



AGENDA

The Columbia Municipal Planning Commission will hold a Study session December 7, 2022, at 4:00 P.M., and a Voting Session on Wednesday December 14, 2022, at 4:00 P.M. Both sessions will be held in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Letters of Credit

II. Consent

1. 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](#).
2. 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](#).

III. Discussion

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](#).

Documents:

[22-0182_Staff Report Heritage Green_1205.pdf](#)
[22-0182_Tech Review_1110.pdf](#)

22-0182 - Initial Application - 07182022

Documents:

[22-0182_app_0621.pdf](#)
[22-0182_checklist.pdf](#)
[22-0182_HERITAGE GREEN PRELIMINARY PLAT_0621.pdf](#)

2. 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](#).
3. 22-0282 Woodland & Glade - Bristol Multifamily - Site Development Plan
Request from Jeff Heinze for multifamily site development plan consisting of 221 units off [E. 6th, Woodland, and N. Glade Streets](#).
4. 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).
5. 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 Urban Neighborhood along with rezoning to CD-4 (General Urban Character District) for [420 Bear Creek Pike](#) and a portion of 400 Bear Creek Pike.

IV. Other Business

V. Adjourn

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



**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

STAFF REPORT CONTACT INFORMATION

Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560

APPLICATION NUMBER
22-0182

APPLICANT/PROPERTY OWNER
Lynn Ealey, PE/ Green Trails, LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
626 Baker Road/ Tax Map 74 Parcel 37

SUMMARY OF REQUEST: Preliminary Plat & Development Plan (Heritage Green)

The preliminary plat request is for development of 156 single-family lots and associated infrastructure on a 98.7-acre development parcel located on the east side of Baker Road within a CD-3 Character District.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-3	Undeveloped	CD-3/ Vacant Land	156 Single-Family Homes	98.7 acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood: This property requested annexation with an RS-10 (CD-3) zoning prior to the adoption of the current Zoning Ordinance 4400. A CD-3-character district is a consistent land use designation within a Suburban Neighborhood Future Land Use classification.

PROPERTY HISTORY:

21-0289 Request from Land Solutions for the annexation and zoning to RS-10 for 626 Baker Road, approved.

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

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



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE:

Zoning Ordinance Referenced:

The CD-3 Neighborhood District consists of primarily a medium density single-family detached Residential area in which the House is the predominant Building Types. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhood Character Area, the Tom Hitch Special Area, and the Bear Creek Pike "Node" Special Area described in the Comprehensive Plan.

Lot Building Sites/ Setbacks:

- 40' minimum lot width if alley loaded, otherwise 65' minimum lot width.
- 25' front setback with a 20' secondary frontage setback for corner lots
- 8' side yard setback
- 25' rear yard setback or 15' from center of alley.
- If front loaded garages are present in the 1st and second layer (nearest to front of home) than the garage door width shall only equate to 33% of the façade width of the home.
- Less than 20% of the lots or building sites may front a pedestrian path, passage, or walkway.

This preliminary plat indicates a variation of front and rear loaded lots that comply with the building site standards within a CD-3 Character District.

- 17 lots will be a minimum of 40' with a rear loaded alley that will connect with internal streets.
- 34 lots will be 50' wide containing a rear loaded alley that will connect with internal streets
 - Among rear loaded lots, 12 lots will enfront a pedestrian path (7.7%) not exceeding 20% of all lots within the development parcel.
- 76 lots will conform to the base standard of a 65' wide lot when front loading a street section
- 29 lots will be 100' wide. Among these 29 lots, 20 lots will be accessed by a rear alley.

Streets/Connectivity:

This development contains three primary connections points with Baker Road and an additional roadway connection to the east with Cottage Drive at the *Cottages at Bear Creek Subdivision*. An approved urban neighborhood character street is utilized for the preliminary plat that consists of a 70' ROW with on-street parking and a 5' sidewalk on each side of the roadway section.

Civic Space:

Section 5.4.1 of Zoning Ordinance 4400 requires any development parcel¹ to contain at least 5% but no more than 20% of its gross acreage assigned as civic space. The zoning code offers a variety of civic space types that include green space, natural areas, pocket parks etc.; however, a civic space designed and

¹ **Development Parcel:** a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

equipped as a playground shall be within 800 feet of every lot or building site within a CD-3 Character District. Sheet 3.0 of the preliminary plat indicates a ring analysis showing a playground within this parameter within each of the defined civic spaces. 5.5% of the development parcel is dedicated to civic space.

Tree Canopy Cover Retention:

Section 4.3.16 of Zoning Ordinance 4400 requires a percentage of existing tree canopy to be preserved based upon the existing tree canopy on the development site. Among the 98.7-acre site, 25.3 acres (25.6%) has been indicated as having an existing tree canopy. Any existing tree canopy within a CD-3-character district that has 20% to 39% of the site being tree canopy, require a 48% preservation of overall existing tree canopy on the site. The preliminary plat indicates that 23 acres will be preserved in meeting this tree canopy retention requirement at 90 % of the existing tree canopy retained.

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



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, November 8, 2022

ITEM NO.

22-0182

DESCRIPTION: Request from Lynn Ealey for preliminary plat approval of Heritage Green located off Baker Road and consisting of 185 lots.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Engineering

1. Subject to TIS and Construction Plans
2. Improvements to Baker Rd and any right-of-way dedication along Baker Rd. shall be completed with the first final plat. Clearly outline all proposed improvements along Baker Rd. resurface, landscaping, sidewalk, etc.
3. Road D and Road C intersections: provide tangent 50' in length from edge of travelled way.
4. Road A requires a turnaround, or make the connection through to the cottages at bear creek.
5. Lots 1-4: Shared driveways or rear alley will be required to meet access management ordinance
6. The Traffic Improvements should include the westbound right turn lane along Baker Road at Nashville highway, as outlined in the 11/4/2021 TIS review memo.

Building

7. No comment.

Police

8. No comment provided.

Public Works

9. No comment.

Atmos Energy

10. Gas available on Hwy 99 contact Bradie Armstrong at 615.485.6377.

Duck River Electric Membership Corp

11. No comment.

Columbia Power

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

Maury County Schools

13. No comments provided.

Columbia Water

14. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Maury County E911

15. Contact Maury County 911 for application for street name request and subdivision name.

Wastewater

16. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing.

Fire

17. Road A needs an approved turn around at the end

Planning

18. Civic Space street frontage should equate to 50% of the perimeter for the "Green" civic space.
19. Lot width is measured at the Right of Way, some lots appear to be just short of the 65' width, ex. Lots 69-72, 146
20. Absent through fare elements?
21. Provide examples of playground amenities within the development plan
22. Call out sewer line / label sidewalk
23. Indicate on street parking stalls
24. Include recent aerial photo for tree cover preservation
25. Label and show pedestrian shed – 5- minute walk to open space
26. Confirm that lots 92, 91, 90, 146 are 65' in meeting the code

Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

27. The applicant's Preliminary Plat does not appear to show any specific language or line work outlining the annexation of the existing County ROW by the City of Columbia. All county roadway connections, impacts, and annexations are subject to further evaluation by the Amaury County Highway Department. Applicant shall add the following note on the Preliminary Plat:
"All connections to existing county roads and ROW are subject to the applicable permits, fees, approvals, and standards/specifications set forth by the Maury County Highway Department.

