

AGENDA

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

1. 22-0007 - Final Plat Summerdale Phase 6

Request from Martin Engineering & Surveying for Final Plat approval of Summerdale Phase 6 being [TAX MAP 114 PARCEL 19.00](#) off Precast Drive.

Documents:

[22-0007_APPLICATION_SUMMERDALE PHASE 6.PDF](#)
[22-0007_FINAL PLAT_SUMMERDALE PHASE 6.PDF](#)
[22-0007_SUBDIVISION AGREEMENT_SUMMERDALE PHASE 6.PDF](#)

2. 22-0008 - Rezoning Of 913 Riverside Drive

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

Documents:

[22-0008_APPLICATION_913 RIVERSIDE.PDF](#)
[22-0008_SURVEY_913 RIVERSIDE.PDF](#)
[22-0008_CONCEPT PLAN_913 RIVERSIDE.PDF](#)

3. 22-0009 - Annexation And Rezoning

Request from David Slocum to annex with a plan of services [1112 TOM J HITCH PARKWAY](#) being Tax Map 90 Parcel 30 with a zoning of Single-Family Medium-High Density Residential (RS-6).

THIS ITEM WAS REMOVED FROM THE AGENDA.

Documents:

22-0009_APPLICATION_PARKSTONE.PDF
22-0009_LEGAL DESCRIPTION_PARKSTONE.PDF
22-0009_ANNEXATION PERMISSION_PARKSTONE.PDF
22-0009_APPLICANT DESCRIPTION_PARKSTON.PDF
22-0009_OVERALL LAYOUT_PARKSTONE.PDF
22-0009_ELEVATIONS_PARKSTONE.PDF
22-0009_ELEVATIONS 2_PARKSTONE.PDF
22-0009_COMP PLAN MAP_PARKSTONE.JPG
22-0009_ZONE MAP_PARKSTONE.JPG

4. 22-0010 - Final Master Development Plan And Preliminary Plat For Greens Mill Planned Unit Development

Request from Crunk Engineering for approval of a Final Master Development Plan and Preliminary Plat for Greens Mill Planned Unit Development (PUD) being [TAX MAP 051 PARCEL 55.00](#).

Documents:

22-0010_APPLICATION_GREENS MILL.PDF
22-0010_FINAL PUD_PRELIMINARY PLAT_GREENS MILL.PDF
22-0010_ELEVATIONS_GREENS MILL.PDF

5. 22-0011 - Annexation And Rezoning Of 3206 Indian Camp Springs Road
Request from Lynn Ealey to annex with a plan of services [3206 INDIAN CAMP SPRINGS ROAD](#) being Tax Map 124 Parcel 5.04 with a rezoning to RS-10 and RS-20.

Documents:

22-0011_APPLICATION_VISTA POINTE.PDF
22-0011_SUMMARY LETTER_VISTA POINTE.PDF
22-0011_ANNEXATION PERMISSION_VISTA POINTE.PDF
22-0011_LEGAL DESCRIPTION TRACT 1_VISTA POINTE.PDF
22-0011_LEGAL DESCRIPTION TRACT 2_VISTA POINTE.PDF
22-0011_CONCEPT PLAN_VISTA POINTE.PDF

6. 22-0012 - Rezoning 194 Theta Pike

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

Documents:

22-2012_APPLICATION_THETA PIKE MULTIFAMILY.PDF
22-2012_LEGAL DESCRIPTION_THETA PIKE MULTIFAMILY.PDF
22-2012_SITE LOCATION FROM APPLICANT_THETA PIKE MULTIFAMILY.PDF
22-2012_CONCEPT PLAN_THETA PIKE MULTIFAMILY.PDF

7. 22-0013 - Preliminary Plat The Highlands Phases 8, 9 & 10

Request from T-Square Engineering for Preliminary Plat approval of The Highlands Phases 8, 9 & 10 being [TAX MAP 77 PARCELS 1.08, 1.09, AND A PORTION OF PARCEL 1.00](#).

Documents:

22-2013_APPLICATION_HIGHLANDS 8-9-10.PDF



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

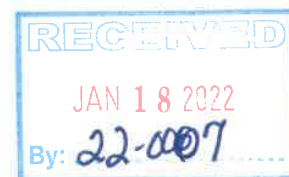
ADDRESS/LOCATION			
	TAX MAP: 114	GROUP:	PARCEL: 19.00
SUMMARY OF NATURE OF REQUEST AND WORK	FINAL PLAT APPROVAL FOR PHASE 6 OF SUMMERDALE DEVELOPMENT CONSISTING OF 9 SINGLE-FAMILY LOTS		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
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SUBMITTAL REQUIREMENTS
25 copies of plan + PDF
Fold all submittals larger than 8½"x11"

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

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



APPLICANT

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

PROPERTY OWNER

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

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

Martin Engineering
 APPLICANT NAME

GyM
 APPLICANT SIGNATURE

1/18/22
 DATE

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

P & L Development, LLC
 PROPERTY OWNER NAME

GyM
 PROPERTY OWNER SIGNATURE

1/18/22
 DATE

STAFF USE ONLY

DOCKET NO.	<u>22-0007</u>	FEE PAID	<u>\$135.00</u>
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

**DEVELOPMENT SERVICES
PLANNING DIVISION - FEES RECORD**

#206

		MEETING DATE
<input type="checkbox"/> BOARD OF ZONING APPLICATION	\$200.00	_____
<input type="checkbox"/> PLATS		_____
<input type="checkbox"/> MINOR		_____
<input type="checkbox"/> SKETCH	\$125.00	_____
<input type="checkbox"/> PRELIMINARY	\$100.00	_____
<input checked="" type="checkbox"/> FINAL	\$20/lot	_____
<input type="checkbox"/> ANNEXATION FEES	\$15/lot	_____
<input type="checkbox"/> REZONING FEES	\$300.00	_____
<input type="checkbox"/> SUBDIVISIONS AND PLANS	\$300.00/\$500.00	_____
<input type="checkbox"/> SITE PLAN		_____
<input type="checkbox"/> PUD MASTER PLAN		_____
<input type="checkbox"/> RESIDENTIAL		_____
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL		_____
AMENDMENTS		_____
<input type="checkbox"/> COMP PLAN TEXT GUIDELINE		_____
<input type="checkbox"/> ACCESS MGMT EXCEPTION		_____
<input type="checkbox"/> OTHER		_____
#575		_____
<input type="checkbox"/> MOBILE VENDING	\$50	_____

9

TOTAL \$135.00 CR#1334

Summerdale Phase 6 Final Plat

Receipt Date: 1/18/2022

City Of Columbia

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

Receipt Number: 10072513

Miscellaneous Receipt

Name: P & L Development LLC

Code: 206-ZONING PERMITS AND FEES

Amt: \$135.00

MR #: 10057375

Description: FINAL PLAT - SUMMERDALE PHASE 6 - 9 LOTS

Reference:

Notes:

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

Payment Information

Check	1334	\$135.00	Paid By: P & L Development LLC
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Amount Tendered: \$135.00

Total Paid: \$135.00

Change: \$0.00

Voided

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

Collecting Official, City Of Columbia

22-0007

PURPOSE NOTE

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

Surveyor's Notes

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 2.96 acres ±.
- New Right-of-Way dedication: 0.62 acres ±.
- There is a 10-foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area," as shown on Map 47119C0285E dated April 15, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- Variable setbacks based on Master Plan.

Utility Notes

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

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

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

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

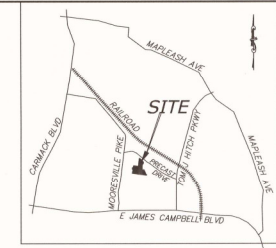
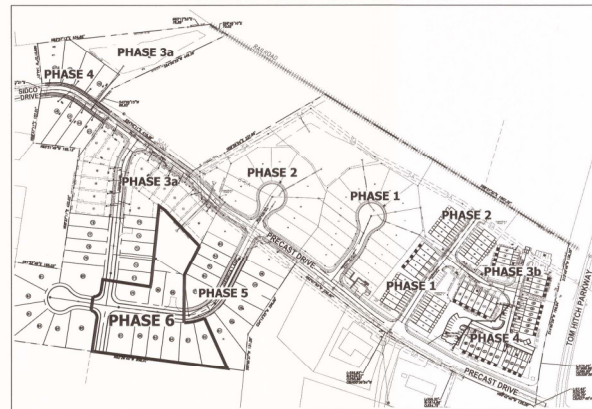
Stormwater appurtenances as depicted on this Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____ pages _____ in the Register's Office of Maury County, Tennessee.

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

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

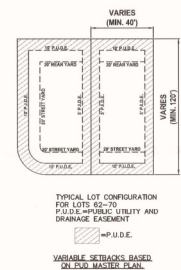
Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer line), 10-foot wide easement centered on water lines.

OVERALL VIEW - SCALE: 1"=200'



LOT DEVELOPMENT SUMMARY					
LOT WIDTH	AVERAGE LOT WIDTH	NO. LOTS	AVERAGE LOT SF	MAX. PRODUCT WIDTH	HOUSE SEPARATION (AVERAGE)
40 FT.	40'	5	5,600	20'	12'
40 FT. - 44 FT.	42.5'	19	5,410	20'	14.0'
> 44 FT.	54.2'	65	7,800	20'	26.0'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	73.63'	175.00'	24°06'19"	N77°43'13"E	73.08'
C2	40.47'	175.00'	13°15'06"	N72°17'36"E	40.38'
C3	45.00'	175.00'	14°43'54"	N66°17'06"E	40.38'
C4	12.83'	175.00'	3°56'19"	N84°22'49"W	12.82'
C5	17.05'	125.00'	7°48'56"	S86°49'18"E	17.04'
C6	39.71'	25.00'	91°00'30"	S36°54'27"E	35.67'
C7	38.83'	25.00'	88°59'30"	S53°05'33"W	35.04'
C8	39.71'	25.00'	91°00'30"	N36°54'27"W	35.67'
C9	38.83'	25.00'	88°59'30"	N53°05'33"E	35.04'



Certificate of Ownership and Dedication

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 25263, page 632, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that effect of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: 1/12/2022

Title: (P & L DEVELOPMENT LLC.)

Owner:
P & L DEVELOPMENT LLC
618 S. MAIN STREET
COLUMBIA TN 35601

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon, that this is a Class "T" Land Survey as defined in Title 55, Chapter 18, Tennessee Code Annotated, and that the width of any roadway greater than or equal to 110.000 feet is 112.222 feet.

Date: 1/12/2022
Registered Land Surveyor: Robert G. Moore, III
Tennessee RLS No. 1039



Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 6" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 1/12/2022
Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

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

Date: 1/12/2022
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

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

Certificate of Approval of Subdivision Name and Street Names

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

Date: 1/12/2022
Maury County E-911

Certificate of Approval for Sewer System

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

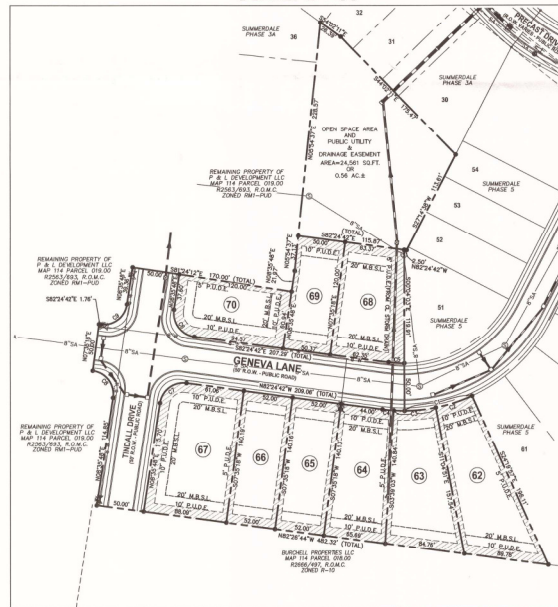
Date: 1/12/2022
Superintendent, Columbia Wastewater System

Certificate of Compliance

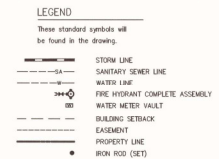
I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer: _____ Date: _____
Columbia, Tennessee

SCALE: 1"=60'



LOT AREAS		
LOT NUMBER	SQUARE FEET	ACRES
62	10,603	0.24
63	9,417	0.22
64	8,530	0.20
65	7,288	0.17
66	7,289	0.17
67	12,050	0.28
68	8,966	0.20
69	5,950	0.14
70	7,299	0.17



**Final Plat
Summerdale - Phase 6**

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

SHEET 1 OF 1

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

H & H LAND SURVEYING, INC.
612A FITZTHUGH BOULEVARD
SMITHVA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-4928
H & H Project No. 2022-0001

SCALE: 1"= 60'
AREA: 2.96 ACRES±

DATE: JANUARY 12, 2022



June 20, 2018

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this 18 day of January, 2022 between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and P & L Development LLC the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "Planning Commission") on the _____ day of _____ 2022, pursuant to Tennessee Code Annotated Title 13, Chapters 3 and 4, and the Subdivision Regulations of Columbia, Tennessee (the Subdivision Regulations); and,

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

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

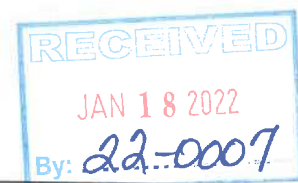
WHEREAS, in order to provide for the health, safety and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems and public infrastructure to be constructed within and to serve the PROJECT. Public infrastructure shall include, but not be limited to, roads, bridges, sidewalks, storm water conveyance and detention systems, street signs, markings, signals and the like; and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities and other improvements subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

City of Columbia
Subdivision Regulations



Page A-3

I. GENERAL CONDITIONS

A. Construction Costs

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

B. Surety

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

C. Inspection

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

D. Right of Entry

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

E. Acceptance of Facilities

Upon notice by the CITY of acceptance of all or part of the facilities, then those facilities specified in the acceptance shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The parties intend that this agreement shall operate as a conveyance of the facilities when the facilities are accepted. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

F. Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the facilities installed. Should the CITY choose to accept all or a portion of these facilities, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required. The CITY'S election to accept such facilities shall not be construed as an assumption of any obligation related to these facilities such as the obligation to maintain the facilities or to pay for any part of the cost of installing the facilities.

G. Fees Not Refundable

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

H. Legal Expense in Case of Default

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

I. City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations and the Subdivision Regulations adopted by the Planning Commission are made a part of this agreement.

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

J. Agreement Not Assignable

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

K. Revocation and Interpretation

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

L. No Oral Agreement

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

M. Separability

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

N. Transferability

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

O. Covenants, Conditions and Restrictions to Be Filed

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

P. Time Period for Construction

In consideration of the promise by the CITY to accept for maintenance the streets, utilities and other infrastructure covered by this agreement, the DEVELOPER agrees to be bound to complete within two (2) years of commencement of construction all improvements shown on the plat and plans and all things required by this agreement. The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, he shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for his failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the surety (Letter-of-Credit) executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is inadequate to secure the cost of said improvements at the time an extension is sought, he will provide the additional security to bring the surety amount in line with current cost projections as made by the CITY. The CITY agrees that it will not unreasonably withhold approval of extensions where the DEVELOPER has complied with the requirements of notice to the CITY and provided the required additional security, if any is needed. The DEVELOPER understands that his failure to follow this extension procedure constitutes a breach of this agreement and places him in violation of the Subdivision Regulations. The DEVELOPER further understands that should he fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved the CITY shall reserve the right to withhold and withdraw all building permits and sewer service within the subdivision until all items of this Agreement have been fulfilled by the DEVELOPER.

II. DESIGN AND APPROVAL

A. Contents of Plans

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

B. Preparation of Plans

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

C. Design Criteria

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

- A. The Plans are approved by the CITY, and all necessary facets of platting and construction plan approval, through the Planning Commission, have been completed.
- B. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing.
- C. If required, the review fee described in Paragraph XIII (FEES), hereof, has been paid in full.
- D. The CITY shall have received an appropriately executed Development Agreement.
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

IV. CONSTRUCTION

A. Utilities

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

B. Storm Water Management Systems

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

1. The DEVELOPER shall provide and deliver the formal written opinion of a licensed and bonded professional engineer certifying that he has reviewed the entire water shed wherein the subdivision is located and that upon full development at the greatest allowable use density under existing zoning of all land within that watershed, the proposed subdivision will not increase, alter or affect the flow of surface waters, nor contribute to same, so as to damage, flood or adversely affect any property. Further, the DEVELOPER agrees to hold harmless and defend the CITY from any claim, cause of action or liability, alleged and/or proven, to have arisen directly or indirectly from alteration to the surface water by reason of the DEVELOPER'S design, construction, installation or the development itself, in whole or part.
2. To properly manage storm water runoff during the construction process the DEVELOPER shall provide necessary erosion control in accordance with the storm water management plan for the development as approved by the CITY in conformance with the published design standards and specifications of the CITY. All freshly excavated and embankment areas not covered with satisfactory vegetation shall be fertilized, mulched and seeded and/or sodded as required by the CITY to prevent erosion. In the event the CITY determines that necessary erosion control is not being provided by the DEVELOPER, the proper authority shall officially notify the DEVELOPER of the problem. If the DEVELOPER has not begun to provide satisfactory erosion control within five (5) days after the notice, then the proper authority shall issue a stop work order to be effective until satisfactory erosion control measures have been provided.
3. Any and all unenclosed water courses lying partially or wholly within the bounds of this subdivision shall be constructed to adequate cross section to provide design flow without threat of erosion or flooding of any property within this subdivision, or of any adjoining property.
4. All storm water management structures necessitated by the infrastructure plans for this development that affect any watercourse lying partially or wholly within this subdivision are to be provided by the DEVELOPER.
5. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

C. Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Plans to comply with the construction standards of the CITY and to the satisfaction and approval of the CITY Engineer by grading, draining, subgrade preparation, base preparation, curb and gutter, signage, striping, signalization sidewalk installation and paving with the required amount of material the full required width. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing.

1. It is agreed and understood that all grading within the street right-of-way and public easements shall be completed before the utilities are installed.
2. The DEVELOPER further agrees to furnish and install asphalt base and a final asphalt surface course (wearing surface) in accordance with the Subdivision Regulations. The final surface shall be placed at least one (1) year (twelve (12) consecutive months) after final plat approval, but not more than two (2) years (twenty-four (24) consecutive months) unless a time extension is requested, and approved by the CITY. The DEVELOPER may request to install final surface within the first twelve months of acceptance if building activity is seventy-five (75) percent complete or otherwise specifically approved by the CITY.
3. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas recommended by the CITY Engineer, prior to application of final surface. It is further agreed and understood that if it is not necessary to change the existing grade or disturb the pavement of an existing street or road, the DEVELOPER shall only be required to construct drainage, grade, gravel and pave to match the existing pavement and construct sidewalks and curb and gutter as required. If the existing grade is changed, the DEVELOPER shall be required to grade, gravel and pave the full width of said street.

D. Site Grading

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

V. OFF-SITE IMPROVEMENTS (UTILITIES)

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

VI. INSPECTION AND COMPLIANCE

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

VII. TESTING

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

VIII. SCRAP REMOVAL

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

IX. ACCEPTANCE (ROADS AND UTILITIES)

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

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

X. WARRANTY

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

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

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

XI. EASEMENTS

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

XII. AS-BUILT DRAWINGS AND POST-COMPLETION ITEMS

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

XIII. FEES

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

XIV. INDEMNITY

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

XV. REMEDIES

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

XVI. BINDING EFFECT

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

XVII. ATTORNEY'S FEES AND OTHER COSTS

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

XVIII. ENTIRE AGREEMENT

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them, and no variations or alterations of the terms of this

agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

XIX. HEADINGS

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

XX. NOTICES

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

XXI. TRAFFIC CONTROL

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

XXII. TEMPORARY FACILITIES

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

June 20, 2018

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

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

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

Member
TITLE

Member
TITLE

ATTEST:

ATTEST:

_____ TITLE

_____ TITLE

CITY OF COLUMBIA

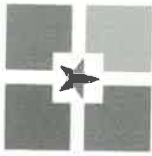
BY: _____
MAYOR

DATE

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

DATE



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

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

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

SUBMITTAL REQUIREMENTS
25 copies of plan + PDF
Fold all submittals larger than 8 1/2"x11"

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

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

22-0008

APPLICANT

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

PROPERTY OWNER

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

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

Cole Newton

 APPLICANT NAME

Cole Newton

 APPLICANT SIGNATURE

01/17/2022

 DATE

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

Cole Investments LLC

 PROPERTY OWNER NAME

[Signature]

 PROPERTY OWNER SIGNATURE

01/17/2022

 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			

**DEVELOPMENT SERVICES
PLANNING DIVISION - FEES RECORD**

#206

		MEETING DATE
<input type="checkbox"/> BOARD OF ZONING APPLICATION	\$200.00	_____
<input type="checkbox"/> PLATS		_____
<input type="checkbox"/> MINOR	\$125.00	_____
<input type="checkbox"/> SKETCH	\$100.00	_____
<input type="checkbox"/> PRELIMINARY	\$20/lot	_____
<input type="checkbox"/> FINAL	\$15/lot	_____
<input type="checkbox"/> ANNEXATION FEES	\$300.00	_____
<input checked="" type="checkbox"/> REZONING FEES 3.54 Acres	\$300.00 \$500.00	_____
<input type="checkbox"/> SUBDIVISIONS AND PLANS		_____
<input type="checkbox"/> SITE PLAN		_____
<input type="checkbox"/> PUD MASTER PLAN		_____
<input type="checkbox"/> RESIDENTIAL		_____
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL		_____
<input type="checkbox"/> AMENDMENTS		_____
<input type="checkbox"/> COMP PLAN TEXT GUIDELINE		_____
<input type="checkbox"/> ACCESS MGMT EXCEPTION		_____
<input type="checkbox"/> OTHER		_____
<input type="checkbox"/> #575		_____
<input type="checkbox"/> MOBILE VENDING	\$50	_____

TOTAL \$300.00 CR# 130 TKC
913 Riverside

Receipt Date: 1/18/2022

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

Miscellaneous Receipt

Name: TKC Architecture & Engineering

Code: 206-ZONING PERMITS AND FEES

Amt: \$300.00

MR #: 10057398

Description: REZONING FEES FOR 3.54 ACRES

Reference: 913 RIVERSIDE

Notes:

<u>GL Account</u>	<u>Description</u>	<u>Amount</u>
110-32660-	Zoning Permits & Fees	300.00

Payment Information

Check 130 \$300.00

Paid By: TKC Architecture & Engineering

Amount Tendered: \$300.00

Total Paid: \$300.00

Change: \$0.00

Voided

Collecting Official, City Of Columbia

Batch: SH - 1/18/2022

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



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	1112 Tom J Hitch Pkwy Columbia, TN 38402		
	TAX MAP: 90	GROUP:	PARCEL: 30
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation and rezoning of +/- 44.26 AC off Tom J Hitch Parkway to RS-6.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	meeting completed 5-12-21	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---------------------------------------------	---------------------------	-----------------------------------------------------------------------------------------------------------------------------------------

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

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

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

APPLICANT

NAME	David Slocum	PHONE	334-703-8860
ADDRESS	106B W. Veterans Blvd. Auburn, AL 36832	EMAIL	dslocum@pinnacle-inc.net

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

PROPERTY OWNER

NAME	Parks Properties	PHONE	931 626 9100
ADDRESS	PO Box 1732, Columbia, TN 38402	EMAIL	jparks@ccim.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 Slocum _____ APPLICANT NAME	 _____ APPLICANT SIGNATURE	1-15-22 _____ DATE
-----------------------------------------	--------------------------------------------------------------------------------------------------------------------	--------------------------

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

Parks Properties _____ PROPERTY OWNER NAME	 _____ PROPERTY OWNER SIGNATURE	1/18/22 _____ DATE
--------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	--------------------------

STAFF USE ONLY

DOCKET NO.	22-0009	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

LEGAL DESCRIPTION: PHASE ONE

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

BEGINNING at a point at TN State Plane Coordinates of N: 472413.66, E: 1668810.56, located 250.00' from the west right of way of Tom J. Hicks Parkway, 120' width right of way;
thence bearing S 27° 50' 38.590" E a distance of 130.538' ;
thence bearing S 27° 50' 38.590" E a distance of 50.239' ;
thence bearing S 27° 50' 38.590" E a distance of 130.729' ;
thence bearing S 27° 50' 38.590" E a distance of 341.029' ;
thence bearing S 27° 50' 38.590" E a distance of 212.330' ;
thence bearing S 26° 51' 7.590" E a distance of 190.125' ;
thence along a curve to the RIGHT, having a radius of 1599.860 a delta angle of 23° 45' 42.03", and whose long chord bears S 12° 48' 42.927" E a distance of 658.749' ;
thence bearing S 89° 26' 58.069" W a distance of 200.550' ;
thence bearing S 7° 39' 18.840" W a distance of 388.624' ;
thence bearing S 15° 22' 29.549" W a distance of 50.001' ;
thence bearing S 16° 15' 24.403" W a distance of 130.004' ;
thence bearing N 74° 37' 36.605" W a distance of 310.580' ;
thence bearing N 74° 37' 30.451" W a distance of 63.238' ;
thence along a curve to the RIGHT, having a radius of 1469.301 a delta angle of 02° 49' 22.22", and whose long chord bears N 73° 41' 50.469" W a distance of 72.382' ;
thence bearing N 71° 10' 53.917" W a distance of 50.032' ;
thence along a curve to the RIGHT, having a radius of 1366.094 a delta angle of 27° 49' 47.76", and whose long chord bears N 56° 10' 32.485" W a distance of 657.041' ;
thence bearing N 38° 31' 19.144" W a distance of 49.995' ;
thence along a curve to the RIGHT, having a radius of 554.999 a delta angle of 60° 35' 41.12", and whose long chord bears N 5° 38' 36.381" W a distance of 559.981' ;
thence bearing N 27° 14' 8.462" E a distance of 50.000' ;
thence bearing N 30° 25' 19.902" E a distance of 649.855' ;
thence bearing N 32° 23' 51.600" E a distance of 50.001' ;
thence along a curve to the RIGHT, having a radius of 1351.112 a delta angle of 23° 49' 17.34", and whose long chord bears N 45° 19' 51.313" E a distance of 557.706' feet to the POINT OF BEGINNING, containing 44.26 acres, more or less.



DEVELOPMENT SERVICES

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

N. Houston Parks
Print Name

12/16/21
Date

N. Houston Parks
Signature

J. Steven Parks
Print Name

12/16/21
Date

J. Steven Parks
Signature

James E. Parks
Print Name

12/16/21
Date

James E. Parks
Signature

STAFF USE ONLY

Docket Number:		Requested Agenda:	
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Parkston Phase 1 Development Rezoning and Annexation

Compliance with Comprehensive Plan

January 15, 2022

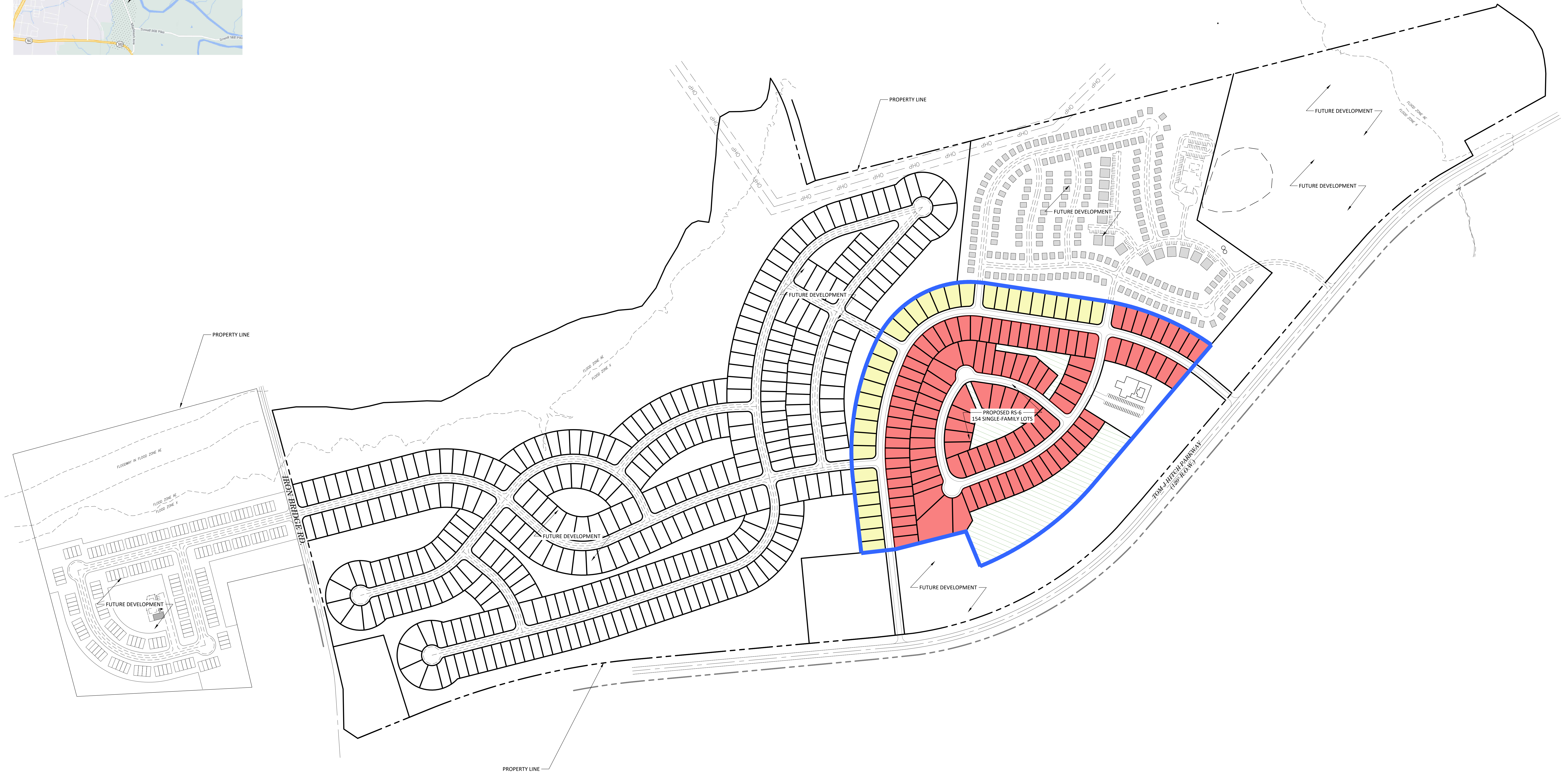
The proposed development consists of 154 – 51' and 61' wide single-family lots on a parcel along Tom J. Hitch Parkway. Currently, the property is not annexed, however, it does lie within the growth boundary. The proposed zoning is RS-6. According to the Connect Columbia Plan, the population of Columbia is expected to increase by more than 15,000 people over the next 20 years, making residential development a priority for the city.

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

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

Example house elevations have been provided as a reference for the height, style, and size of the proposed homes. However, the final floor plans are still to be determined.

