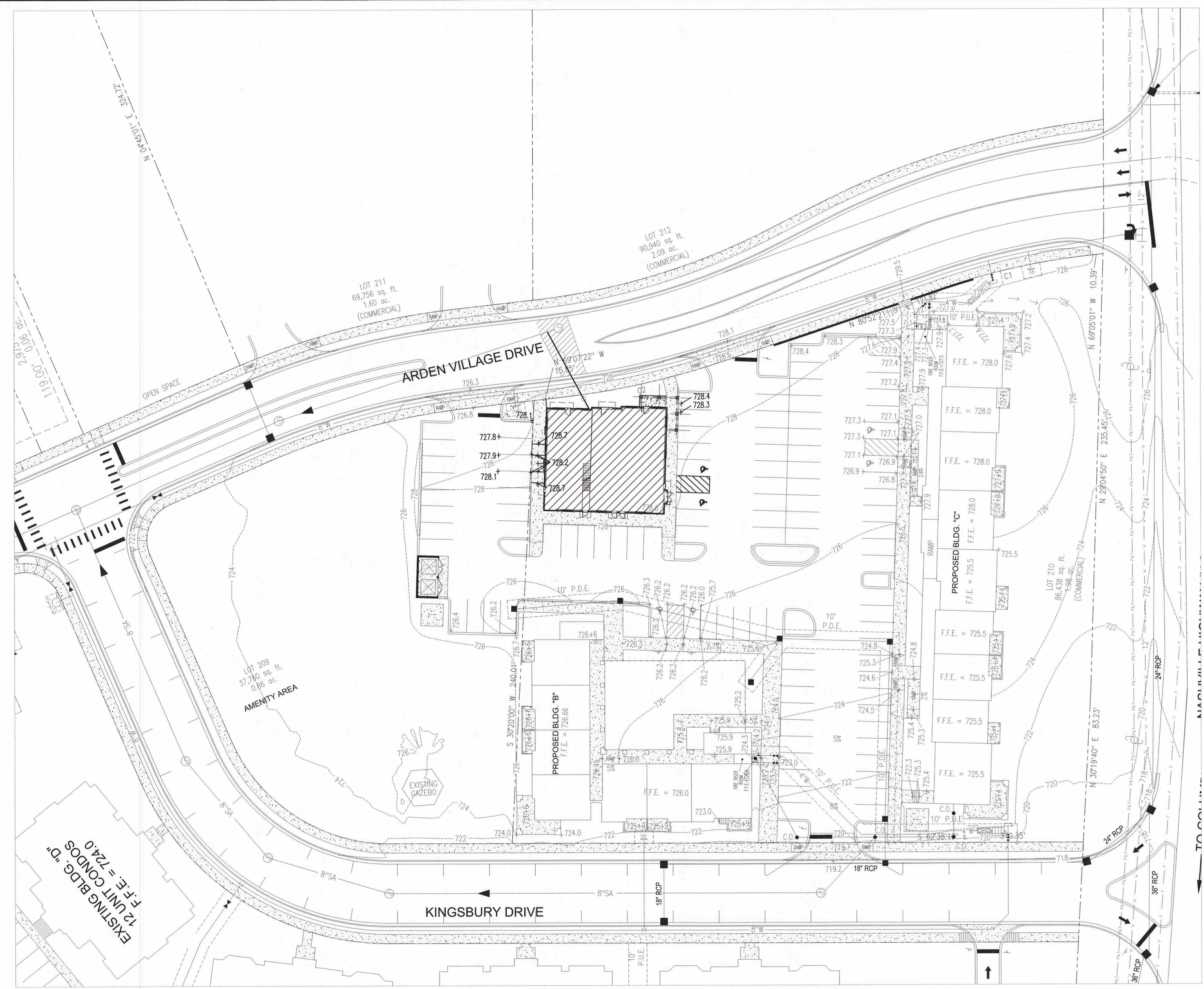
BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net



GENERAL GRADING AND EROSION CONTROL NOTES

1. ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE. ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE PERMANENT GEOTEXTILE STABILIZATION.
2. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
4. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED CIVIL ENGINEERING PRACTICES FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE DEVELOPER AT THIS TIME. HOWEVER, NEITHER BATSON & ASSOCIATES, INC. NOR ITS PERSONNEL CAN OR DO WARRANT THESE PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC INSTANCES WHERE THE ENGINEER PERFORMS FIELD INSPECTION AND CONTROL OF CONSTRUCTION TEMPORARILY ON SITE.
5. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE TENNESSEE ONE CALL AND/OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
6. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF COLUMBIA STREET DEPARTMENT AND SHALL CONFORM TO CITY SPECIFICATIONS. STATE HIGHWAY US 31N TO BE CONSTRUCTED TO TROT STANDARDS.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
9. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED IN LOCATIONS DESIGNATED BY THE OWNER, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". (CHECK GEOTECHNICAL STUDY)
10. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
11. MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
12. CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
13. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
14. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
15. REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
16. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
17. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
18. FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.



GRADING AND DRAINAGE PLAN
SCALE: 1" = 30'
NORTH

DESCRIPTION	DATE

PROJECT NO. _____
DATE _____
DRAWN BY BH
CHECKED BY _____

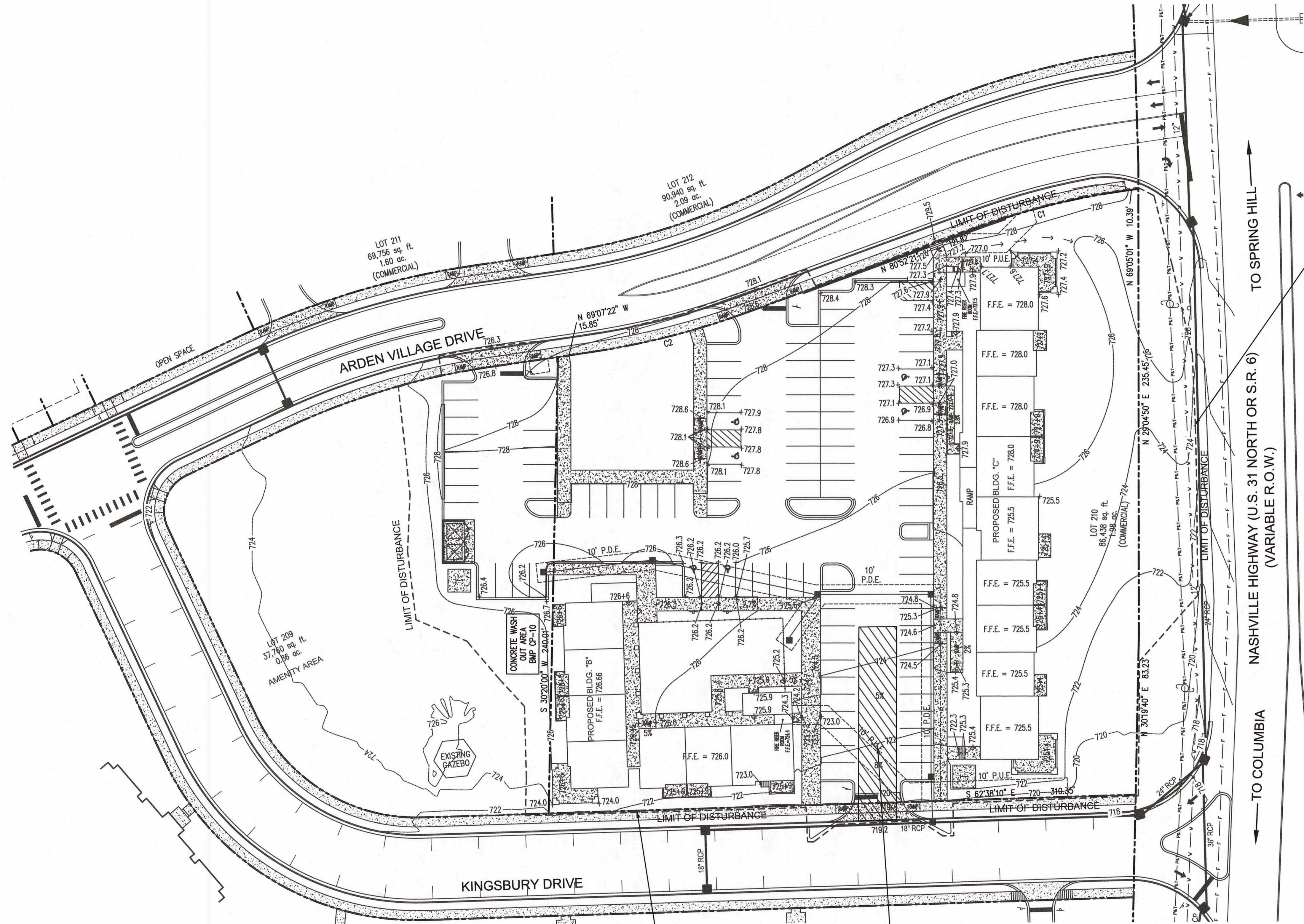
GRADING & DRAINAGE PLAN

C-3



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



TO SPRING HILL
NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)
(VARIABLE R.O.W.)
TO COLUMBIA

INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

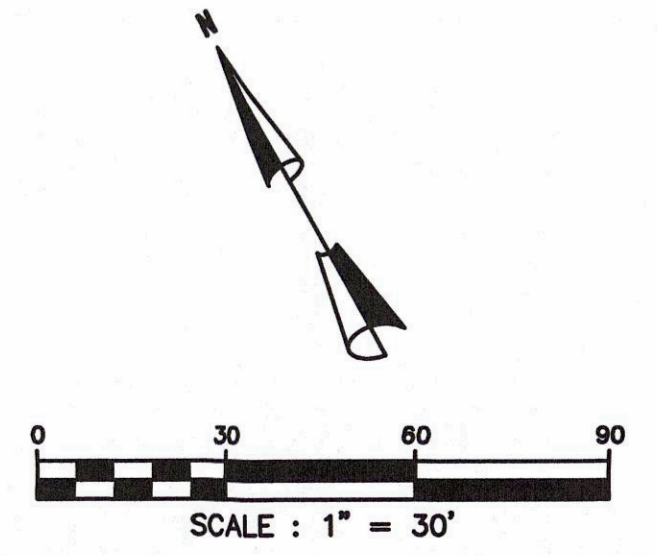
PRE CONSTRUCTION ESPC
INSTALL SILT FENCE.
INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
LOCATE & INSTALL CONCRETE WASH OUT AREA BMP CP-10

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL 1 ESPC
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE ESPC MEASURES AS DESCRIBED IN THE SWPPP AND THE ESPC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

INSTALL TEMPORARY CONSTRUCTION ENTRANCE (1) C-9

LEGEND
—SILT FENCE



CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

S.W.P.P.P.
STAGE 1
PLAN

C-4

SHEET 4 OF 11



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



CONSTRUCTION DOCUMENTS

**ARDEN VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

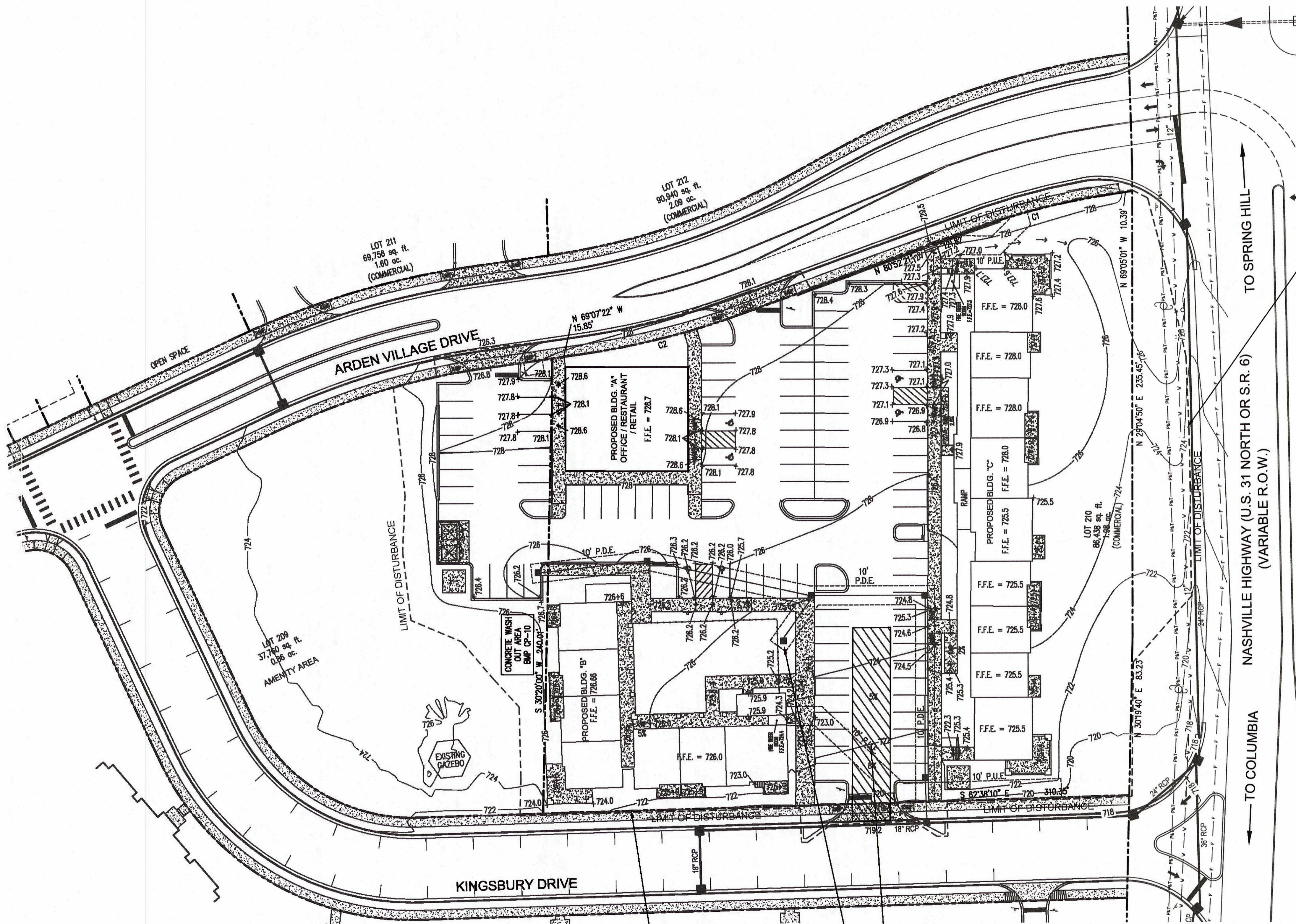
DESCRIPTION DATE

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DATE -
DRAWN BY NN
CHECKED BY GMB

S.W.P.P.P.
STAGE 2
PLAN

C-5

SHEET 5 OF 11



INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

DURING CONSTRUCTION ESPC
SILT FENCE MAY HAVE TO BE RELOCATED AS GRADING IS ONGOING DURING CONSTRUCTION.
INLET PROTECTION INSTALLED DURING CONSTRUCTION AS THE INLETS & AREA DRAINS ARE INSTALLED.

CONTRACTOR IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH BMP CP-10 & CP-13, RESPECTIVELY. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPC PLAN.

WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION WHEN GRASS IS PLANTED TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

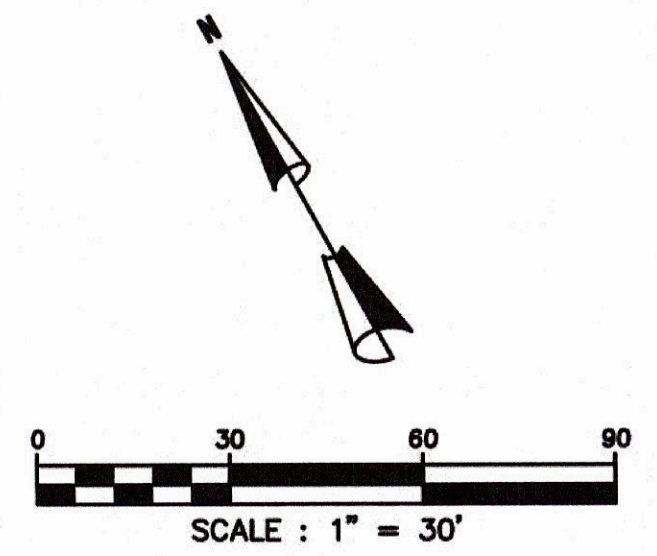
THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL 1 EPC
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPC MEASURES AS DESCRIBED IN THE SWPPP AND THE EPC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

INSTALL TEMPORARY CONSTRUCTION ENTRANCE (1) C-9

INSTALL INLET PROTECTION TYP. ALL INLETS (5) C-10

- LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - PROPOSED CONTOUR LINE AND ELEVATION
 - SPOT ELEVATION





CONSTRUCTION DOCUMENTS

**ARDEN VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

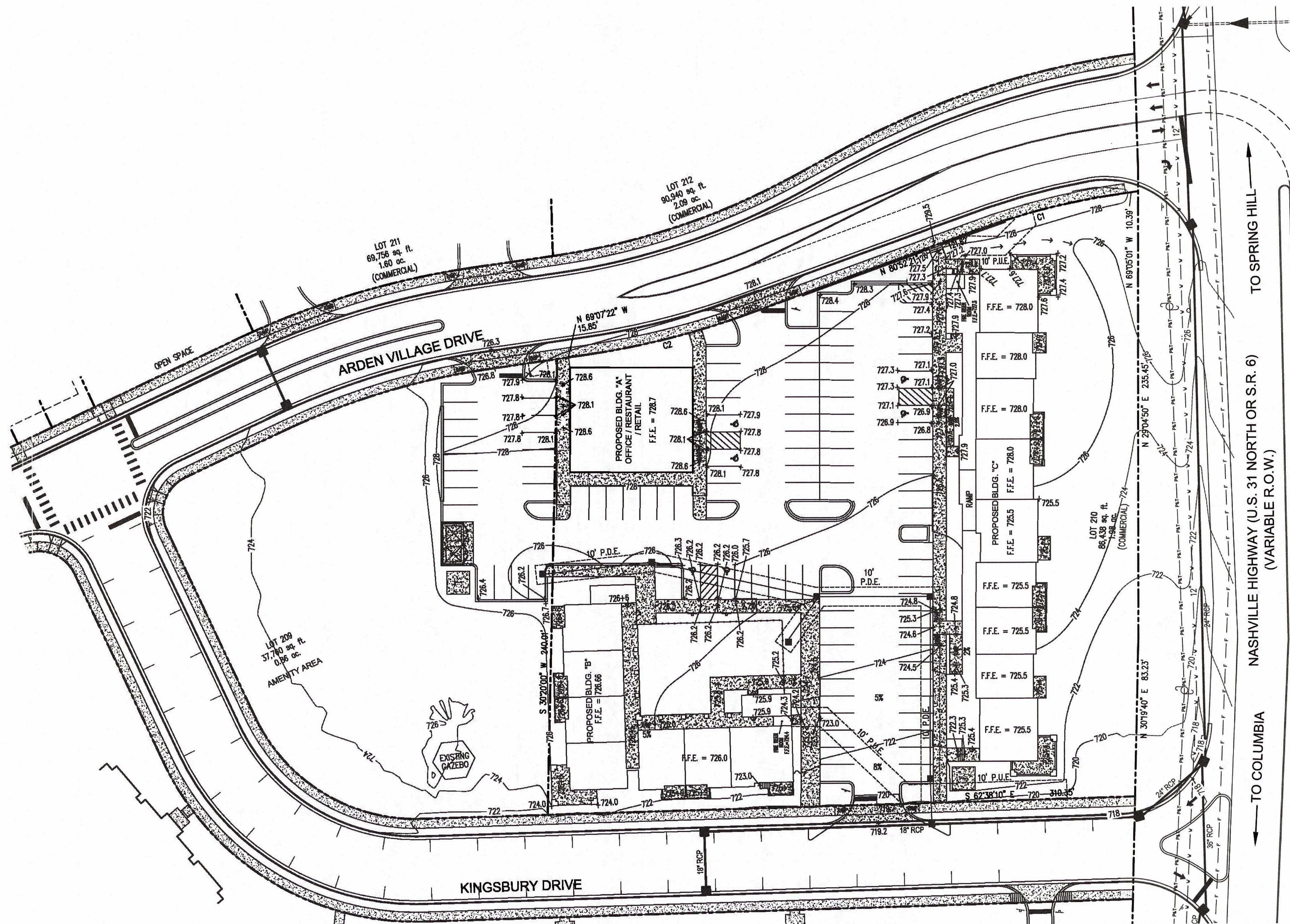
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

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STAGE 3
PLAN

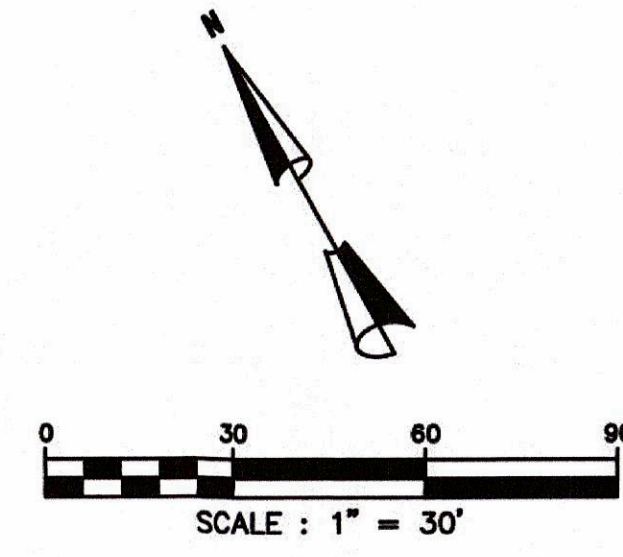
C-6



- POST CONSTRUCTION ESPC**
- REMOVE ALL SILT FENCE
 - REMOVE & CLEANOUT CONCRETE WASH OUT AREA
 - REMOVE TEMPORARY CONSTRUCTION ENTRANCE
 - INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED
- FINAL STABILIZATION OF NON-PAVED AREAS**
- SEED AND STRAW ALL DISTURBED AREAS.
 - KY-31 FESCUE (8 LBS. / 1,000 SQ. FT.)
- ALL DISTURBED AREAS ARE TO BE SEEDDED IN ACCORDANCE TO TDEC STANDARDS SEE MANUAL SECTIONS 7.8 AND 7.9 FOR GUIDELINES.**

LEGEND

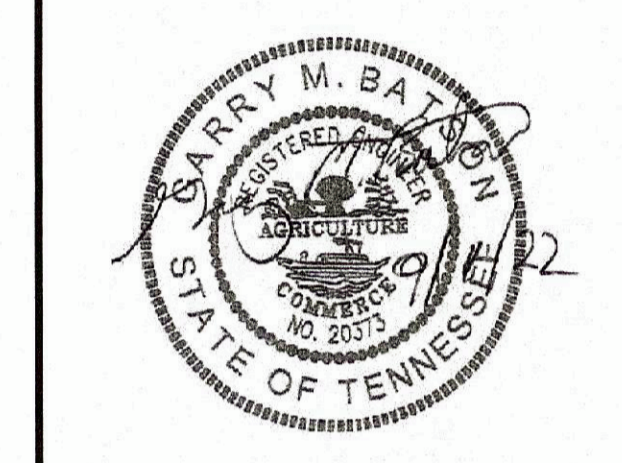
- 700 — PROPOSED CONTOUR LINE AND ELEVATION
- 700+0 SPOT ELEVATION





BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net

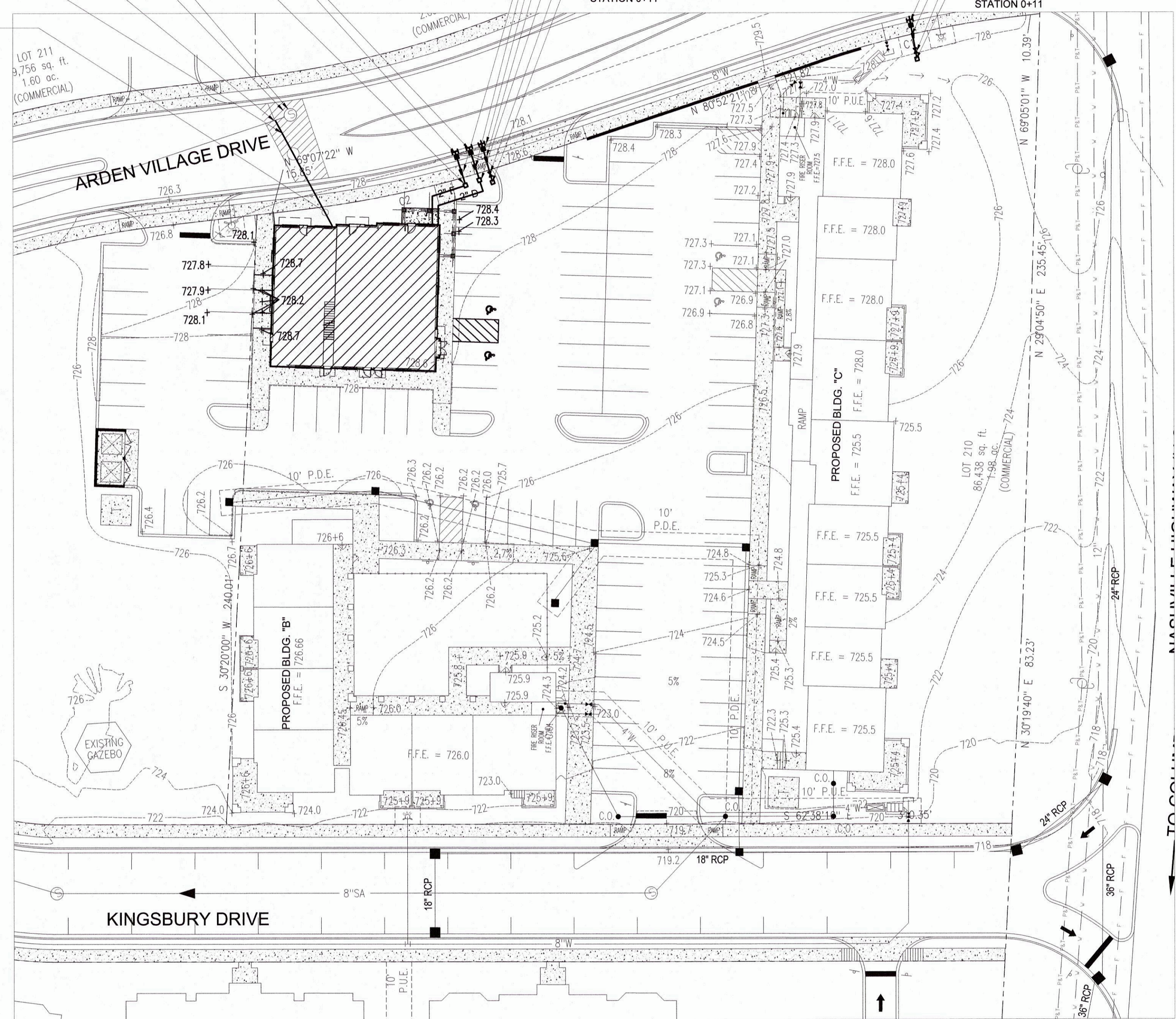


**ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN**

- INSTALL 8" x 4" TAPPING SLEEVE & VALVE STA 0+00
- INSTALL 2" C-SERIES G2 ULTRASONIC METER W/ BYPASS PER CPWS SPECS STATION 0+09
- TIE INTO EXISTING MANHOLE
- REPAIR EXISTING PAVEMENT & CURB & GUTTER AS REQUIRED
- TC = 726.94
IN (N) = 722.27
IN (E) = 722.80
OUT = 722.23
- TIE PROPOSED SERVICE LINE INTO EXISTING SEWER LINE
- INSTALL 6" PVC SEWER SERVICE LINE
- INSTALL 6" PVC CLEANOUT

- INSTALL 4" x 2" REDUCER STATION 0+04
- INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00
- INSTALL 4" x 2" REDUCER STA. 0+02
- INSTALL 2" C-SERIES G2 ULTRASONIC METER W/ BYPASS PER CPWS SPECS STATION 0+09
- INSTALL 2" GATE VALVE W/ BOX STA. 0+07
- INSTALL 1" IRRIGATION METER PER CPWS SPECS STATION 0+11

- INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00
- INSTALL 4" x 2" REDUCER STA. 0+02
- INSTALL 2" GATE VALVE W/ BOX STA. 0+07
- INSTALL 1" IRRIGATION METER PER CPWS SPECS STATION 0+11



GENERAL SEWER NOTES

1. A 10-FOOT MINIMUM HORIZONTAL AND 18-INCH VERTICAL SEPARATION IS TO BE MAINTAINED BETWEEN SANITARY SEWER AND WATER LINES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS AND DETAILS OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING AND BEARING ANY COSTS ASSOCIATED WITH THE REQUIRED TESTING AND INSPECTION OF THE SANITARY SEWER LINES PRIOR TO THE ACCEPTANCE OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES SHALL BE TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
7. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL PROVIDE THE CITY OF COLUMBIA WASTEWATER TREATMENT SYSTEM WITH A SET OF CONSTRUCTION CUT SHEETS PRIOR TO THE PRECONSTRUCTION MEETING AND THE CUT SHEETS SHALL INCLUDE THE STATIONS OF ALL THE PROPOSED SERVICE CONNECTIONS.
9. THE CONTRACTOR SHALL CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, STATIONS, ETC., BEFORE ORDERING MATERIALS OR BEGINNING WORK, AND IS RESPONSIBLE FOR SAME.
10. ALL SANITARY SEWER SERVICES ARE TO BE TEE CONNECTED.
11. ALL SEWER PIPE TO BE PVC (SDR-26) UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
13. ALL FILL AREAS TO BE COMPACTED AT 95% PROCTOR.
14. ALL SEWER PIPE NOTED AS DIP SHALL BE CLASS 52 DUCTILE IRON PIPE.
15. SEWER SERVICE LINE CLEAN-OUT ASSEMBLY SHALL BE INSTALLED ACCORDING TO PRESCRIBED METHODS.
16. ALL MANHOLES SHALL HAVE 24-INCH OPENINGS.

GENERAL UTILITY NOTES

1. ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY CONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS, AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
4. REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND TO VERIFY SERVICE LINE SIZES.
5. A 10-FOOT MINIMUM HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES. 18" MIN. CLEARANCE FOR POTABLE WATER ABOVE SANITARY SEWER LINE.
6. ALL CONSTRUCTION OF WATER LINES AND APPURTENANCES AND SANITARY SEWER LINES AND APPURTENANCES SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY APPROVED STANDARD SPECIFICATIONS AND DETAILS OF COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS.
7. BEFORE TIE INTO EXISTING LINES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR. ALL LINES TO BE TIED TO EXISTING WATER AND SANITARY SEWER LINES ARE TO BE INSPECTED PRIOR TO CONNECTION BY COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS RESPECTIVELY.
8. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICE INSPECTION FEES.
9. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKING CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THE WORK, THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
12. THE CONTRACTOR'S FIELD REPRESENTATIVE SHALL NOTIFY COLUMBIA WASTEWATER SYSTEMS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SEWER IMPROVEMENTS.
13. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND FINAL ACCEPTANCE OF COLUMBIA WASTEWATER SYSTEMS.
14. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
15. AT LOCATIONS WHERE THE SEWER LINE OR WATER LINE IS UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.
16. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
17. ALL SANITARY SEWER LINES, SHALL BE LOW PRESSURE AIR TESTED BY THE CONTRACTOR. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF A COLUMBIA WASTEWATER SYSTEMS REPRESENTATIVE.
18. ALL DRIVES SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
19. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
20. ALL SANITARY SEWER SERVICE LINES SHALL MAINTAIN A MINIMUM 1% SLOPE.