AT&T

28. Plan to serve.

ATTACHMENTS: Preliminary Plat



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

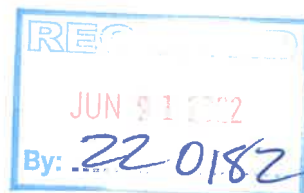
** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Heritage Green Preliminary Plat - 626 Baker Rd		
	TAX MAP: 74	GROUP:	PARCEL: 37
SUMMARY OF NATURE OF REQUEST AND WORK	185 single family lots in 3 phases with accompanying road and utility infrastructure on Baker Road.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<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: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i></p>	<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 <input type="checkbox"/> Columbia Water System Availability Letter <p><u>Plats/PUDs:</u></p> <input checked="" type="checkbox"/> Project Name (include Sections & Phases) Heritage Green - 3 Phases <hr/> <input checked="" type="checkbox"/> Total Number of Lots 185 <hr/> <input checked="" type="checkbox"/> Total acreage 98.7 AC <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	Lynn Ealey, PE	PHONE	615-712-7497
ADDRESS	2925 Berry Hill Dr, Nashville, TN 37204	EMAIL	lynn@landsolutionsco.net

PROPERTY OWNER NAME	Green Trails, LLC	PHONE	615-397-4513
ADDRESS	2925 Berry Hill Dr, Nashville, TN 37204	EMAIL	rick@deckbar.com

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

Lynn Ealey
 APPLICANT NAME


 APPLICANT SIGNATURE

6/20/2022
 DATE

Green Trails, LLC Office
 PROPERTY OWNER NAME


 PROPERTY OWNER SIGNATURE

6-20-2022
 DATE

STAFF USE ONLY

DOCKET NO.	22 0152	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

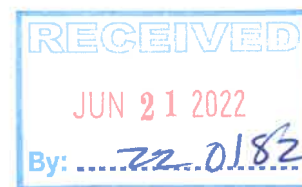
BOARD ACTION	
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Preliminary Plat Checklist

Subdivision: Heritage Green

- Name of proposed subdivision and street names
- Contact info for the owner and professional(s) preparing plat: name, address, email, phone
- 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.
- Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- The size of total property to be subdivided in square feet and acres
- Lot numbers of all proposed lots, with dimension, location and square footage
- All property boundaries, existing easements, and encumbrances
- Parcel identification, owner, and deed and plat references of adjoining properties
- Existing conditions and contours at vertical intervals of not more than two (2) feet
- Proposed contours at vertical intervals of not more than two (2) feet, upon request. *Available upon Request*
- Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- The location of all existing structures within the property and adjacent
- 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
- Typical lot layout depicting proposed setbacks and easements
- NA* Identification of all critical lots
- Proposed street and alley rights-of-way typical section, widths, classification, names, and proposed ownership and maintenance responsibility.
- Proposed improvements as identified in the Traffic Impact Study, as required
- NA* The proposed approximate location and size of all commercial, mixed-use, or multi-family buildings within proposed development, if applicable.
- Existing and proposed sidewalks, trails, and other pedestrian elements
- Location and dimension of any buffer zones including aquatic buffer zones
- The location and size of all common open space and parkland dedications
- Existing and proposed watercourses, drainage channels, and subsurface drainage structures
- Proposed connections to existing and proposed streets (including classification) located outside the development
- Location, size, and type of existing and proposed utility easements and utility features including, but not limited to, potable water, fire hydrant, sanitary sewer, storm sewer, and power and communication facilities
- Proposed storm drainage system including areas for detention or retention and water quality
- Proposed phasing and timetable for all phases of development
- Amounts of pervious/impervious area in acres





PLANNING FEE SCHEDULE
Payable upon submission of application
Non-refundable

AGENDA ITEMS

Annexation with RS/40 Base Zone	\$300
Comprehensive Plan Amendment	\$200
Textual Guideline Amendment	\$200
Board of Zoning Appeals	\$200

ZONING CHANGE

10 acres or less	\$300
More than 10 acres	\$500

ZONING COMPLIANCE AND SITE PLAN REVIEW: Does not require Planning Commission Approval

Residential	\$20
Commercial/Industrial	\$75

Paid with Building Permit

SUBDIVISIONS AND PLANS

Site Plan	\$200 + \$5 per unit
Planned Unit Development Master Plan	Residential: \$300 + \$5 per lot
Planned Unit Development Master Plan	Commercial: \$300 + \$50 per acre
Sketch Plat	\$100
Preliminary Plat	\$20 per lot
Final Plat	\$15 per lot
Minor Plat	\$125
Driveway Permit Exception*	\$100

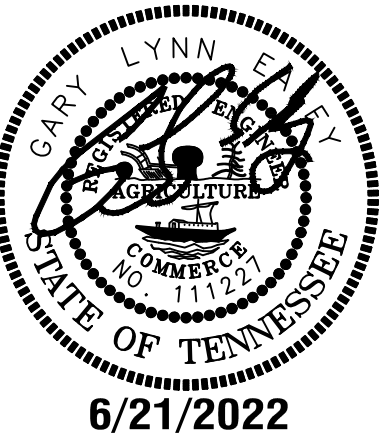
Zoning Ordinance #3638 Article 16
*Access Management Ordinance #4176

185 units x \$20 = \$3,700.00

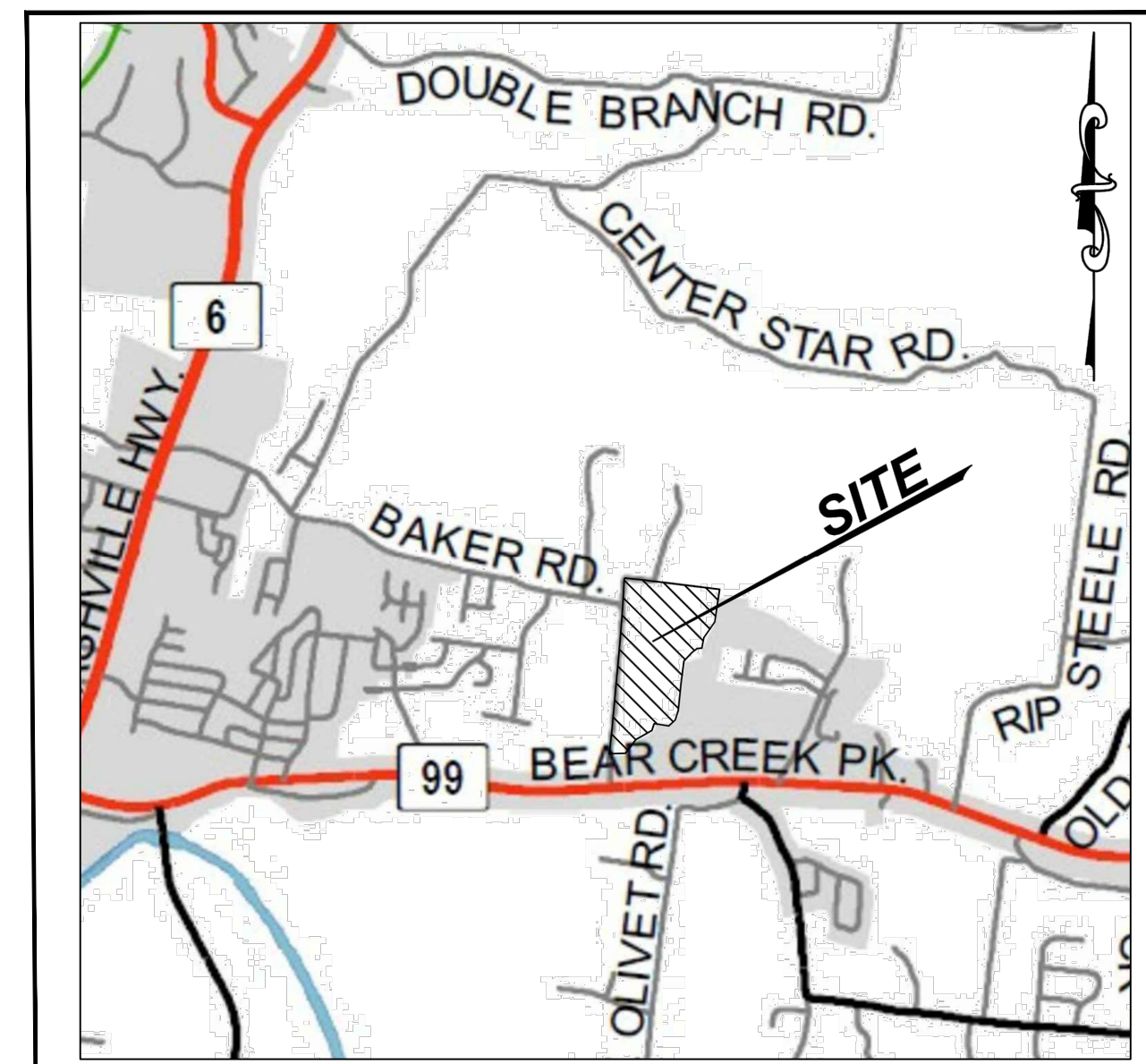
HERITAGE GREEN

PRELIMINARY PLAT

MAP 74, PARCEL 37.00
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE



SITE LOCATION MAP:
N.T.S.



SITE DATA:

MAP & PARCEL: MAP 74, PARCEL 37
 EXISTING ZONING: CD3
 AREA: 98.7 AC (4,297,725.5 SQFT)

SHEET SCHEDULE:

PP0.0	COVER SHEET
PP1.0	ALTA SURVEY
PP1.1	ALTA SURVEY
PP2.0	OVERALL PRELIMINARY PLAT
PP2.1	PRELIMINARY PLAT
PP2.2	PRELIMINARY PLAT

OWNER

GREEN TRAILS, LLC.
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 CONTACT: RICK DECKBAR
 RICK@DECKBAR.COM
 (615) 397-4513

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC.
 2925 BERRY HILL DRIVE
 NASHVILLE, TN 37204
 CONTACT: JENNIFER SPEICH
 JENNIFER@LANDSOLUTIONSCO.NET
 (615) 712-7497

FLOODNOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA MAP 47119C0190E, ZONE X DATED 4/16/2007

HERITAGE GREEN
 PRELIMINARY PLAT

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

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 21, 2022



Know what's below.
 Call before you dig.