LOCATION MAP



The Baymont



Traditional



French Country



Colonial



Prairie

The Kingsmont



Traditional



French Country



Colonial



Prairie

The Addison



Traditional



French Country

The Springmont



Traditional



French Country



Colonial



Prairie

The Ridgemont



Traditional



French Country



Colonial



Prairie

The Griffin



Traditional



French Country

The Montgomery



Traditional 1



Traditional 2



Craftsman

The Dunbar



Craftsman 1



Craftsman 2



Traditional

The Ashland



Craftsman 1



Craftsman 2



Traditional

The Cooper



Craftsman 1



Craftsman 2

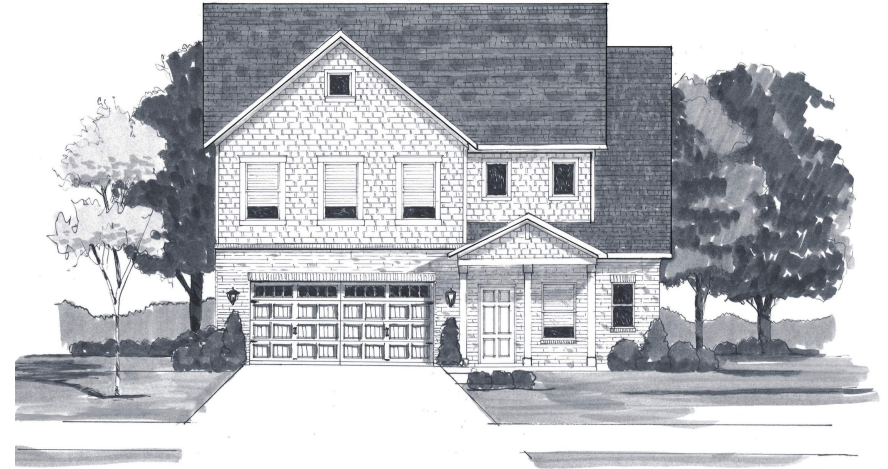


Traditional

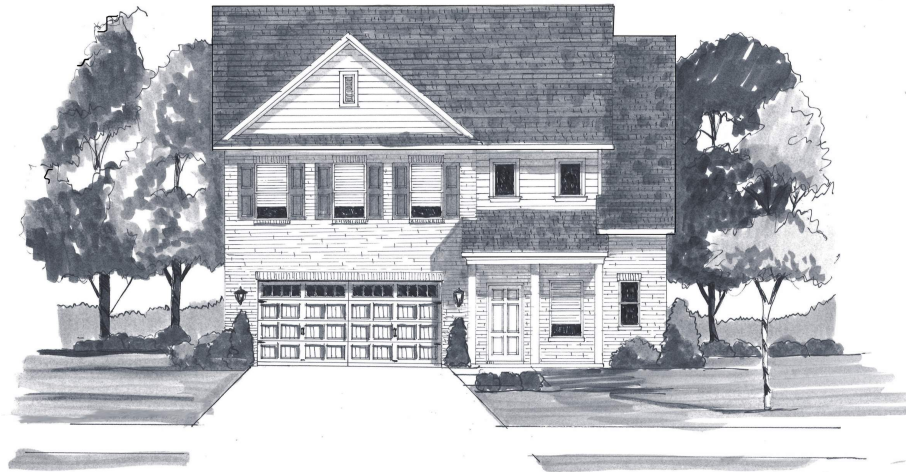
The Richland



Craftsman 1



Craftsman 2



Traditional

The Shelby



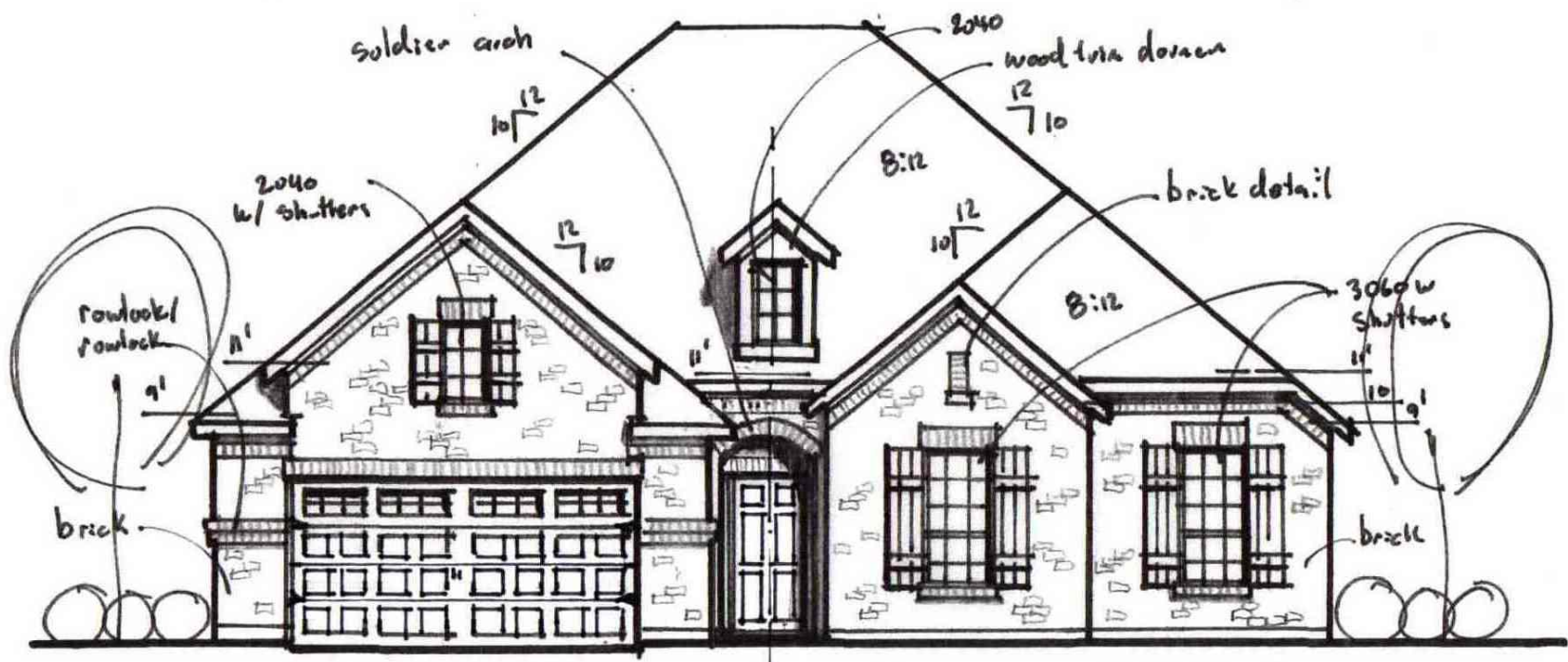
Craftsman 1



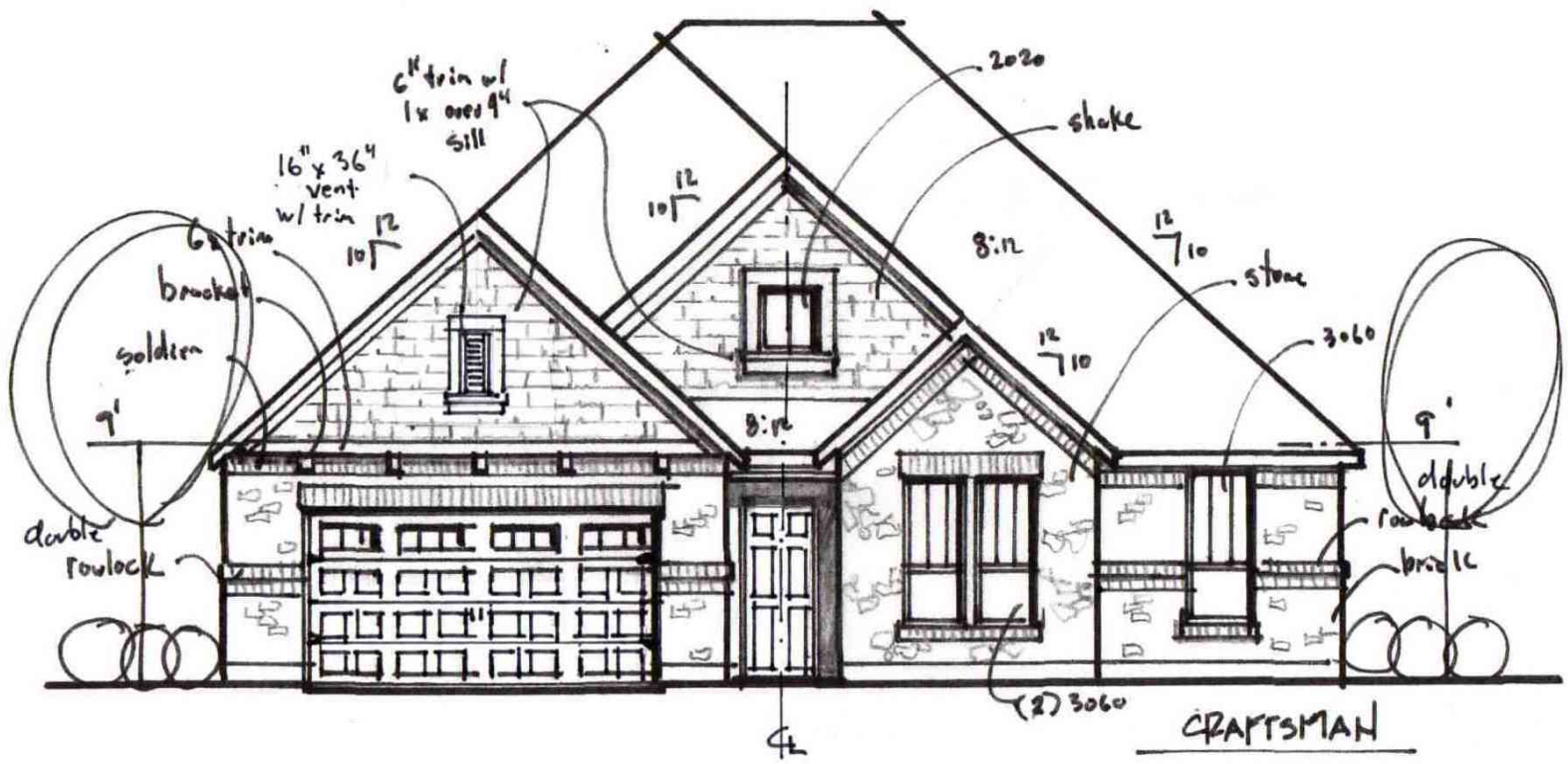
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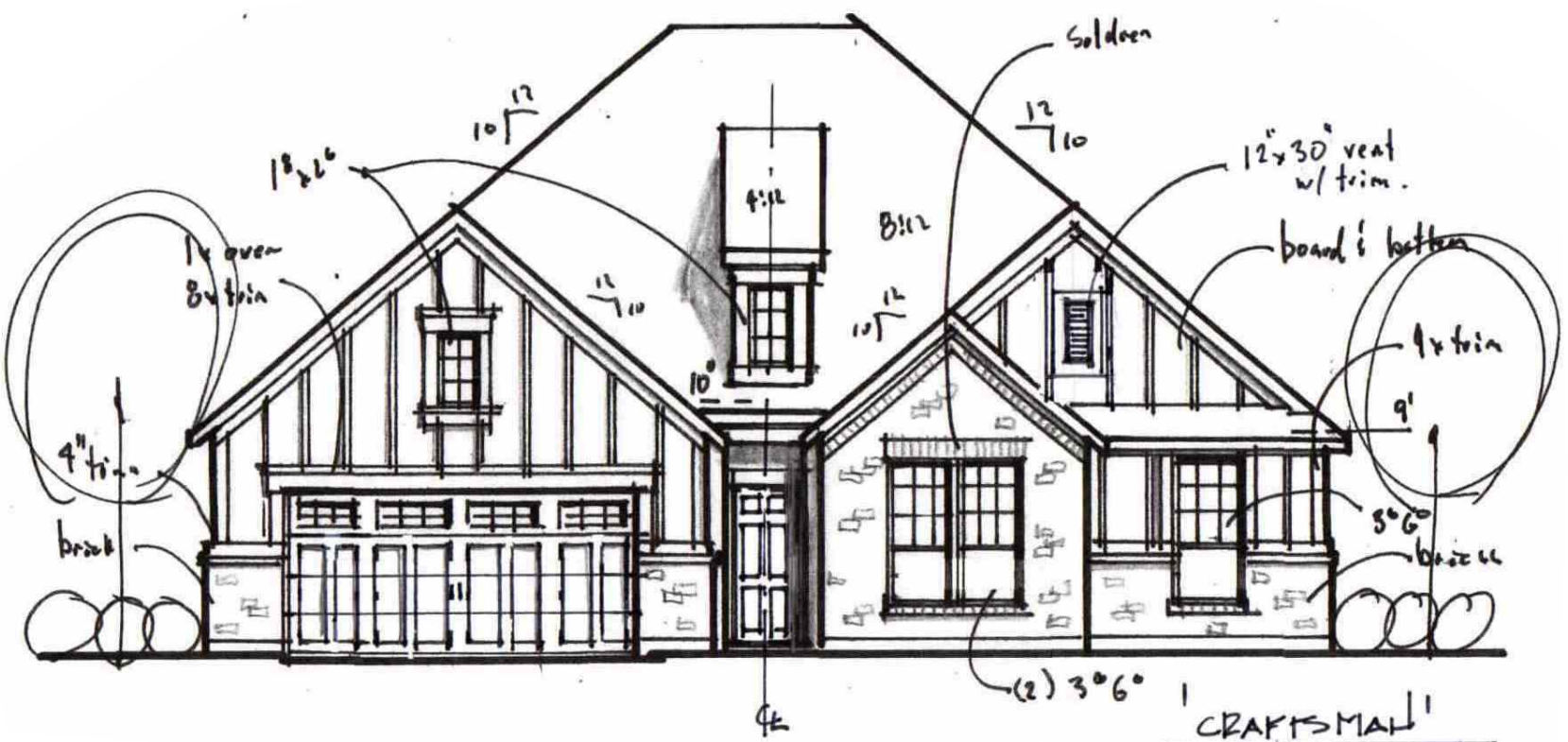
Traditional



TRADITIONAL
Doneison

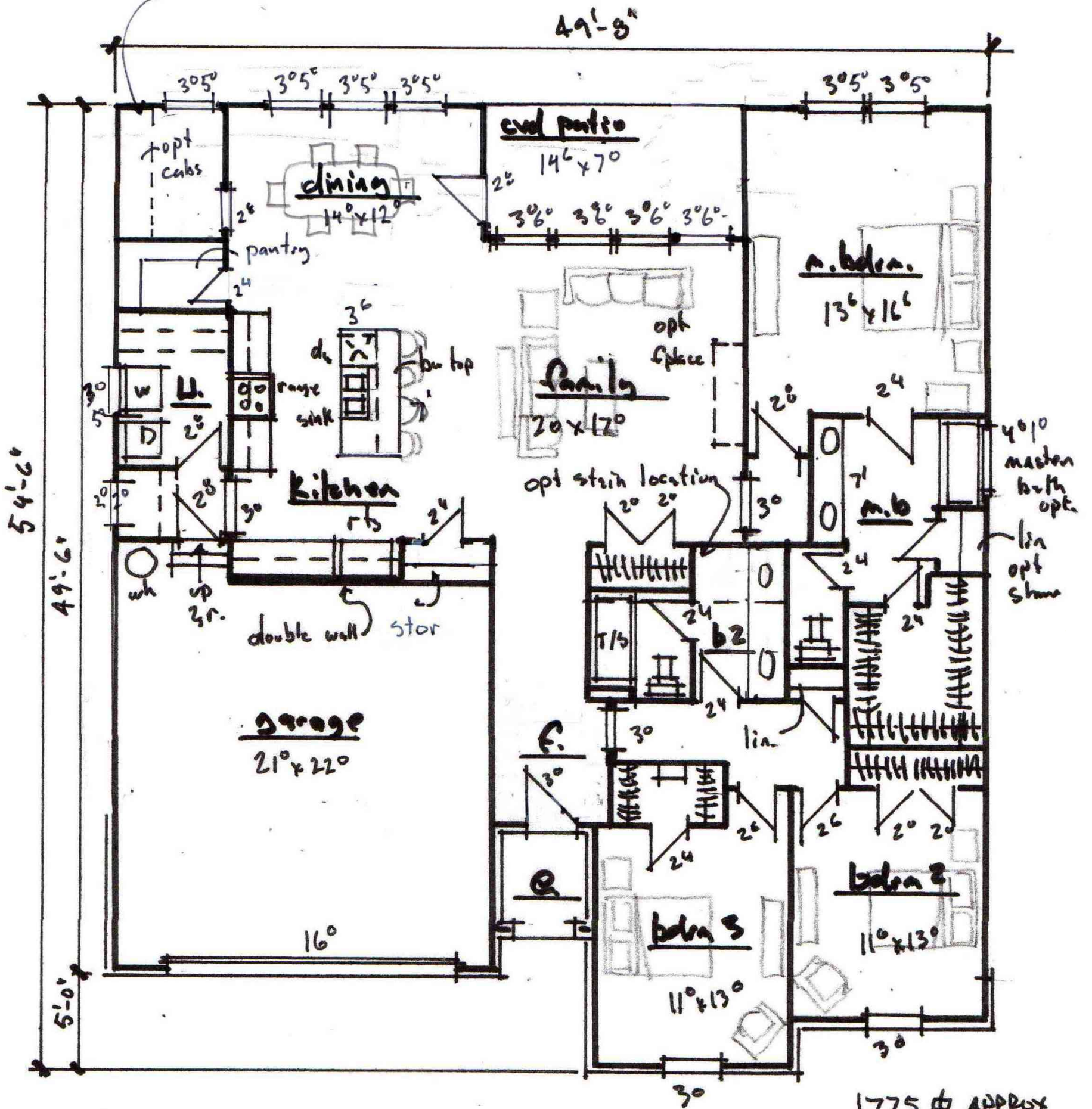


CRAFTSMAN
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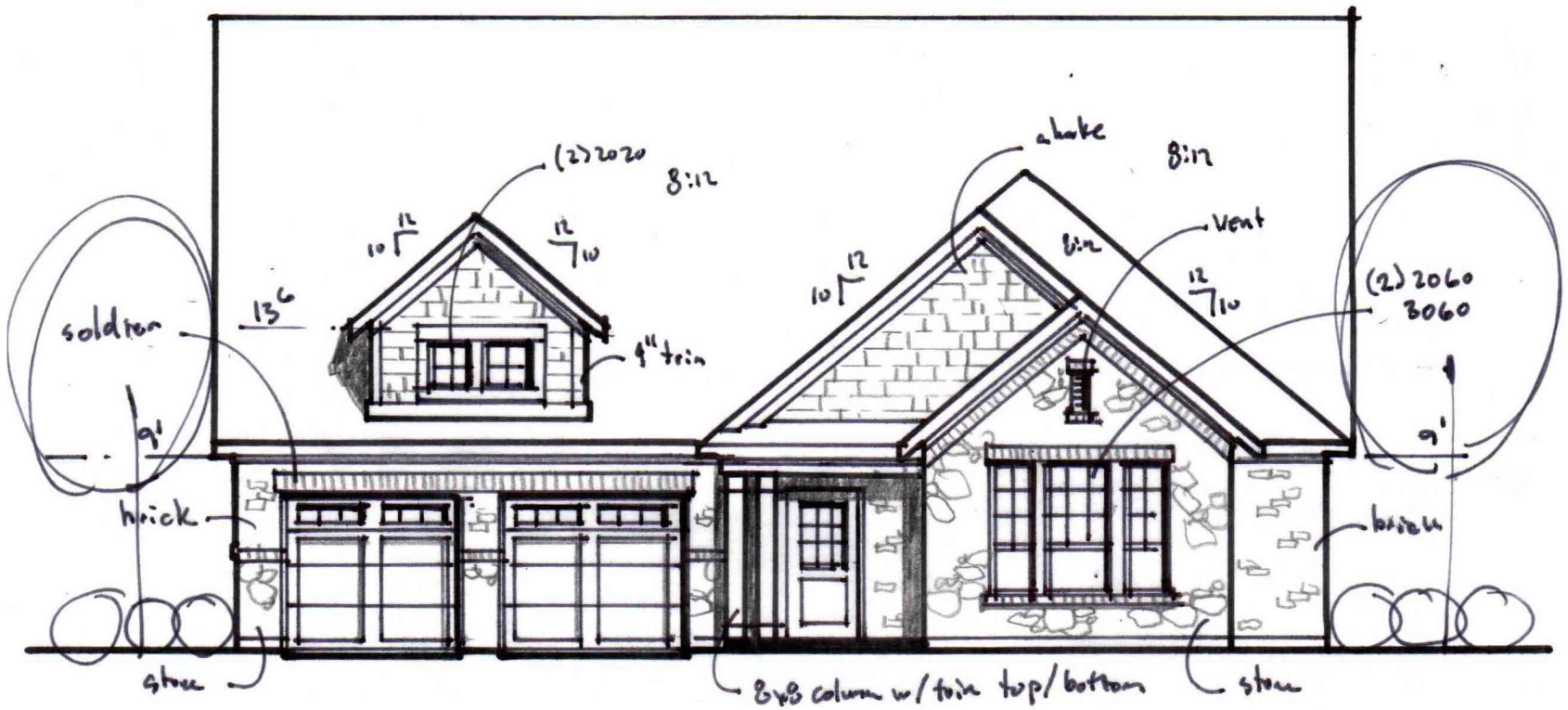


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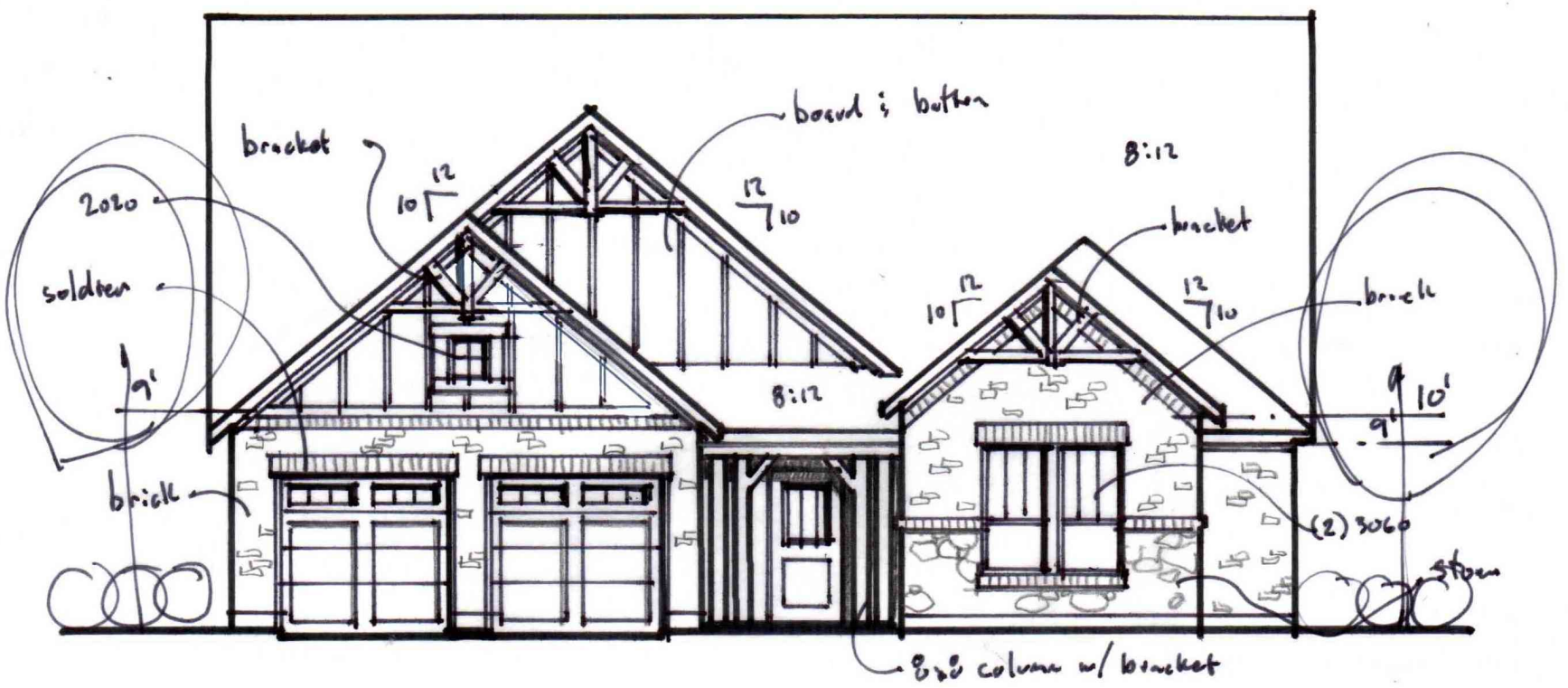
- FLEX SPACE
- EXPAND UTILITY
- EXPAND PANTRY
- POCKET OFFICE