GENERAL WATER NOTES:

1. ALL MATERIALS AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE COLUMBIA POWER AND WATER SYSTEMS.
2. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.B.P.) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION MUST BE APPROVED BY COLUMBIA POWER AND WATER SYSTEMS.
3. WATER METER SHALL BE NO DEEPER THAN 24" FROM THE TOP OF METER TO PROPOSED FINISH GRADE.
4. COMPLETE FIRE HYDRANT ASSEMBLY TO INCLUDE:
 - A. APPROPRIATE SIZE TEE
 - B. PIPE RUN FROM TEE TO HYDRANT
 - C. 6" GATE VALVE AND BOX
 - D. FIRE HYDRANT
 - E. CONCRETE KICKER (BRACE)
 - F. APPROPRIATE SIZE REDUCER (IF APPLICABLE)
5. ALL AND ANY FEES, LICENSES AND PERMITS NECESSARY FOR WATER LINE CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
6. FOR CLARITY, CONCRETE THRUST BLOCKING/KICKERS HAVE NOT BEEN SHOWN HEREON. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THRUST BLOCKING/KICKERS AT ALL LOCATIONS AS REQUIRED BY THE LATEST SPECIFICATIONS OF COLUMBIA POWER AND WATER SYSTEMS.
7. LOCATE WATER SERVICES 25' FROM SIDE PROPERTY LINE TO AVOID DRIVEWAYS.

UTILITY COMPANIES:

ELECTRIC:
COLUMBIA POWER AND WATER
P.O. BOX 379
201 PICKENS LANE
COLUMBIA, TN 38402
(931) 388-4833
CONTACT: BILL JACKSON, CHIEF ENGINEER

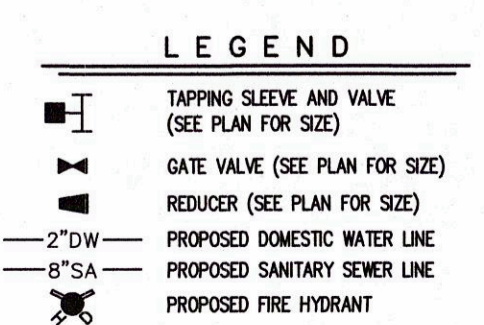
WATER & SANITARY SEWER:
COLUMBIA WASTEWATER SYSTEMS
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-2419
CONTACT: KELLY POWELL, SUPERINTENDENT

NATURAL GAS:
UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(931) 388-9135
CONTACT: TIM BROWN

TELEPHONE:
BELLSOUTH

FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSEE 38401
(931) 380-3441
CONTACT: DANNY LASATER,
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:
757 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
(931) 388-7393
CONTACT: GYNN RICE,
SUPERVISOR OF CONSTRUCTION



MECHANICAL/PLUMBING ENGINEERS TO VERIFY SIZE

FIRE HYDRANT MUST BE WITHIN 100' OF A POST INDICATOR VALVE (PIV).

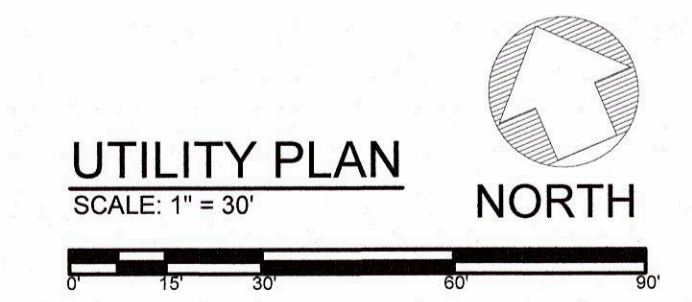
SEE SHEET C-8 FOR WATER & SEWER DETAILS.

ALL SANITARY SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH COLUMBIA WASTE WATER SYSTEMS.

P.V.C. OIPE CLASS SDR 26

ALL SEWER SERVICES TO BE TEE CONNECTED (6" TEE)

ALL SEWER SERVICE TAPS TO BE SHALLOW 3'-4" IN DEPTH.



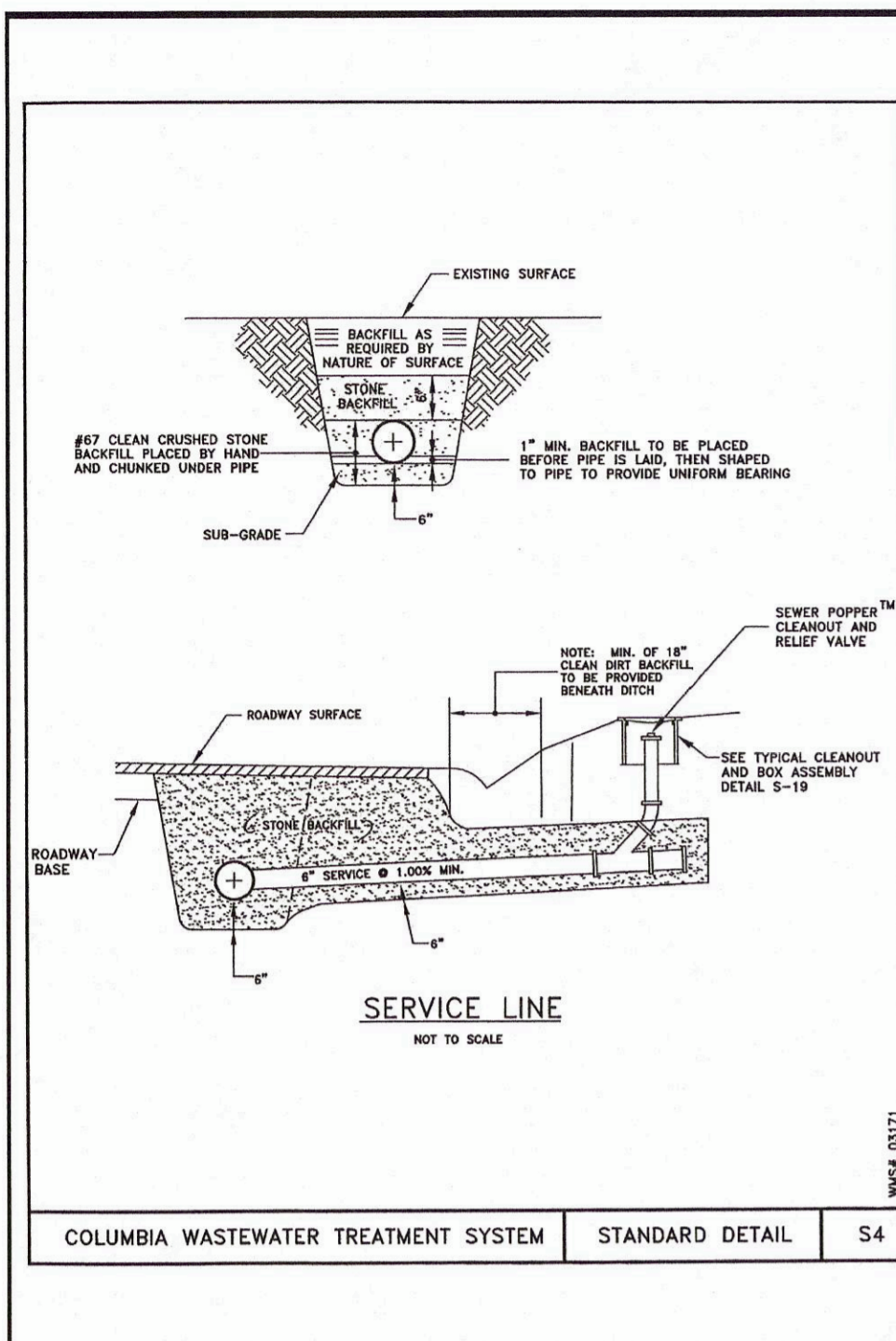
DESCRIPTION	DATE

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DATE _____
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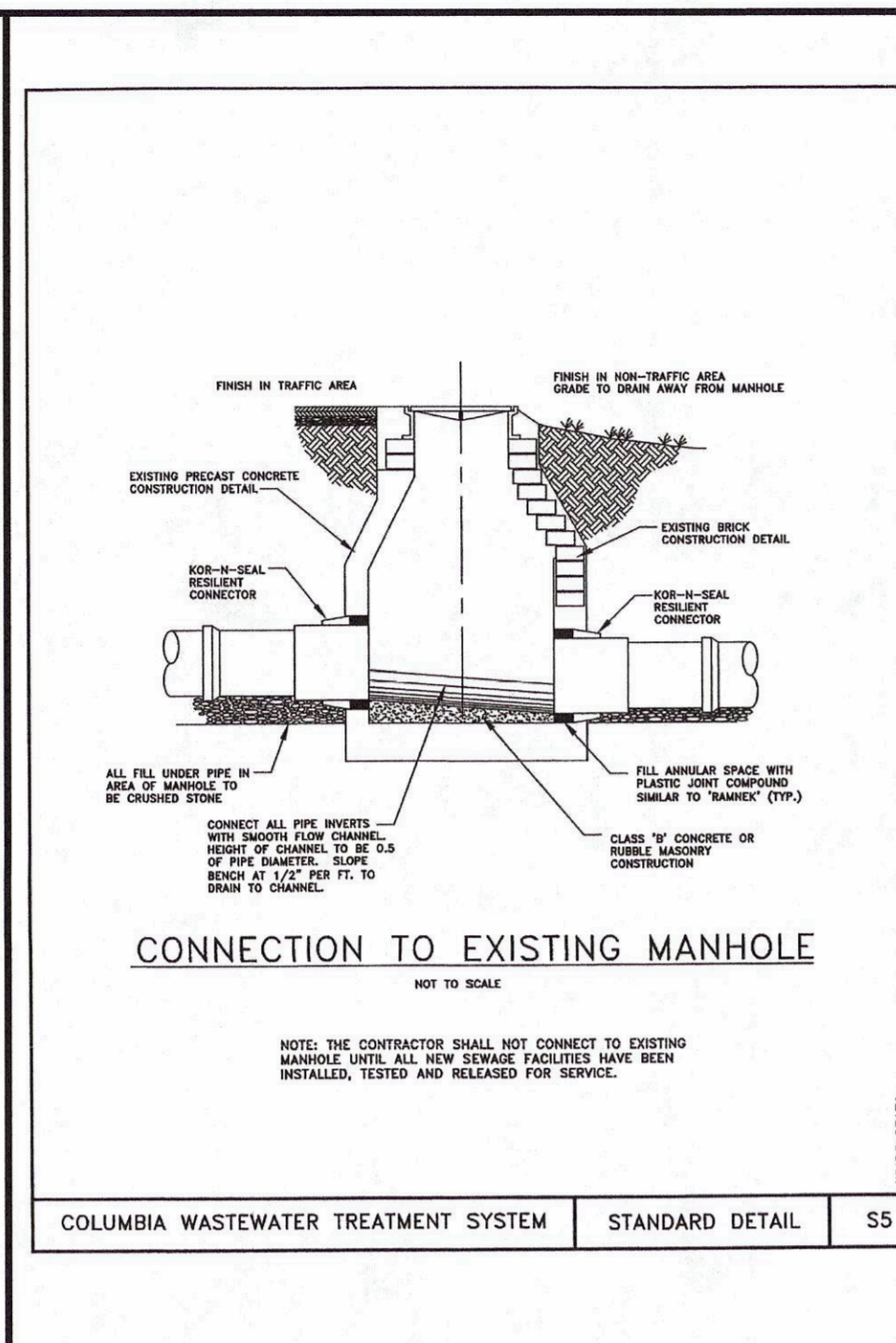
UTILITY PLAN