COVER SHEET

PP0.0

**CERTIFICATION OF SURVEY FOR
ALTA/NSPS LAND TITLE SURVEYS**

TO: (I) HARPETH VALLEY HOMES, LLC, AND (II)
STEWART TITLE GUARANTY COMPANY

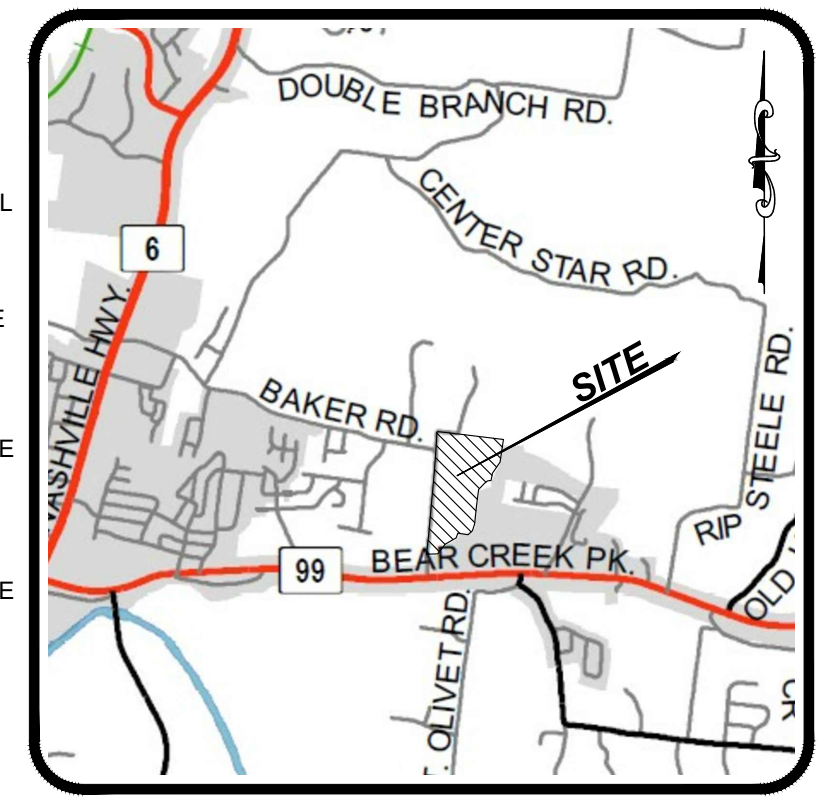
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE
SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8,
11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON
07/13/21.

[Signature]
JOEY C. WILSON II, P.E., RLS
TN PE NO. 06976
TN RLS NO. 2089
7/15/21

GENERAL NOTES:

- THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
- THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK 467, PAGE 291, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
- THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY STEWART TITLE COMPANY TENNESSEE DIVISION, COMMITMENT NUMBER 01288-46869, DATED JANUARY 08, 2021 AT 8:00 A.M. AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4719C0190E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007E, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0620-03-11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS BASED ON AN OPUS-CORRECTED AUTONOMOUS SOLUTION UTILIZING A BASE AND ROVER.
 - POSITIONAL ACCURACY: 0.08"
 - DATE OF SURVEY: 06/12/21
 - HORIZONTAL ZONE/DATUM(EPOCH): TN-4100/NAD83(EPOCH) - TENNESSEE STATE PLANE COORDINATES
 - OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - VERTICAL DATUM: NAVD83 (GEOID03, GRID 7 REVISED)
 - NO COMBINED GRID FACTORS WERE USED.

- THE CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA (POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03), AND INCLUDE SEVERAL DIFFERENT LAND-COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY (NSSDA) = 1.9600" 61(RMS(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT, AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
- THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
- THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY ARE STREAMS THAT ARE CLASSIFIED AS RIVERINE HABITATS R4SBC (ABOVE THE FORK) AND R2UBH (BELOW THE FORK). FURTHER DETAILS CAN BE FOUND ON THE WETLAND MAPPER WEBSITE: <https://www.fws.gov/wetlands/data/mapper.html>
- THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.



**VICINITY MAP
NOT TO SCALE**

SCHEDULE B-II EXCEPTIONS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, ALL OBSERVED OR OTHERWISE KNOWN UTILITIES, DRIVEWAYS, ROADS, ETC. ARE SHOWN ON THE SURVEY.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES, THERE ARE NO OBSERVED OR OTHERWISE KNOWN ENCROACHMENTS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- RIGHTS OF DOWER, HOMESTEAD, OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED. **NOT A SURVEY MATTER**
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **NOT A SURVEY MATTER**
- RESTRICTIONS UPON THE USE OF THE PREMISES NOT APPEARING IN THE CHAIN OF TITLE TO THE LAND. **NOT A SURVEY MATTER**
- ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR THE ABOVE-DESCRIBED LEGAL DESCRIPTION, THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. **THE AREA NOTED ON THE SURVEY IS ACCURATE AND CORRECT**

- TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN THE BOUNDS OF ANY STREETS, ROADS, AND/OR HIGHWAYS, NO DOCUMENT PROVIDING THE RIGHT OF WAY WIDTHS OF BAKER ROAD AND NORTH RIDGE ROAD WAS PROVIDED OR FOUND IN THE RECORD. **SEE THE NOTE ON THE SURVEY: "COUNTY ROAD RIGHT OF WAY WIDTHS"**
- UNRECORDED OPTION TO TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DEED OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **THE TVA TRANSMISSION LINE IS LOCATED WELL TO THE EAST/NORTHEAST OF THE SURVEYED PROPERTY. THE RIGHT OF WAY WAS TAKEN FROM THE PORTION OF PROPERTY EXCLUDED AS THE REVIS HARRIS, JR. ETAL PROPERTY BOOK R583, PAGE 318, ROMC.**
- MINERAL DEED OF RECORD IN DEED BOOK 283, PAGE 5, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **NOT A SURVEY MATTER**
- RIGHT OF WAY EASEMENT OF RECORD IN BOOK R1937, PAGE 936, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **THE EXISTING WATER LINES ARE SHOWN ON THE SURVEY. IT IS UNCLEAR WHICH OR IF ALL OF THOSE LINES ARE ASSOCIATED WITH THIS RECORD EASEMENT. SEE GENERAL NOTE 10**
- SUBJECT TO THE RIGHTS OF TENANTS IN POSSESSION OF THE PROPERTY, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES. **NOT A SURVEY MATTER**
- APPLICATION FOR GREENBELT OF RECORD IN GB BOOK 2, PAGE 412, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. SUBJECT PROPERTY IS CURRENTLY ASSESSED UNDER GREENBELT OR AGRICULTURAL USE AND WILL BE SUBJECT TO A ROLL BACK TAX ASSESSMENT PURSUANT TO THE AGRICULTURAL, FOREST AND OPEN SPACE LAND ACT OF 1976 TCA SEC. 07-5-1001 ET. SEQ. UPON BREAKUP OF THE EXISTING PARCEL INTO PARCELS OF LESS THAN 15 ACRES OR CONVERSION OF USE. **NOT A SURVEY MATTER**
- COUNTY OF MAURY TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET ASCERTAINABLE, DUE OR PAYABLE. **NOT A SURVEY MATTER**

JIMMIE L. MANIRE ET UX
MAP 74, PARCEL 38
BOOK R1458, PAGE 776

RIVERSTONE HOMES, LLC
MAP 74, PARCEL 37.03
BOOK R2677, PAGE 948
(FORMERLY McCOY BOOK 581, PAGE 521)

CITY OF COLUMBIA
MAP 91, PARCEL 14.03
BOOK R2448, PAGE 927

MAURY COUNTY BOARD OF EDUCATION
E A COX MIDDLE SCHOOL
MAP 91, PARCEL 14
BOOK 1250, PAGE 508

ANN J. GREEN
C/O VICTOR BECK
MAP 74, PARCEL 37
BOOK 467, PAGE 291

TOTAL AREA
98.661 ACRES
4,297,676 SQ.FT.