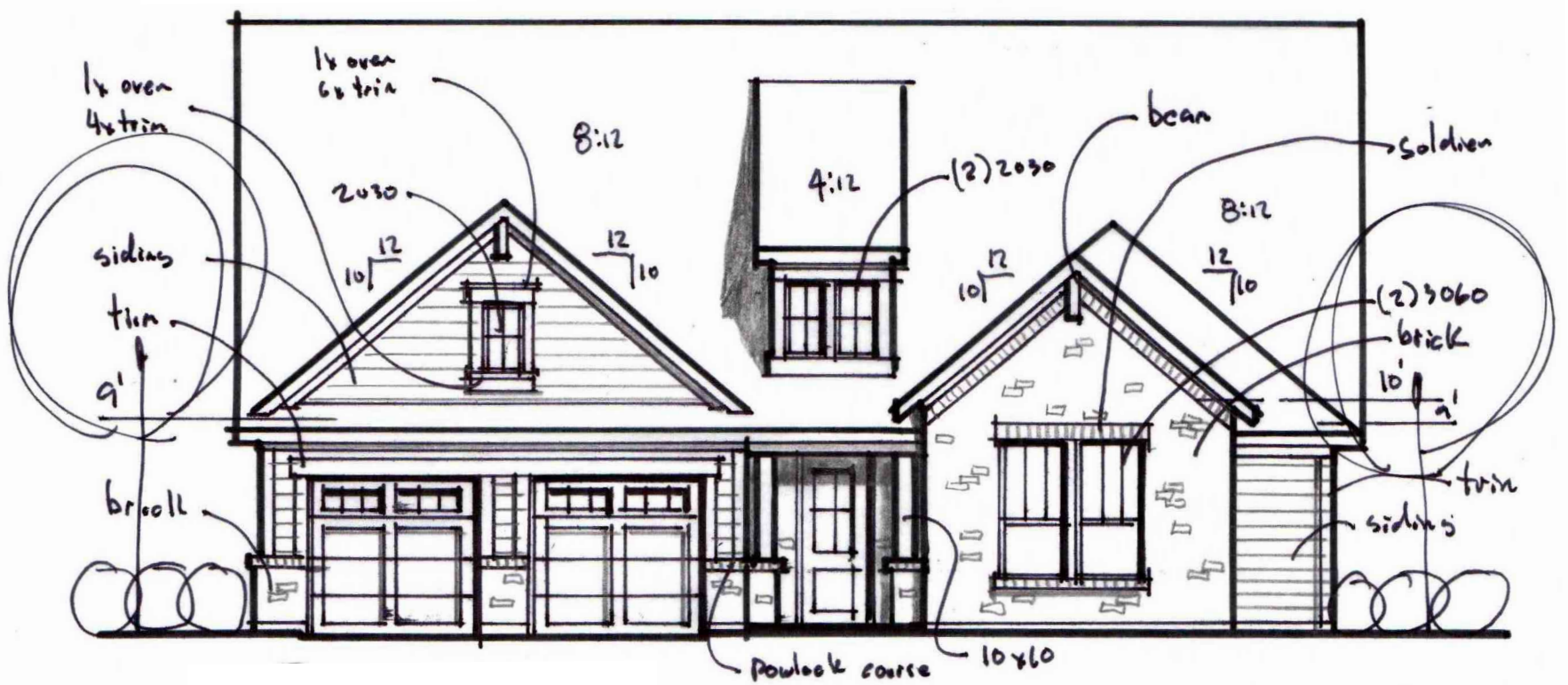
1775 # APPROX
Donekson



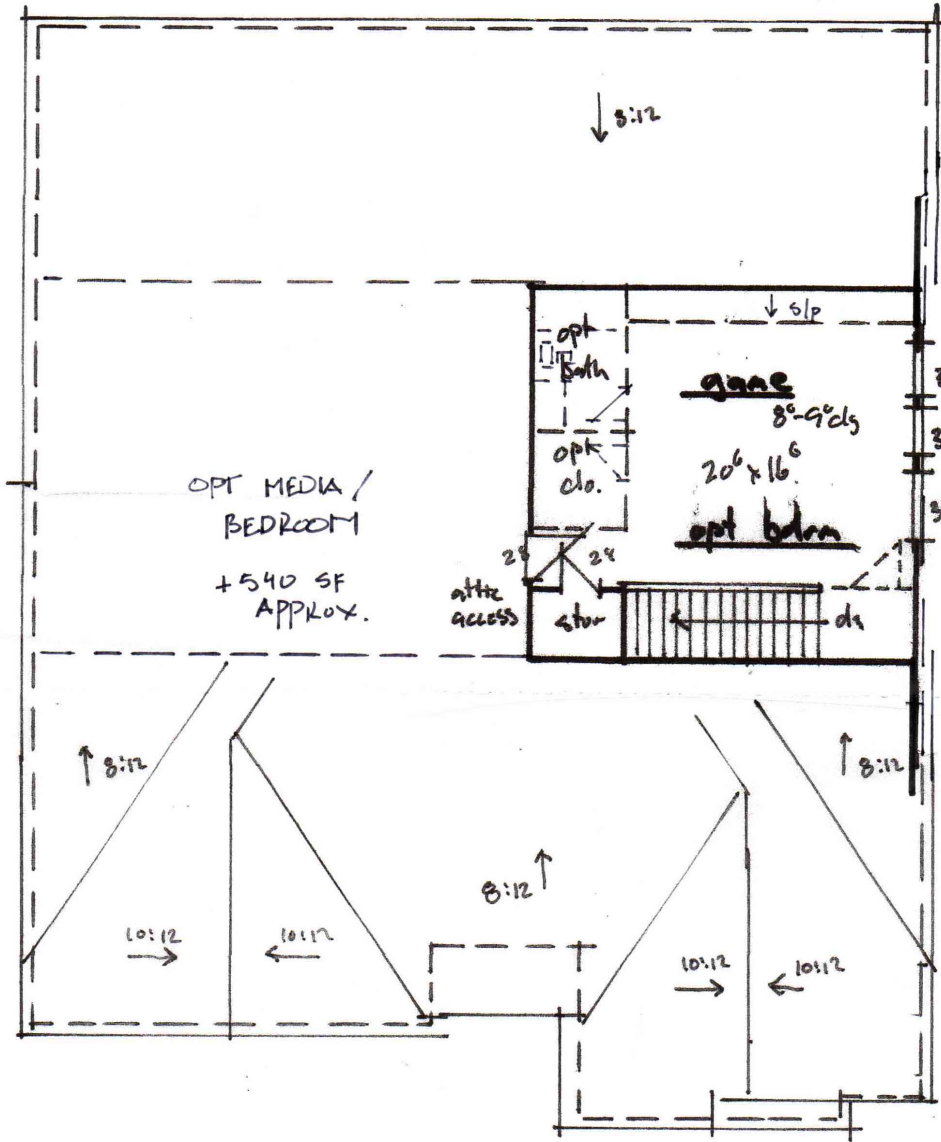
Acadia



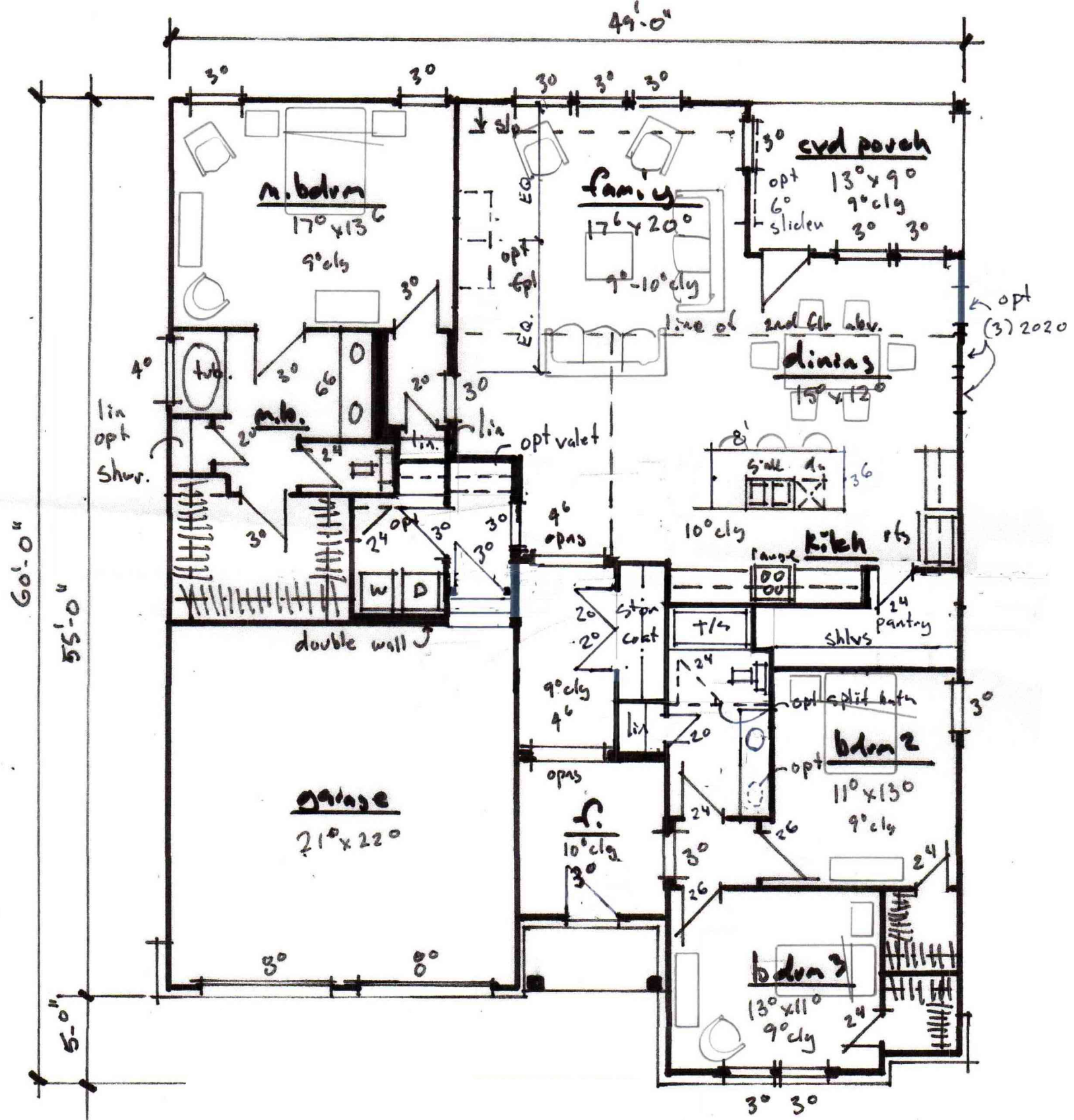
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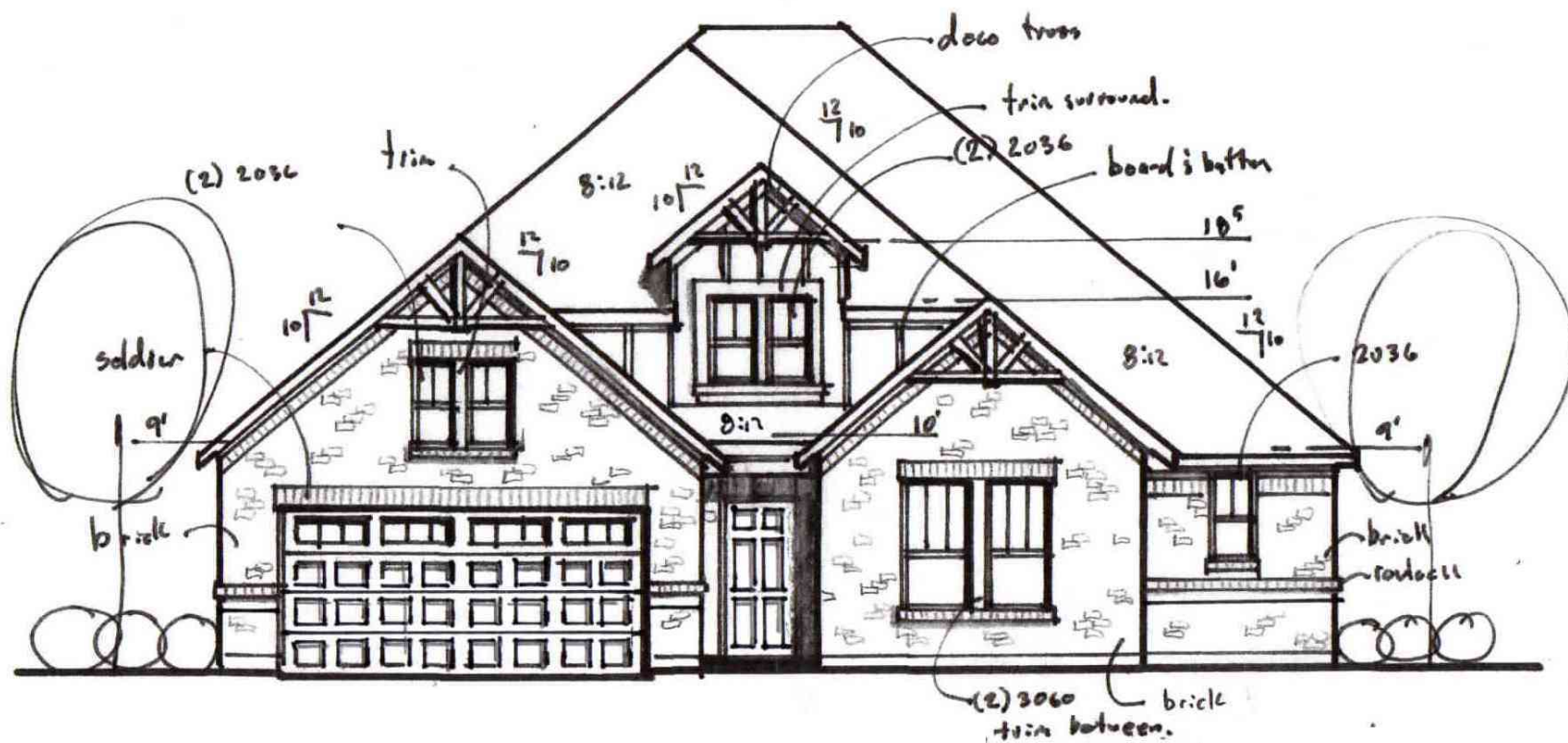
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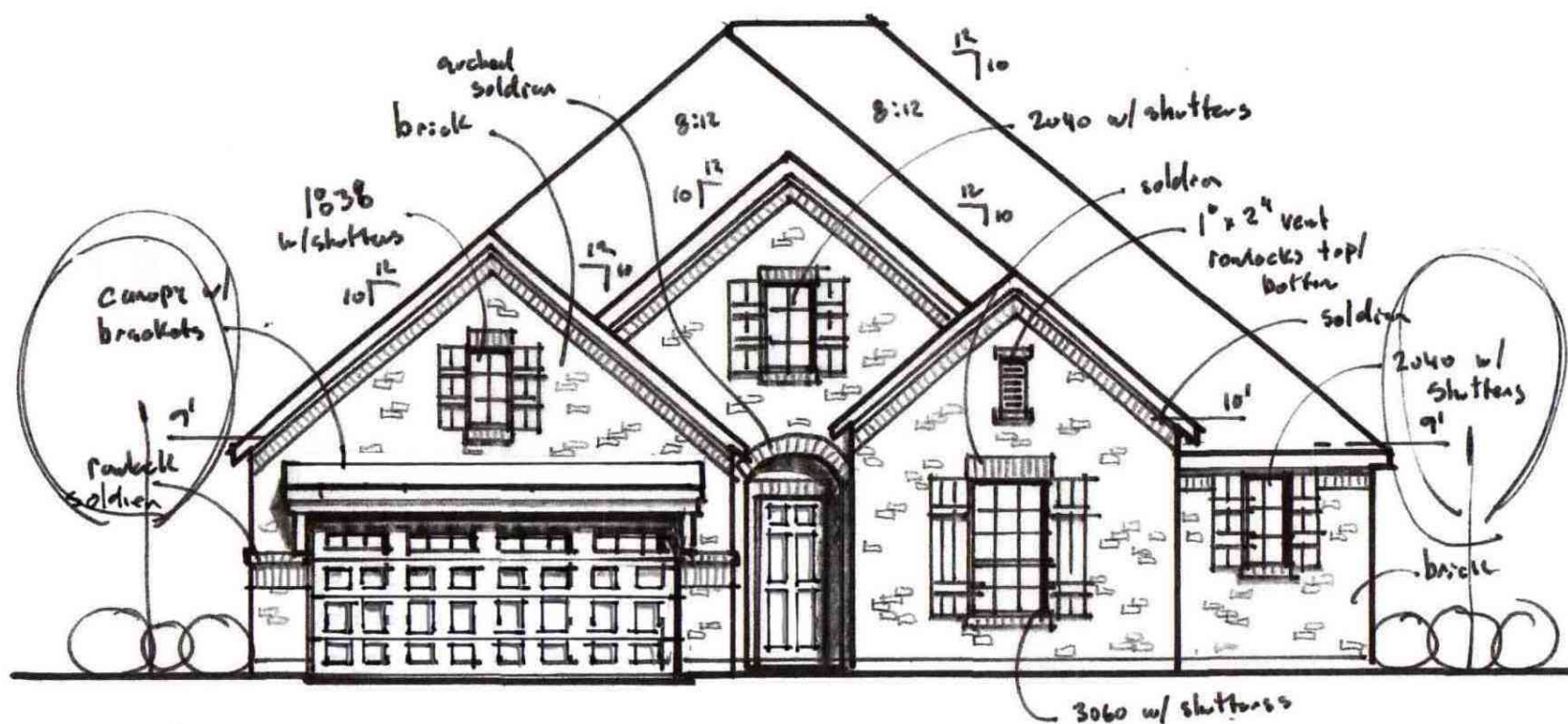
330 SF APPROX.



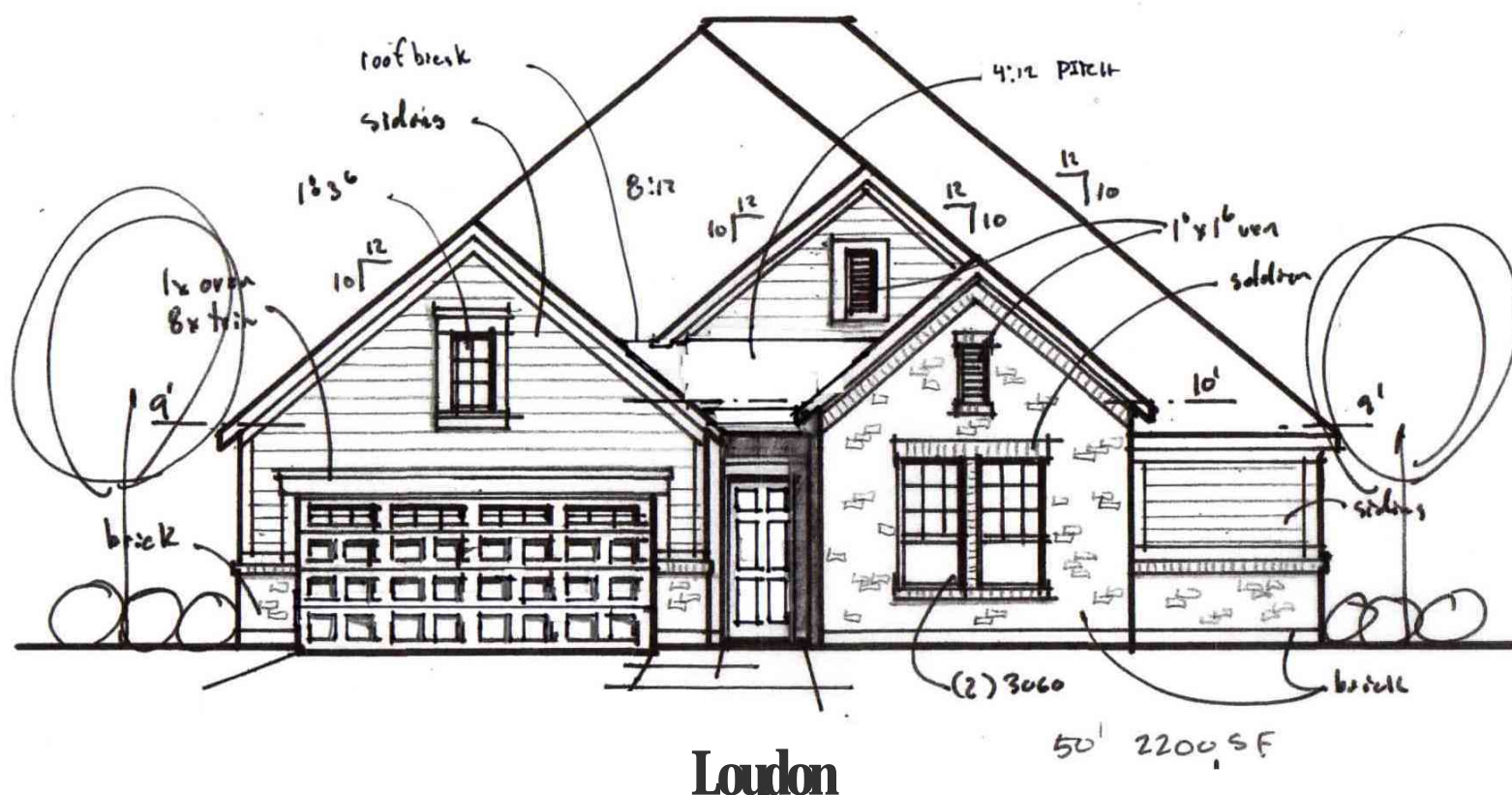
2030 SF APPROX
Acadia



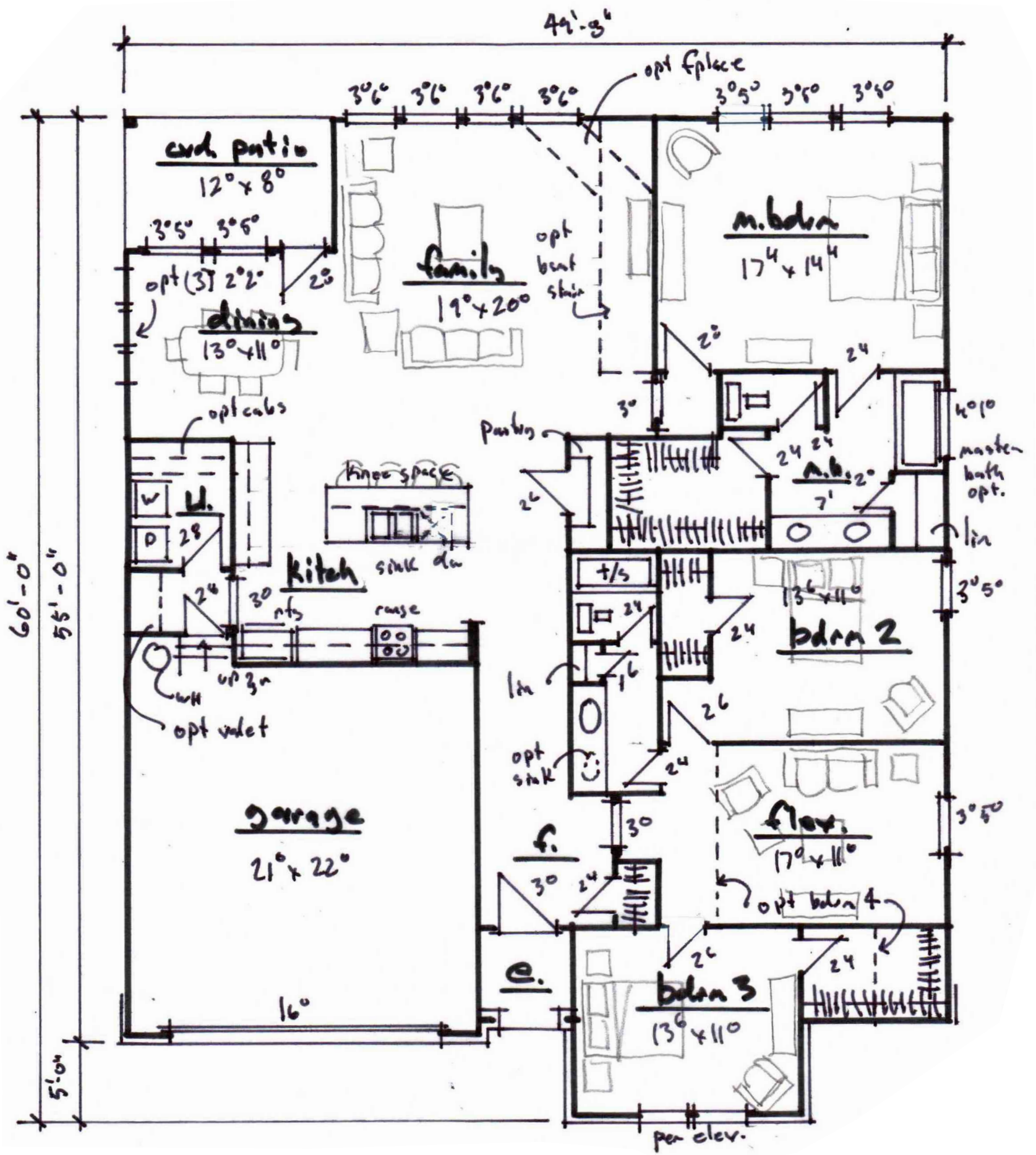
Loudon



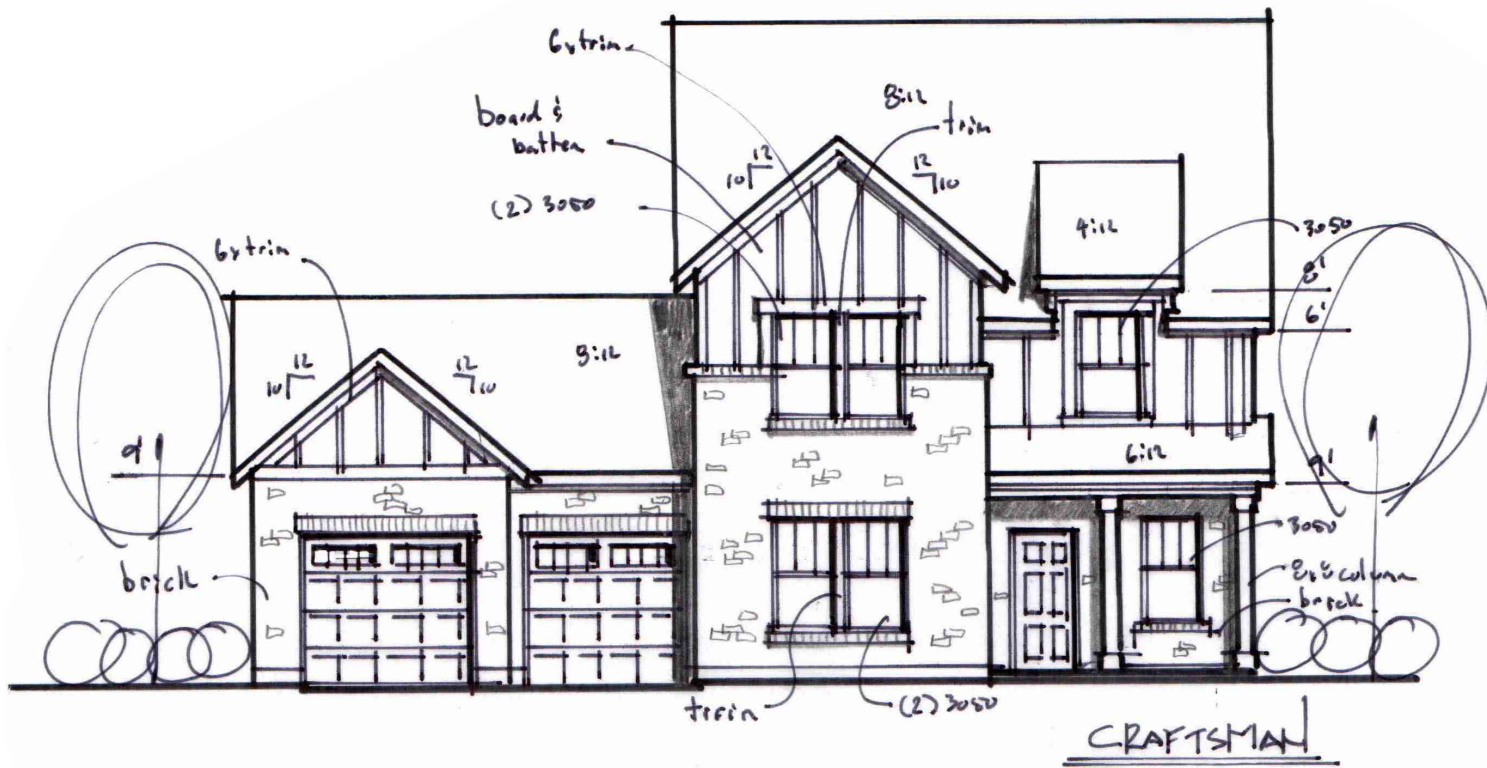
Loudon



Loudon

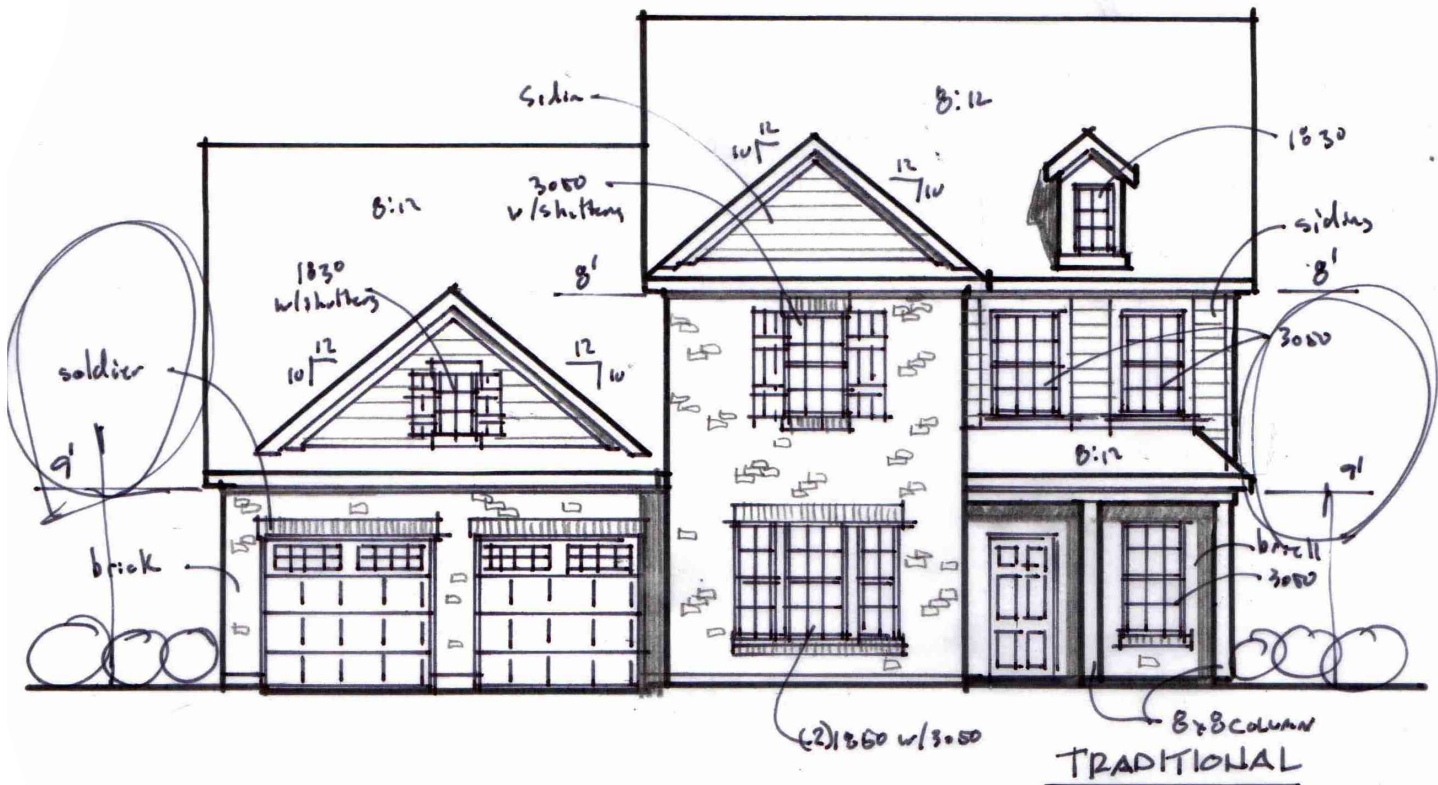


Loudon
 2,150 sq ft



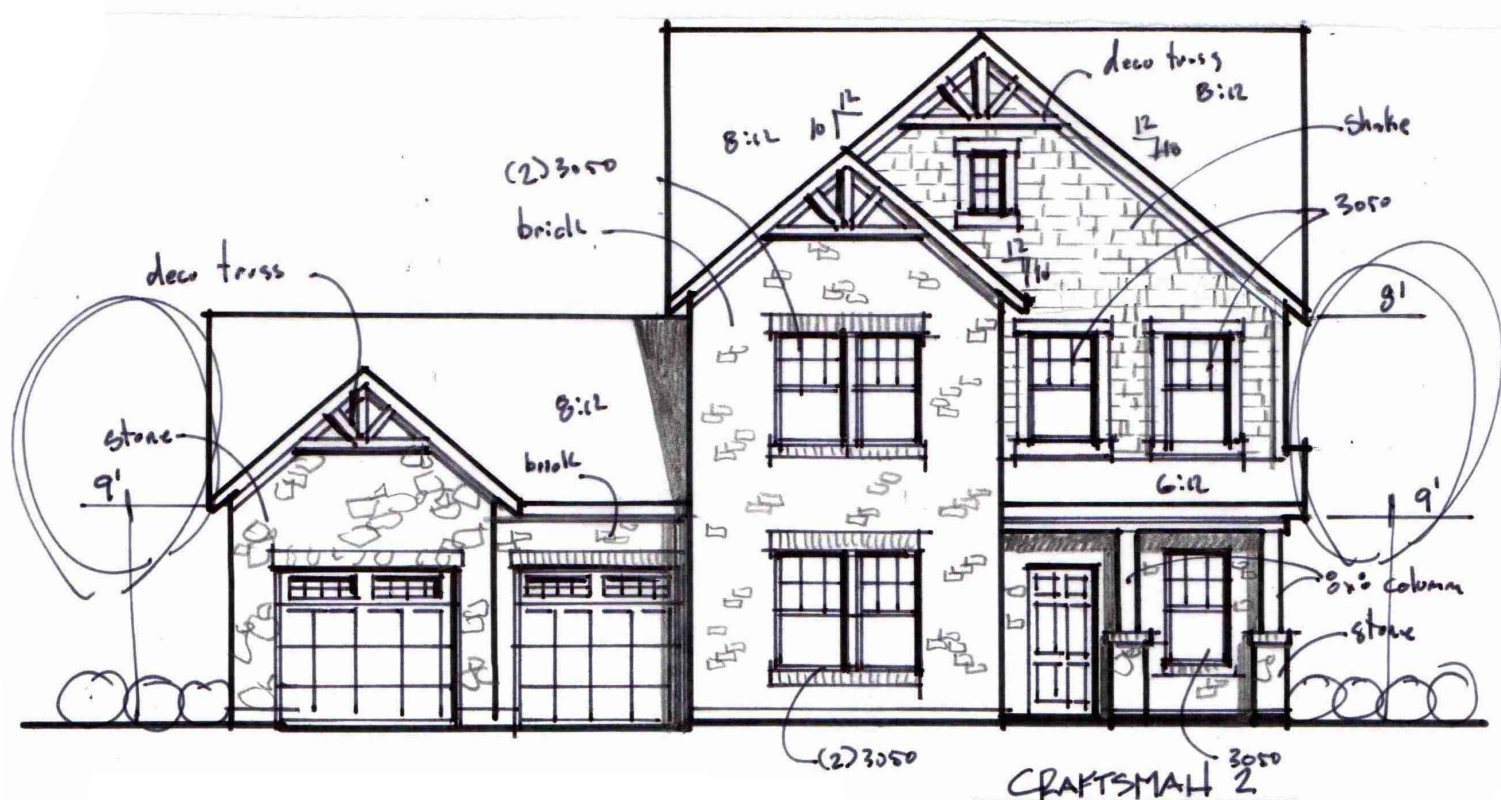
CRAFTSMAN

Stapleton



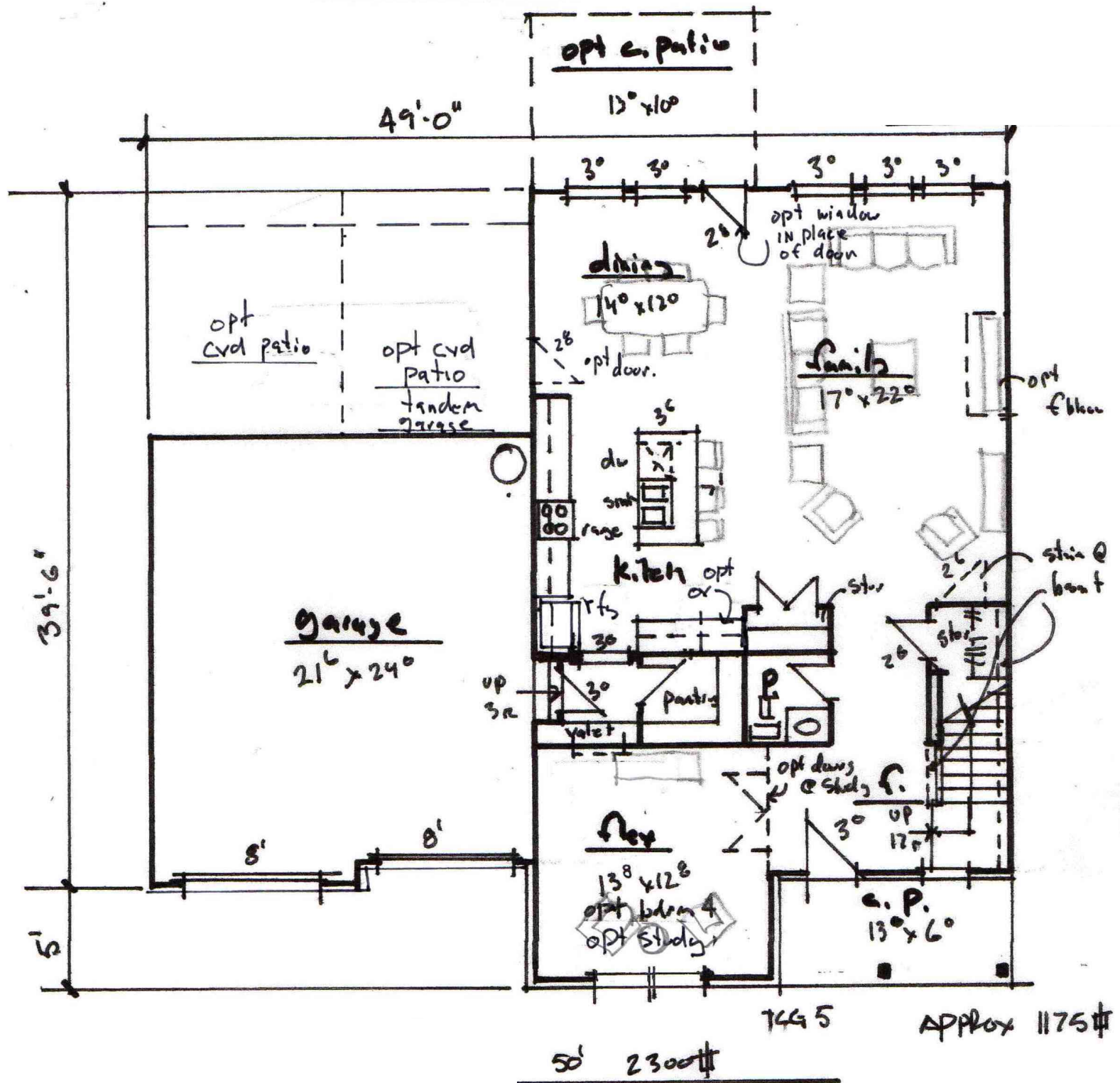
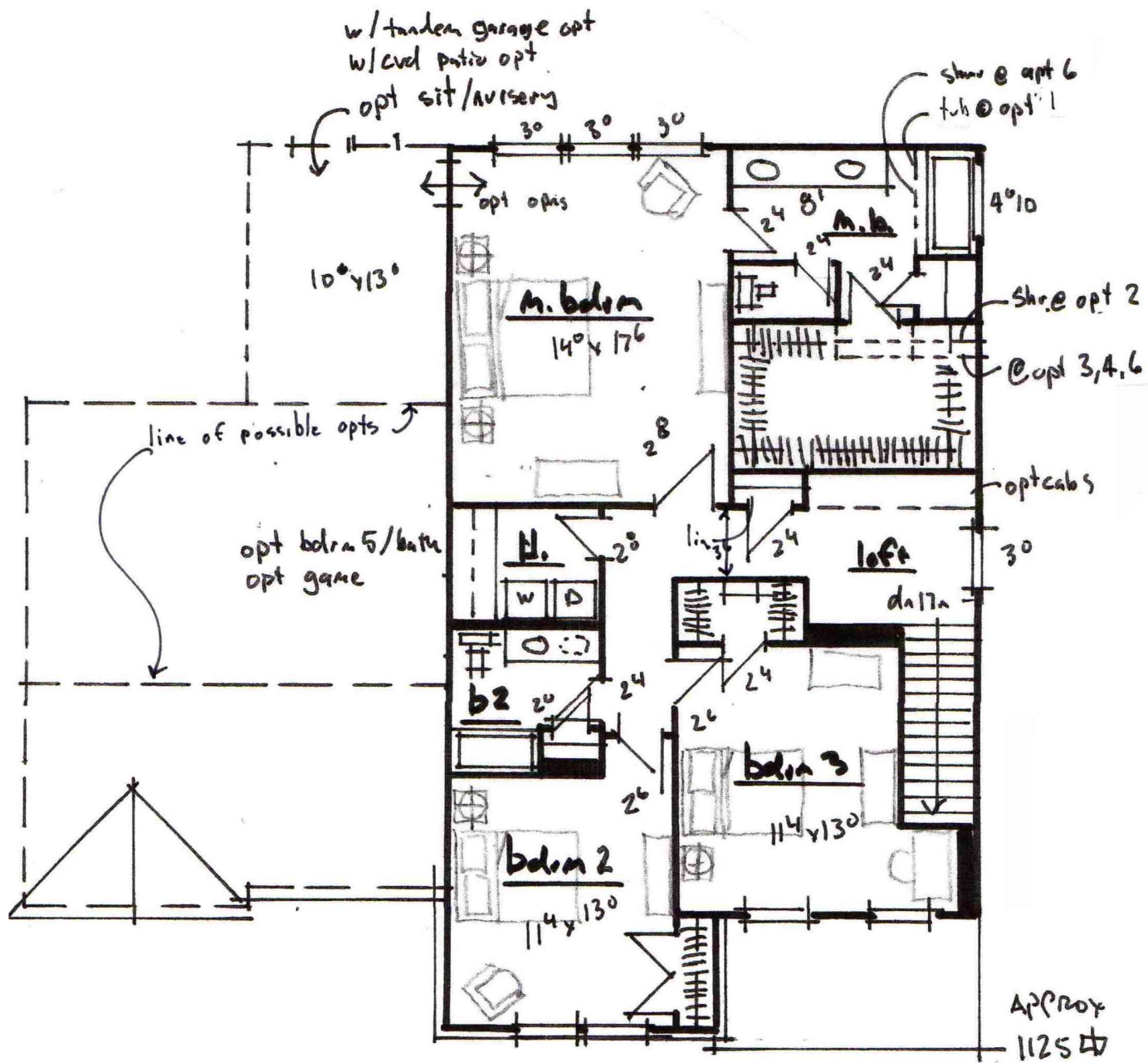
TRADITIONAL