C-7

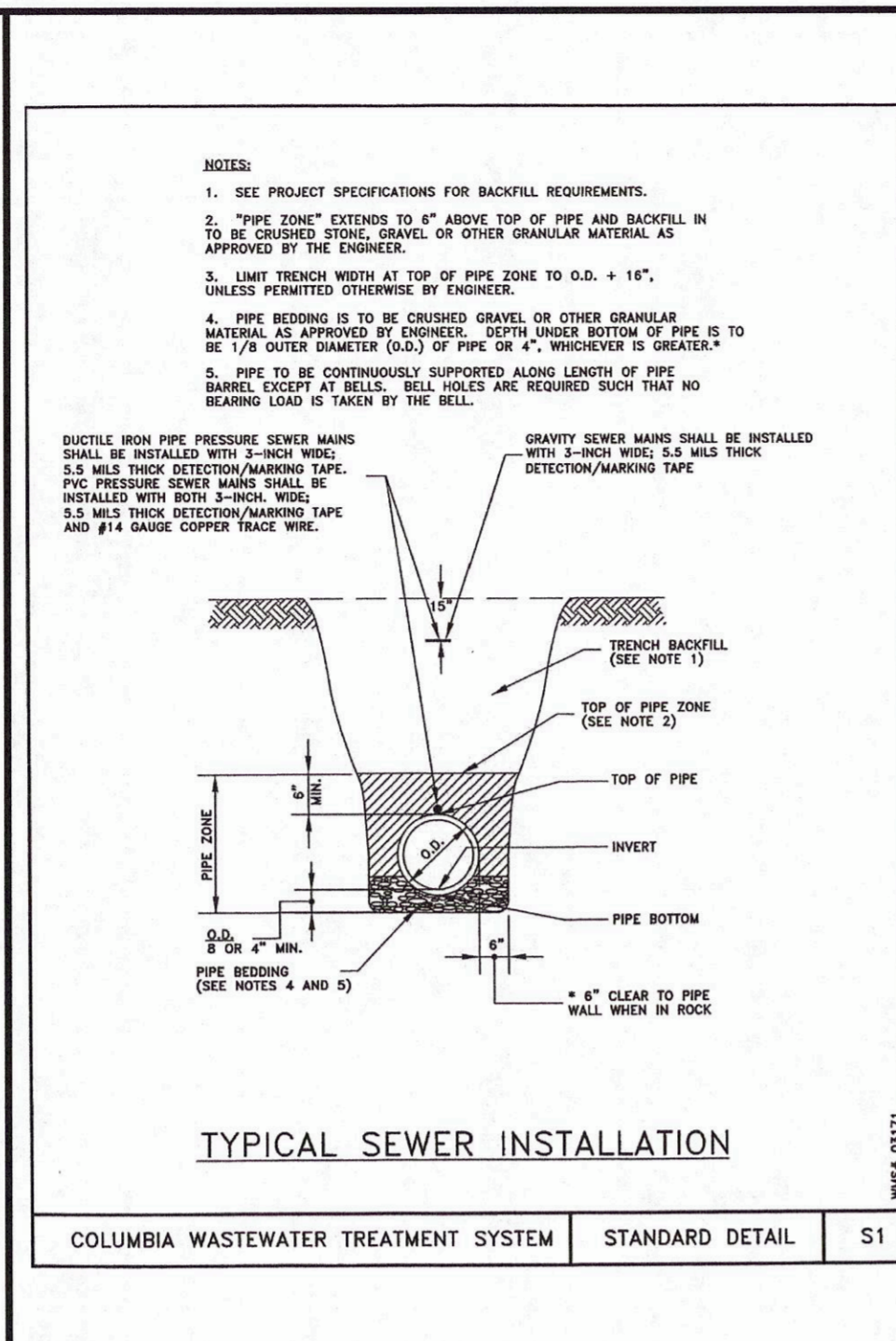
SHEET 1 OF _____



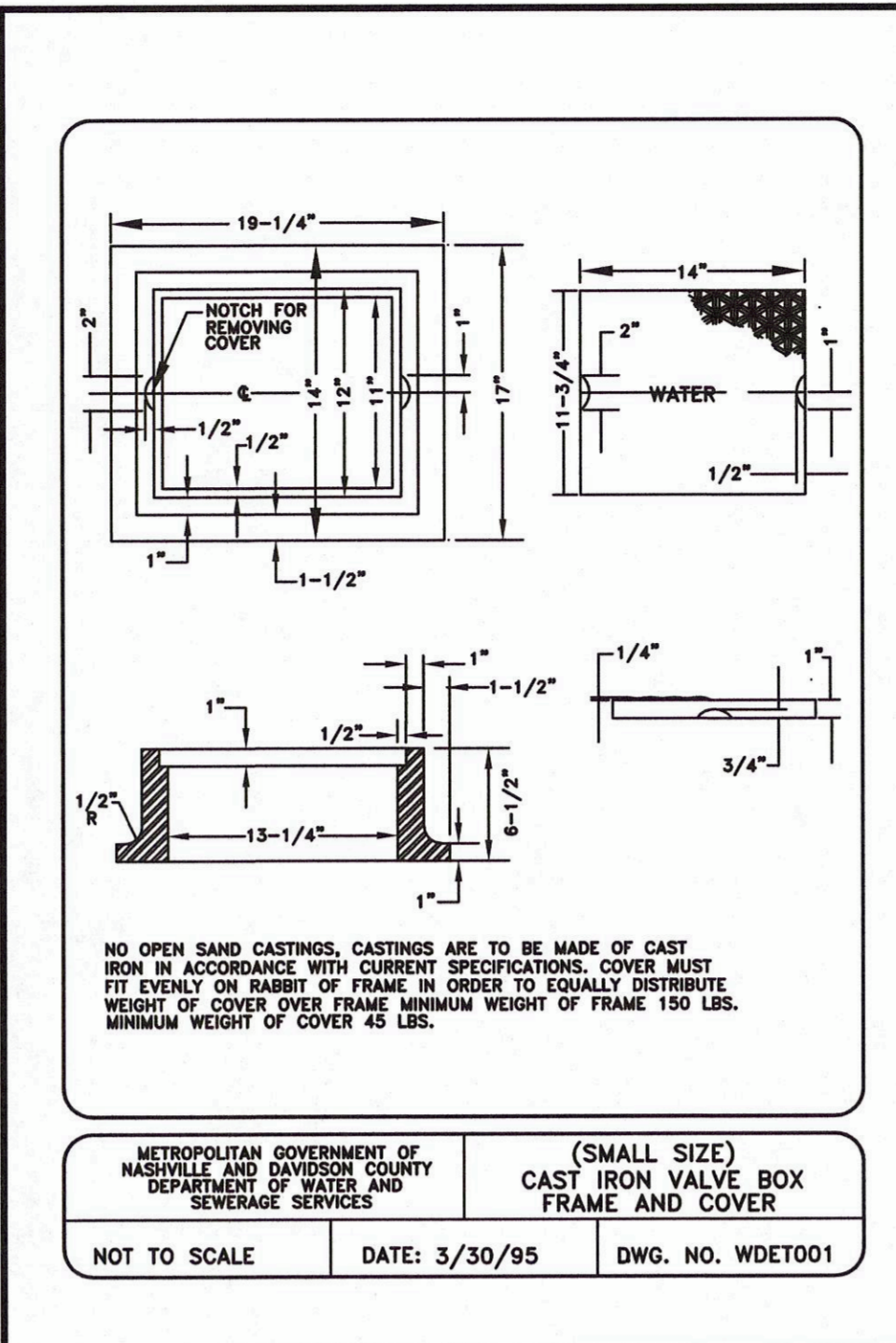
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S4



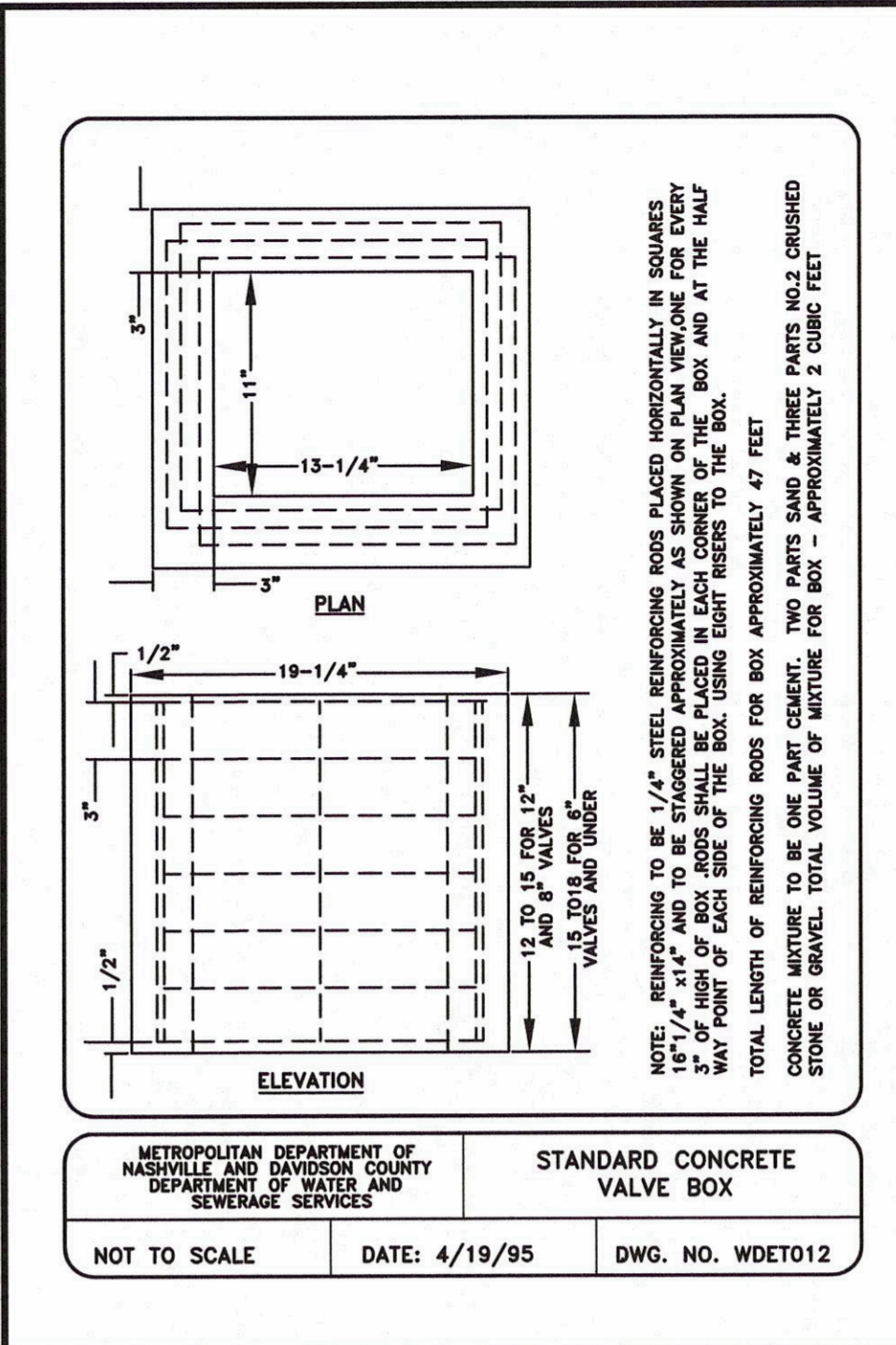
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S5



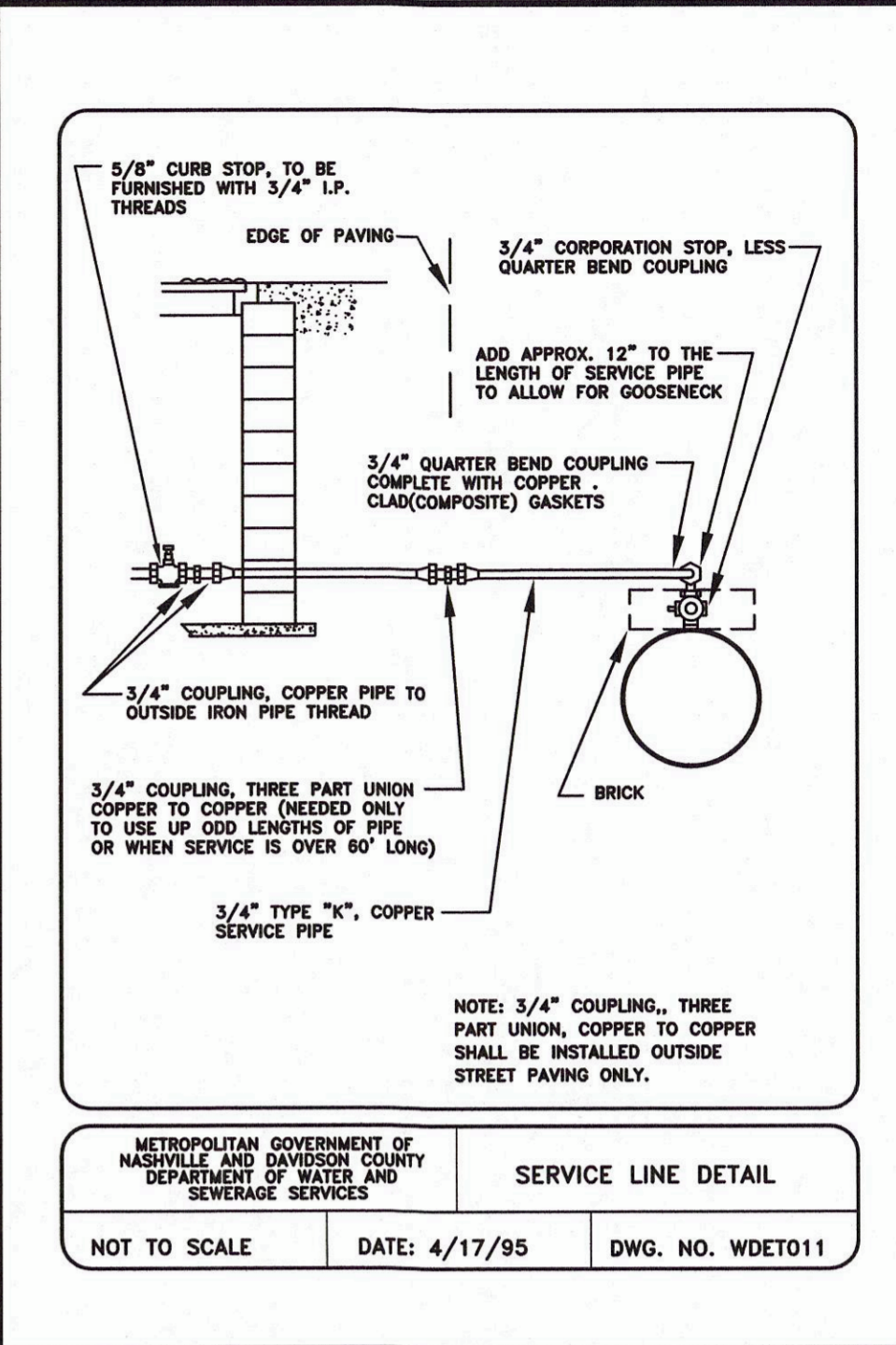
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S1



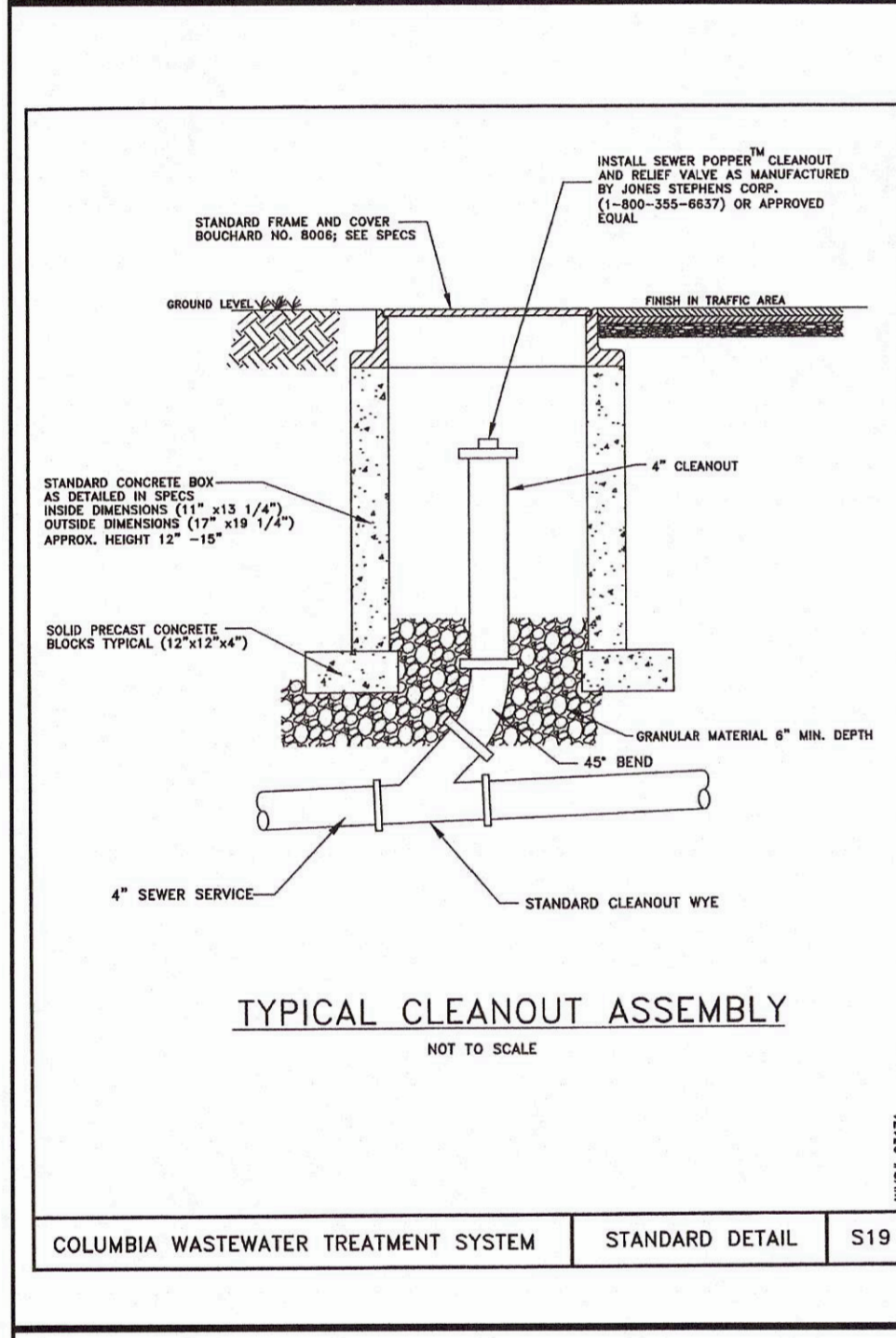
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES (SMALL SIZE) CAST IRON VALVE BOX FRAME AND COVER NOT TO SCALE DATE: 3/30/95 DWG. NO. WDET001