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12.06
BOOK R2108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695

**POINT OF BEGINNING
IRON ROD FOUND
NORTH: 476,269.03 FEET
EAST: 1,676,907.70 FEET
TENNESSEE STATE
PLANE NAD83(2011)**

COUNTY ROAD RIGHT OF WAY WIDTHS
THE BOUNDARY LINES SHOWN ALONG THE EASTERN MARGIN OF BAKER ROAD AND THE EASTERN AND SOUTHERN MARGIN OF NORTH RIDGE ROAD IS RUNNING PARALLEL TO AND 17.5 FEET FROM THE CURRENT PHYSICAL CENTERLINES, BASED ON THE LOCATION OF THE FOUND IRON ROD AT THE SOUTHWESTERN CORNER OF THE SURVEYED PROPERTY. PROPER APPROVAL FOR THE DEVELOPMENT OF THIS PROPERTY WOULD LIKELY REQUIRE A DEDICATION OF ADDITIONAL RIGHT WAY IN ACCORDANCE WITH THE MAURY COUNTY ROAD AUTHORITY AND/OR THE SUBDIVISION REGULATIONS. SUCH A DEDICATION WOULD REDUCE THE AREA OF THE PROPERTY.
EXCEPTION 10

IRON PIN FOUND	○	BENCH MARK	⊕	ELECTRIC METER-BOX	⊞	EVERGREEN TREE	⊙	UNDERGROUND ELEC	---
IRON PIN SET	○	WATER METER	⊞	ELECTRIC MH	⊞	DECIDUOUS TREE	⊙	OVERHEAD ELEC	---
FENCE POST FOUND	●	WATER VALVE	⊞	LIGHT POLE	⊞	HANDICAP PARKING	⊞	GAS	---
FENCE POST SET	○	FIRE HYDRANT	⊞	UTILITY POLE	⊞	SIGN	⊞	COMMUNICATIONS	---
CONC. MON. FOUND	■	SANITARY SEWER MH	⊞	GUY ANCHOR	⊞	TURN LANE MARKING	⊞	BOUNDARY	---
CONC. MON. SET	□	SANITARY SEWER CO	⊞	COMMUNICATION BOX	⊞	MAIL BOX	⊞	CENTERLINE	---
PK FOUND	▲	AREA DRAIN	⊞	COMMUNICATION MH	⊞	CEMETERY	⊞	FENCE	---
PK SET	△	CURB INLET	⊞	GAS METER	⊞	SANITARY SEWER	⊞	WATER FEATURE	---
NON MONUMENTED POINT	⊞	STORM MH	⊞	GAS VALVE	⊞	WATER	---	TREE LINE	---

CONTROL TABLE

POINT #	NORTHING	EASTING	DESC.	ELEV.
100	478835.55	1677141.87	IRON ROD	688.80
101	479621.46	1677210.14	IRON ROD	719.22
102	479401.70	1678878.13	IRON ROD	748.56
103	478505.53	1677124.94	IRON ROD	683.90
104	478368.40	1678616.37	IRON ROD	695.51
105	476965.83	1676993.69	IRON ROD	690.76
106	476818.71	1678302.42	10 IN. NAIL	703.88
107	475669.95	1676351.19	IRON ROD	623.87
108	475726.74	1677428.10	IRON ROD	630.18

PROJECT CONTROL, TENNESSEE STATE PLANE COORDINATES, NAD83(2011), NAVD83/GEOID03 GRID 7 REVISED), US SURVEY FT. NO DATUM ADJUSTMENT.
GRAPHIC SCALE: 1" = 200'

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275



ALTA/NSPS LAND TITLE SURVEY
MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY: JEC
APPVD BY: JCW II
DATE: 7/15/2021
PROJ. NO. 21-1713
SCALE: 1" = 200'
SHEET No.
1 OF 2

LEGAL DESCRIPTION FROM TITLE COMMITMENT

LAND IN MAURY COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED ONE-HALF MILE NORTHEAST OF COLUMBIA AND TWO AND ONE-HALF MILES SOUTHWEST OF DARKS MILL, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST SIDE OF THE COLUMBIA ROAD, CORNER OF A. E. EVANS LAND, RUNNING THENCE SOUTH 88° EAST 38.76 CHAINS TO A STAKE, SHIRLEY'S SOUTHEAST CORNER; THENCE WITH SHIRLEY'S LINE NORTH 39° EAST 9.49 CHAINS TO A STAKE, THE SOUTHWEST CORNER OF MRS. BLACKMAN'S FIVE-ACRE TRACT; THENCE EAST 11.78 CHAINS TO A STAKE IN THE BEAR CREEK ROAD, THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 30° EAST 5.43 CHAINS TO A STAKE, THENCE SOUTH 47° EAST 6.46 CHAINS TO A STAKE IN THE BEAR CREEK ROAD; THENCE WITH SAID LAST NAMED ROAD SOUTH 17° EAST 4.64 CHAINS; THENCE SOUTH 2-1/2° EAST 7.53 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 16-3/4° WEST 1.68 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 25-1/4° WEST 11.43 CHAINS; THENCE WITH SAID ROAD SOUTH 16-1/4° WEST 2.85 CHAINS TO A ROCK ON THE EDGE OF THE LAST NAMED ROAD; THENCE WITH REYNOLDS LINE NORTH 85° WEST 29.44 CHAINS TO A STAKE; THENCE NORTH 4-3/4° EAST 9.75 CHAINS TO A STAKE; REYNOLDS CORNER; THENCE SOUTH 82-1/2° WEST 7.87 CHAINS TO A STAKE; THENCE SOUTH 41° WEST 4.69 CHAINS TO A WHITE OAK; THENCE SOUTH 4° WEST 17.50 CHAINS TO A STAKE; THENCE SOUTH 42° WEST 2.50 CHAINS TO A STAKE; THENCE NORTH 87-1/2° WEST 4.64 CHAINS; THENCE SOUTH 12° WEST 2.07 CHAINS TO A STAKE; THENCE SOUTH 55° WEST 5.28 CHAINS TO A STAKE; THENCE SOUTH 32-1/4° WEST 5.06 CHAINS TO THE COLUMBIA ROAD; THENCE ALONG THE LAST NAMED ROAD SOUTH 83-1/2° WEST 19.26 POLES TO A STAKE IN THE COLUMBIA ROAD, FLIPPINS CORNER; THENCE WITH SAID LAST NAMED ROAD NORTH 34° EAST 51.29 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 209.16 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 74.4 ACRES, MORE OR LESS, CONVEYED TO RONALD MCCOY AND WIFE, REGINA D. MCCOY BY DEED DATED 09/18/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R581, PAGE 521, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 35.88 ACRES, MORE OR LESS, CONVEYED TO REVIS HARRIS, JR. AND WIFE, CARRIE LEE HARRIS AND JAMES SMITH AND WIFE, BERTIE LEE SMITH BY DEED DATED 10/24/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R583, PAGE 318, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES B. GREEN AND WIFE, ANN J. GREEN, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED DATED 06/21/1987 FROM BERYL W. RAINEY LOGUE AND HUSBAND, SAMMIE D. LOGUE OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, CHARLES B. GREEN DIED ON JANUARY 6, 1987.

ANN J. HANEY, PREVIOUSLY KNOWN AS ANN J. GREEN, DIED TESTATE ON JUNE 2, 2010 DEVISING SUBJECT PROPERTY TO JIM HANEY, AS TO A ONE-THIRD INTEREST AND THE TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST, AS TO A TWO-THIRDS INTEREST AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF ANN J. HANEY FILED IN WILL BOOK 48, PAGE 383, UNDER DOCKET NO. P-111-10, IN THE PROBATE COURT CLERK'S OFFICE FOR MAURY COUNTY, TENNESSEE. JIM HANEY DIED ON OCTOBER 10, 2020.