Stapleton

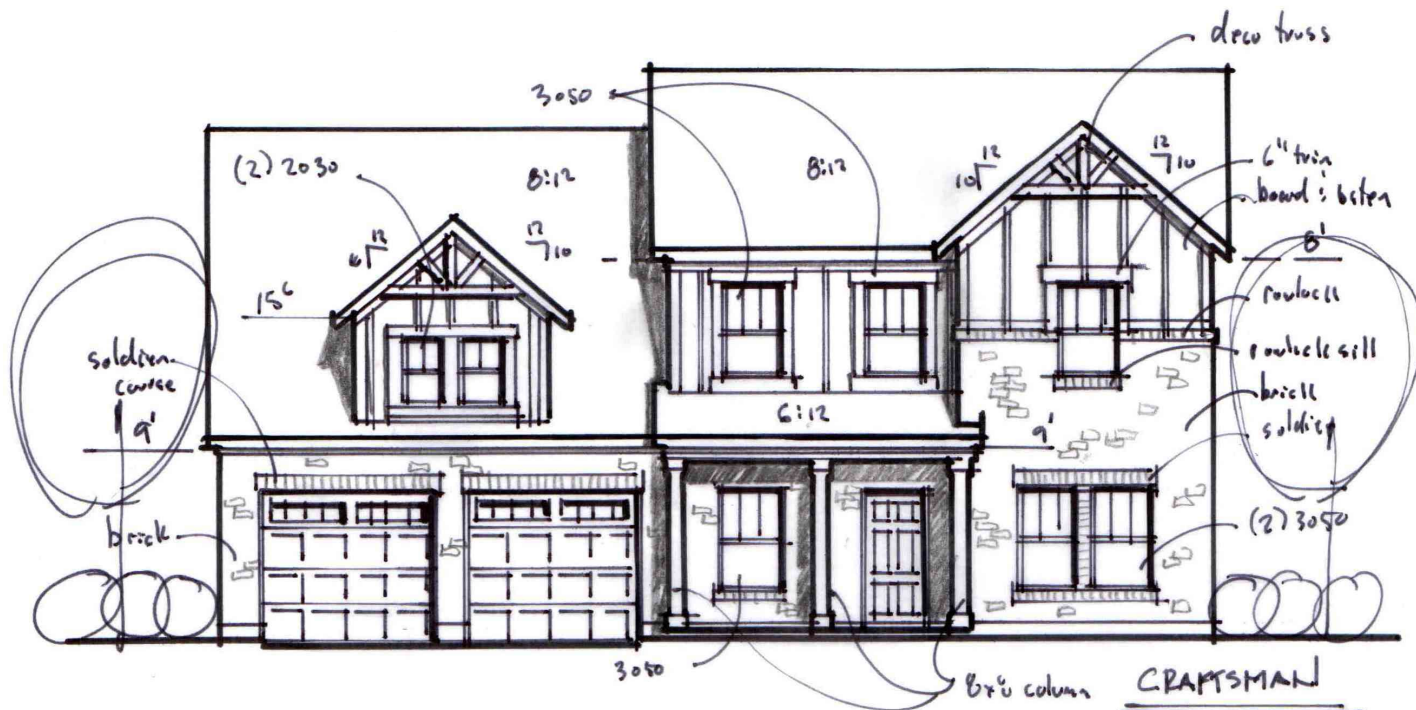


CRAFTSMAN 2

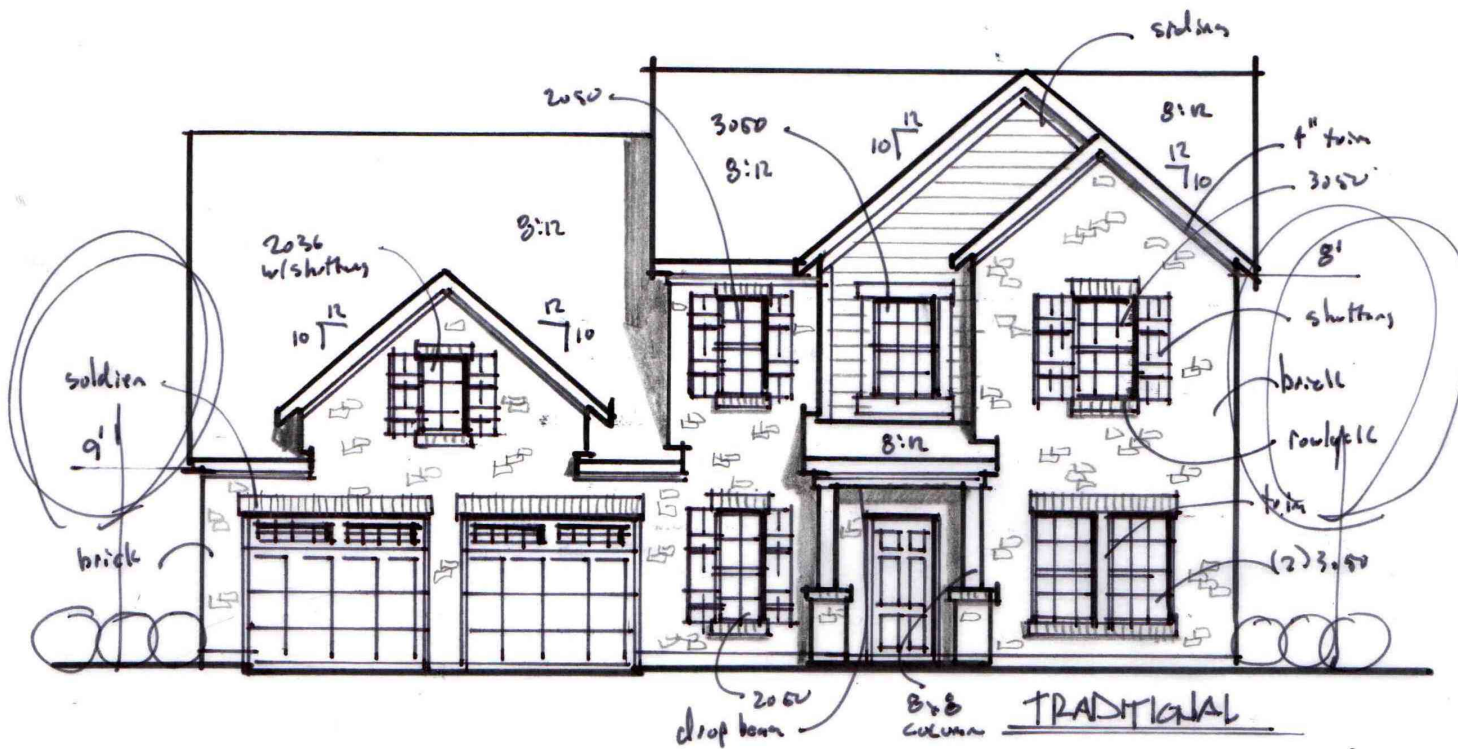
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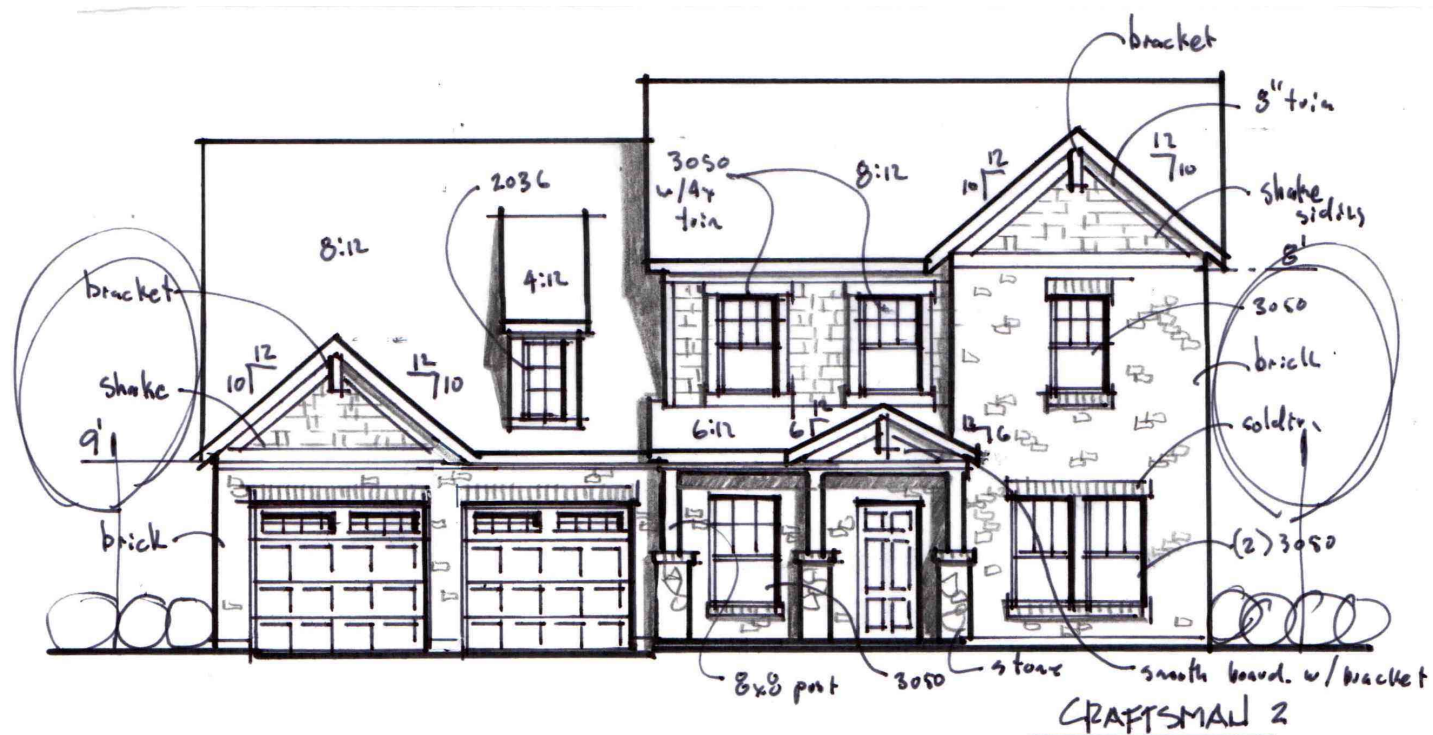
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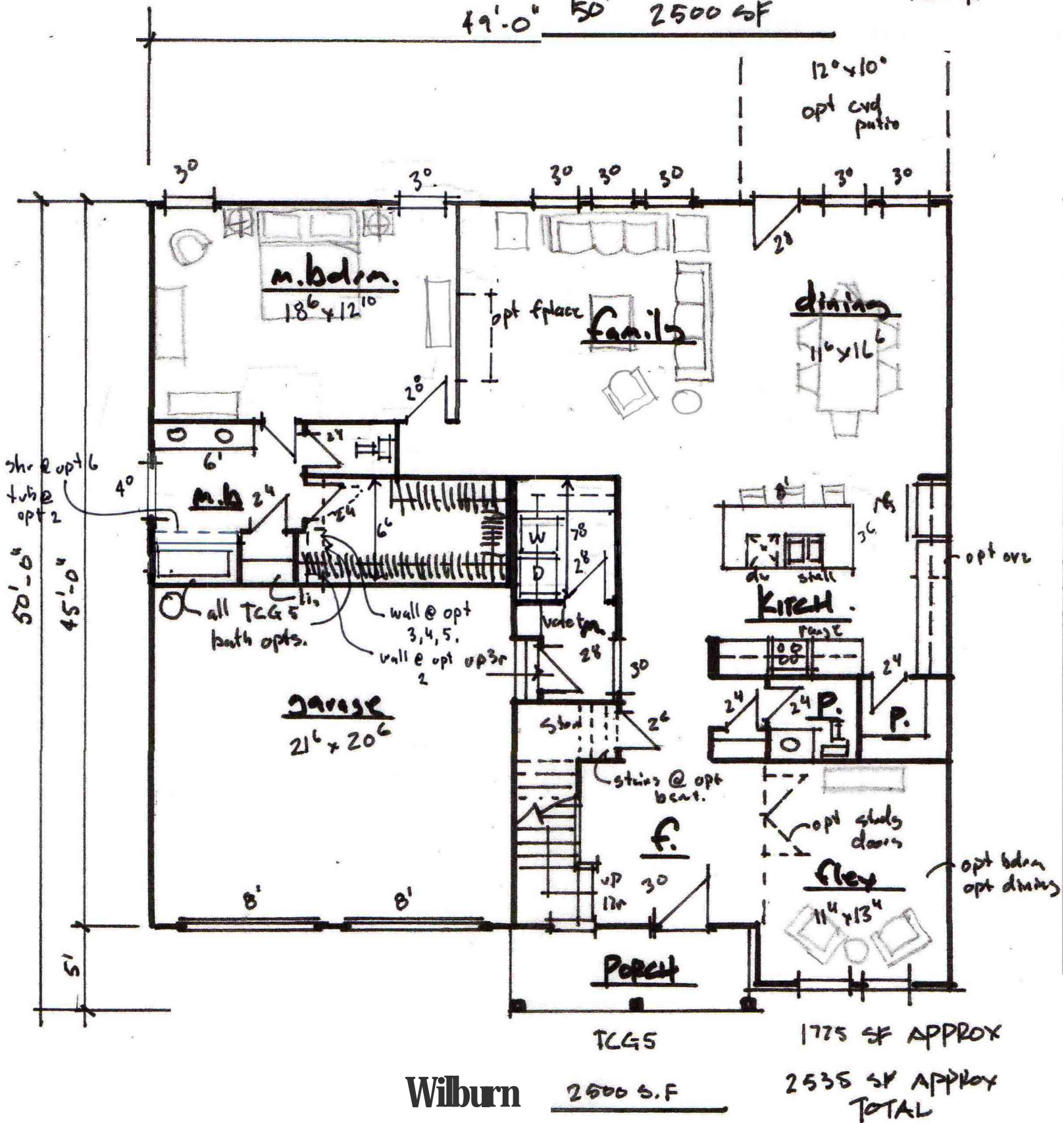
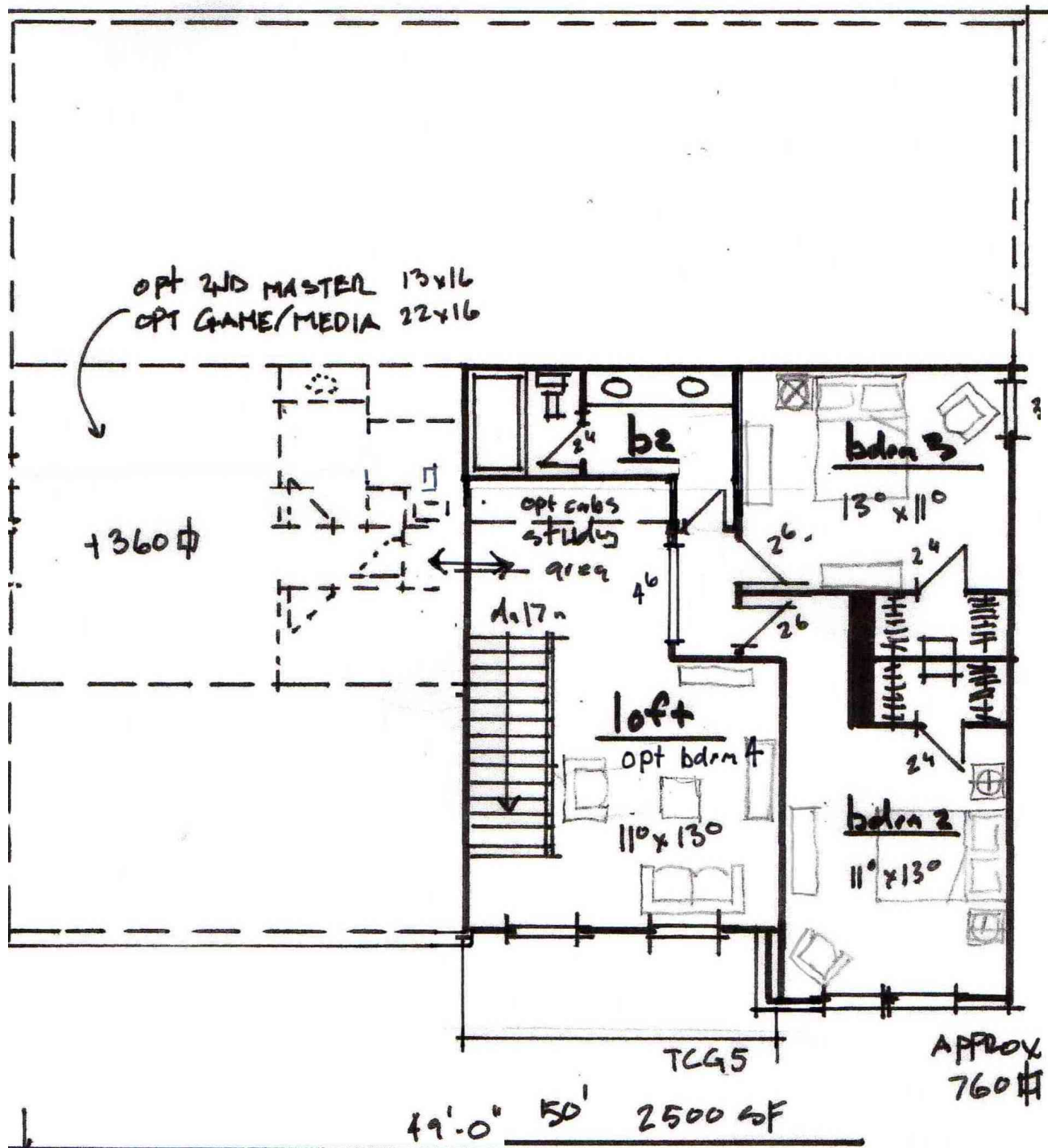
Wilburn



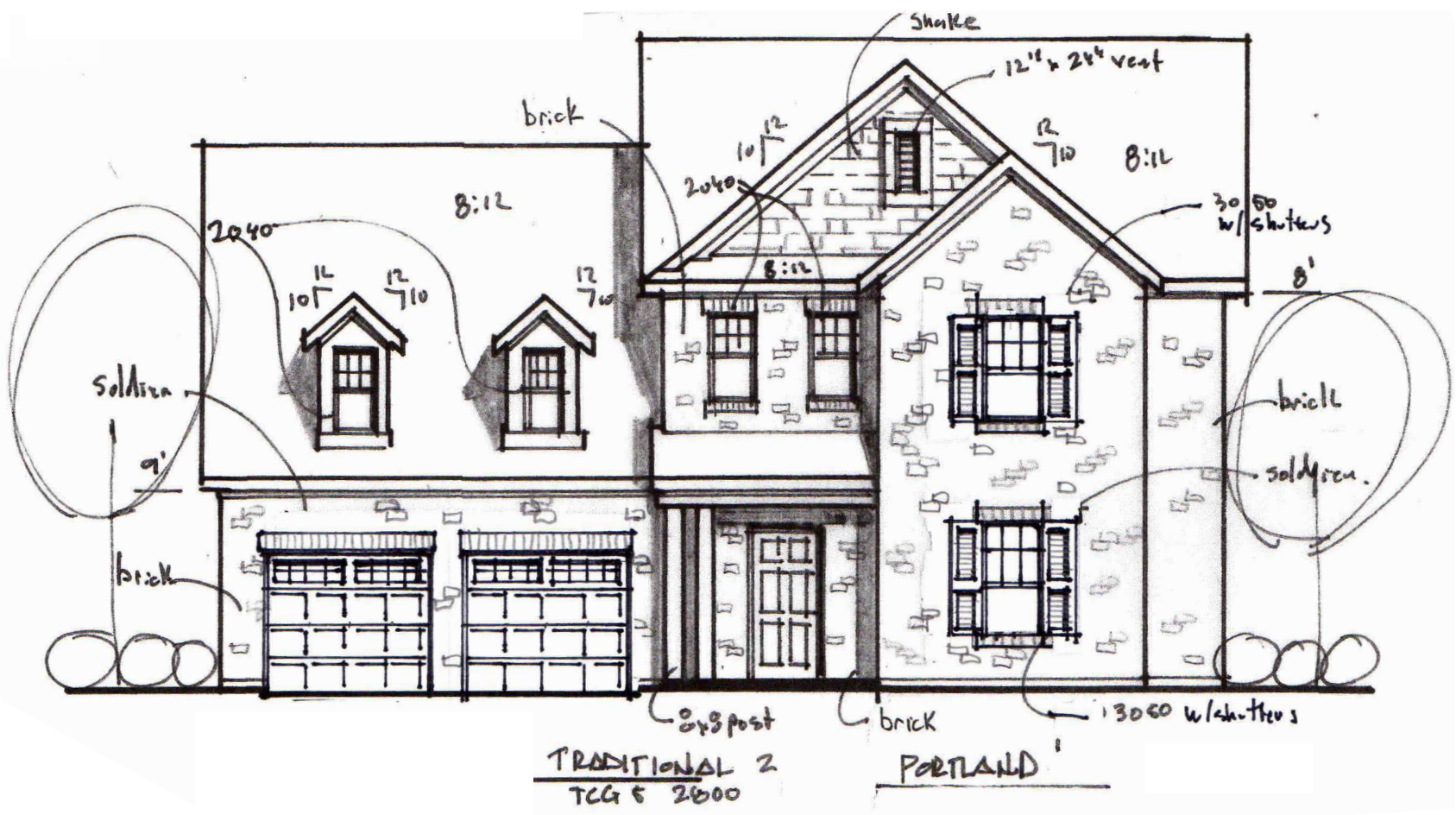
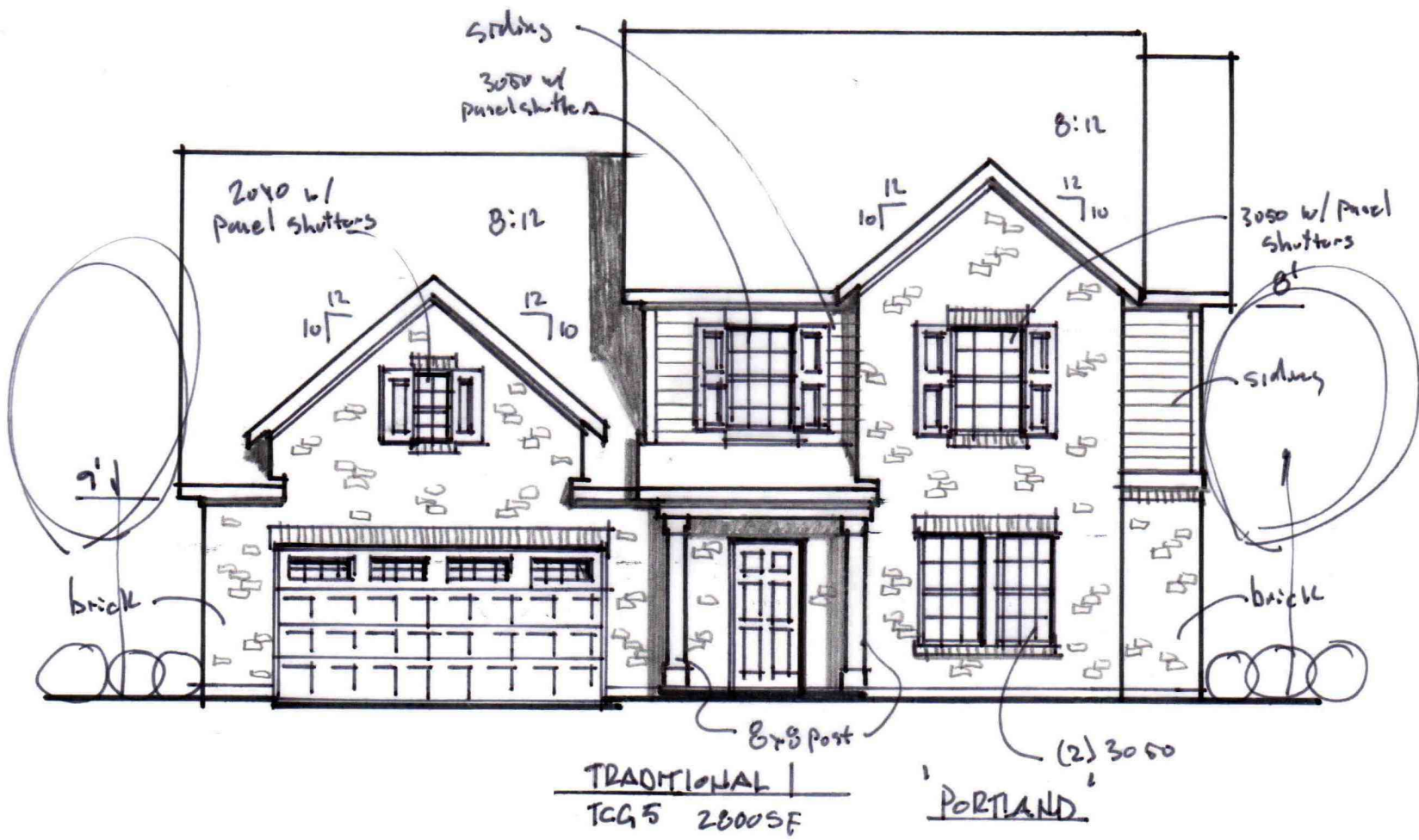
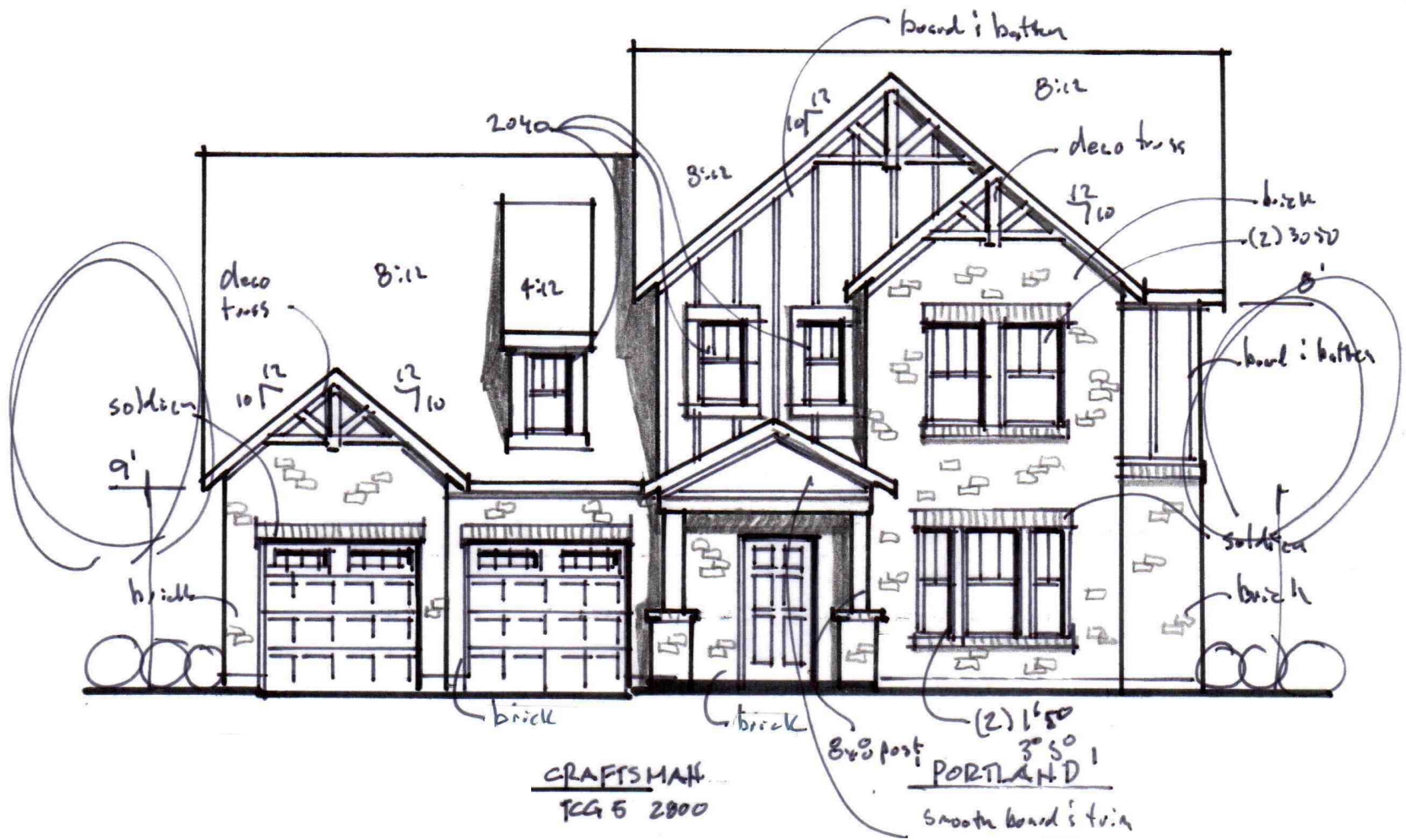
Wilburn