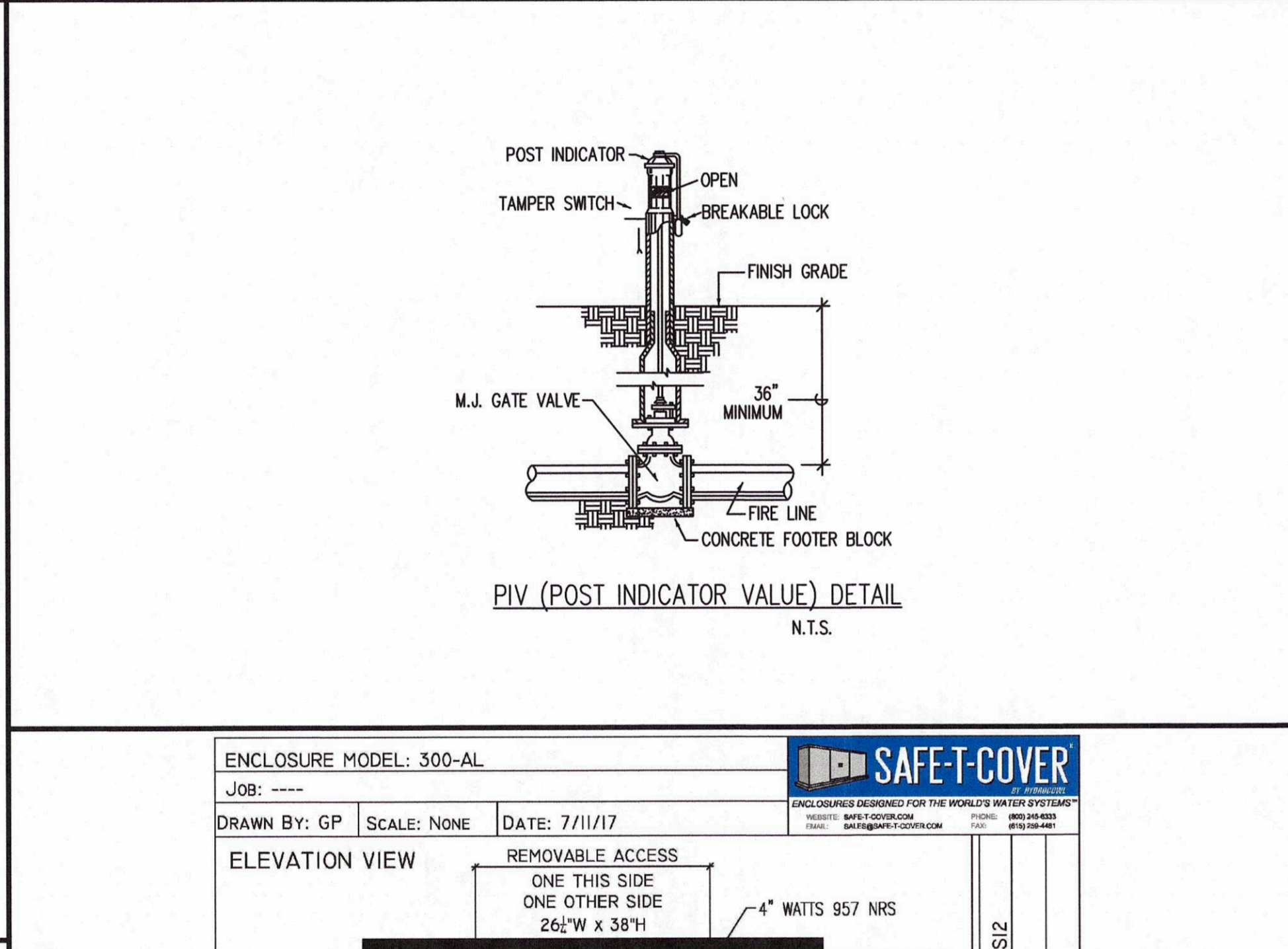
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES STANDARD CONCRETE VALVE BOX NOT TO SCALE DATE: 4/19/95 DWG. NO. WDET012



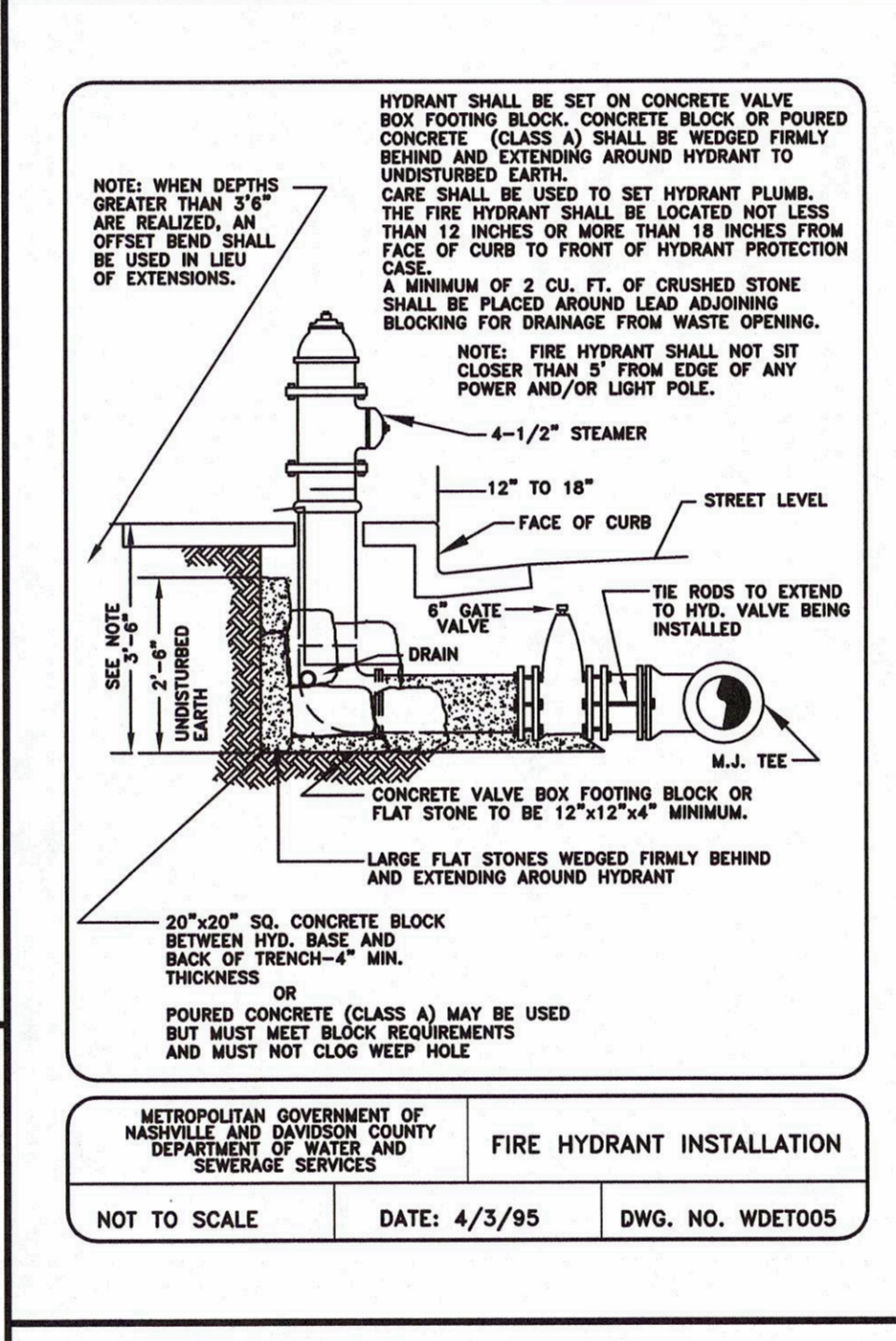
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES SERVICE LINE DETAIL NOT TO SCALE DATE: 4/17/95 DWG. NO. WDET011



COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S19



COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S10

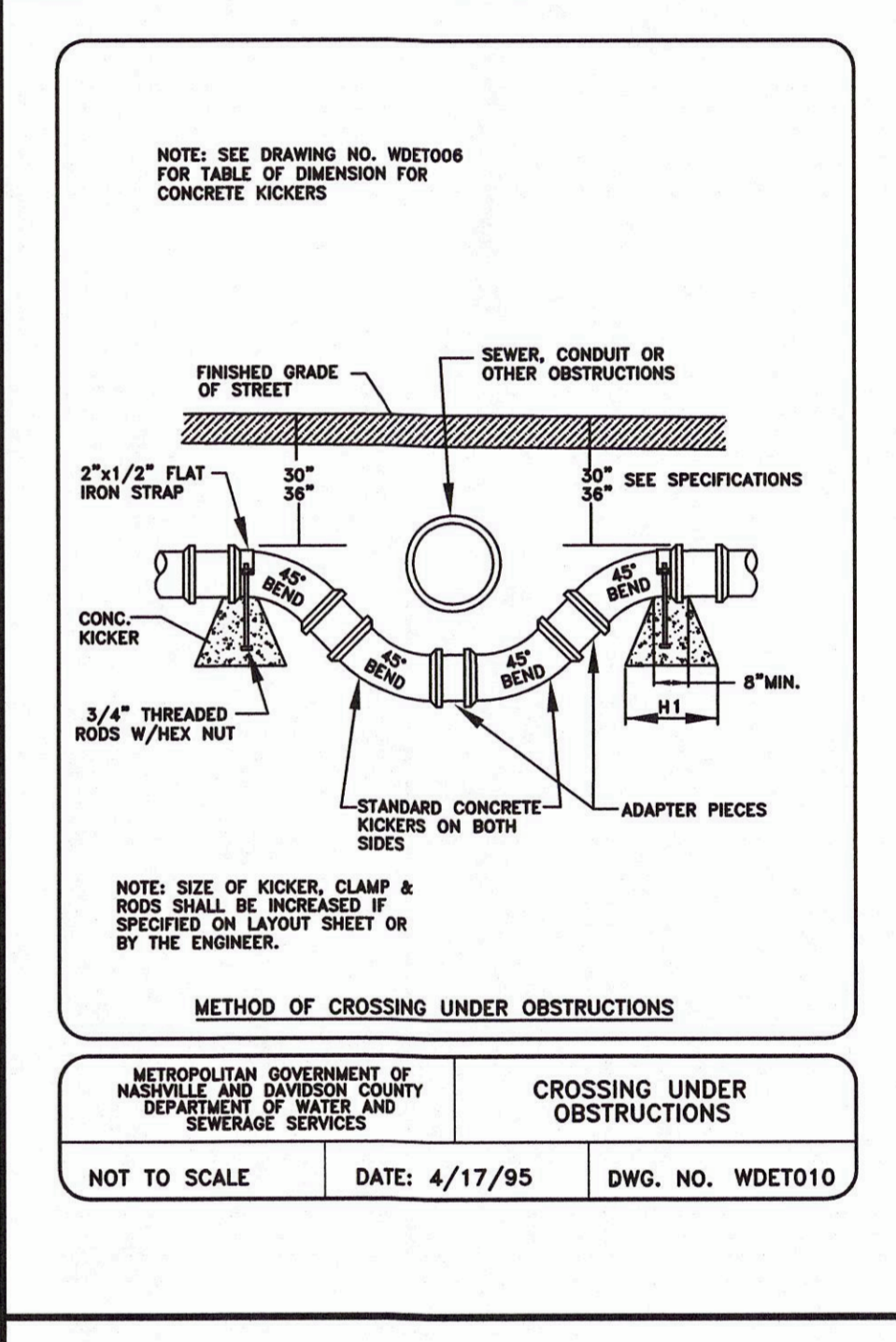


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES FIRE HYDRANT INSTALLATION NOT TO SCALE DATE: 4/3/95 DWG. NO. WDET005

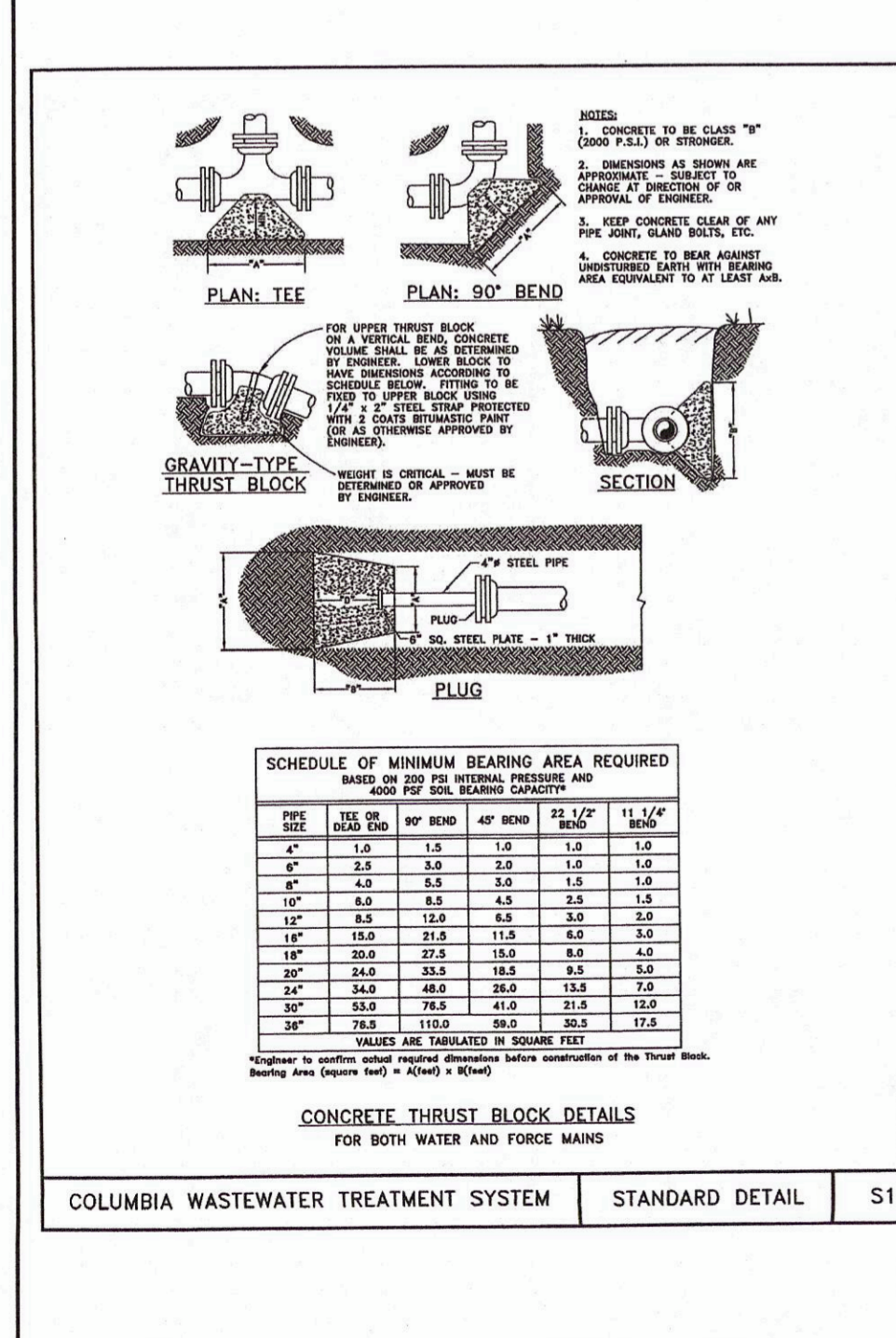
TABLE OF DIMENSIONS FOR CONCRETE KICKERS

SIZE OF KICKER (IN.)	2"	3"	4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
H1	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"
H2	10"	12"	14"	16"	18"	20"	24"	28"	32"	36"	40"	44"	48"
D	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
V	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
W	1.90	2.25	2.60	3.00	3.40	3.80	4.20	4.60	5.00	5.40	5.80	6.20	6.60
H1	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"
H2	10"	12"	14"	16"	18"	20"	24"	28"	32"	36"	40"	44"	48"
D	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
V	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
W	1.50	1.80	2.10	2.40	2.70	3.00	3.30	3.60	3.90	4.20	4.50	4.80	5.10
H1	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"
H2	6"	8"	10"	12"	14"	16"	18"	20"	24"	28"	32"	36"	40"
D	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
V	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
W	1.50	1.80	2.10	2.40	2.70	3.00	3.30	3.60	3.90	4.20	4.50	4.80	5.10