VICTOR C. BECK, JR. WAS APPOINTED SUCCESSOR TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST BY NOTICE OF CHANGE OF TRUSTEE FOR THE ANN J. HANEY TESTAMENTARY TRUST DATED 06/03/2016 FROM NORMA ROSSON, TRUSTEE OF RECORD IN BOOK R2375, PAGE 63, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION FROM THIS SURVEY

A PARCEL OF LAND LYING IN THE 4RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NORTHEAST OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND LYING IN THE EASTERN MARGIN OF BAKER ROAD AND 17.5 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, IN THE NORTHERN BOUNDARY OF THE BOBBY W. SANDS AND WIFE, BETH R. SANDS PROPERTY, BOOK R2414, PAGE 695, REGISTER'S OFFICE OF MAURY COUNTY (HEREAFTER ROMC), APPROXIMATELY 630 FEET NORTH OF THE CENTERLINE INTERSECTION OF SAID BAKER ROAD AND BEAR CREEK PIKE, BEING THE SOUTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 476,269.03 FEET, AND EAST: 1,676,907.70 FEET, NAD83(2011); THENCE ALONG SAID BAKER ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, THE FOLLOWING SIX (6) CALLS:

NORTH 6°58'58" EAST, 383.65 FEET;
 NORTH 5°11'06" EAST, 1,227.93 FEET;
 NORTH 5°22'55" EAST, 229.82 FEET;
 NORTH 5°01'45" EAST, 303.29 FEET;
 NORTH 4°34'04" EAST, 263.84 FEET;
 AND NORTH 3°59'06" EAST, 406.98 FEET TO A POINT WHERE SAID BAKER ROAD BEARS WEST AT NORTH RIDGE ROAD;

THENCE ALONG THE EASTERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, NORTH 3°42'03" EAST, 360.58 FEET AND NORTH 2°51'44" EAST, 167.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 32.50 FEET AND BEING CONCAVE TO THE SOUTHEAST. THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°24'59" AN ARC DISTANCE OF 52.99 FEET (CHORD: NORTH 49°34'13" EAST, 47.31 FEET) TO THE POINT OF TANGENT; THENCE ALONG THE SOUTHERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET SOUTH OF THE CENTERLINE OF SAME, THE FOLLOWING THREE (3) CALLS:

SOUTH 83°43'18" EAST, 175.00 FEET;
 SOUTH 84°05'49" EAST, 179.76 FEET;
 AND SOUTH 80°59'18" EAST, 142.54 FEET TO A POINT WHERE SAID NORTH RIDGE ROAD BEARS NORTH;

THENCE LEAVING SAID ROAD SOUTH 87°41'48" EAST, 37.01 FEET TO A CAPPED IRON ROD FOUND LYING APPROXIMATELY 6 FEET NORTHWEST OF A GUY POLE; THENCE ALONG THE SOUTHERN BOUNDARY OF THE JIMMIE L. MANIRE AND WIFE, HAZEL MANIRE PROPERTY, BOOK R1458, PAGE 776, ROMC, ALONG A FENCE, AND RUNNING ALONG AND JUST SOUTH OF A DRIVEWAY LEADING TO SAID MINIRE'S RESIDENCE, SOUTH 83°04'52" EAST, 1,289.46 FEET TO A FENCE CORNER, THE NORTHWESTERN CORNER OF THE RIVERSTONE HOMES, LLC PROPERTY, BOOK R2677, PAGE 948, ROMC; THENCE LEAVING SAID MINIRE BOUNDARY, ALONG A FENCE, AND ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY, SOUTH 8°27'52" WEST, 628.79 FEET TO

A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 10°47'33" WEST, 205.10 FEET TO A 24 INCH MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN IN THE NORTHERN BOUNDARY OF THE CITY OF COLUMBIA PROPERTY, BOOK R2448, PAGE 927, ROMC, AND AT THE SOUTHWESTERN CORNER OF SAID RIVERSTONE HOMES, LLC PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 83°28'34" WEST, 92.37 FEET TO A CAPPED IRON ROD FOUND, AND SOUTH 53°30'48" WEST, 104.09 FEET TO A CAPPED IRON ROD FOUND; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND A FENCE, SOUTH 43°26'21" WEST, 240.90 FEET TO A 30" MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN; THENCE ALONG THE WESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 7°25'28" WEST, 436.79 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID CITY OF COLUMBIA PROPERTY AND THE NORTHWESTERN CORNER OF THE MAURY COUNTY BOARD OF EDUCATION; E. A. COX MIDDLE SCHOOL PROPERTY, BOOK 1250, PAGE 508, ROMC; THENCE ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 6°00'57" WEST, 512.29 FEET TO A 30 INCH HICKORY, AND SOUTH 17°35'27" WEST, 196.00 FEET TO A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND A FENCE, SOUTH 47°19'48" WEST, 166.04 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SCHOOL PROPERTY AND IN THE NORTHERN BOUNDARY OF THE MAURY MEMORIAL GARDENS, LLC PROPERTY, BOOK R2108, PAGE 452, ROMC; THENCE ALONG THE NORTHERN BOUNDARY OF SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND GENERALLY ALONG A FENCE, NORTH 81°03'19" WEST, 283.47 FEET TO AN IRON ROD FOUND LYING ON THE EASTERN BANK OF A BRANCH OR STREAM; THENCE CONTINUING WITH SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND CROSSING SAID BRANCH OR STREAM, SOUTH 18°56'12" WEST, 32.03 FEET TO AN IRON ROD FOUND ON THE WESTERN BANK OF SAID BRANCH OR STREAM; THENCE CONTINUING ALONG SAID MAURY MEMORIAL GARDENS, LLC PROPERTY BOUNDARY AND A FENCE THE FOLLOWING FOUR (4) CALLS:

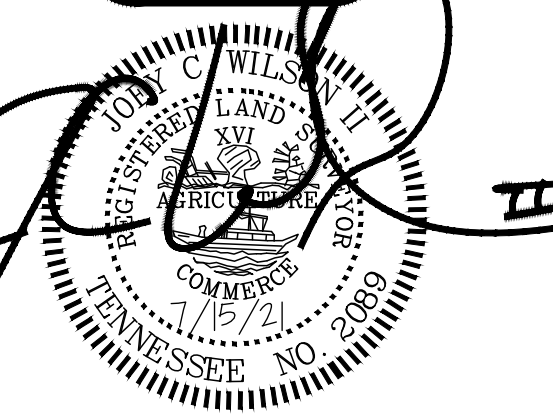
SOUTH 19°27'18" WEST, 105.21 FEET TO A CAPPED IRON ROD FOUND;
 SOUTH 60°18'51" WEST, 211.49 FEET TO AN IRON ROD FOUND;
 SOUTH 59°21'44" WEST, 136.28 FEET TO AN IRON ROD FOUND;
 AND SOUTH 37°15'32" WEST, 334.40 FEET TO AN IRON ROD FOUND AT THE NORTHEASTERN CORNER OF THE AFOREMENTIONED BOBBY SANDS PROPERTY;

THENCE LEAVING SAID MAURY MEMORIAL GARDENS PROPERTY, GENERALLY ALONG A FENCE, AND ALONG THE NORTHERN BOUNDARY OF SAID SANDS PROPERTY, SOUTH 88°42'52" WEST, 311.45 FEET TO THE POINT OF BEGINNING, CONTAINING 98.661 ACRES, OR 4,297,676 SQUARE FEET, AND IS ALL OF THE REMAINING ANN J. GREEN PROPERTY, BOOK 467, PAGE 291, ROMC, SHOWN AS PARCEL 37 ON MAURY COUNTY TAX MAP 74.

NO.	DATE	COMMENT

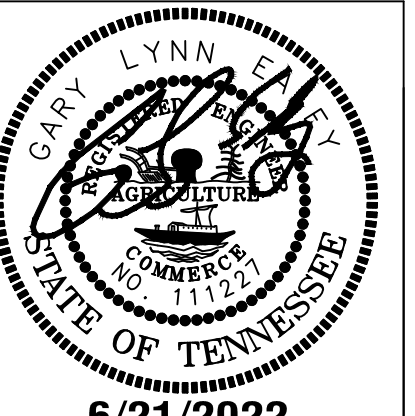
108 Beasley Drive
 Franklin, TN
 37064
 615.794.2275

WVA
 WILSON & ASSOCIATES, P.C.
 Engineering/Surveying/Environmental



ALTA/NSPS LAND TITLE SURVEY
 MAP 74, PARCEL 37
 626 BAKER ROAD - COLUMBIA
 WILSON COUNTY, TENNESSEE
 FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY: JEC
APPVD. BY: JCW II
DATE: 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = N/A
SHEET No.
2 OF 2



6/21/2022



**HERITAGE GREEN
PRELIMINARY PLAT**
 MAP 74, PARCEL 37
 626 BAKER ROAD,
 COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: JUNE 21, 2022

OVERALL
PRELIMINARY
PLAT
PP2.0
LSC 21001

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.