Wilburn



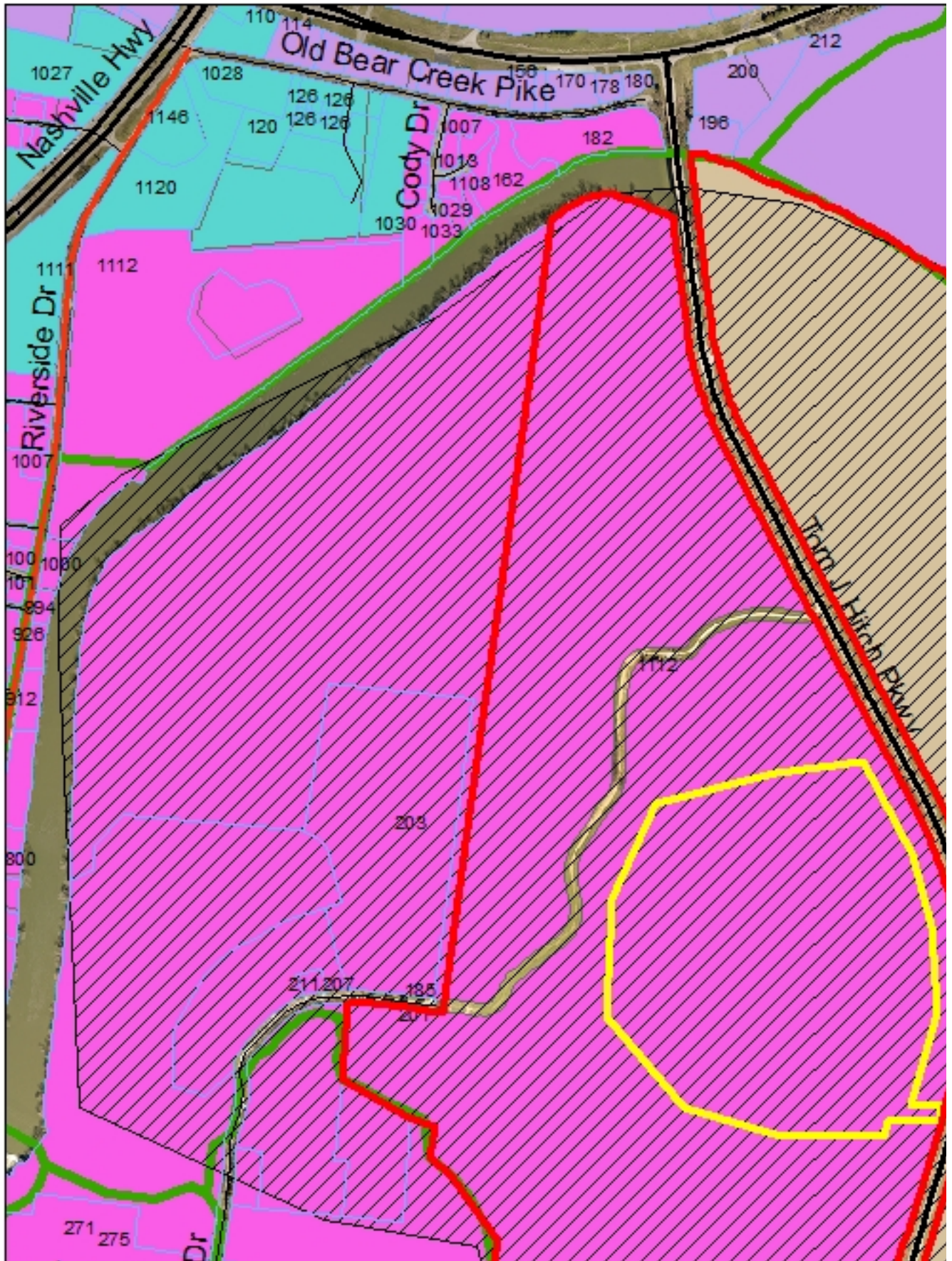
Wilburn



Case #22-0009

1112 Tom J Hitch Pkwy.

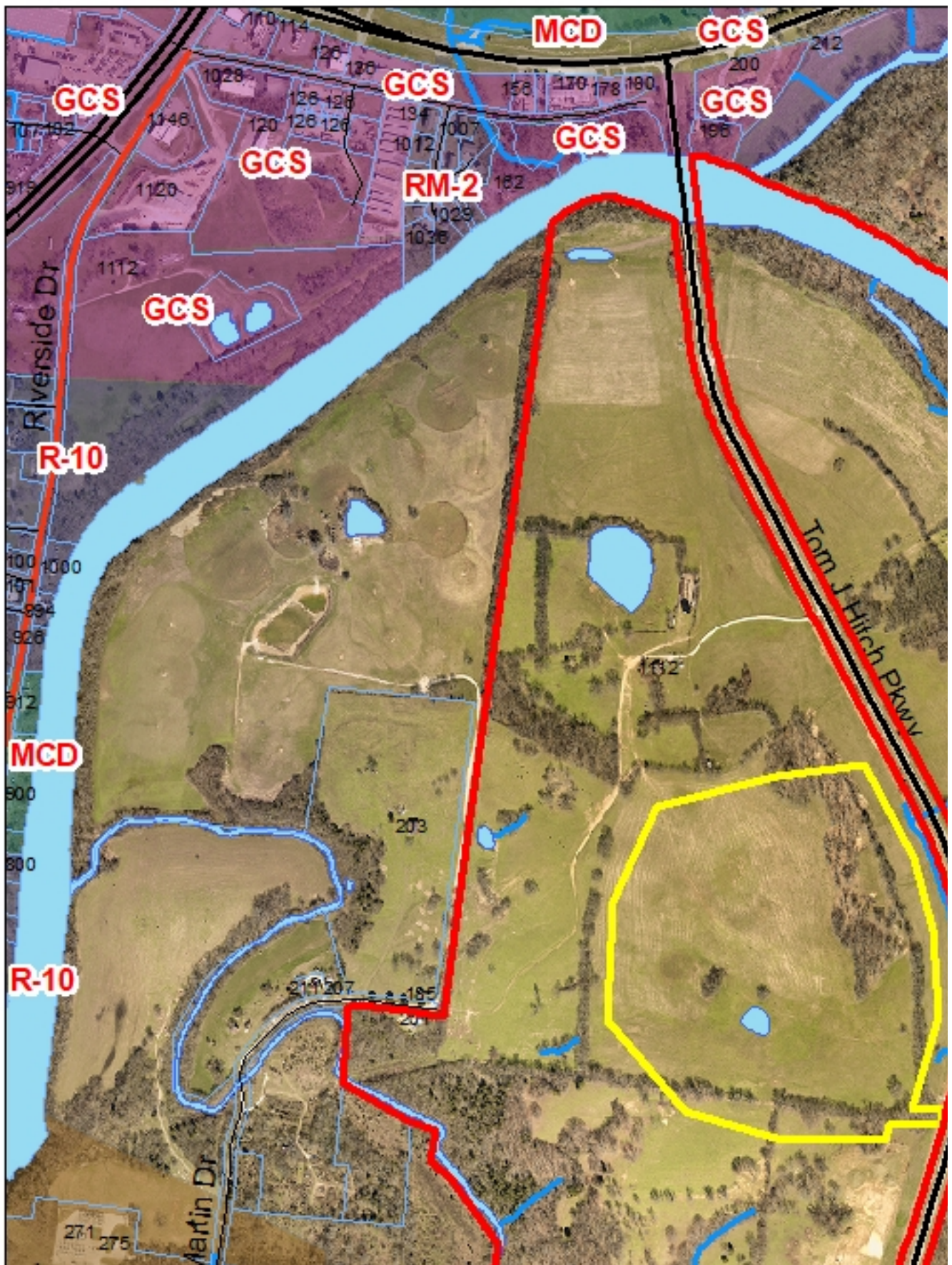
Tax Map 90 Parcel 30, +/- 44 acre portion



Case #22-0009

1112 Tom J Hitch Pkwy.

Tax Map 90 Parcel 30, +/- 44 acre portion





PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	2558 Greens Mill Road		
	TAX MAP: 051	GROUP:	PARCEL: 055.00
SUMMARY OF NATURE OF REQUEST AND WORK	This application is for the proposed Final Master Development Plan of a PUD of parcel 051-05500 (PUD - 1.46 DUA) made up of <u>550 residential lots</u> . The plan includes a Minor Collector Road between Greens Mill Road and Double Branch Road. This <u>376.96 acre parcel</u> will be planned by Gamble Design Collaborative and Crunk Engineering LLC		

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

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF
Fold all submittals larger than 8 1/2 "x11"

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

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

APPLICANT

NAME	Crunk Engineering, Patrick Carroll	PHONE	(615) 873-1795
ADDRESS	2823 Bransford Ave, Nashville, TN 37204	EMAIL	patrick@crunkeng.com

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

PROPERTY OWNER

NAME	Safe Harbor Residential, By: Koby Dumont	PHONE	(865) 507-0220
ADDRESS	2823 Bransford Ave, Nashville, TN 37204	EMAIL	koby@safeharbordev.com

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

Crunk Engineering, LLC By: Patrick Carroll

 APPLICANT NAME



 APPLICANT SIGNATURE

01/17/22

 DATE

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

Safe Harbor Residential, By: Koby Dumont

 PROPERTY OWNER NAME



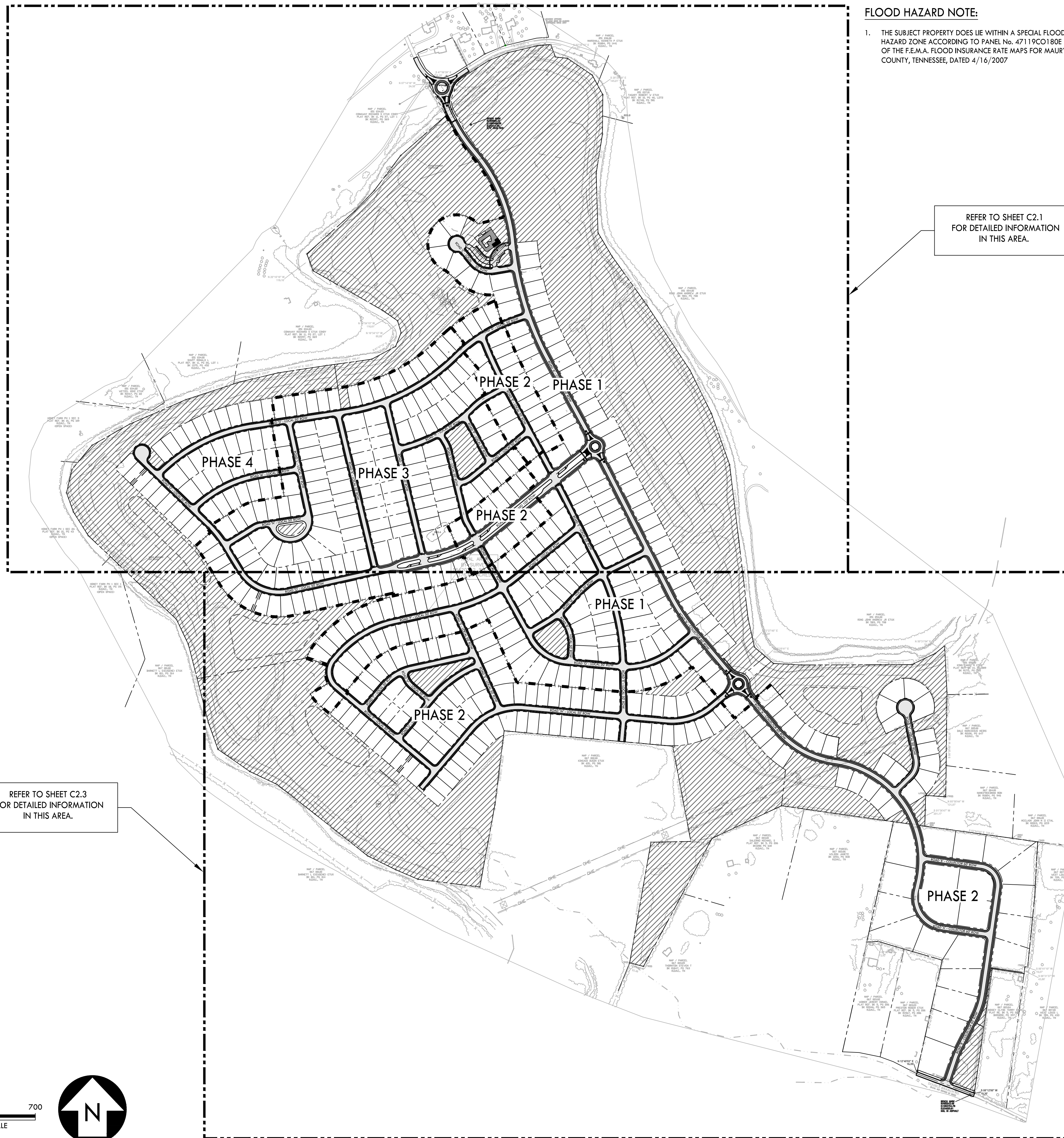
 PROPERTY OWNER SIGNATURE

01/17/22

 DATE

STAFF USE ONLY

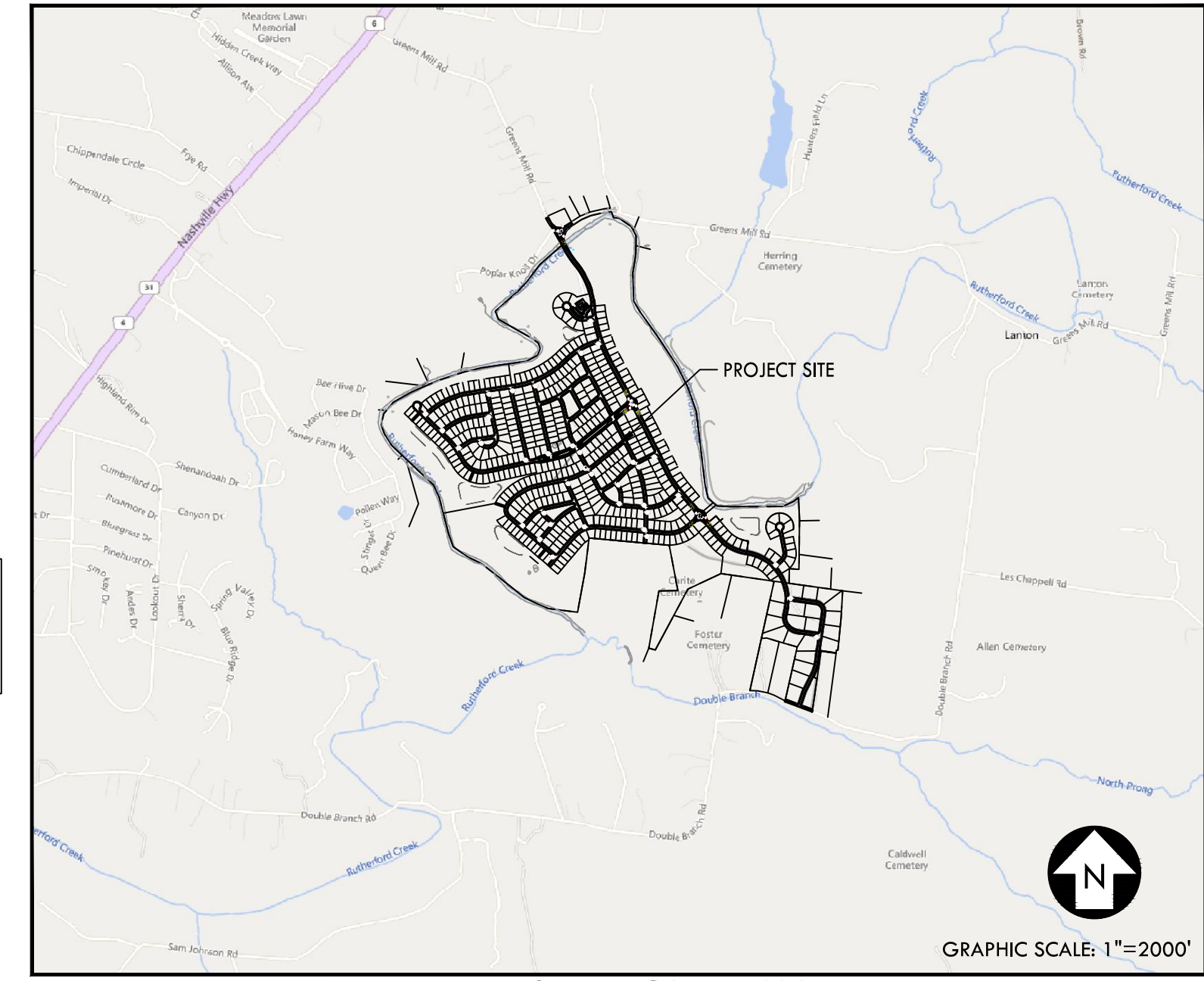
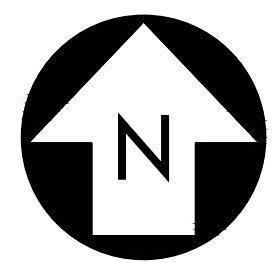
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



FLOOD HAZARD NOTE:
 1. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

REFER TO SHEET C2.1 FOR DETAILED INFORMATION IN THIS AREA.

REFER TO SHEET C2.3 FOR DETAILED INFORMATION IN THIS AREA.



SITE VICINITY MAP

NOTES:

- REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
- REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.
- REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
- GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
- DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- USABLE OPEN SPACE

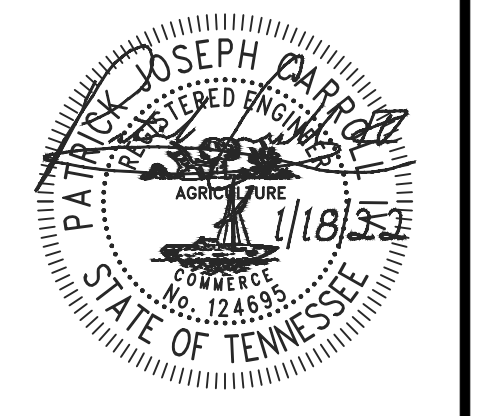
SITE DATA TABLE

PROJECT: GREENS MILL ROAD PUD	
ADDRESS: GREENS MILL ROAD 2558	
PARCEL ID: 051 055.00	
SITE ACREAGE: 376.96 ACRES	
PROPOSED DENSITY: 1.46 DUA	
PROPOSED ZONING: RS10	
ZONING DISTRICT:	RS10
AREA:	376.96 AC
PROPOSED LOTS:	
PHASE 1 LOTS:	174
PHASE 2 LOTS:	175
PHASE 3 LOTS:	156
PHASE 4 LOTS:	45
TOTAL:	550
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	75 FT
FRONT YARD:	
MINOR COLLECTOR:	30 FT
LOCAL STREET:	25 FT
SIDE SETBACK:	10 FT
REAR SETBACK:	20 FT
OPEN SPACE REQ'D:	6% OF TOTAL AREA
OPEN SPACE PROVIDED:	169 AC (25.68%)
***REFER TO SHEET C1.4 FOR OPEN SPACE PARCEL TABLE	

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT PLAN
C1.2	SITE LAYOUT PLAN
C1.3	SITE LAYOUT PLAN
C1.4	LOT TABLES
C2.0	OVERALL GRADING DRAINAGE & UTILITY PLAN
C2.1	GRADING DRAINAGE & UTILITY PLAN
C2.2	GRADING DRAINAGE & UTILITY PLAN
C2.3	MCWS WATERMAIN EXTENSION EXHIBIT
C3.0	ROADWAY CROSS SECTIONS

CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM



**GREENS MILL ROAD
 PLANNED UNIT DEVELOPMENT
 FINAL PLAN
 COLUMBIA, TENNESSEE**

REVISIONS	No.	DATE

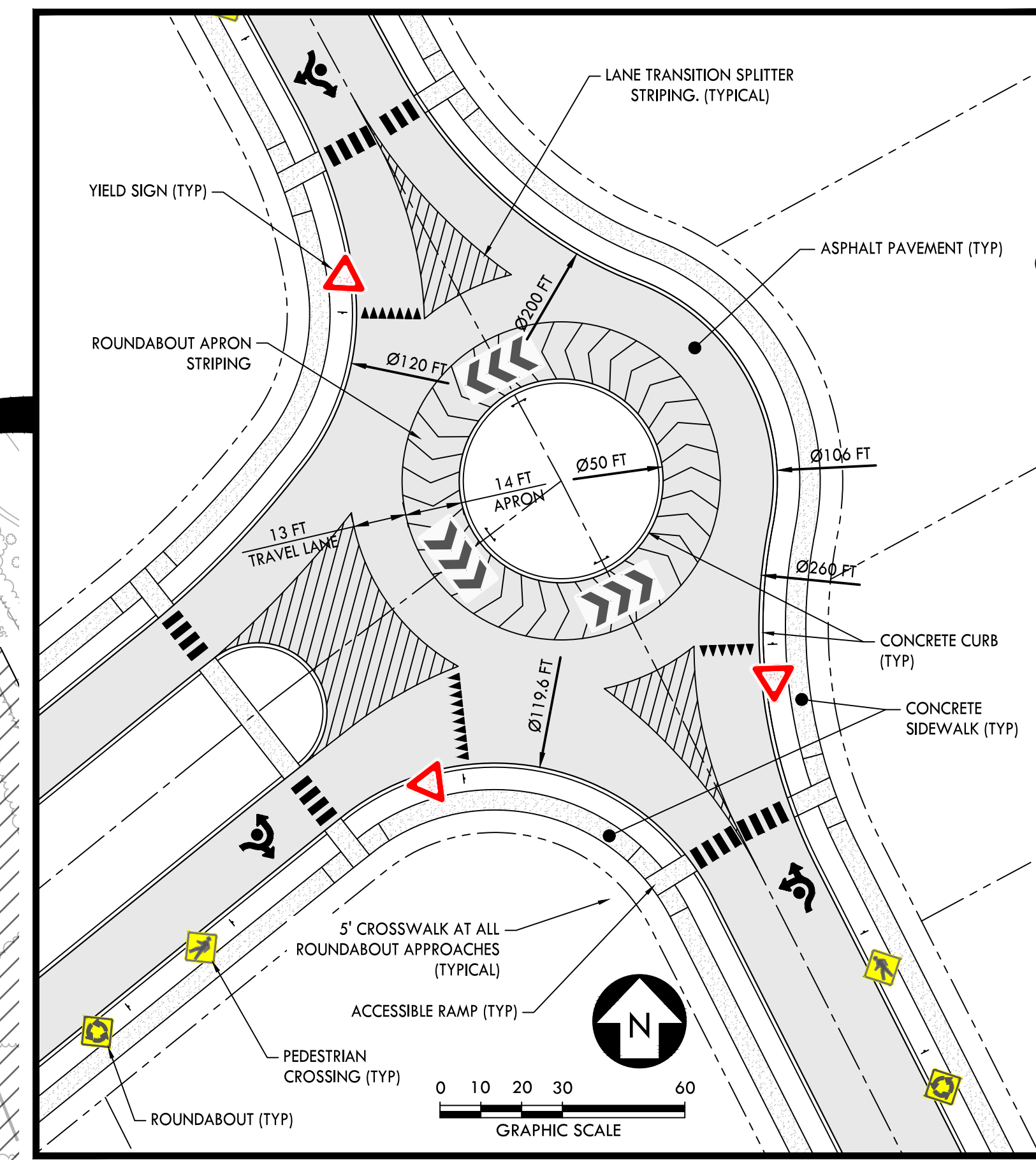
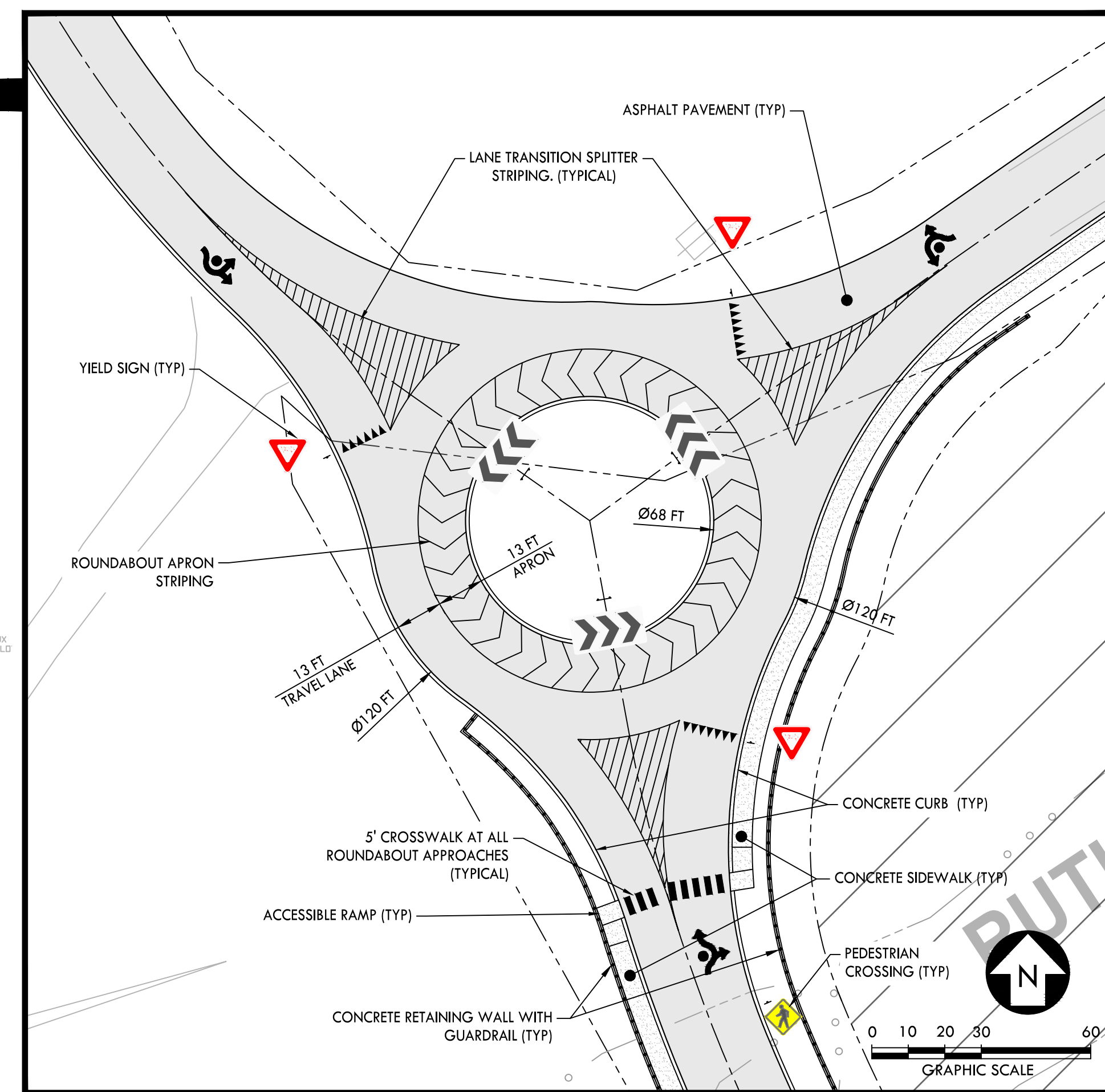
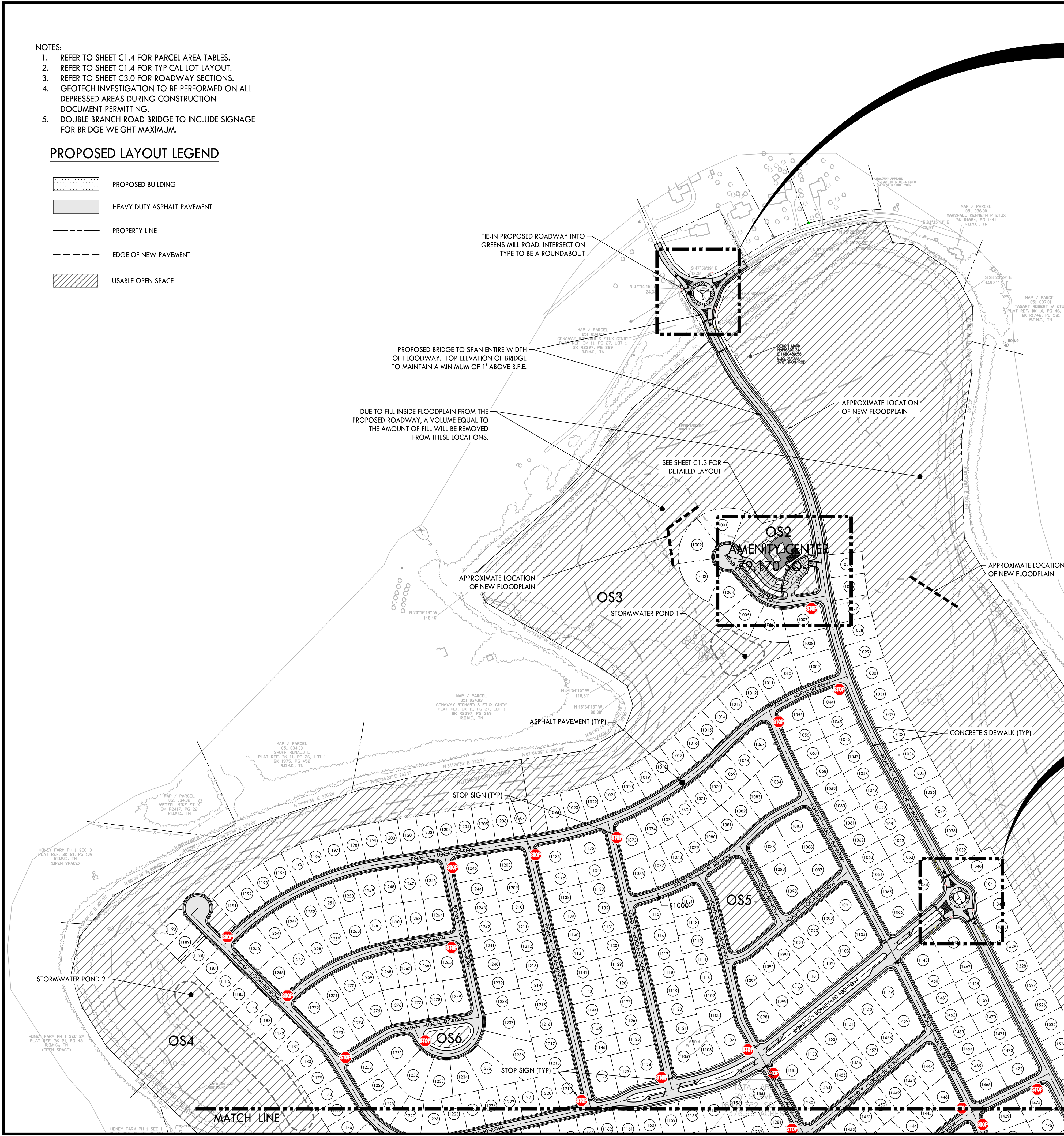
01/18/21 17067

C1.0
 OVERALL SITE LAYOUT PLAN

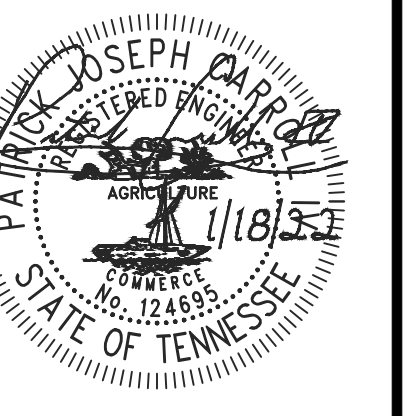
- NOTES:
- REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
 - REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.
 - REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
 - GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
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PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
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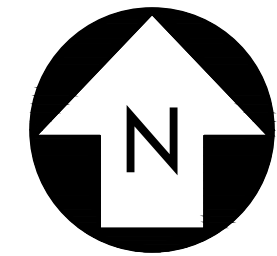


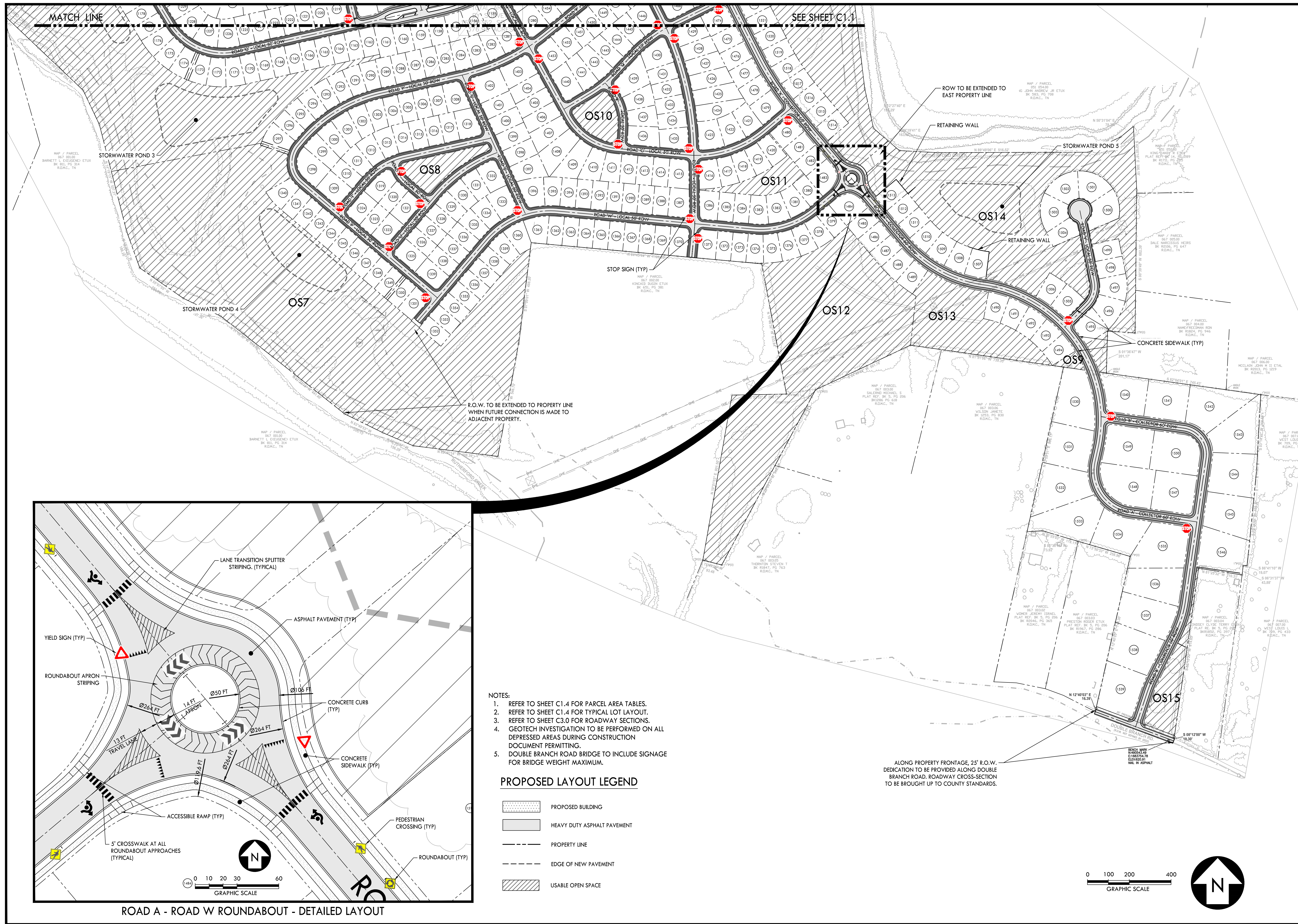
GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

01/18/21 17067

C1.1
 SITE LAYOUT PLAN

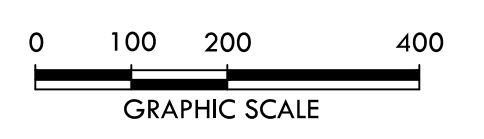




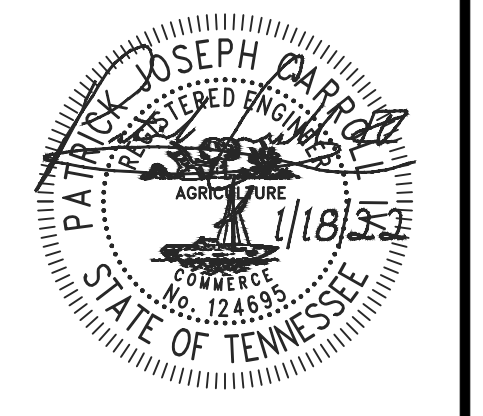
- NOTES:**
1. REFER TO SHEET C1.4 FOR PARCEL AREA TABLES.
 2. REFER TO SHEET C1.4 FOR TYPICAL LOT LAYOUT.
 3. REFER TO SHEET C3.0 FOR ROADWAY SECTIONS.
 4. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
 5. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

- PROPOSED LAYOUT LEGEND**
- PROPOSED BUILDING
 - HEAVY DUTY ASPHALT PAVEMENT
 - PROPERTY LINE
 - EDGE OF NEW PAVEMENT
 - USABLE OPEN SPACE

ALONG PROPERTY FRONTAGE, 25' R.O.W. DEDICATION TO BE PROVIDED ALONG DOUBLE BRANCH ROAD. ROADWAY CROSS-SECTION TO BE BROUGHT UP TO COUNTY STANDARDS.



CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 SUITE 600
 FRANKLIN, TN 37067
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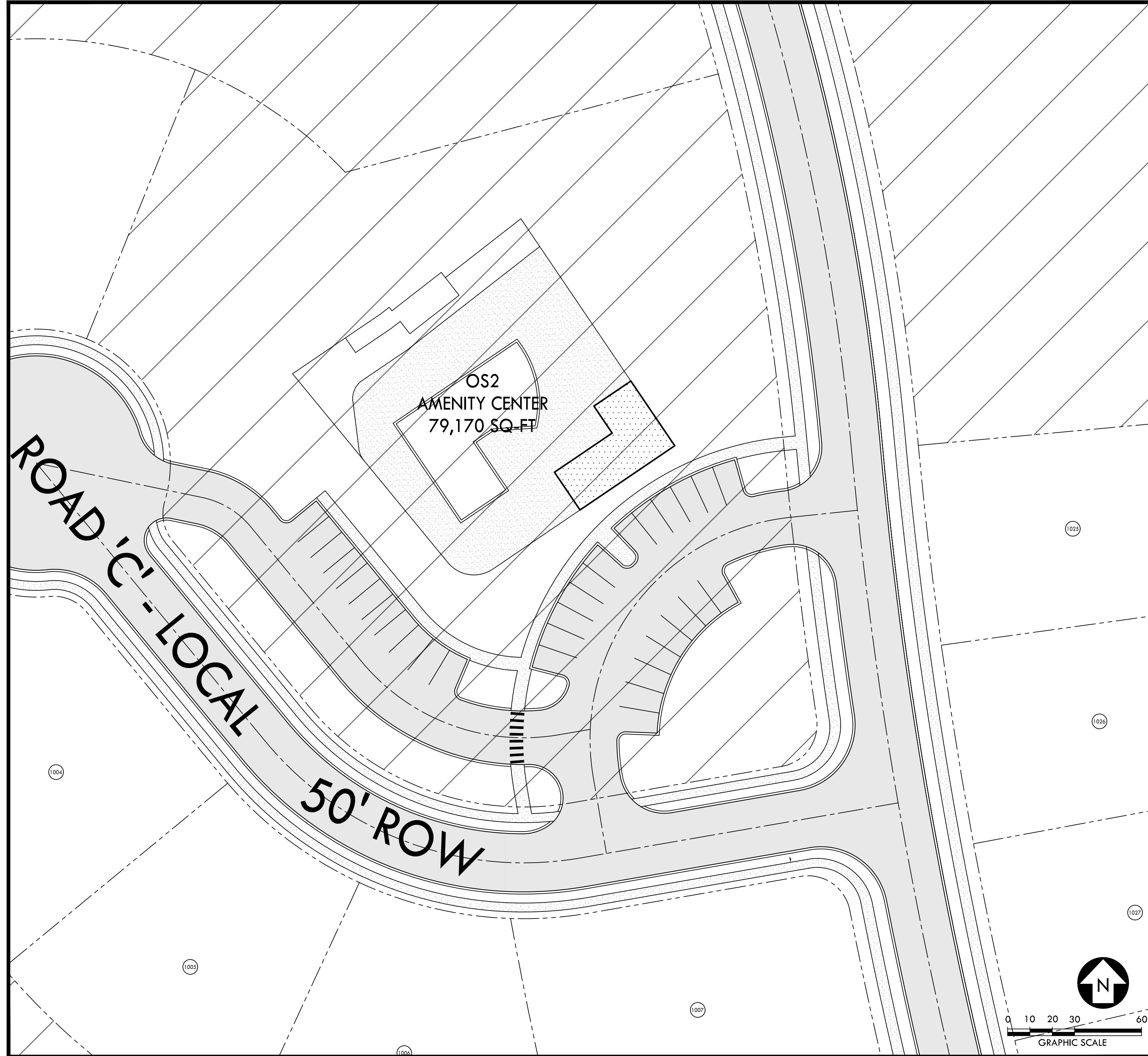
GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	DATE
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01/18/21 17067

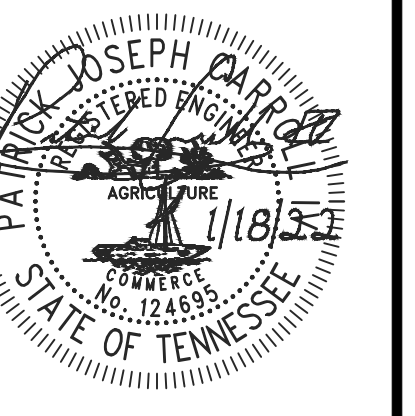
C1.2
 SITE LAYOUT PLAN

SITE DATA TABLE (AMENITY CENTER):	
EXISTING ZONING:	RS-10
PROPOSED ZONING:	RS-10
AMENITY CENTER	
AREA:	1.82 AC
PARKING SPACE:	31 SPACES
USAGE:	AMENITY CENTER AND POOL
BUILDING AREA:	1,340 SQ-FT
POOL AREA:	2,400 SQ-FT



AMENITY CENTER - DETAILED LAYOUT

CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
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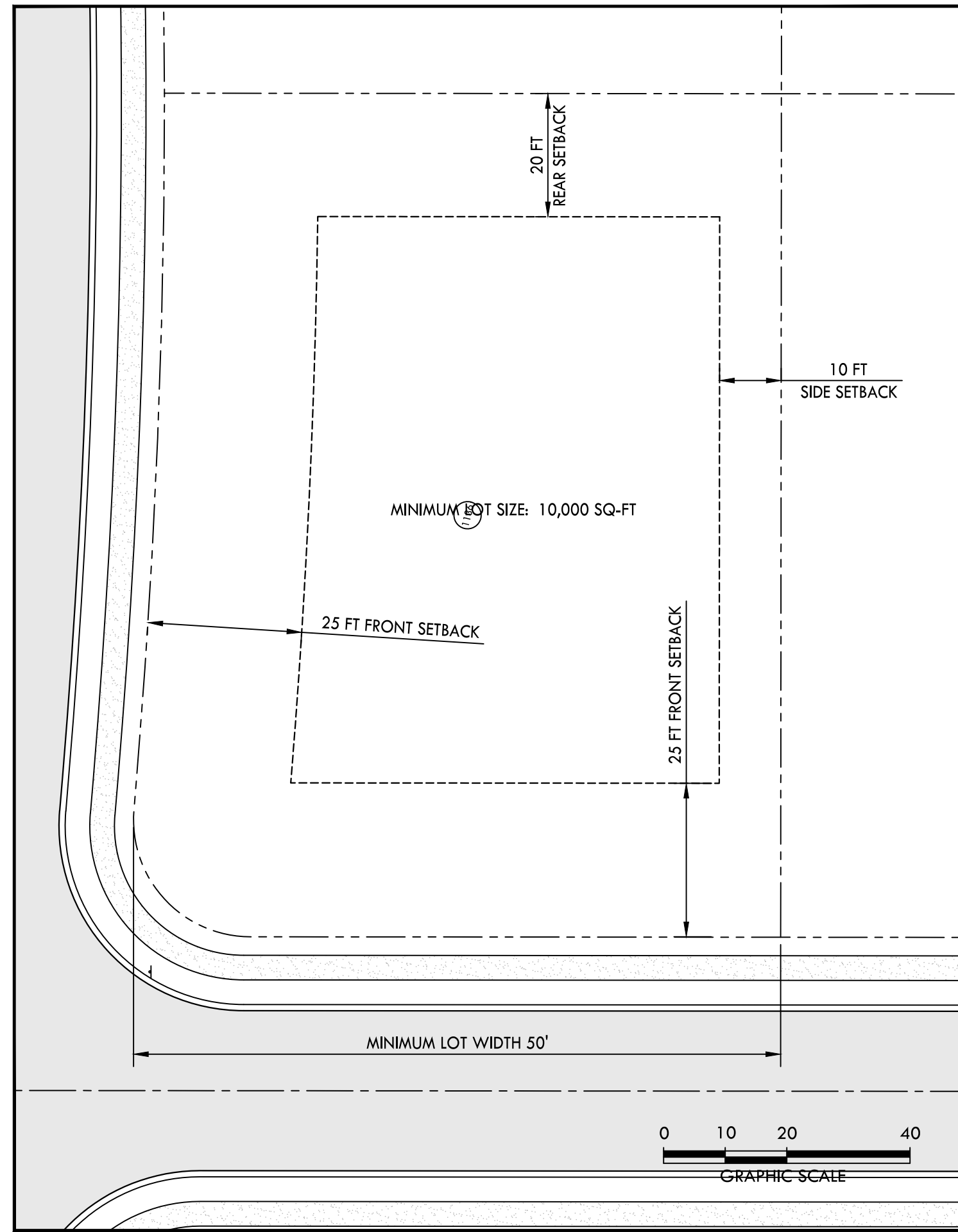


GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
 COLUMBIA, TENNESSEE

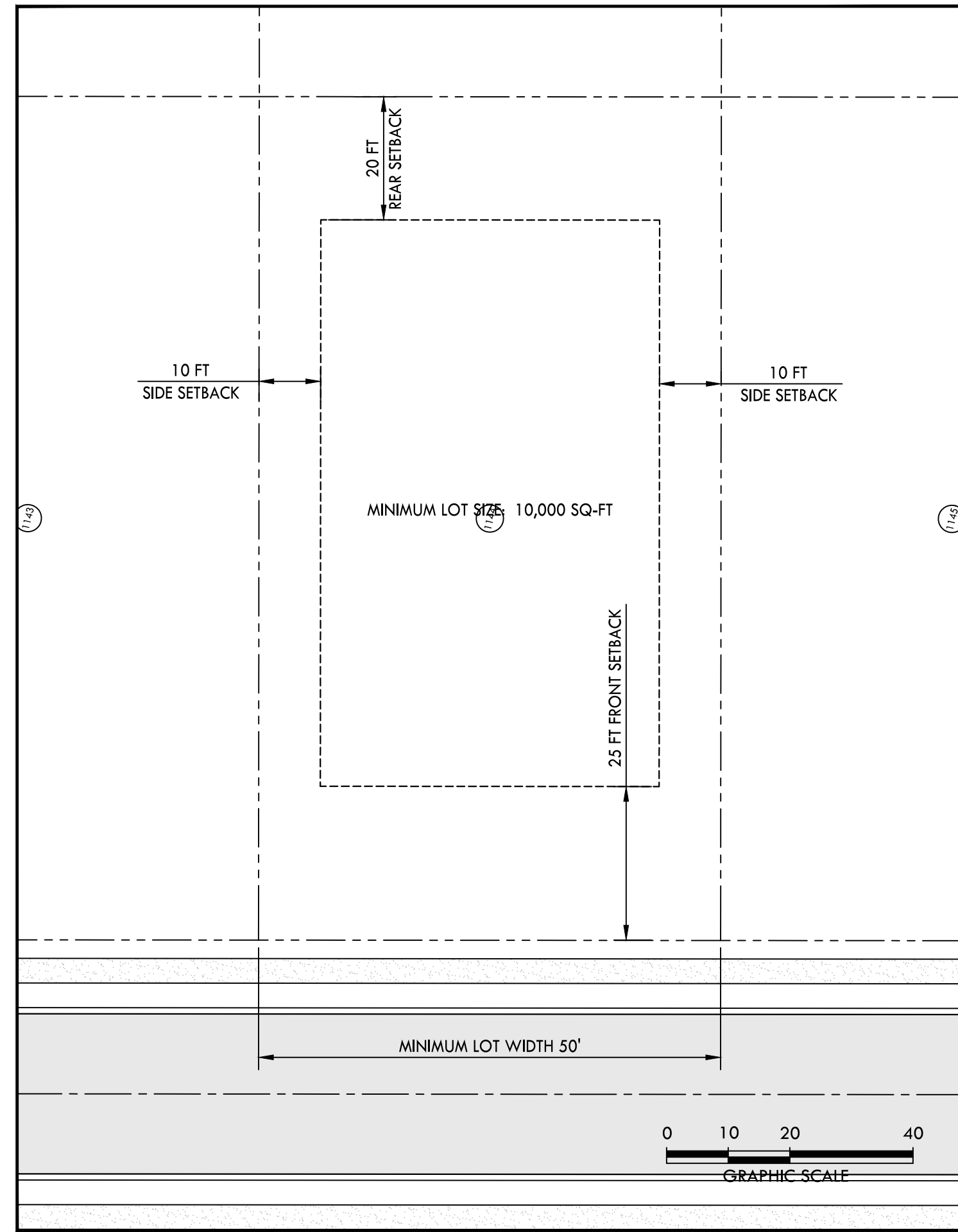
REVISIONS	DATE
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01/18/21 17067

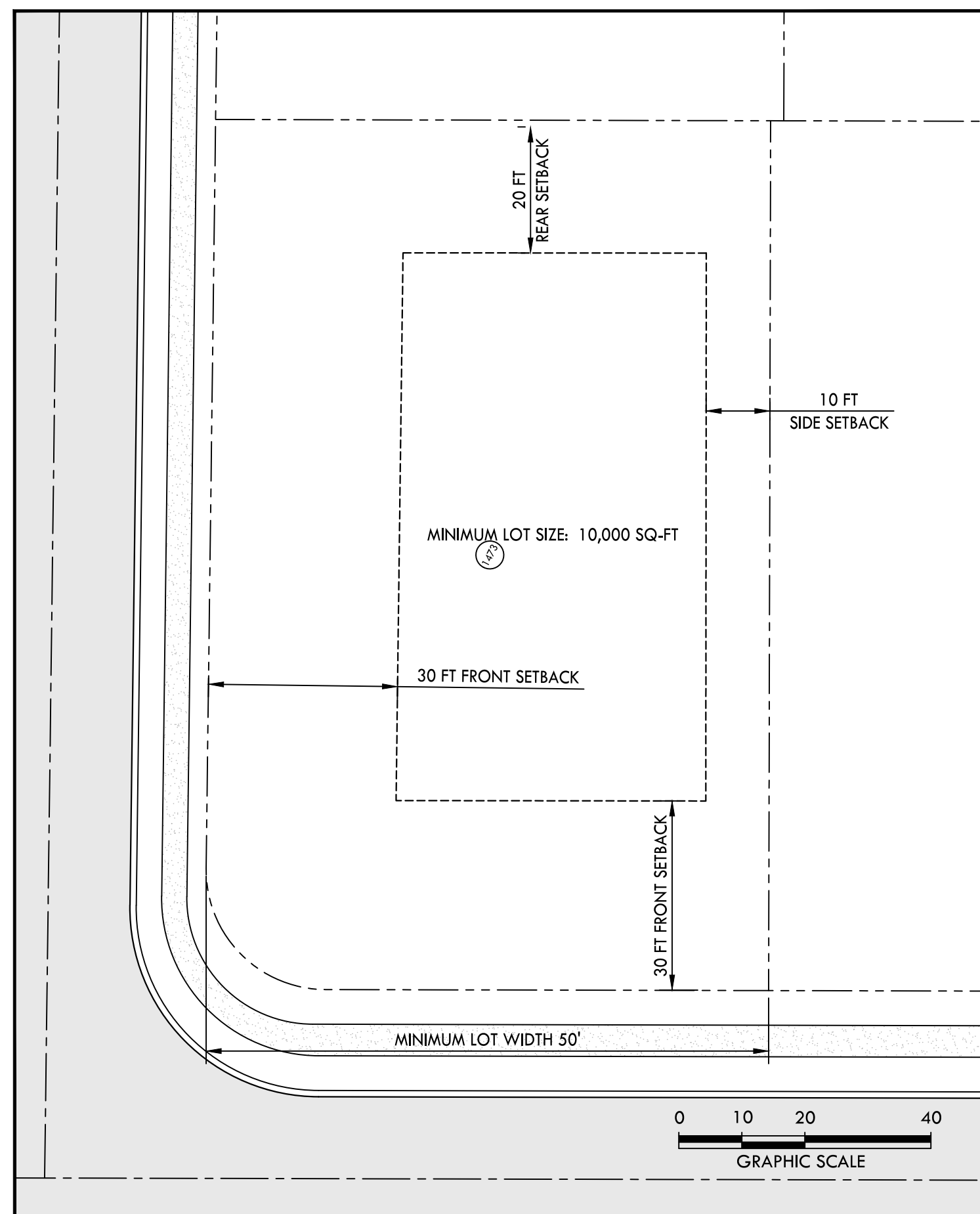
C1.3
 SITE LAYOUT PLAN



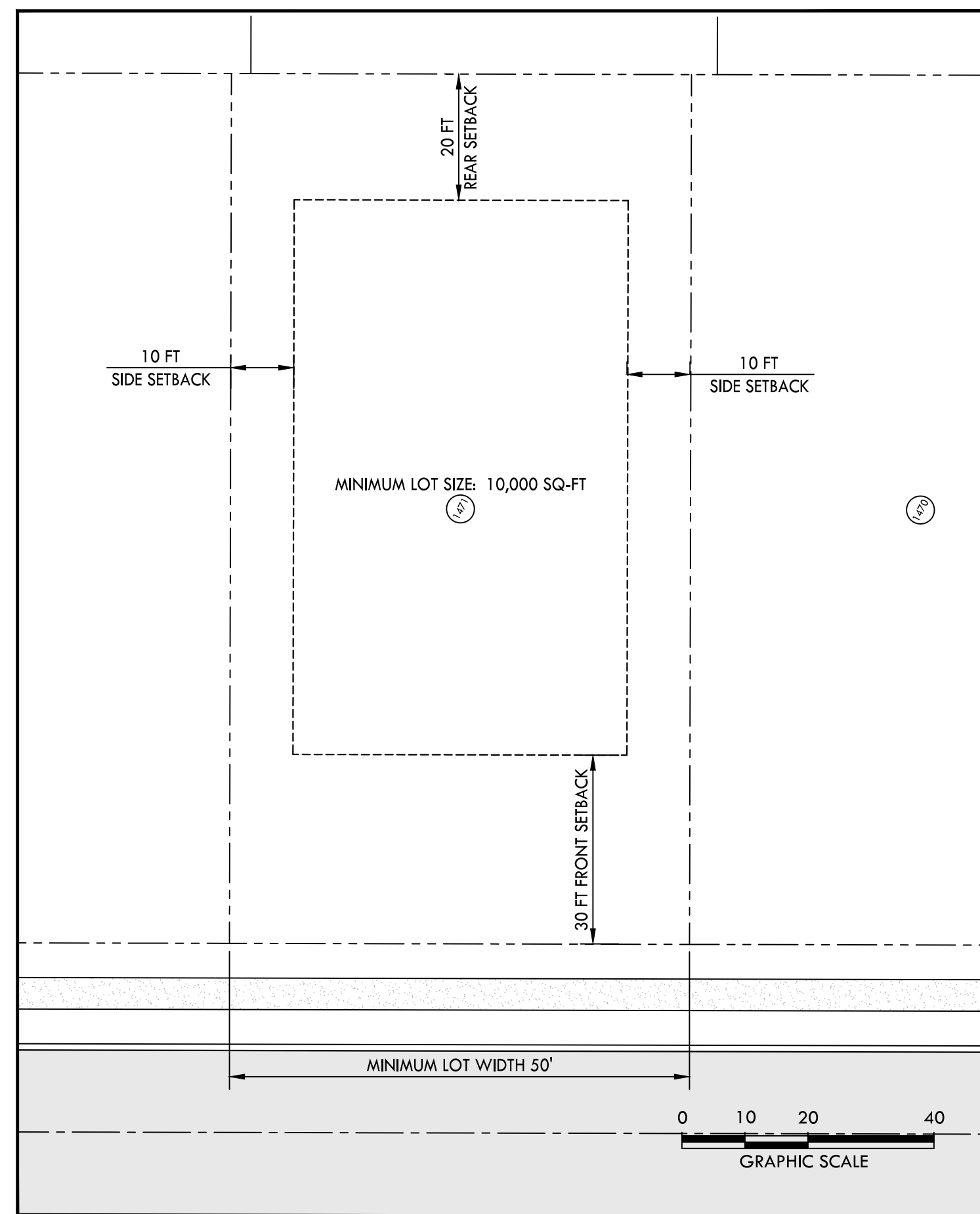
TYPICAL CORNER LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL ROADWAYS



TYPICAL CORNER LOT LAYOUT AT COLLECTOR ROADWAYS



TYPICAL LOT LAYOUT AT LOCAL COLLECTOR ROADWAYS

PHASE 1 LOTS	
LOT NUMBER	AREA (SQ-FT)
1001	17,017
1002	17,017
1003	17,017
1004	14,912
1005	13,469
1006	14,496
1007	15,290
1008	12,968
1009	15,357
1025	11,321
1026	11,321
1027	11,321
1028	11,321
1029	11,321
1030	11,321
1031	11,321
1032	11,321
1033	11,268
1034	11,050
1035	11,050
1036	11,050
1037	11,050
1038	11,050
1039	11,050
1040	13,667
1041	11,572
1042	14,048
1043	10,851
1044	12,511
1045	10,407
1046	10,407
1047	10,397
1048	10,212
1049	10,212
1050	10,212
1051	10,212
1052	10,212
1053	10,212
1054	21,469
1066	14,594
1104	13,799
1147	19,347
1148	14,636
1149	15,305
1280	13,820
1281	12,631
1282	11,057
1283	11,026
1284	10,909
1285	10,220
1286	10,220
1287	10,220
1288	10,220
1289	10,220
1290	10,514
1291	10,592
1292	10,592
1293	10,592
1294	10,592
1295	10,592
1296	10,420
1297	12,328
1298	16,987
1299	13,525
1300	13,093
1301	12,569
1302	11,816
1303	11,277
1304	10,024
1305	10,001
1306	10,001
1307	10,001
1308	13,417
1340	12,162
1341	10,001
1402	18,209
1403	16,393
1404	12,508
1405	12,968
1406	13,428
1407	16,150
1408	20,121
1409	18,457
1410	13,637
1411	11,552
1412	10,549
1413	10,549

PHASE 1 LOTS	
LOT NUMBER	AREA (SQ-FT)
1414	10,549
1415	13,236
1416	13,003
1417	10,800
1418	10,800
1419	10,800
1420	10,718
1421	12,438
1422	12,941
1423	14,839
1424	15,337
1425	17,114
1426	14,971
1427	13,500
1428	12,409
1429	14,257
1430	15,369
1431	10,368
1432	10,368
1433	10,368
1434	10,368
1435	13,193
1436	13,877
1437	12,355
1438	12,396
1439	18,871
1440	15,280
1441	13,241
1442	13,493
1443	11,980
1444	11,512
1445	11,211
1446	14,642
1447	13,840
1448	10,686
1449	10,001
1450	10,001
1451	10,001
1452	11,722
1453	13,741
1454	10,549
1455	10,549
1456	10,549
1457	10,549
1458	10,549
1459	14,579
1460	10,138
1461	10,138
1462	10,138
1463	10,138
1464	10,138
1465	10,138
1466	12,185
1467	10,074
1468	10,074
1469	10,074
1470	10,074
1471	10,074
1472	10,074
1473	12,173
1474	13,979
1475	11,830
1476	11,948
1477	12,050
1478	12,088
1479	13,945
1480	12,923
1481	11,050
1482	11,050
1483	14,735
1484	15,918
1514	11,050
1515	11,050
1516	11,198
1517	11,487
1518	11,487
1519	11,383
1520	11,050
1521	11,050
1522	11,050
1523	11,050
1524	11,050
1525	11,050
1526	11,050
1527	11,050
1528	11,050
1529	11,050

PHASE 2 LOTS	
LOT NUMBER	AREA (SQ-FT)
1010	11,104
1011	10,417
1012	10,417
1013	10,417
1055	11,912
1056	10,645
1057	10,645
1058	10,645
1059	10,428
1060	10,412
1061	10,412
1062	10,412
1063	10,412
1064	10,412
1065	10,412
1067	14,209
1084	19,233
1085	13,477
1086	11,692
1087	14,621
1091	13,310
1098	15,338
1099	10,686
1100	10,686
1101	10,686
1102	10,686
1103	10,686
1107	13,627
1150	11,960
1151	11,960
1152	11,960
1153	11,960
1154	14,363
1155	13,313
1309	14,933
1310	10,275
1311	11,489
1312	11,439
1313	11,439
1314	10,641
1315	10,275
1316	10,275
1317	10,275
1318	13,614
1319	12,546
1320	10,027
1321	11,979
1322	11,979
1323	10,001
1324	11,979
1325	12,668
1326	10,001
1327	10,001
1328	10,001
1329	10,563
1330	10,842
1331	10,842
1332	12,683
1333	13,999
1334	11,281
1335	10,997
1336	10,275
1337	10,275
1338	10,275
1339	12,253
1342	10,001
1343	10,001
1344	10,001
1345	10,001
1346	10,001
1347	10,001
1348	10,001
1349	10,001
1350	10,001
1351	11,979
1352	10,001
1353	10,001
1354	10,001
1355	10,001
1356	10,001
1357	10,001
1358	10,001
1359	11,505
1360	12,208
1361	12,444
1362	9,976
1363	10,001
1364	10,001

PHASE 2 LOTS	
LOT NUMBER	AREA (SQ-FT)
1365	10,001
1366	10,001
1367	10,001
1368	10,001
1369	10,001
1370	11,979
1371	11,979
1372	10,001
1373	10,001
1374	10,692
1375	10,980
1376	10,980
1377	10,980
1378	10,980
1379	10,938
1380	10,382
1381	12,250
1382	12,250
1383	11,566
1384	10,275
1385	10,275
1386	12,263
1387	13,283
1388	10,138
1389	10,138
1390	10,138
1391	10,138
1392	10,138
1393	10,138
1394	10,138
1395	11,032
1396	14,390
1397	14,484
1398	12,450
1399	12,450
1400	12,450
1401	12,450
1485	11,390
1486	11,390
1487	11,556
1488	12,129
1489	12,129
1490	12,039
1491	12,039
1492	12,039
1493	12,039
1494	12,039
1495	15,663
1496	14,655
1497	13,516
1498	11,050
1499	11,050
1500	18,877
1501	17,017
1502	17,017
1503	17,017
1504	12,181
1505	13,689
1506	11,484
1507	12,148
1508	12,148
1509	12,148
1510	12,148
1511	11,103
1512	11,050
1513	11,050
1530	46,076
1531	42,997
1532	47,241
1533	49,651
1534	39,096
1535	49,611
1536	40,595
1537	43,516
1538	42,877
1539	42,429
1540	36,508
1541	35,915
1542	45,724
1543	45,376
1544	43,658
1545	41,861
1546	42,927
1547	37,112
1548	43,237
1549	42,350
1550	41,664

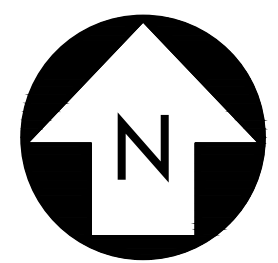
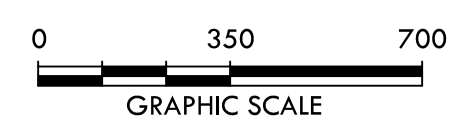
PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1014	10,417
1015	10,066
1016	10,422
1017	10,422
1018	10,422
1019	10,422
1020	10,422
1021	10,422
1022	10,422
1023	10,422
1024	10,422
1068	10,242
1069	10,325
1070	10,325
1071	10,325
1072	10,325
1073	10,325
1074	10,325
1075	13,240
1076	13,199
1077	11,412
1078	11,614
1079	11,632
1080	11,468
1081	11,118
1082	10,741
1083	11,609
1088	15,013
1089	11,805
1090	14,553
1092	10,138
1093	10,138
1094	10,138
1095	10,138
1096	10,143
1097	15,291
1105	13,458
1106	12,515
1108	11,400
1109	10,001
1110	10,001
1111	10,001
1112	10,001
1113	10,001
1114	12,377
1115	12,950
1116	10,138
1117	10,138
1118	10,138
1119	10,138
1120	10,138
1121	10,530
1122	14,589
1123	11,363
1124	13,142
1125	10,275
1126	10,275
1127	10,275
1128	10,275
1129	10,275
1130	10,275
1131	10,275
1132	10,275
1133	10,275
1134	10,275
1135	13,969
1136	13,927
1137	10,275
1138	10,275
1139	10,275
1140	10,275
1141	10,275
1142	10,275
1143	10,275
1144	10,275
1145	10,275
1146	10,275
1156	11,560

PHASE 3 LOTS	
LOT NUMBER	AREA (SQ-FT)
1157	11,560
1158	11,139
1159	11,050
1160	11,077
1161	12,197
1162	9,995
1163	10,001
1164	10,001
1165	10,001
1166	10,001
1167	10,001
1168	10,001
1169	10,001
1170	10,001
1171	11,164
1172	11,297
1173	11,306
1174	11,314
1175	

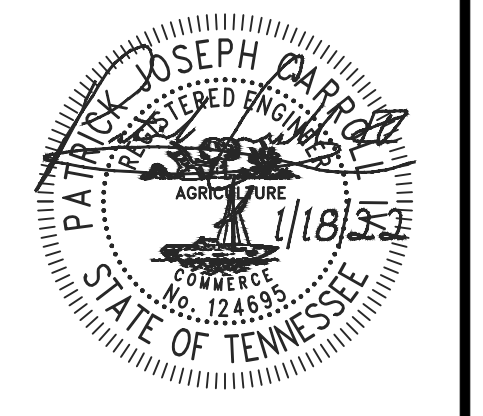


REFER TO SHEET C2.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C2.2
FOR DETAILED INFORMATION
IN THIS AREA.