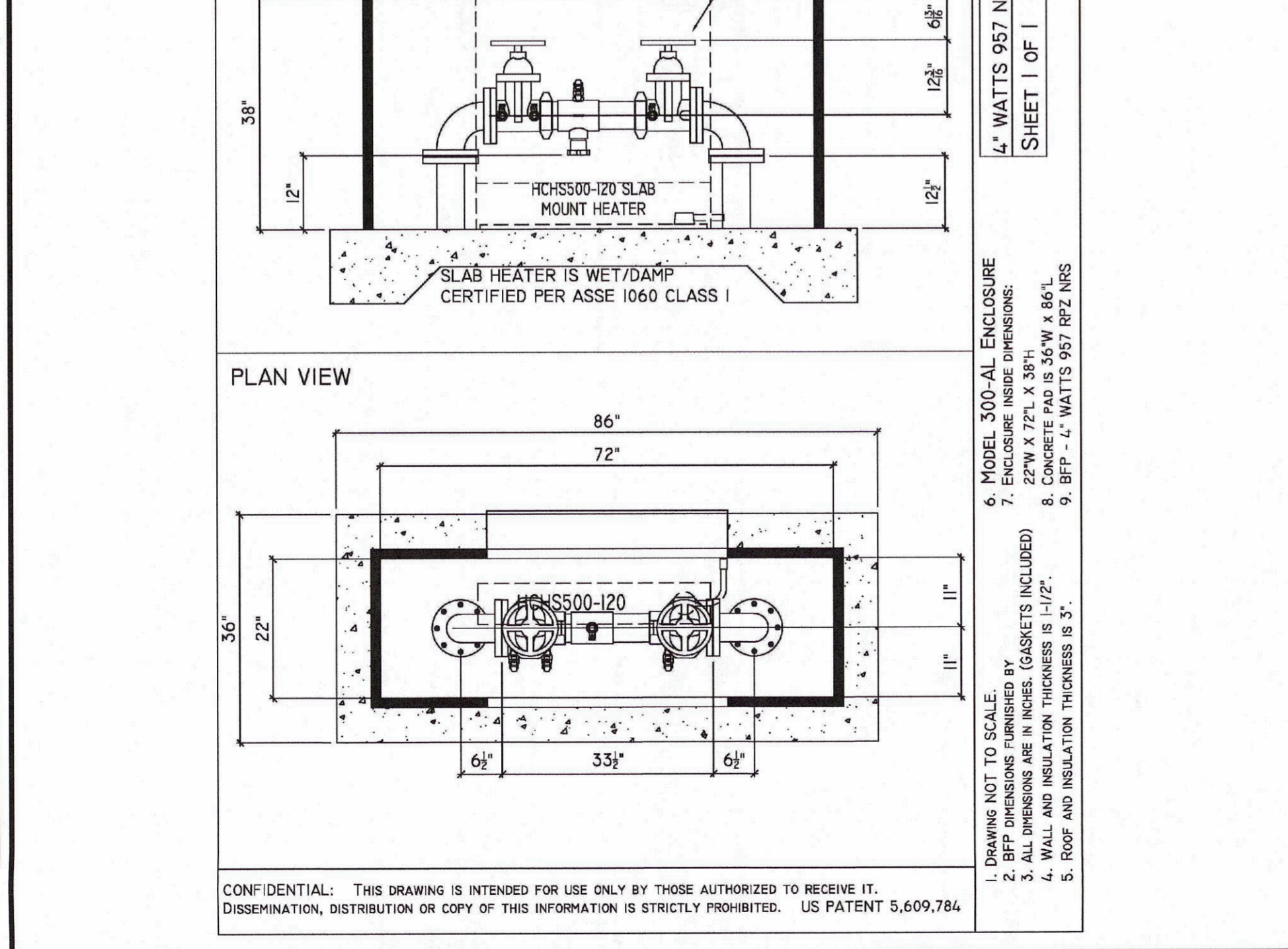
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES TABLE OF DIMENSIONS FOR CONCRETE KICKERS NOT TO SCALE DATE: 12/31/97 DWG. NO. WDET006



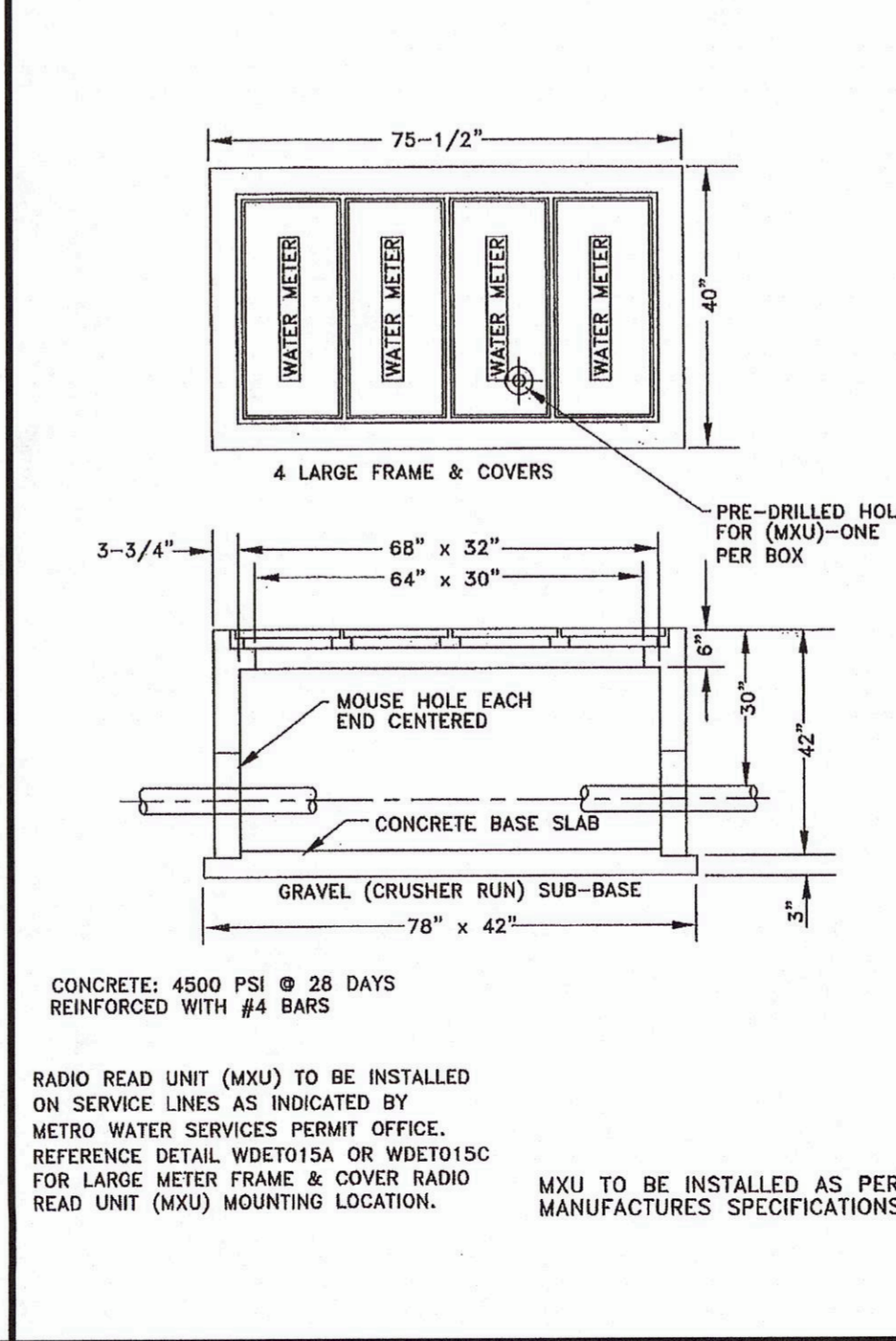
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES CROSSING UNDER OBSTRUCTIONS NOT TO SCALE DATE: 4/17/95 DWG. NO. WDET010



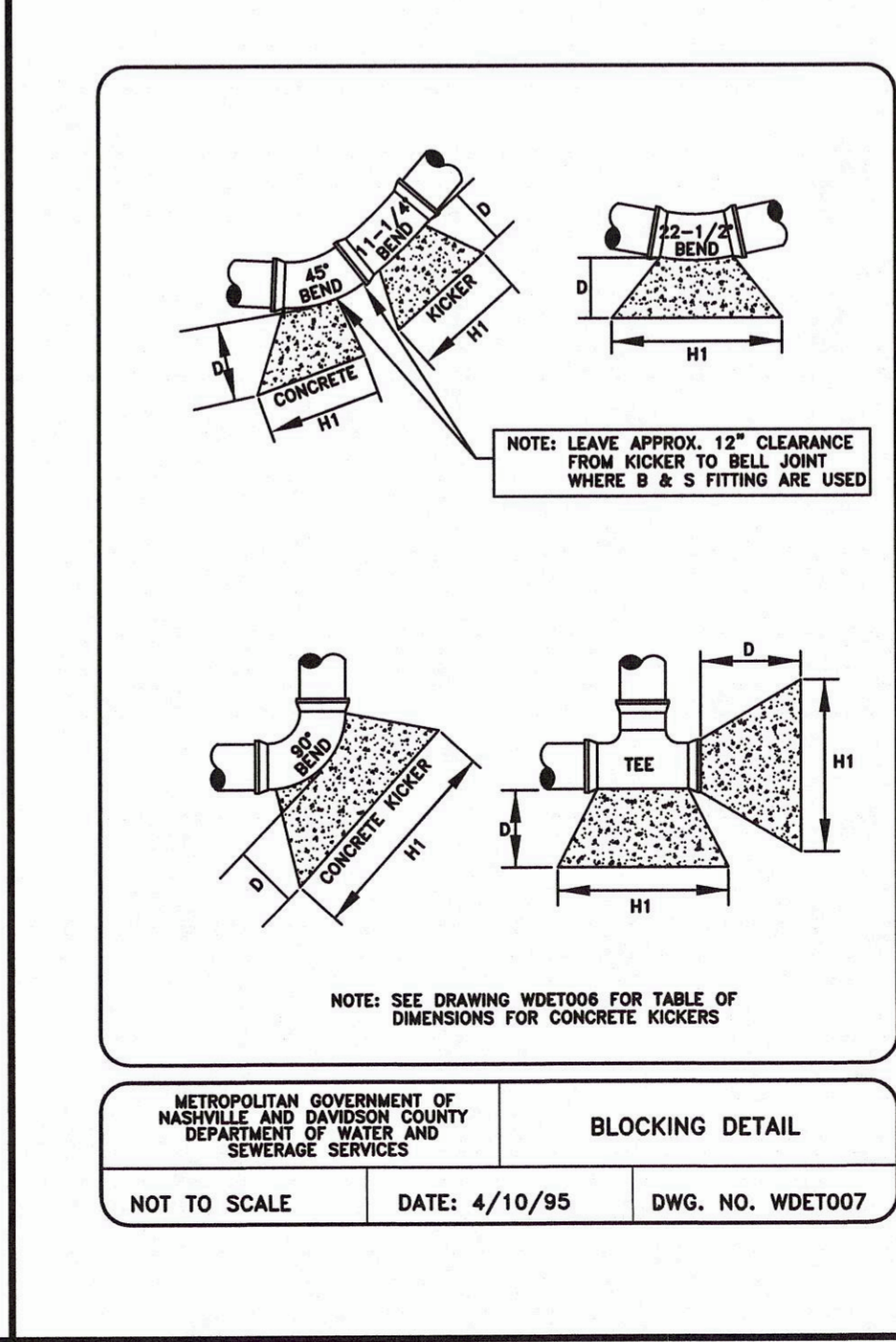
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S15



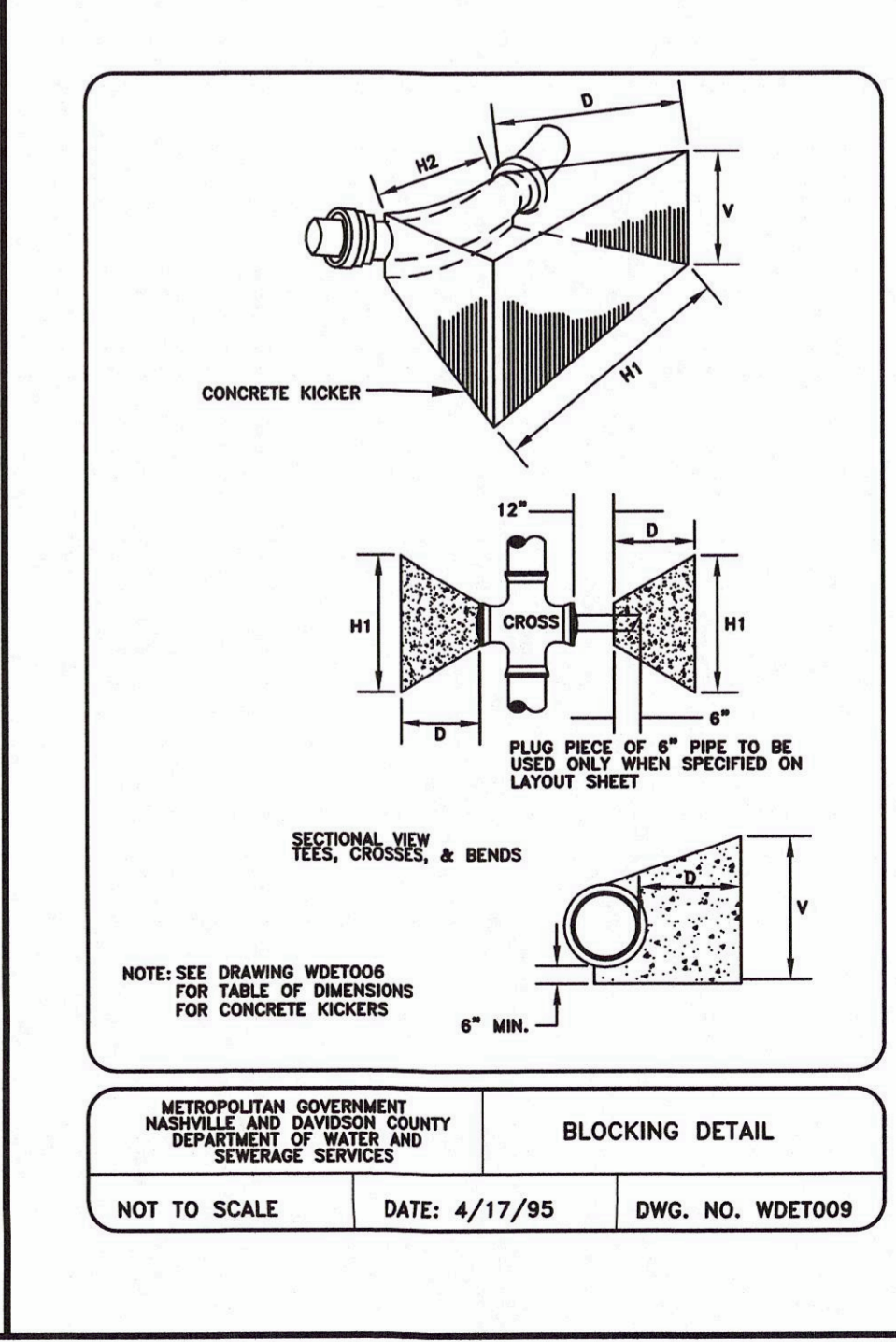
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S13



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES BLOCKING DETAIL NOT TO SCALE DATE: 4/10/95 DWG. NO. WDET007



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES BLOCKING DETAIL NOT TO SCALE DATE: 4/10/95 DWG. NO. WDET007



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES BLOCKING DETAIL NOT TO SCALE DATE: 4/17/95 DWG. NO. WDET009

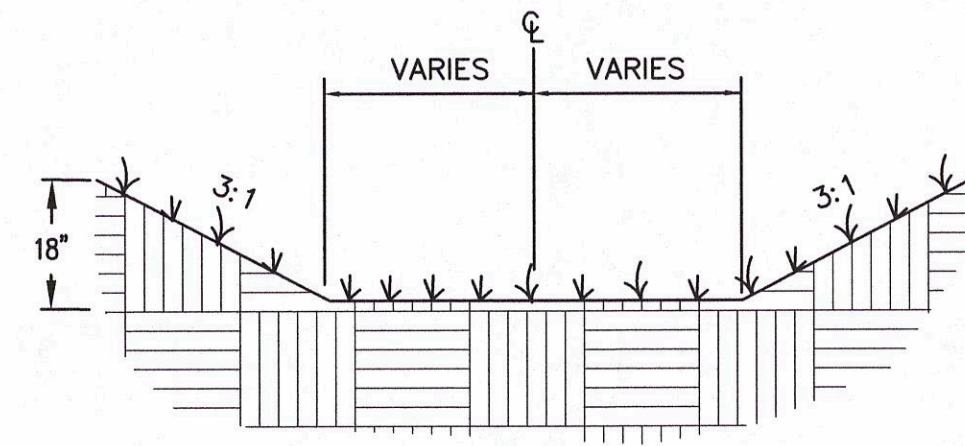
CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2" LOTS 209 & 210 COLUMBIA, TN