* - DENOTES DUPLEX BUILDING TYPE

SITE DATA:

SETBACKS

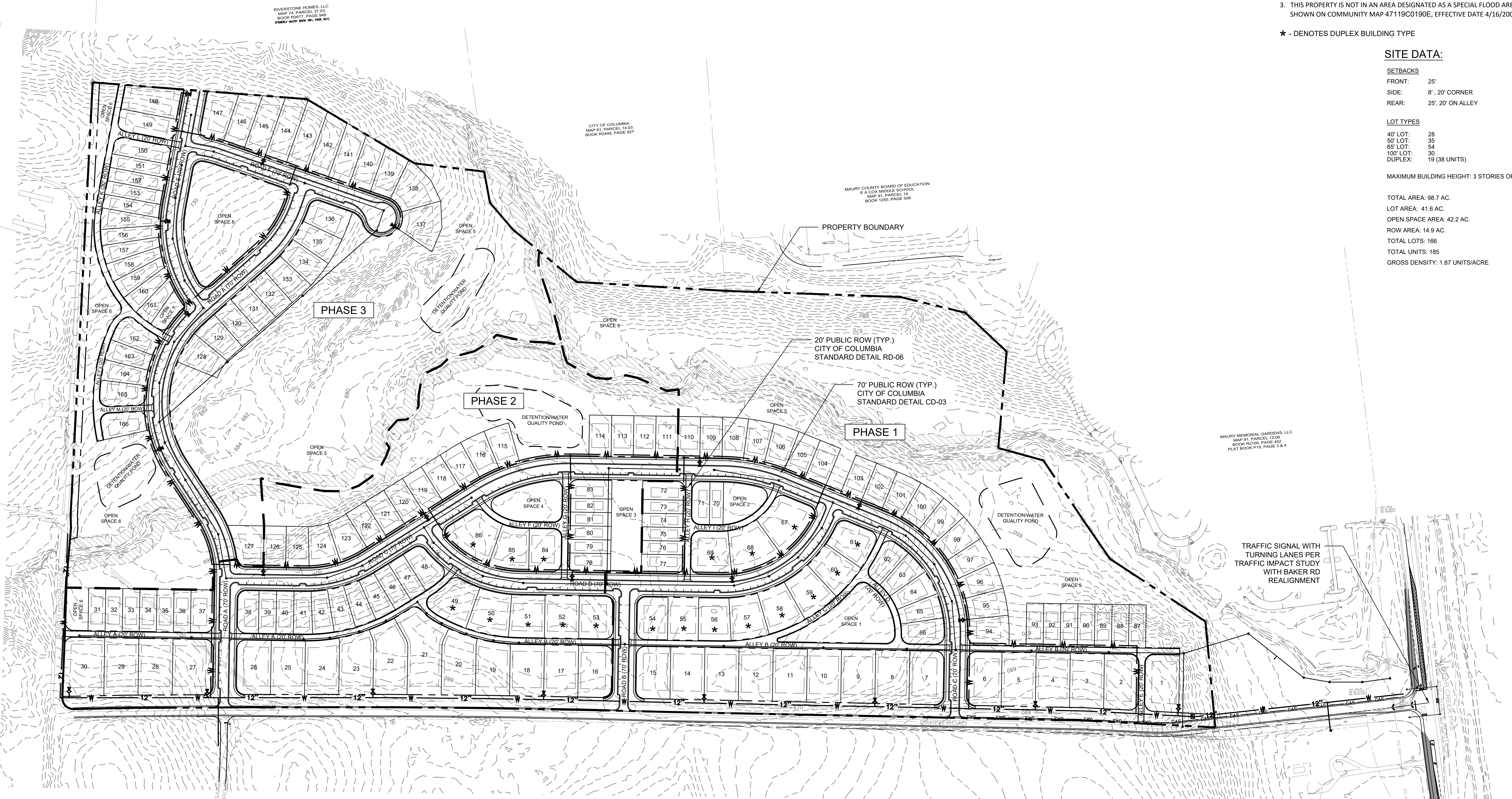
FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25', 20' ON ALLEY

LOT TYPES

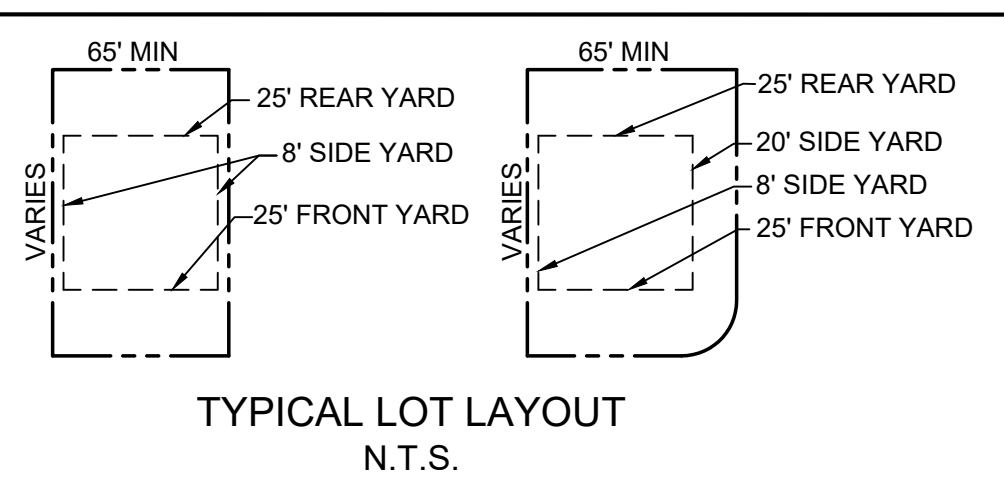
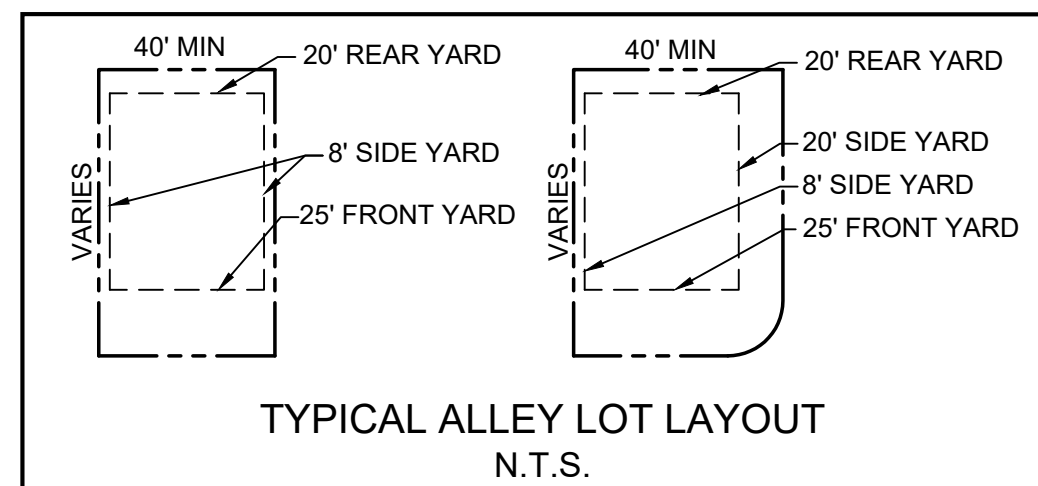
40' LOT: 28
50' LOT: 35
65' LOT: 54
100' LOT: 30
DUPLEX: 19 (38 UNITS)

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

TOTAL AREA: 98.7 AC.
LOT AREA: 41.6 AC.
OPEN SPACE AREA: 42.2 AC.
ROW AREA: 14.9 AC.
TOTAL LOTS: 166
TOTAL UNITS: 185
GROSS DENSITY: 1.87 UNITS/ACRE

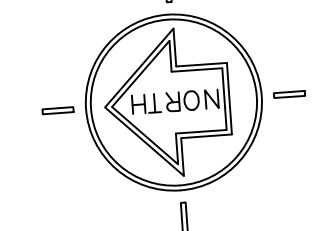
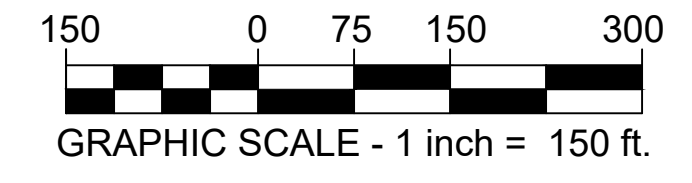


OPEN SPACE #	ACRES	SF
O.S. 1	0.75	32875.73
O.S. 2	0.27	11874.05
O.S. 3	0.56	24300.00
O.S. 4	0.46	19827.31
O.S. 5	33.94	1478622.52
O.S. 6	4.44	193410.67
O.S. 7	0.13	5705.74
O.S. 8	1.63	71124.72