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE FATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



**GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE**

REVISIONS	DATE
No.	

01/18/21 17067

C2.0
OVERALL GRADING
DRAINAGE & UTILITY
PLAN

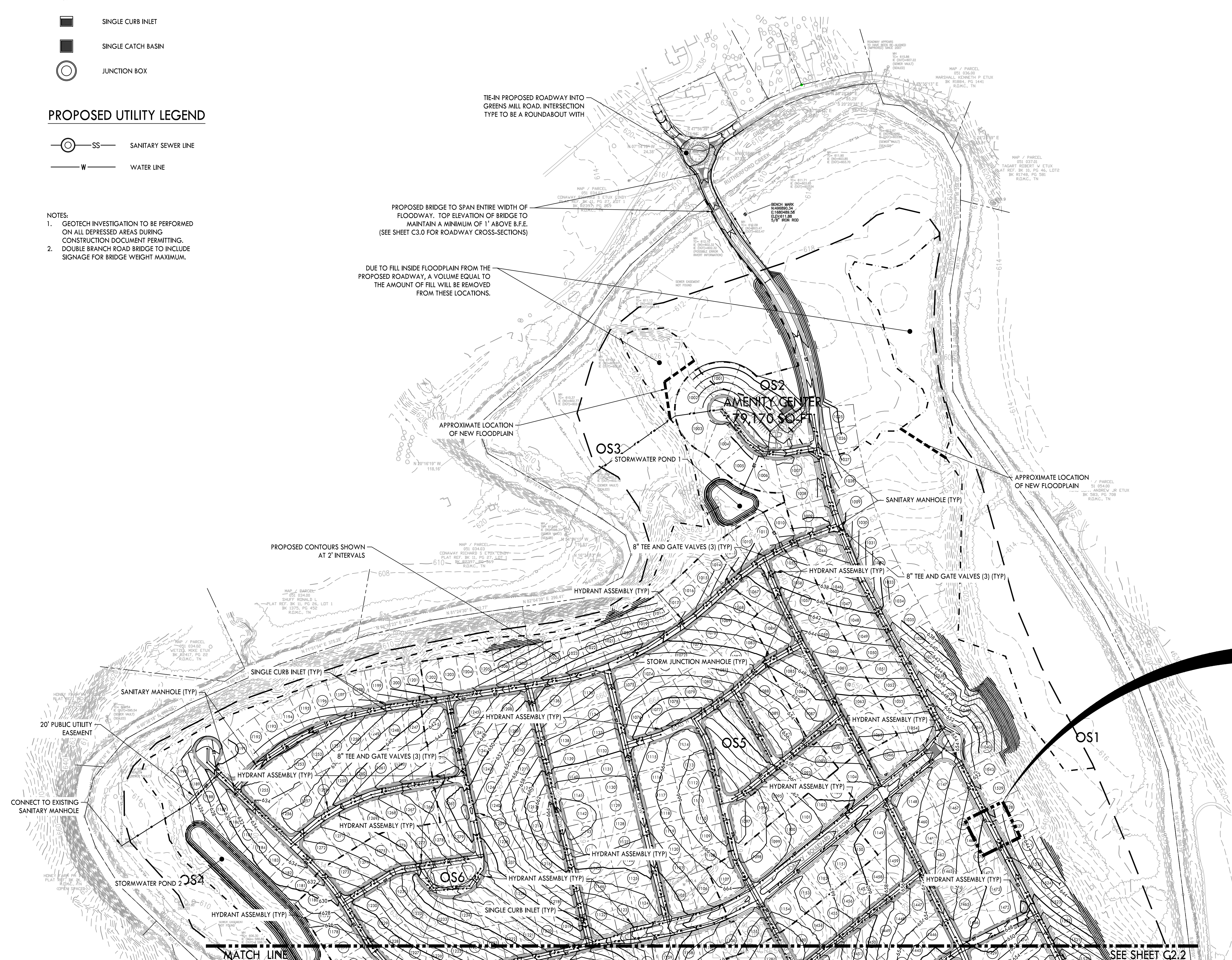
PROPOSED GRADING & DRAINAGE LEGEND

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

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE

- NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
 2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.



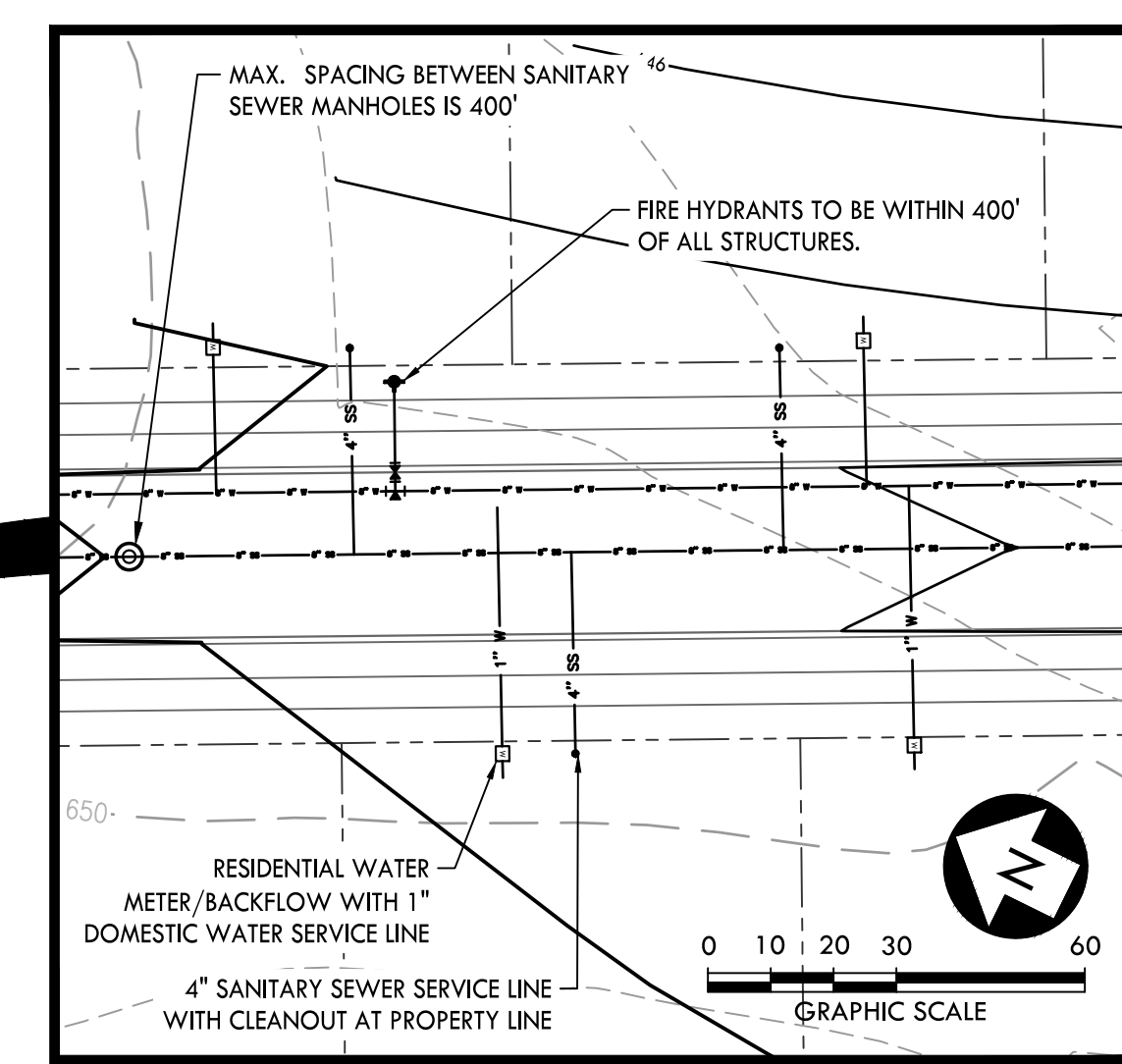
TIE-IN PROPOSED ROADWAY INTO GREENS MILL ROAD. INTERSECTION TYPE TO BE A ROUNDABOUT WITH

PROPOSED BRIDGE TO SPAN ENTIRE WIDTH OF FLOODWAY. TOP ELEVATION OF BRIDGE TO MAINTAIN A MINIMUM OF 1' ABOVE B.F.E. (SEE SHEET C3.0 FOR ROADWAY CROSS-SECTIONS)

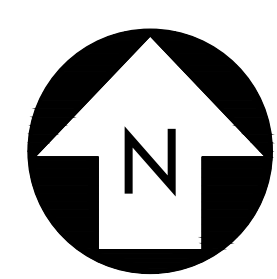
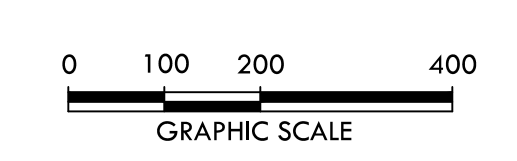
DUE TO FILL INSIDE FLOODPLAIN FROM THE PROPOSED ROADWAY, A VOLUME EQUAL TO THE AMOUNT OF FILL WILL BE REMOVED FROM THESE LOCATIONS.

APPROXIMATE LOCATION OF NEW FLOODPLAIN

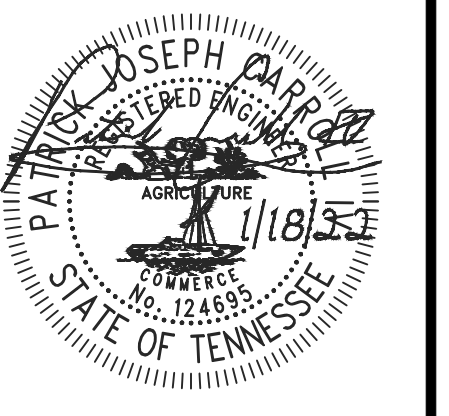
APPROXIMATE LOCATION OF NEW FLOODPLAIN



TYPICAL PUBLIC UTILITY LAYOUT



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**GREENS MILL ROAD
 PLANNED UNIT DEVELOPMENT
 FINAL PLAN
 COLUMBIA, TENNESSEE**

REVISIONS	DATE
No.	

01/18/21 17067

C2.1
 GRADING
 DRAINAGE & UTILITY
 PLAN

MATCH LINE

SEE SHEET C2.2



PROPOSED GRADING & DRAINAGE LEGEND

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

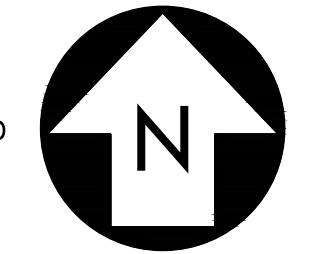
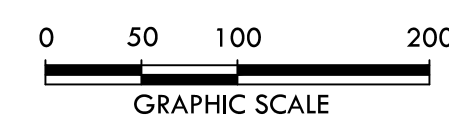
PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- WATER LINE

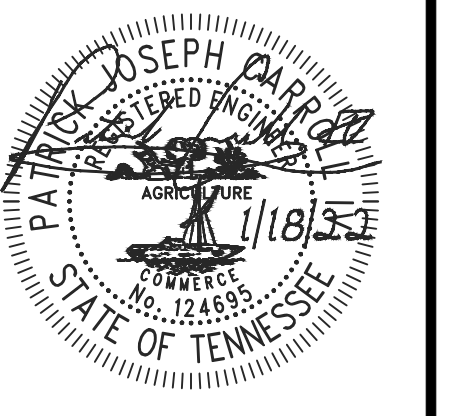
- NOTES:**
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
 2. DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

REFER TO SHEET C2.3 FOR MCW'S WATERMAIN EXTENSION EXHIBIT

PROPOSED CONTOURS SHOWN AT 2' INTERVALS



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GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

01/18/21 17067

C2.2
 GRADING
 DRAINAGE & UTILITY
 PLAN



PROPOSED GRADING & DRAINAGE LEGEND

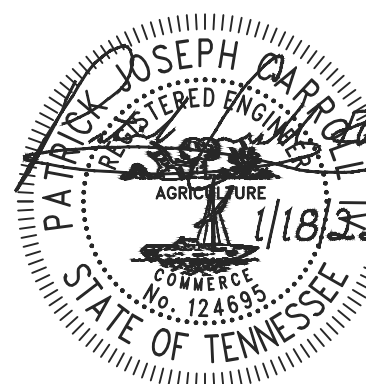
- PROPOSED CONTOUR
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE

- NOTES:
- GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.
 - DOUBLE BRANCH ROAD BRIDGE TO INCLUDE SIGNAGE FOR BRIDGE WEIGHT MAXIMUM.

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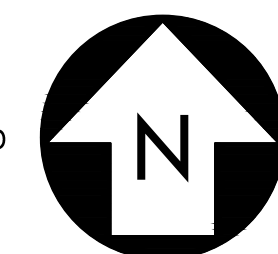
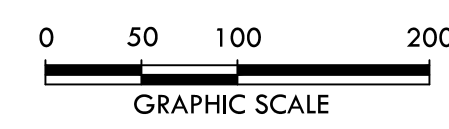


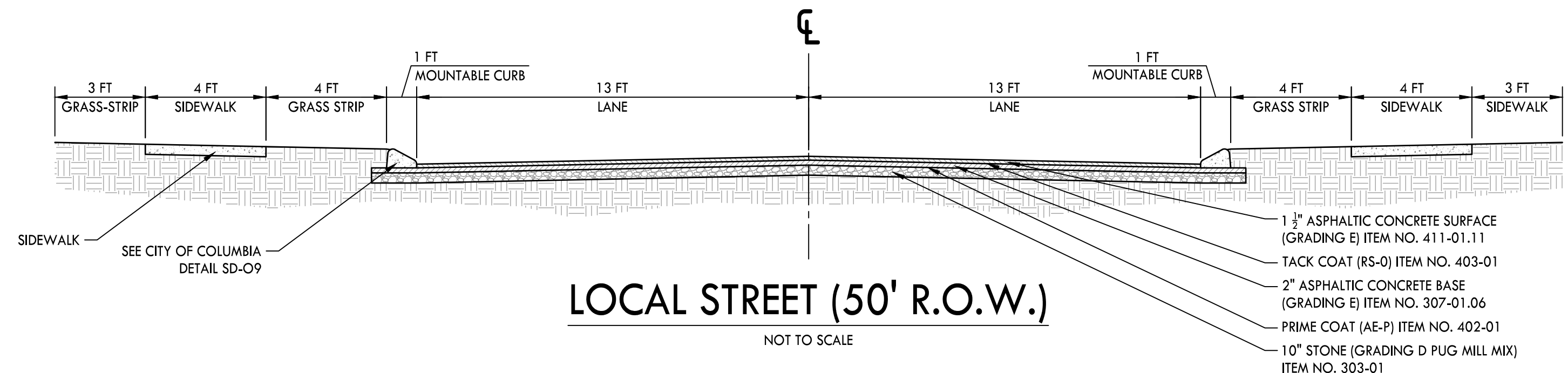
**GREENS MILL ROAD
 PLANNED UNIT DEVELOPMENT
 FINAL PLAN
 COLUMBIA, TENNESSEE**

REVISIONS	DATE
No.	

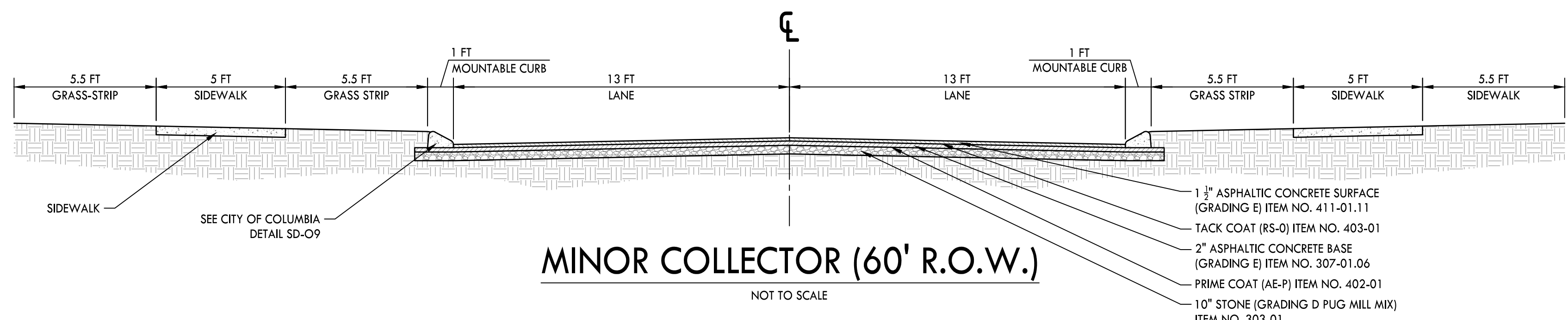
01/18/21 17067

C2.3
 MCWS WATERMAIN
 EXTENSION EXHIBIT

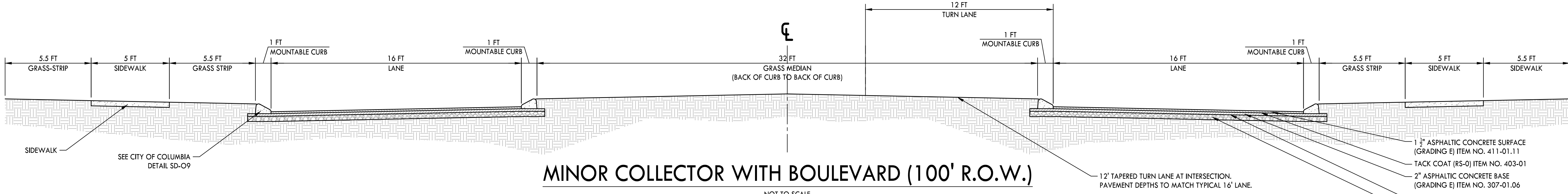




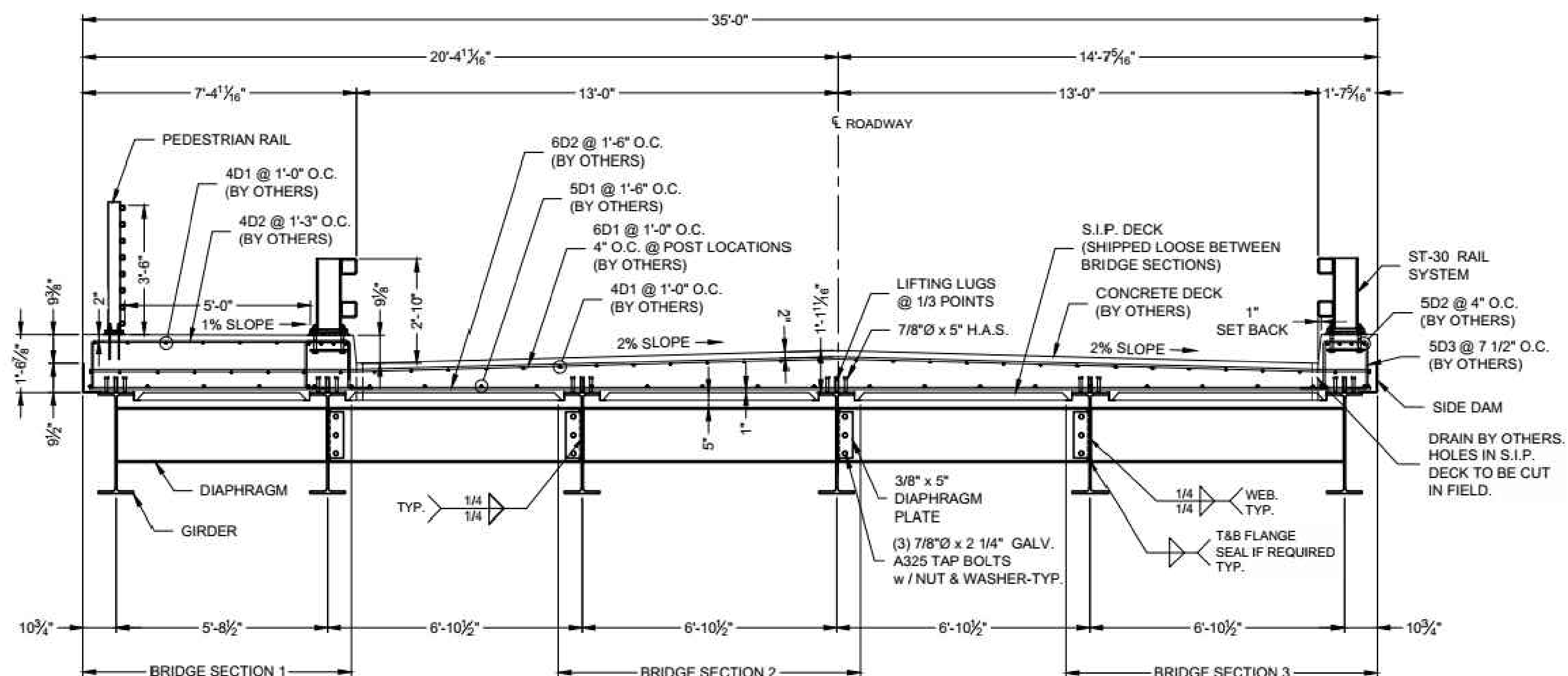
LOCAL STREET (50' R.O.W.)
NOT TO SCALE



MINOR COLLECTOR (60' R.O.W.)
NOT TO SCALE

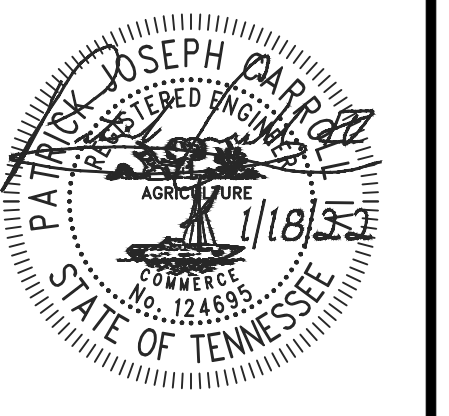


MINOR COLLECTOR WITH BOULEVARD (100' R.O.W.)
NOT TO SCALE



BRIDGE
NOT TO SCALE

CRUNK ENGINEERING LLC
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GREENS MILL ROAD
PLANNED UNIT DEVELOPMENT
FINAL PLAN
COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

01/18/21 17067

C3.0
ROADWAY CROSS SECTIONS



YOUR *DRAM* STARTS HERE

City Approval Form

Community: Greens Mill

Date Submitted: 01/01/22

Comments:TBD

TCG 5 - 40' (Landon Collection)

Plan 1: Montgomery (1,658 SQFT)

Elevations Submitted: Traditional 1, Craftsman 1, Traditional 2

Plan 2: Dunbar (1,776 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 3: Ashland (1,986 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 4: Cooper (2,071 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 5: Richland (2,263 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 6: Shelby (2,301 SQ FT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

TCG 5 - 50' (Harpeth Collection)

Plan 7: Donelson (1,869 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 8: Acadia (2,130 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 9: Loudon (2,131 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 11: Stapleton (2,253 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 12: Wilburn (2,596 SQ FT)

Elevations Submitted: Traditional, Craftsman 1, Craftsman 2

Plan 10: Portland (2,907 SQFT)

Elevations Submitted: Traditional, Craftsman 1, Traditional 2

TCG 7 - 50' FLEX (Cordell Collection)

Plan 13: Spencer (2,645 SQFT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 14: Madison (3,516 SQFT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 15: Vincent (3,733 SQFT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 16: Quincy (3,999 SQ FT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 17: Bryant (4,263 SQFT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 18: Marshall (3.007 SQFT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2

Plan 19: Hamilton (2,928 SQ FT)

Elevations Submitted: Traditional 1, Craftsman, Traditional 2



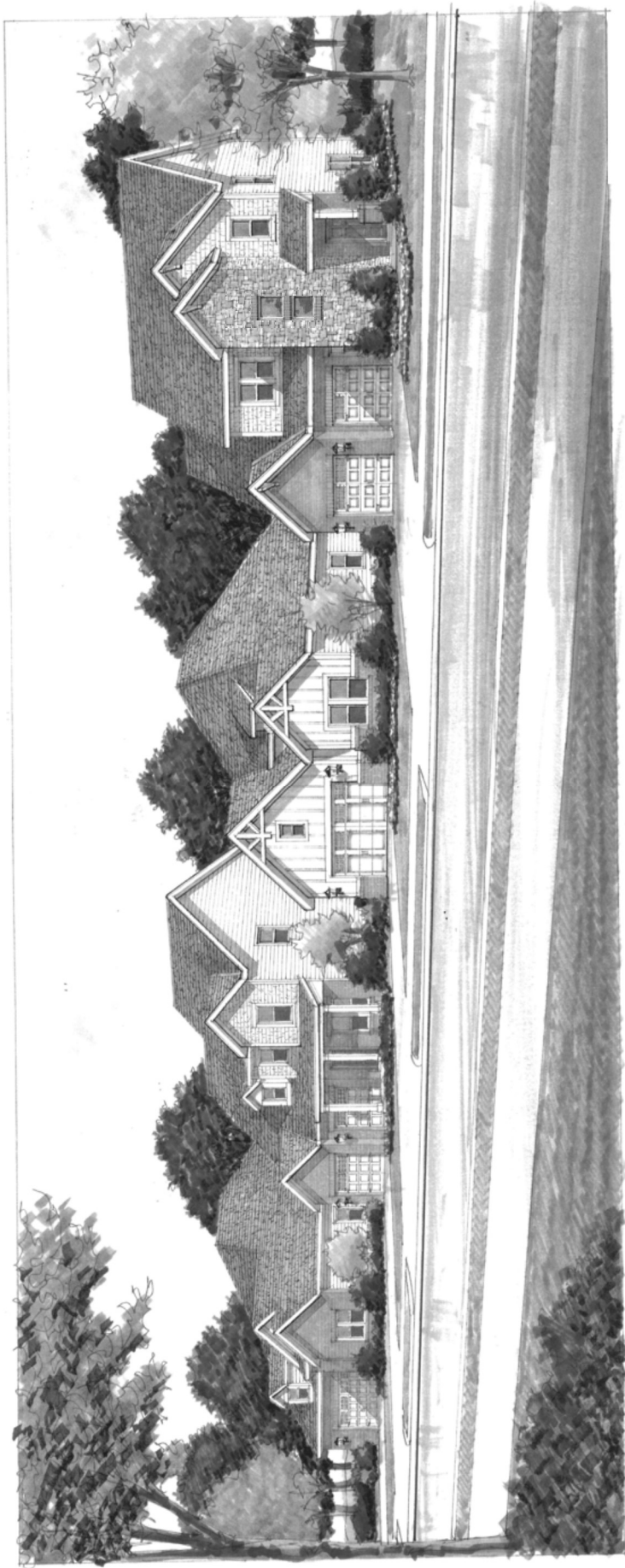
YOUR *DREAM* STARTS HERE

City Official: _____

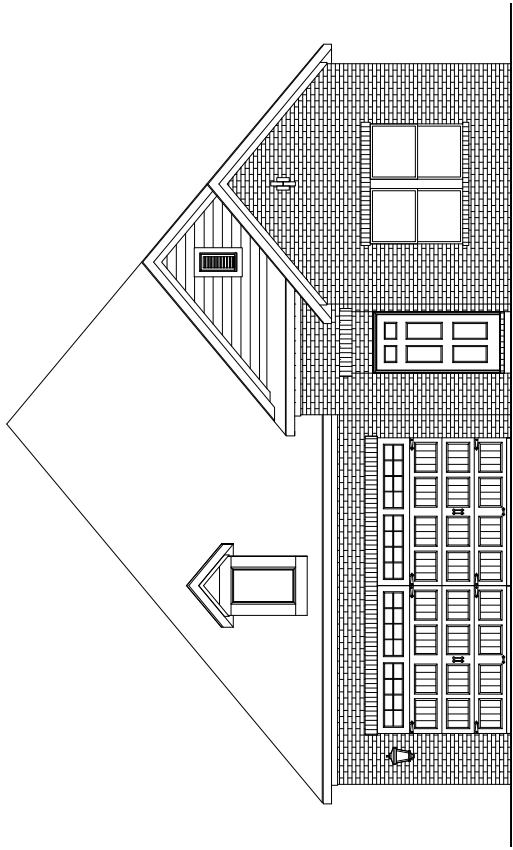
_____ Approved Date: ____/____/____

Authorized Signature

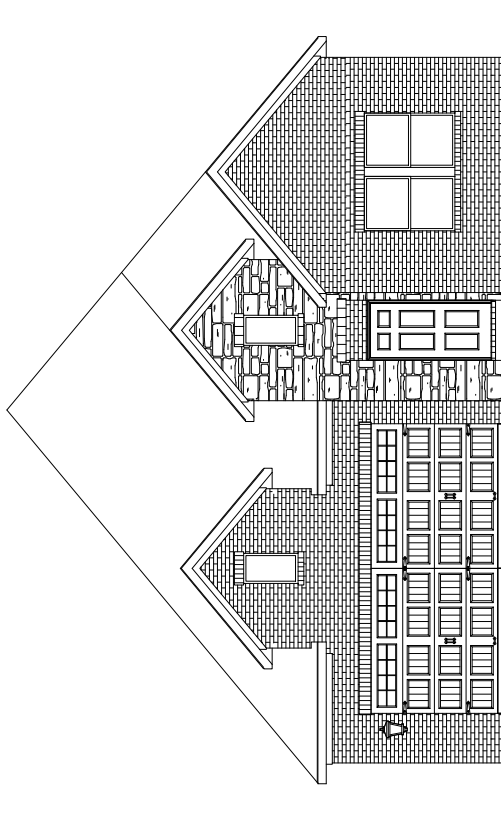
TCG 5 - 40'
(Landon Collection)



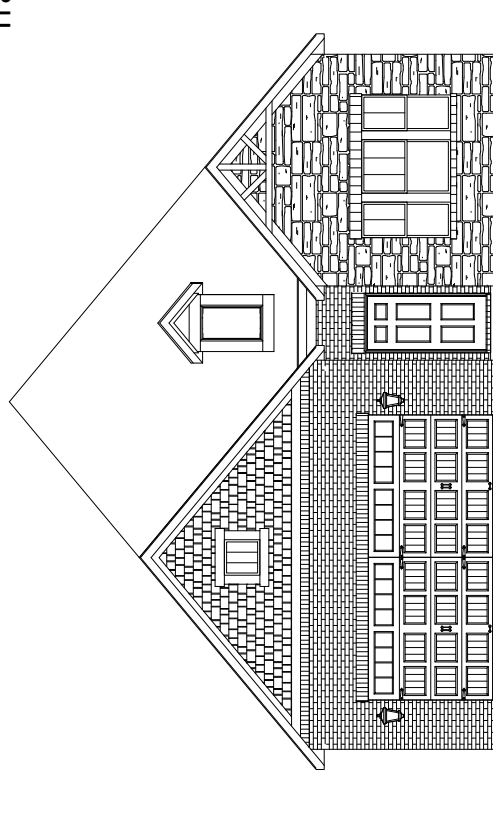
The Montgomery



Traditional 1

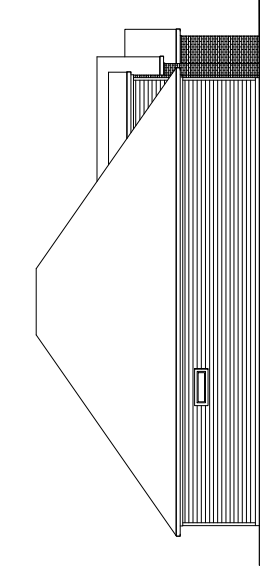


Traditional 2

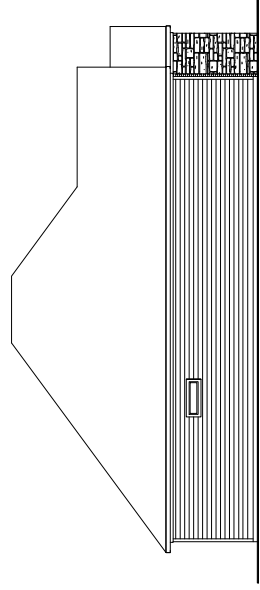


Craftsman

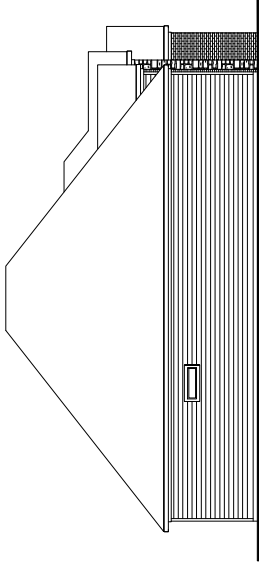
The Montgomery (Side Elevations)