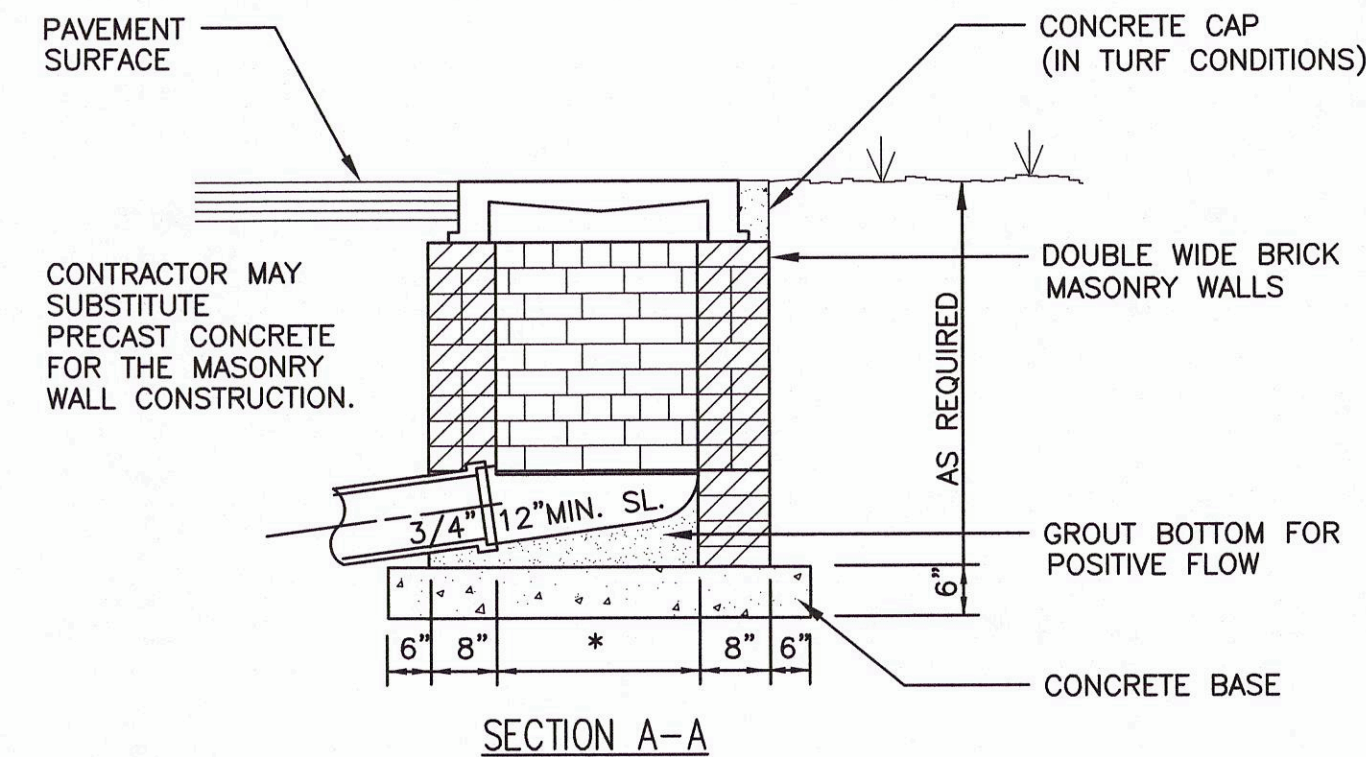
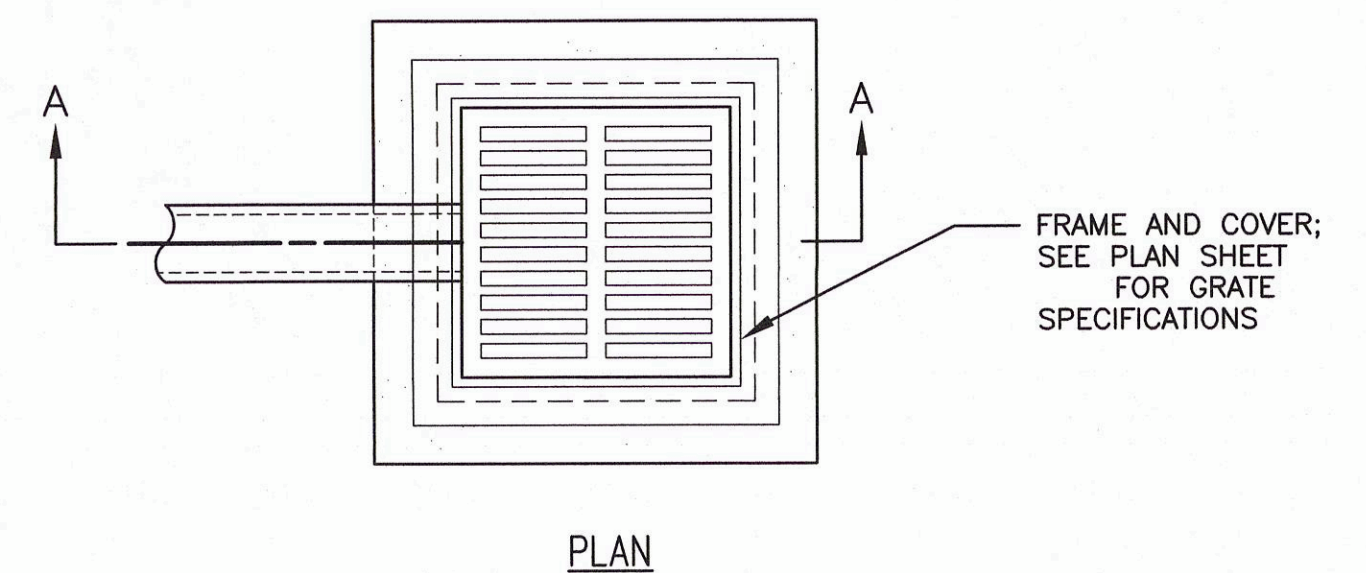
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

STANDARD WATER & SEWER DETAILS

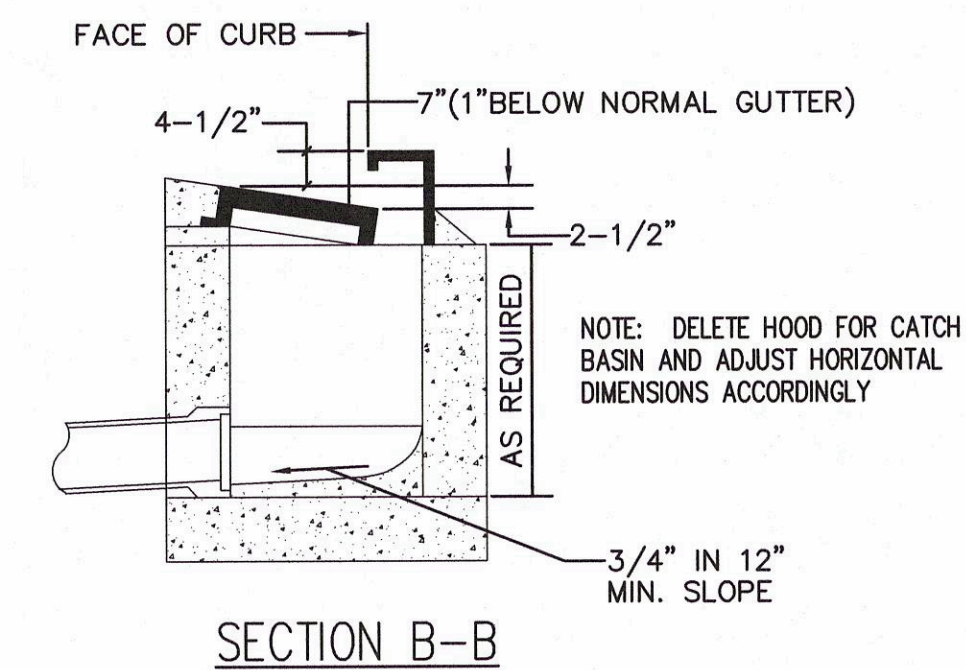
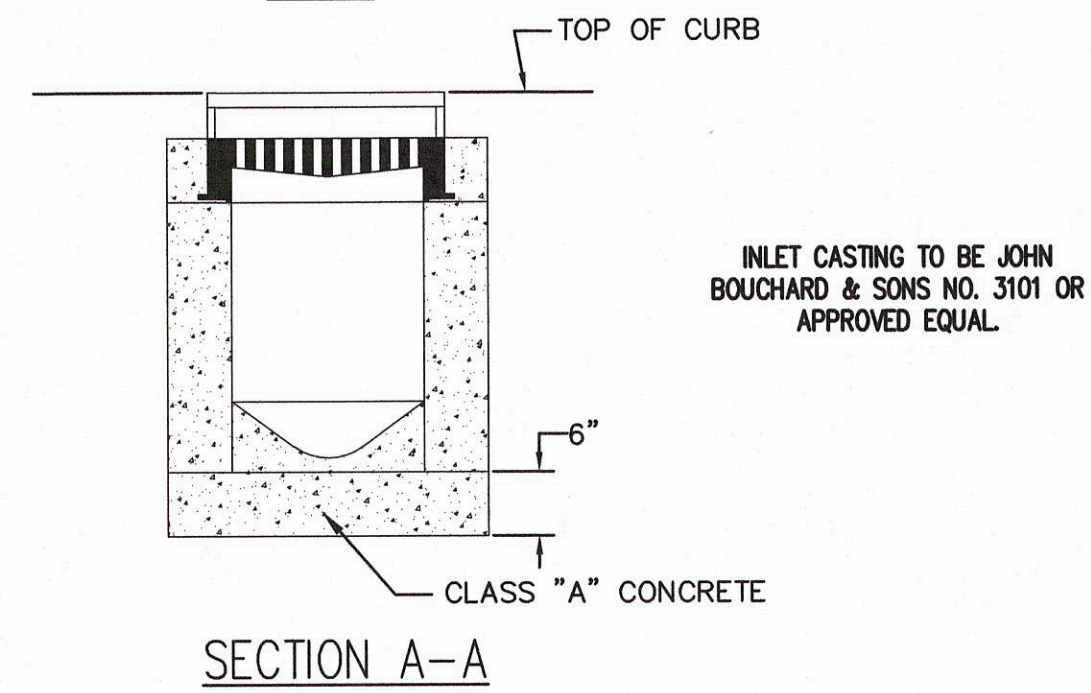
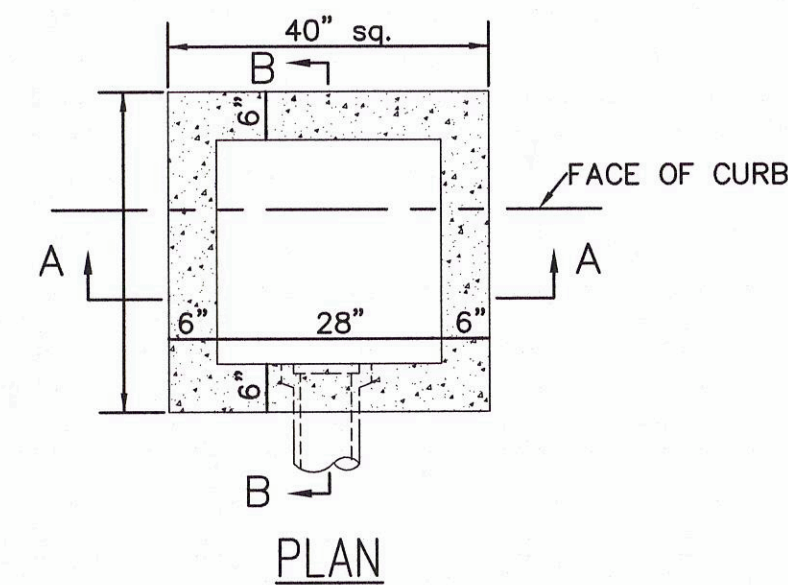


8 NATURAL FLAT BOTTOM DITCH
NOT TO SCALE

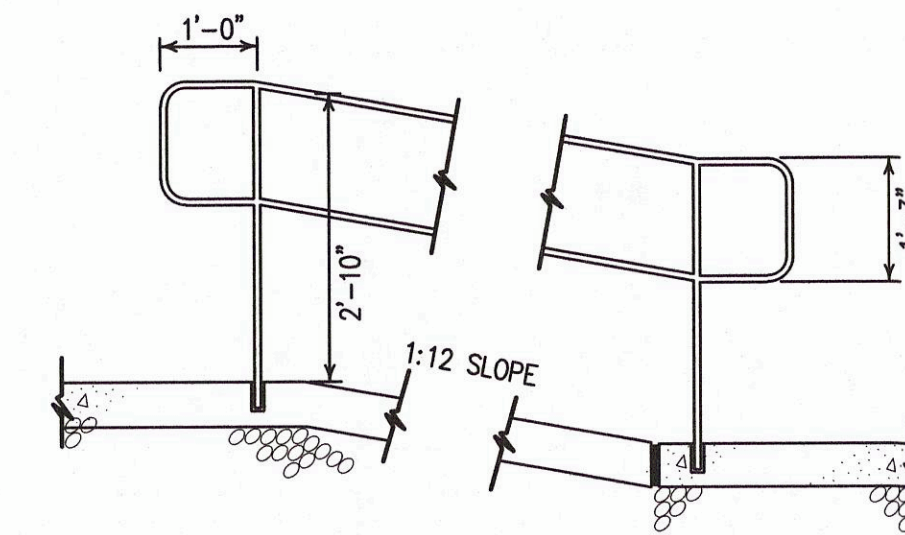


* DIMENSIONS TO MATCH GRATE SPECIFIED

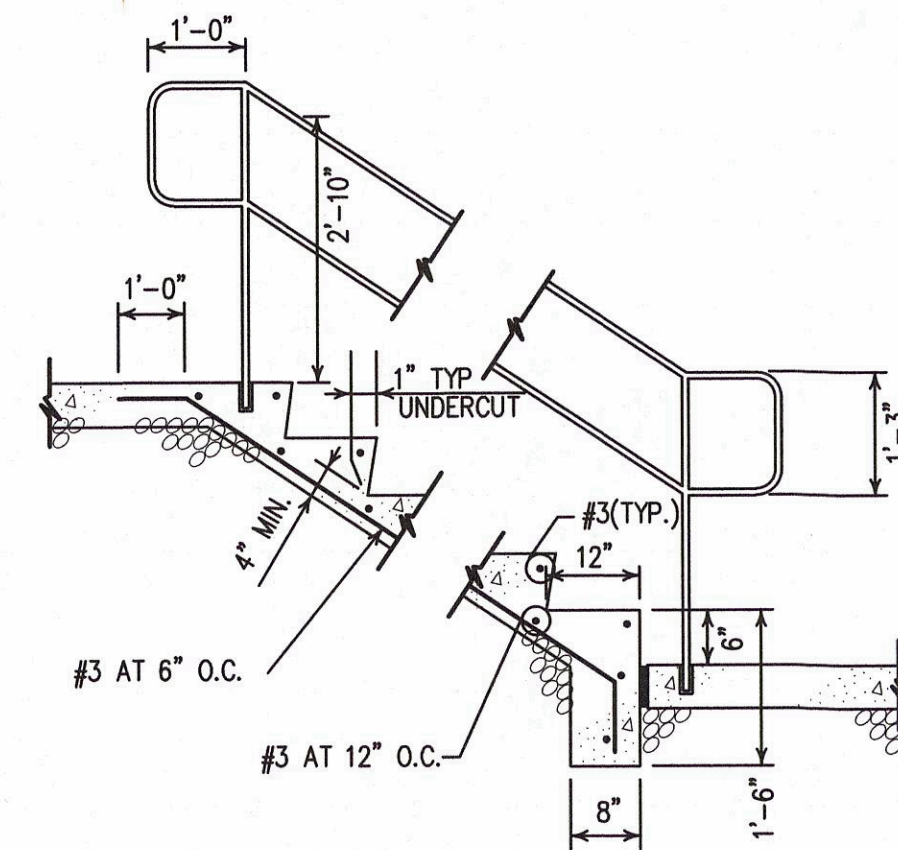
6 AREA DRAIN
NOT TO SCALE



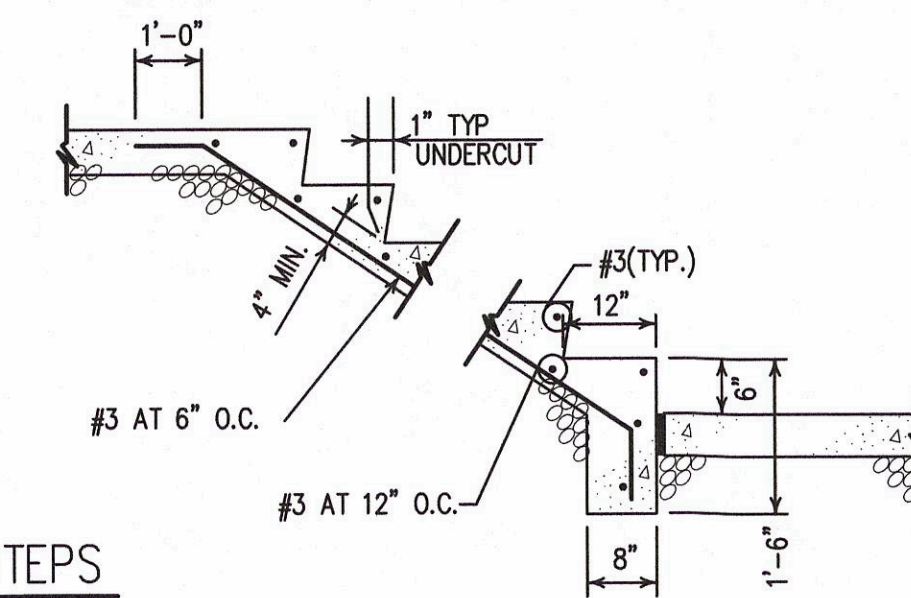
7 SINGLE INLET / CATCH BASIN
NOT TO SCALE