PERVIOUS AREA: 78.3 AC.
IMPERVIOUS AREA: 20.4 AC.
BENCH MARK SHOWN IS BASED ON TENNESSEE STATE PLANE, NAD 83 DATUM

CONSTRUCTION SCHEDULE:
 PHASE 1: JAN 2023 - JAN 2024
 PHASE 2: JAN 2024 - JAN 2025
 PHASE 3: JAN 2025 - JAN 2026



JAMIE L. MANHRE ET UX
MAP 74, PARCEL 37
BOOK R1456, PAGE 776

REVERSTONE HOMES, LLC
MAP 74, PARCEL 37
BOOK R0277, PAGE 086
PLAT BOOK 907, PAGE 106 (11)

CITY OF COLUMBIA
MAP 74, PARCEL 14-03
BOOK R0448, PAGE 027

MAURY COUNTY BOARD OF EDUCATION
& COX MIDDLE SCHOOL
MAP 91, PARCELS 14
BOOK 1250, PAGE 008

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12-08
BOOK R0105, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

ORRIN R. ABEL
74, PARCEL 33-09
4 R1648, PAGE 637

JE KEITH
64, PARCEL 12
PAGE 130

ROBERT DALE WILBANKS
MAP 74, PARCEL 36-01

DAVID S. HENSON
MAP 74, PARCEL 36-02
PLAT BOOK P10, PAGE 447

JANE W. BARRETT
MAP 74, PARCEL 36-04
PLAT BOOK P10, PAGE 447

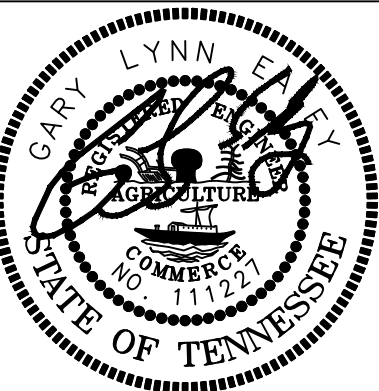
BOBBY W. SANDS ETUX
MAP 91, PARCEL 12-03
BOOK R0414, PAGE 695

JIMMIE L. MANIRE ET UX
MAP 74, PARCEL 38
BOOK R1458, PAGE 776

BOOK R2677, PAGE 948
(FORMERLY MCCOY BOOK 581, PAGE 521)

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.



6/21/2022



2925 Berry Hill Drive, Nashville, TN 37204

**HERITAGE GREEN
PRELIMINARY PLAT**

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

ISSUANCE/REVISION NOTES:

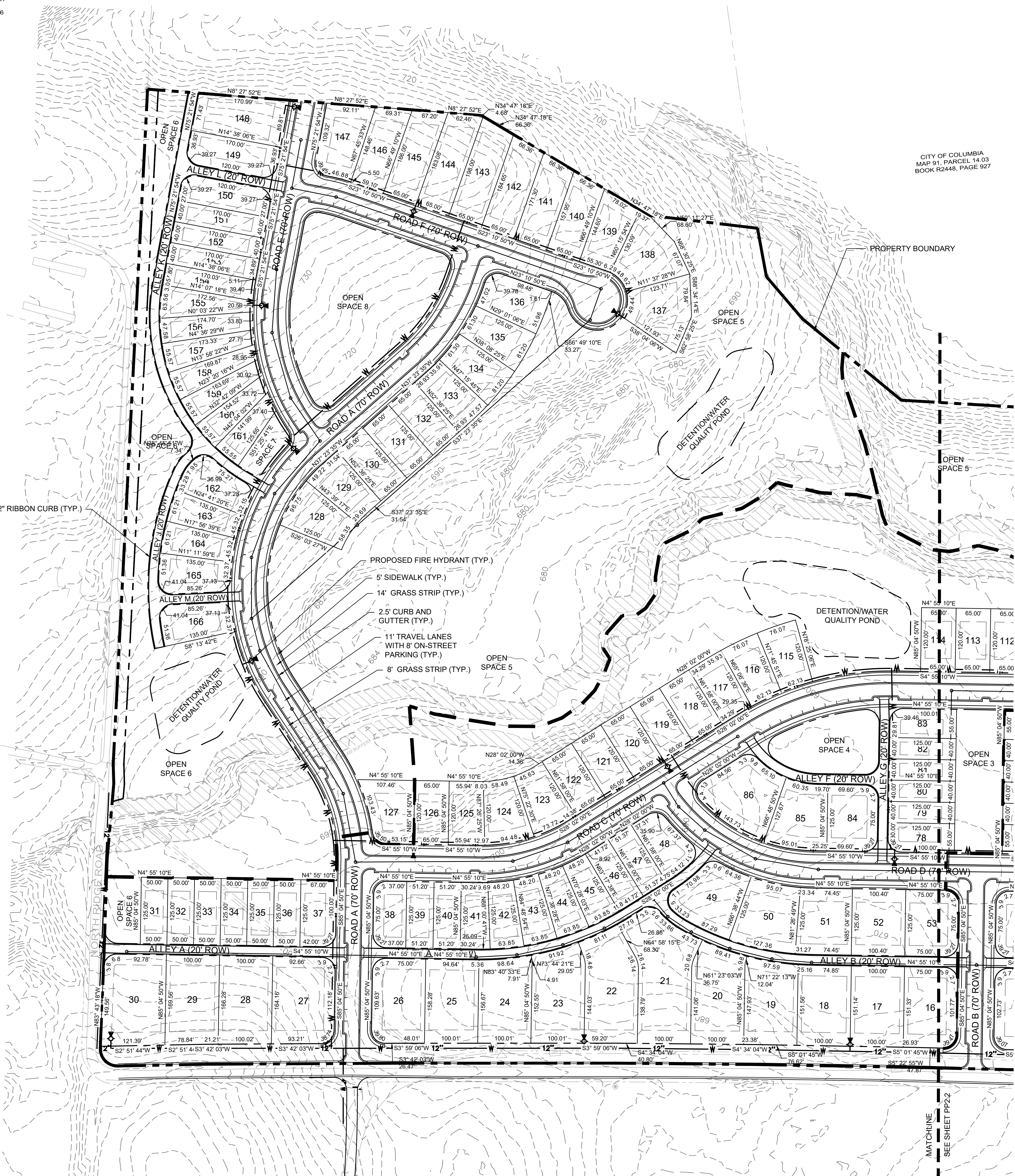
- PLAN DATED JUNE 21, 2022

**PRELIMINARY
PLAT**

PP2.1

LSC 21001

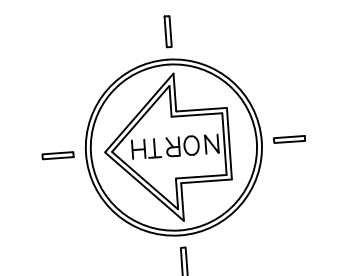
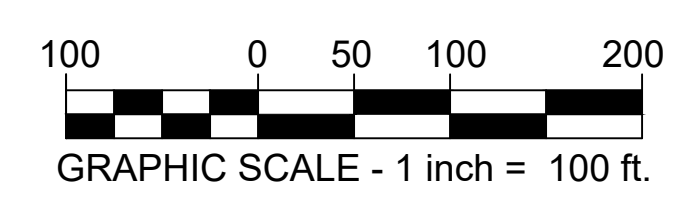
LOT AREA TABLE			LOT AREA TABLE		
LOT #	ACRES	SF	LOT #	ACRES	SF
17	0.35	15123.12	119	0.18	7800.00
18	0.35	15109.11	120	0.18	7800.00
19	0.36	15696.49	121	0.18	7800.00
20	0.41	17833.45	122	0.18	7800.00
21	0.59	25876.50	123	0.20	8886.13
22	0.47	20261.02	124	0.21	9177.90
23	0.40	17557.16	125	0.18	7973.27
24	0.37	15942.01	126	0.18	7800.00
25	0.36	15746.04	127	0.24	10427.43
26	0.38	15640.73	128	0.22	9693.84
27	0.43	18905.44	129	0.20	8874.46
28	0.38	16521.97	130	0.19	8125.00
29	0.39	16780.17	131	0.19	8125.00
30	0.47	20349.61	132	0.19	8125.00
31	0.14	6250.00	133	0.20	8583.82
32	0.14	6250.00	134	0.20	8905.72
33	0.14	6250.00	135	0.20	8905.72
34	0.14	6250.00	136	0.22	9729.84
35	0.14	6250.00	137	0.28	12215.67
36	0.14	6250.00	138	0.29	12591.16
37	0.19	8240.87	139	0.22	9497.32
38	0.17	7481.75	140	0.23	9832.65
39	0.15	6400.00	141	0.25	10700.51
40	0.15	6400.00	142	0.27	11568.37
41	0.15	6640.91	143	0.29	12436.24
42	0.16	7003.65	144	0.29	12449.89
43	0.16	7003.65	145	0.26	11345.13
44	0.16	7003.65	146	0.24	10357.16
45	0.16	7003.65	147	0.26	11274.39
46	0.15	6510.07	148	0.31	13705.37
47	0.15	6420.77	149	0.24	10260.18
48	0.19	8340.30	150	0.20	8571.75
49	0.32	13975.96	151	0.16	6800.00
50	0.32	13901.63	152	0.16	6800.00
51	0.29	12718.64	153	0.16	6800.06
52	0.29	12550.00	154	0.16	6853.21
78	0.15	6740.87	155	0.17	7300.12
79	0.11	5000.00	156	0.16	7079.03
80	0.11	5000.00	157	0.16	7135.64
81	0.11	5000.00	158	0.16	7001.61
82	0.11	5000.00	159	0.16	6780.23
83	0.15	6740.91	160	0.15	6450.78
84	0.27	11556.75	161	0.14	5979.93
85	0.29	12611.16	162	0.21	8993.58
86	0.38	16650.63	163	0.17	7190.92
115	0.19	8292.16	164	0.17	7190.92
116	0.19	8292.16	165	0.20	8740.29
117	0.18	8031.62	166	0.20	8740.39
118	0.18	7800.00			