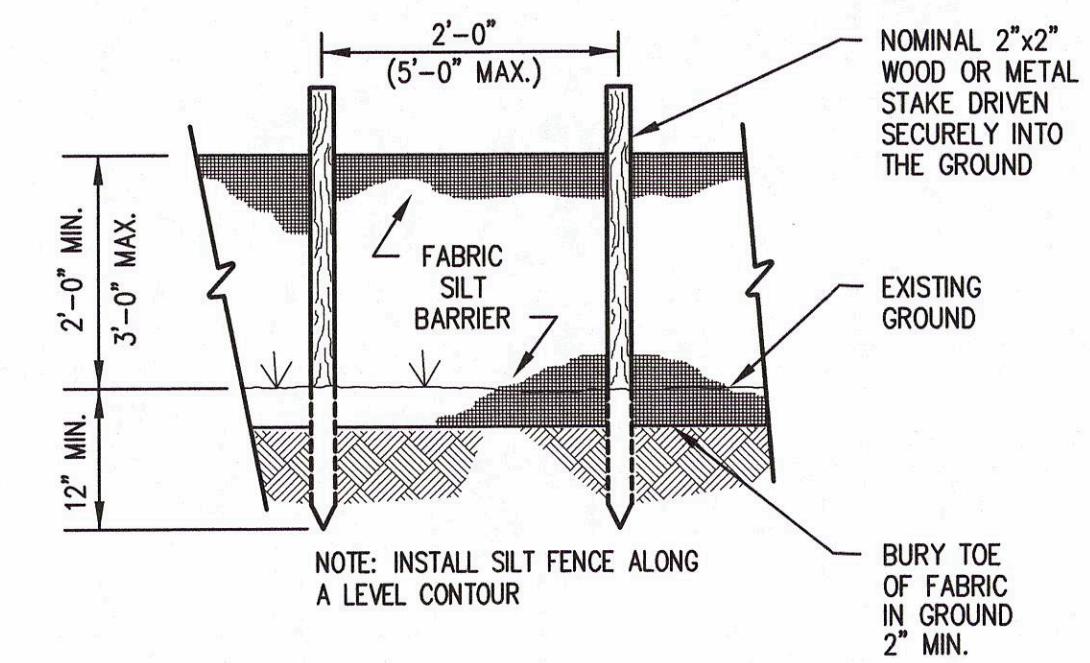
1 CONCRETE RAMP W/ ADA HANDRAILS
NOT TO SCALE



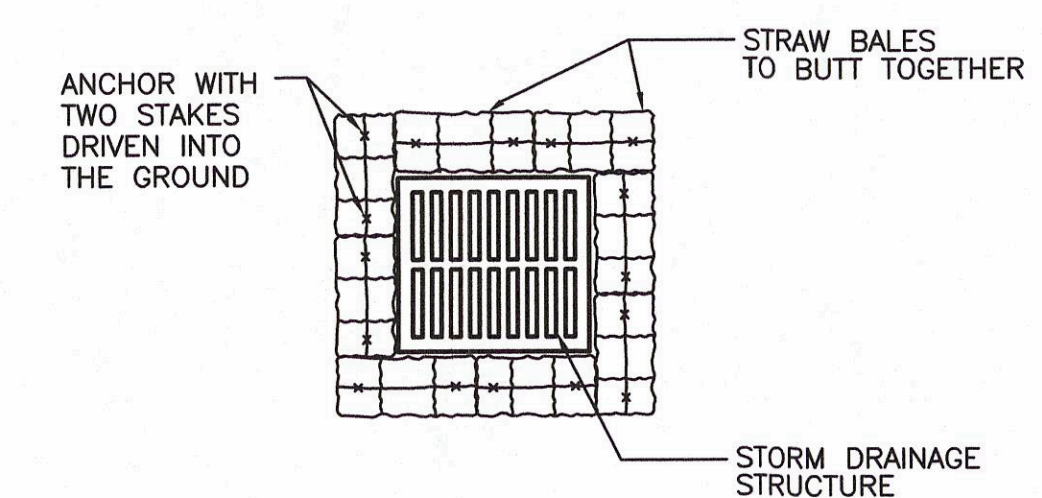
2 CONCRETE STEPS W/ ADA HANDRAILS
NOT TO SCALE



3 CONCRETE STEPS
NOT TO SCALE



4 SILT FENCE EROSION CONTROL
NOT TO SCALE



5 STRAW BALE INLET PROTECTION
NOT TO SCALE

BA

BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION
DOCUMENTS

**ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

STANDARD
DETAILS

C-10

SHEET 10 OF 11



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION
DOCUMENTS

**ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

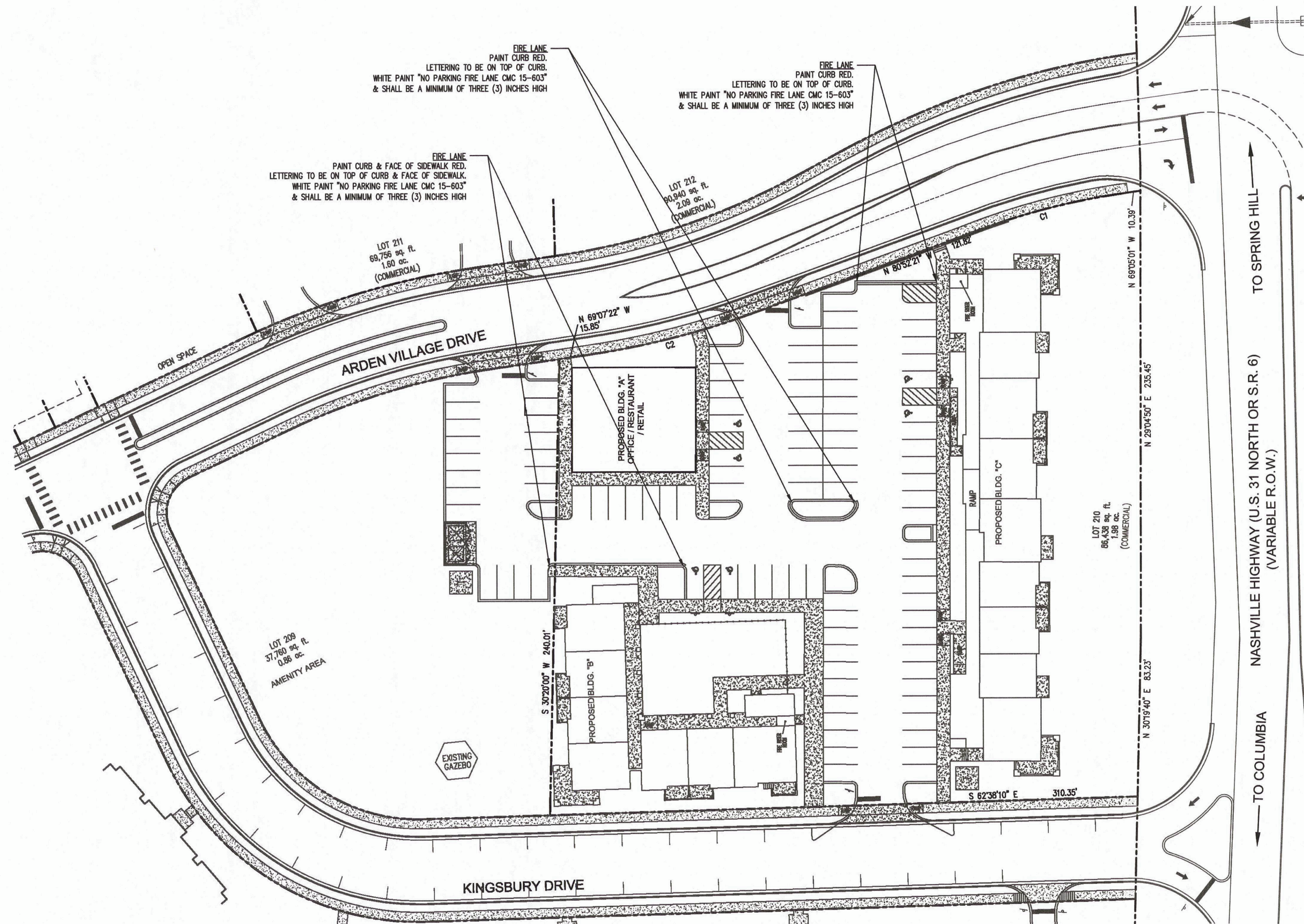
DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
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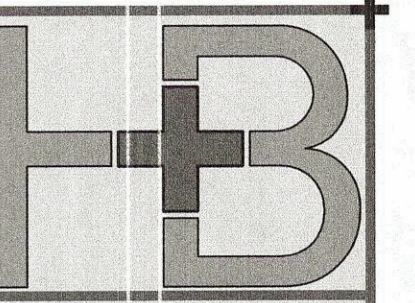
FIRE SAFETY
ACCESS PLAN

C-11

SHEET 11 OF 11



TO SPRING HILL
NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)
(VARIABLE R.O.W.)
TO COLUMBIA



Heibert+Ball
LAND DESIGN
 1894 Gen. Geo. Patton Dr.
 Suite 400
 Franklin, TN 37067
 Tel: 615.376.2421
 www.hblandesign.com

PROPOSED SITE FOR:
ARDEN VILLAGES - LOT 209-210
 COLUMBIA, TENNESSEE

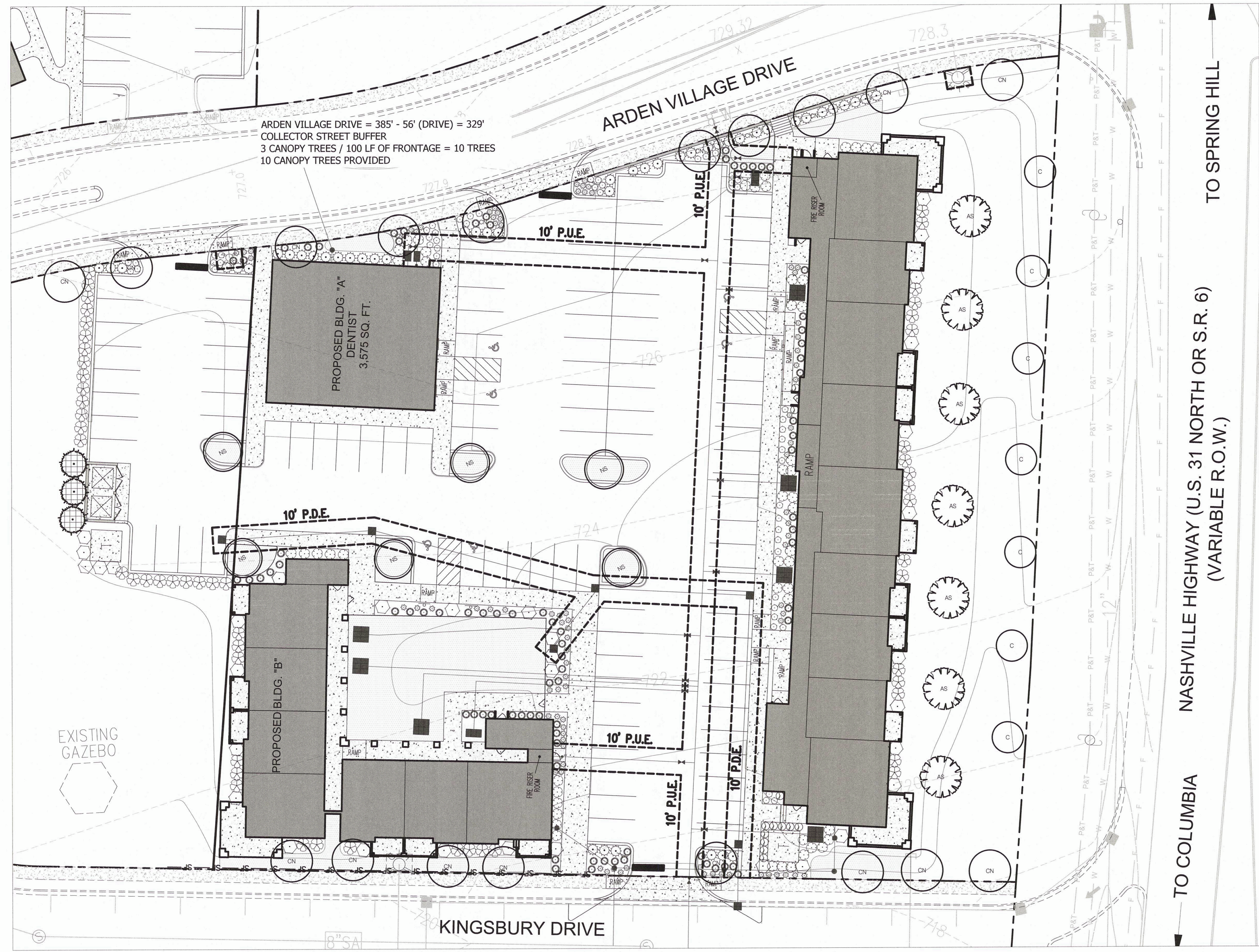


BY: cb

RELEASE DATE: 01/09/17
 REV 1: 03/29/2018

L1.0

LANDSCAPE PLAN

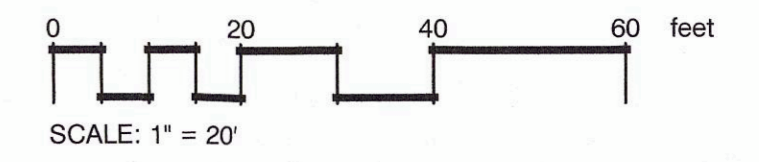


ARDEN VILLAGE DRIVE = 385' - 56' (DRIVE) = 329'
 COLLECTOR STREET BUFFER
 3 CANOPY TREES / 100 LF OF FRONTAGE = 10 TREES
 10 CANOPY TREES PROVIDED

KINGSBURY DRIVE = 310' - 56' (DRIVE) = 254'
 COLLECTOR STREET BUFFER
 3 CANOPY TREES / 100 LF OF FRONTAGE = 8 TREES
 8 CANOPY TREES PROVIDED

NASHVILLE HIGHWAY = 323'
 ARTERIAL STREET BUFFER
 2 CANOPY TREES / 100 LF OF FRONTAGE = 7 TREES
 2 UNDERSTORY TREES / 100 LF OF FRONTAGE = 7 TREES
 7 CANOPY AND 7 UNDERSTORY TREES PROVIDED

TO COLUMBIA NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)
 (VARIABLE R.O.W.) TO SPRING HILL



SEE L1.1 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