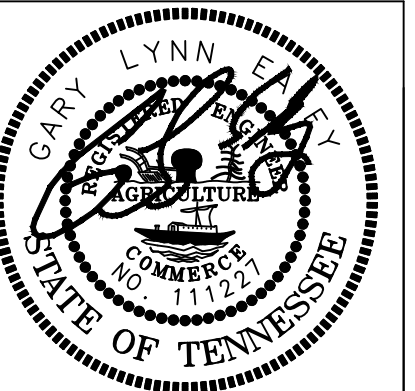


LONGIE R ABEL
MAP 74, PARCEL 33.09
BOOK R1648, PAGE 637

AYNE KEITH
ARCEL 33.12
67, PAGE 130

CITY OF COLUMBIA
MAP 91, PARCEL 14.03
BOOK R2448, PAGE 927





6/21/2022



HERITAGE GREEN
PRELIMINARY PLAT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- PLAN DATE: JUNE 21, 2022

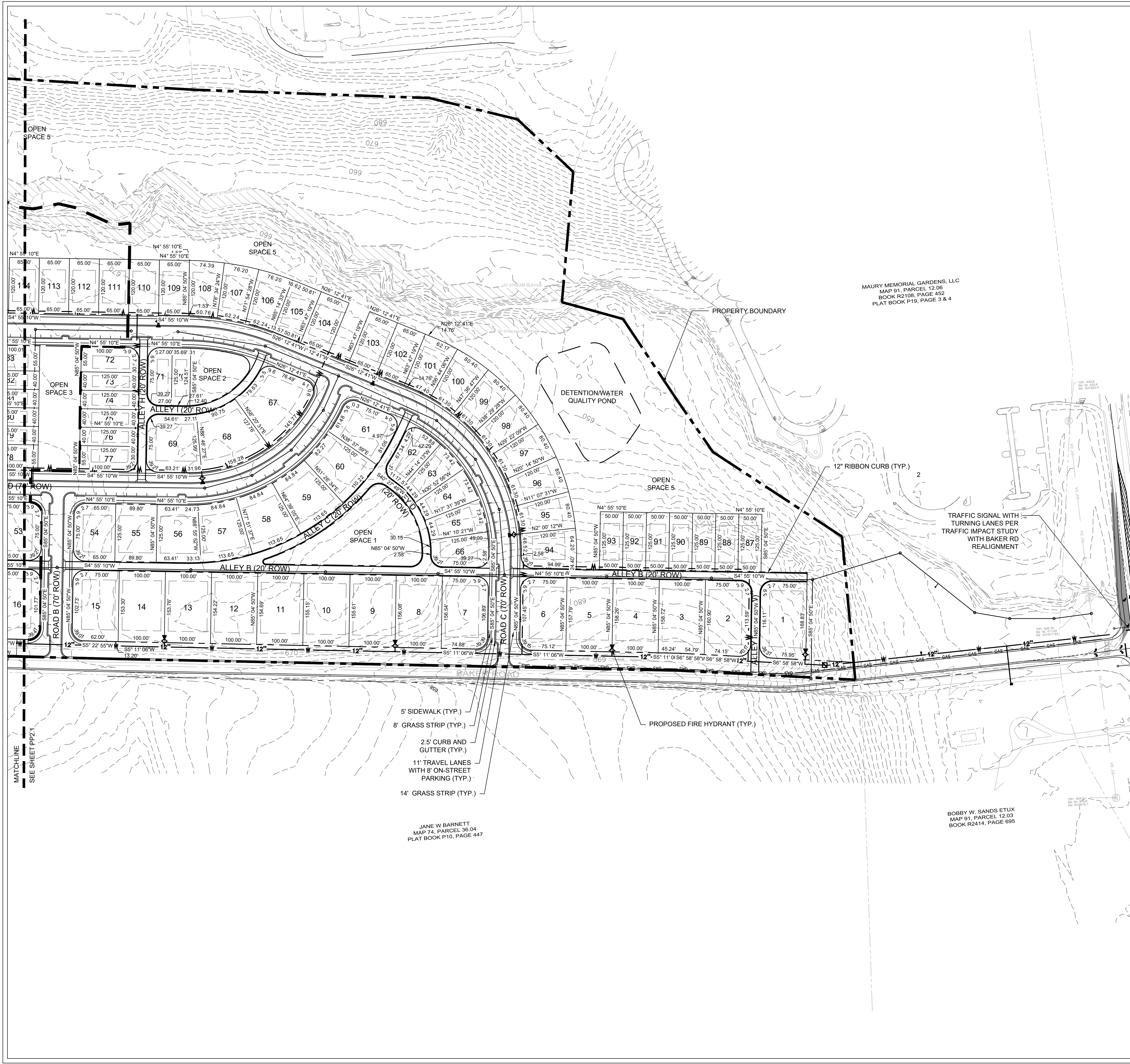
PRELIMINARY
PLAT

PP2.2

LSC 21001

- PRELIMINARY PLAT NOTES:**
- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
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LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	ACRES	SF	LOT #	ACRES	SF	LOT #	ACRES	SF
1	0.38	16445.43	61	0.28	12083.07	92	0.14	6250.00
2	0.37	15990.56	62	0.18	7811.00	93	0.14	6250.00
3	0.37	15942.32	63	0.17	7356.76	94	0.22	9627.52
4	0.36	15848.89	64	0.17	7356.76	95	0.20	8501.72
5	0.36	15802.52	65	0.17	7356.76	96	0.20	8501.72
6	0.36	15489.34	66	0.19	8188.11	97	0.20	8501.72
7	0.35	15407.61	67	0.39	17131.21	98	0.20	8501.72
8	0.36	15630.95	68	0.36	15835.33	99	0.20	8501.72
9	0.36	15584.58	69	0.32	13927.02	100	0.20	8501.72
10	0.36	15538.21	70	0.11	4998.05	101	0.19	8345.75
11	0.36	15491.84	71	0.14	6231.75	102	0.18	7800.00
12	0.35	15445.47	72	0.15	6740.87	103	0.18	7800.00
13	0.35	15399.10	73	0.11	5000.00	104	0.18	7800.00
14	0.35	15352.73	74	0.11	5000.00	105	0.18	7908.71
15	0.34	15027.67	75	0.11	5000.00	106	0.19	8306.22
54	0.25	10981.75	76	0.11	5000.00	107	0.19	8306.22
55	0.26	11225.00	77	0.15	6740.87	108	0.19	8293.41
56	0.26	11542.50	78	0.14	6250.00	109	0.18	7800.00
57	0.28	12405.68	79	0.14	6250.00	110	0.18	7800.00
58	0.28	12405.68	80	0.14	6250.00	111	0.18	7800.00
59	0.28	12405.68	81	0.14	6250.00	112	0.18	7800.00
60	0.28	12030.90	82	0.14	6250.00			



MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12.06
BOOK R2108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695

JANE W. BARNETT
MAP 74, PARCEL 36.04
PLAT BOOK P10, PAGE 447

- 5' SIDEWALK (TYP.)
- 8' GRASS STRIP (TYP.)
- 2.5' CURB AND GUTTER (TYP.)
- 11' TRAVEL LANES WITH 8' ON-STREET PARKING (TYP.)
- 14' GRASS STRIP (TYP.)