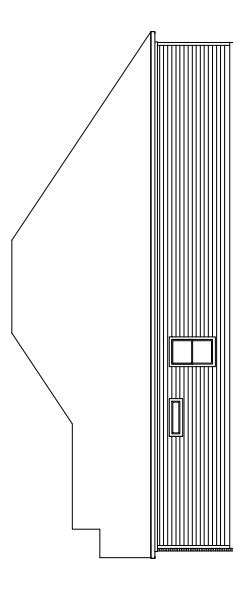
Traditional 1 - Left Elevation



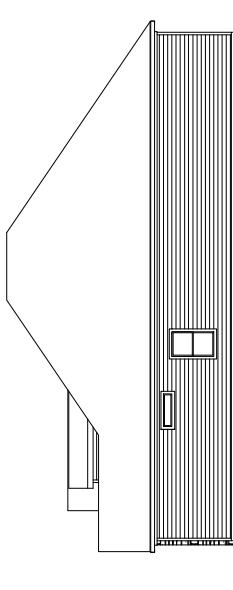
Craftsman - Left Elevation



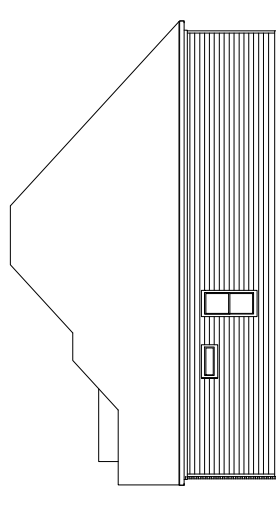
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

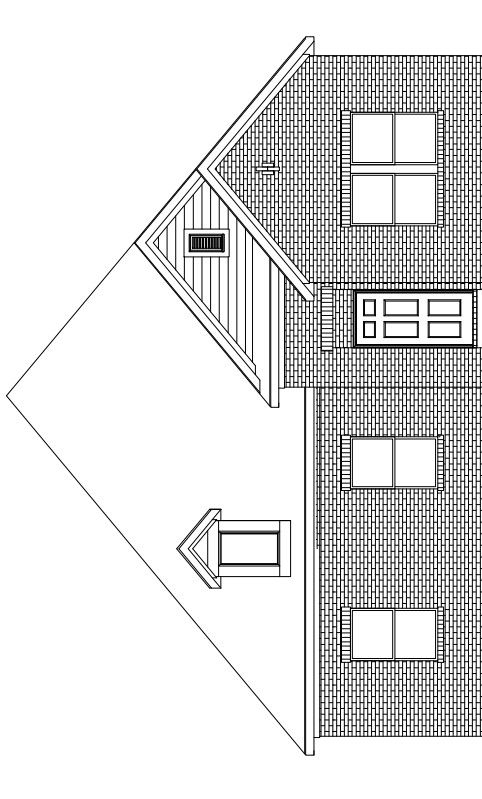


Craftsman - Right Elevation

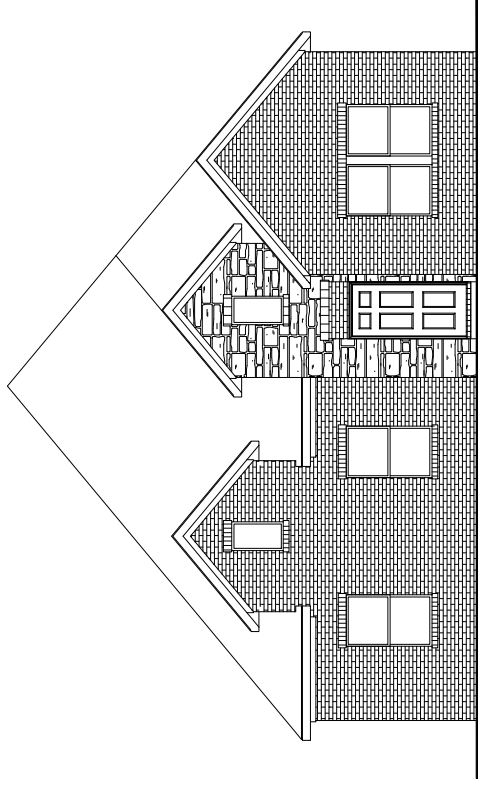


Traditional 2 - Right Elevation

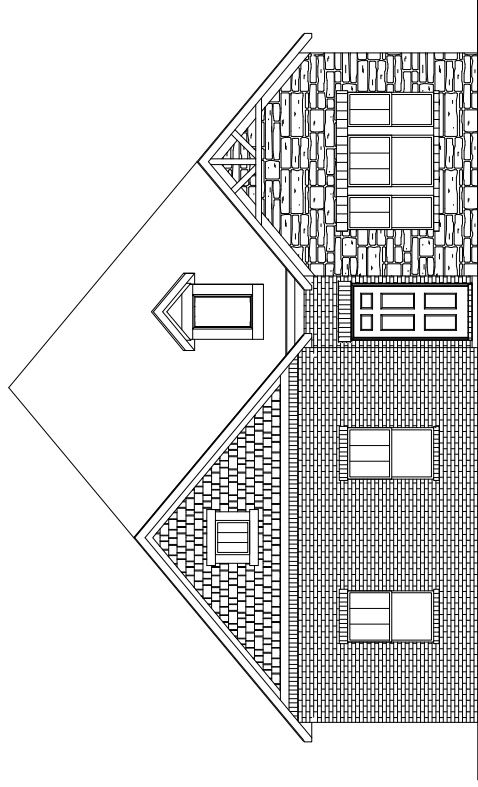
The Montgomery (Side Entry)



Traditional 1

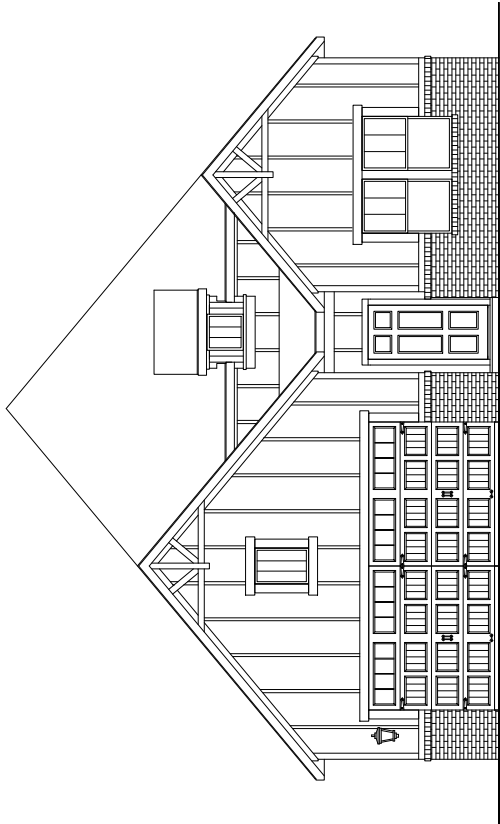


Traditional 2

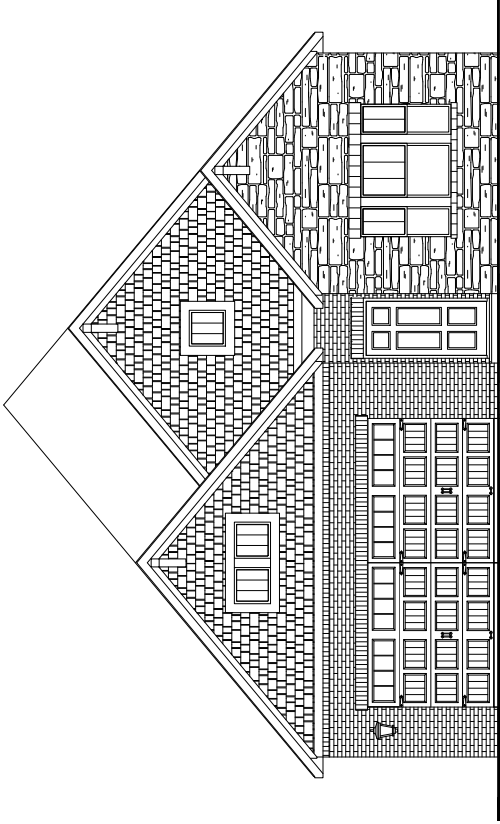


Craftsman

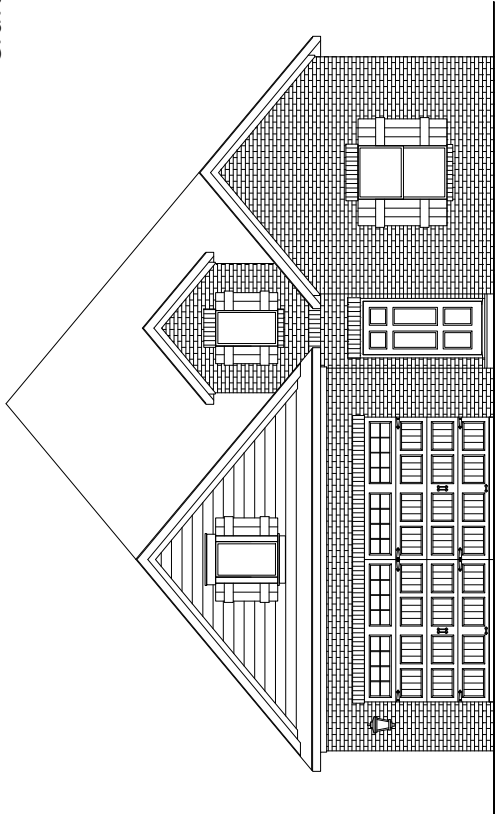
The Dunbar



Craftsman 1

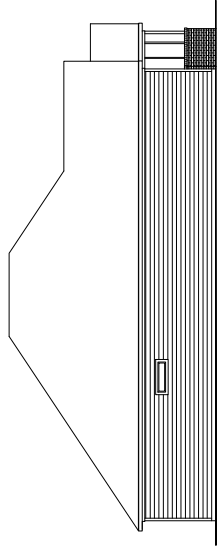


Craftsman 2

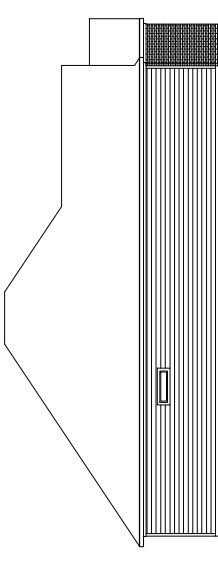


Traditional

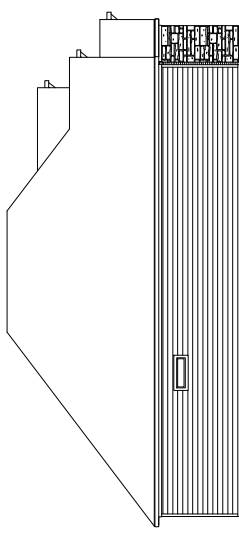
The Dunbar (Side Elevations)



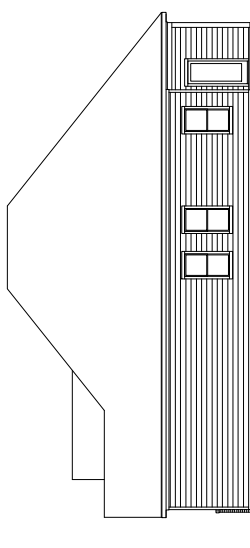
Craftsman 1 - Left Elevation



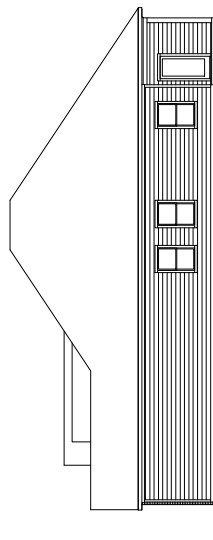
Traditional - Left Elevation



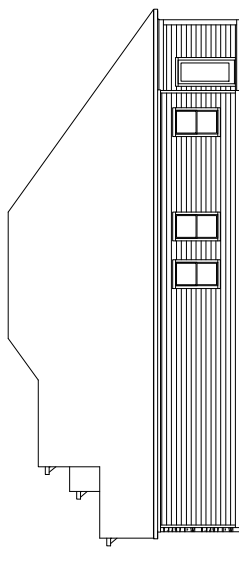
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

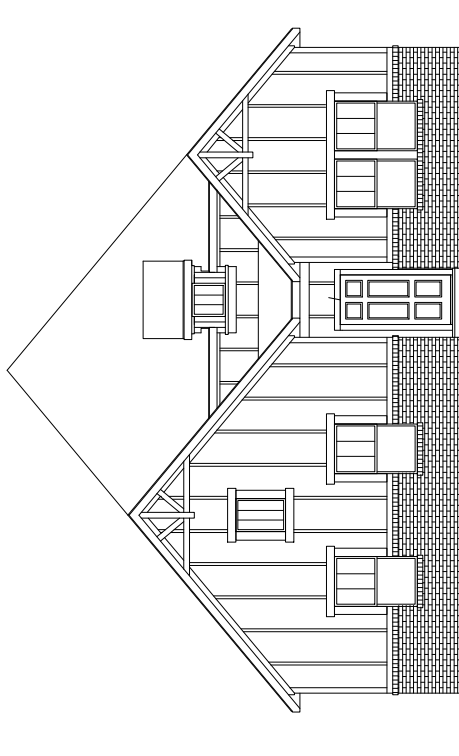


Traditional - Right Elevation

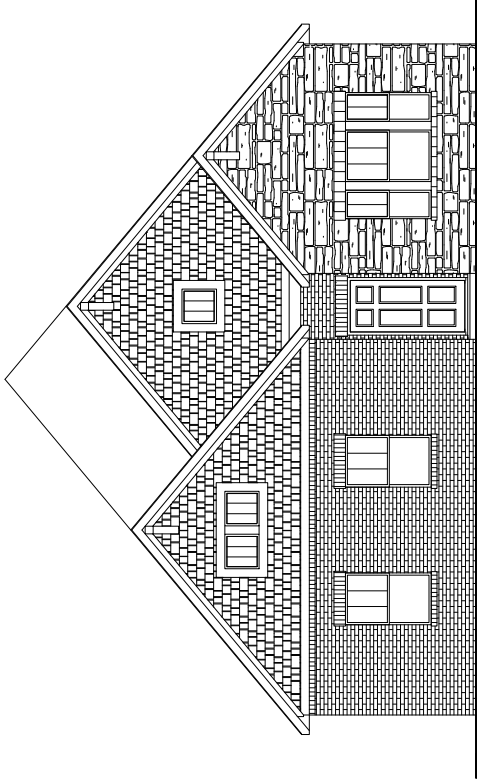


Craftsman 2 - Right Elevation

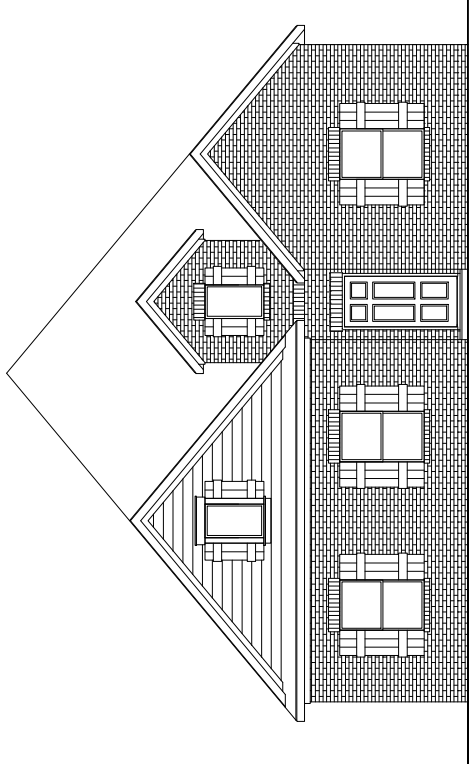
The Dunbar (Side Entry)



Craftsman 1

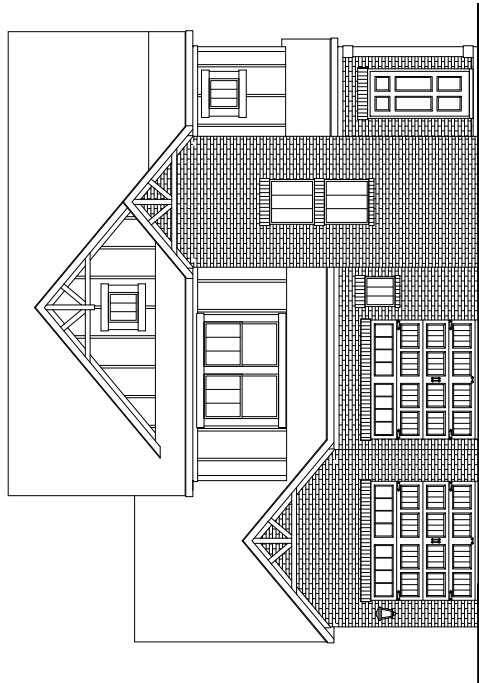


Craftsman 2

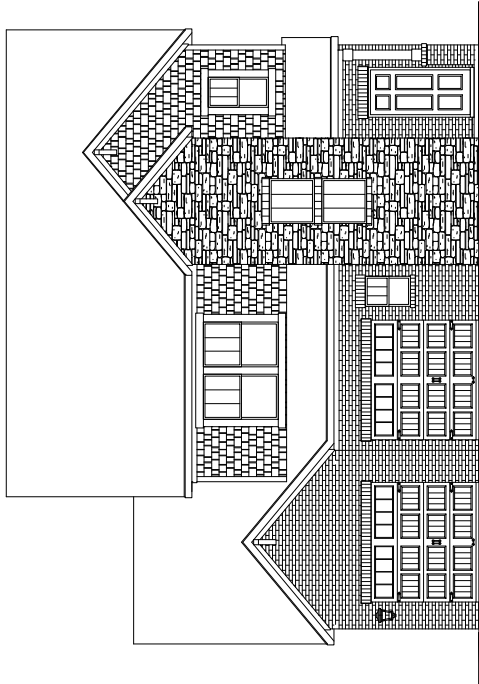


Traditional

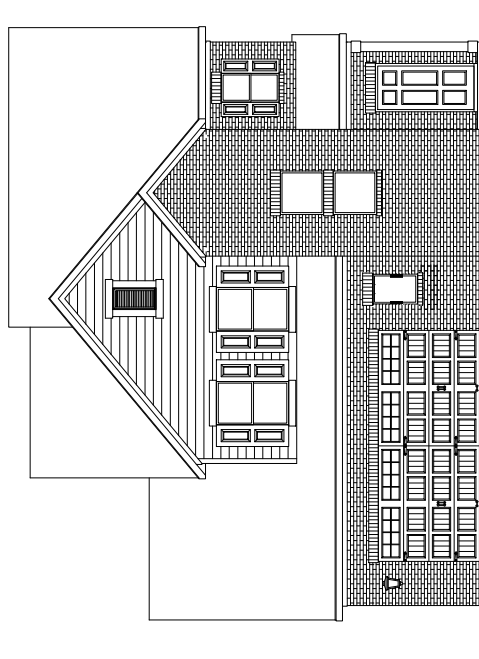
The Ashland



Craftsman 1

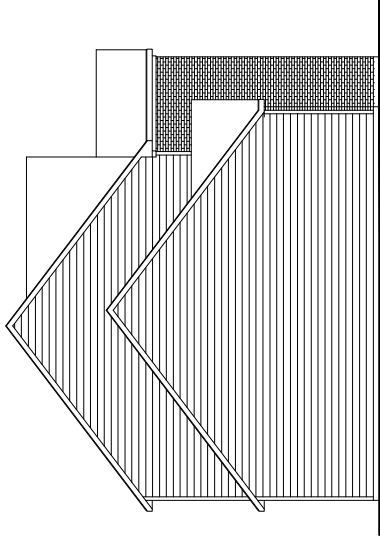


Craftsman 2

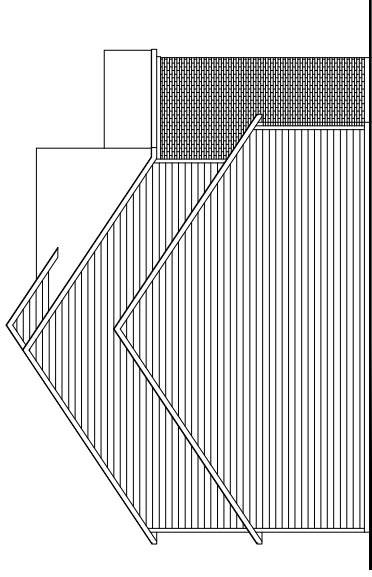


Traditional

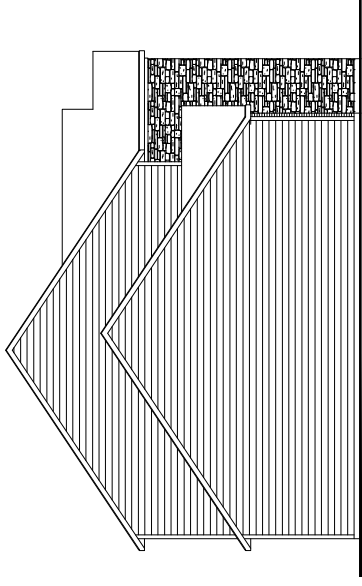
The Ashland (Side Elevations)



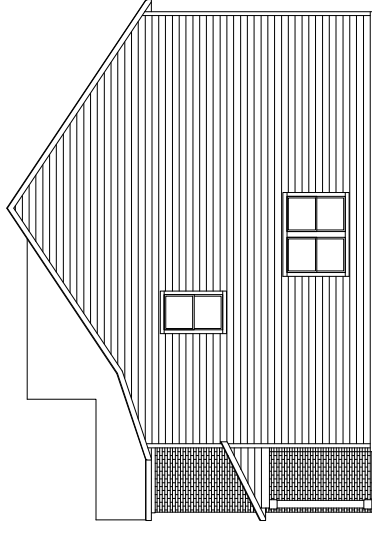
Craftsman 1 - Left Elevation



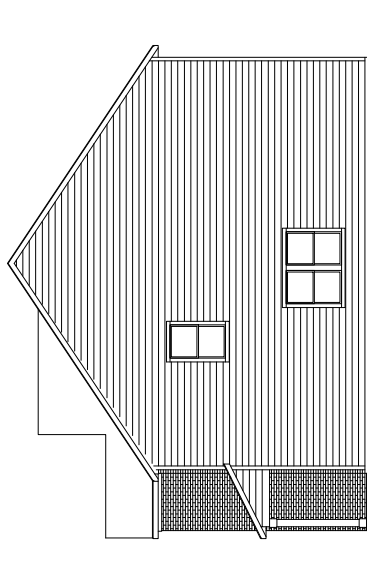
Traditional - Left Elevation



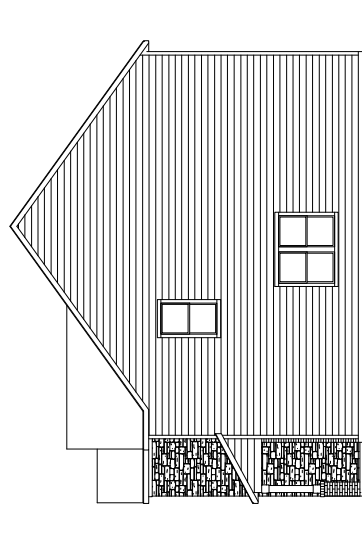
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

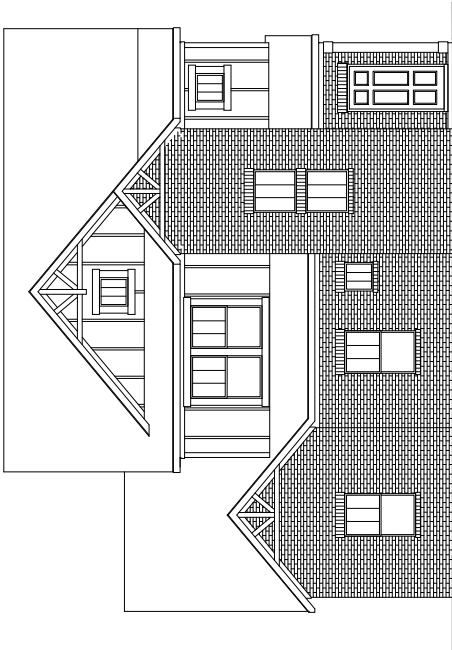


Traditional - Right Elevation

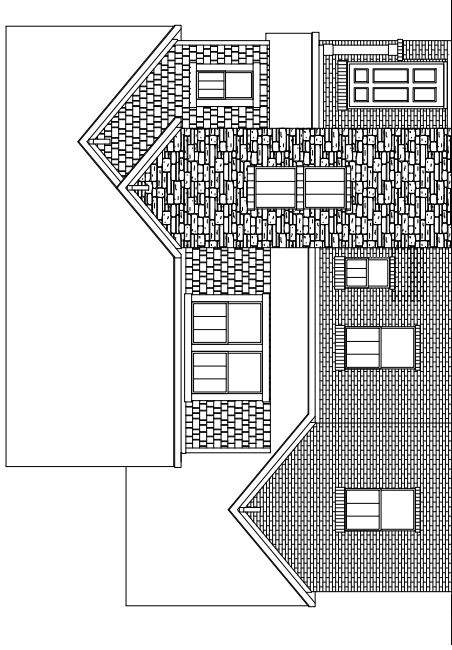


Craftsman 2 - Right Elevation

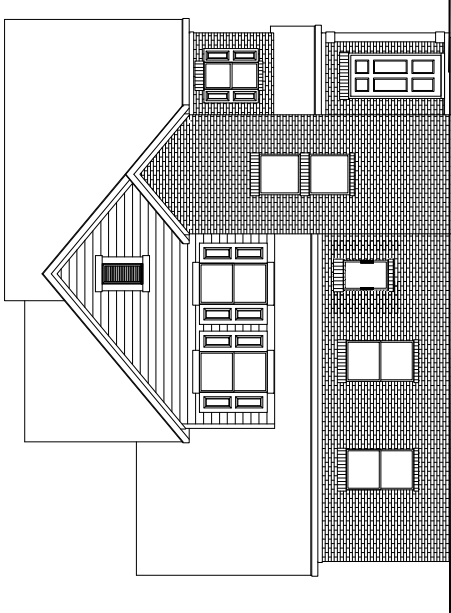
The Ashland (Side Entry)



Craftsman 1

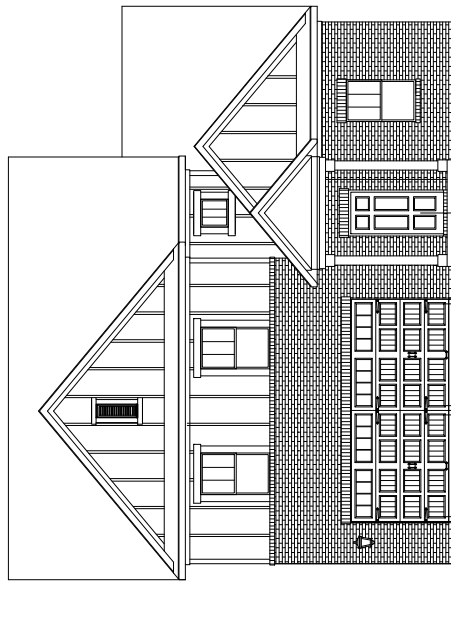


Craftsman 2

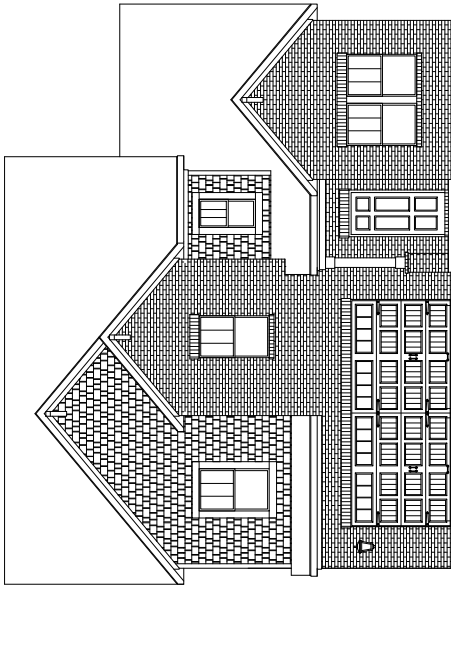


Traditional

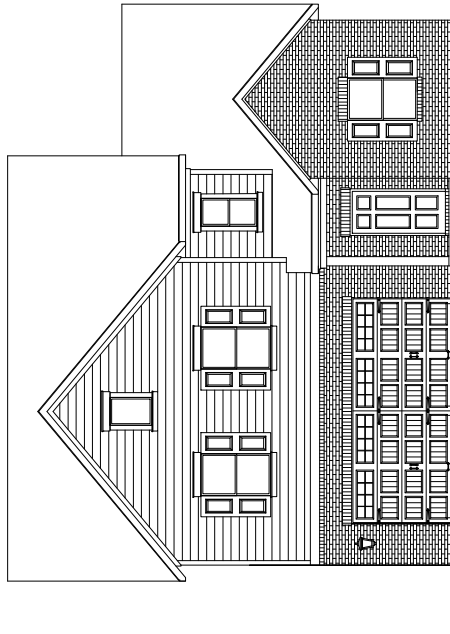
The Cooper



Craftsman 1

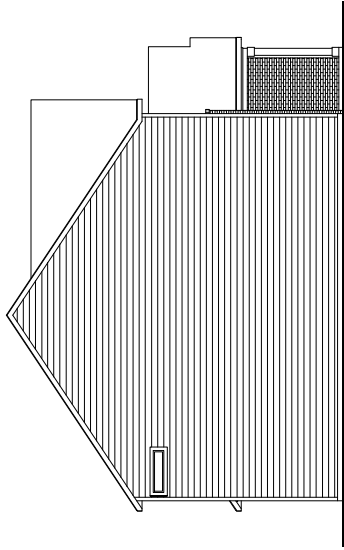


Craftsman 2

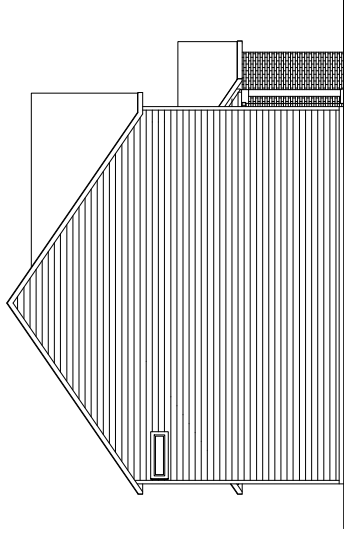


Traditional

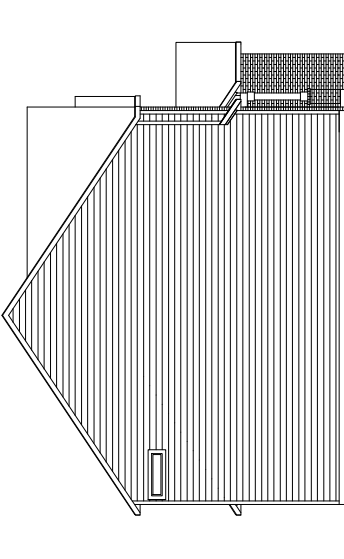
The Cooper (Side Elevations)



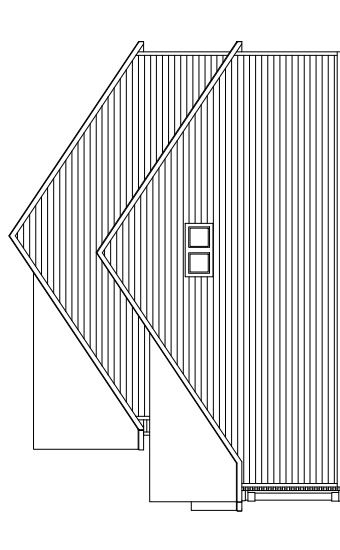
Craftsman 1 - Left Elevation



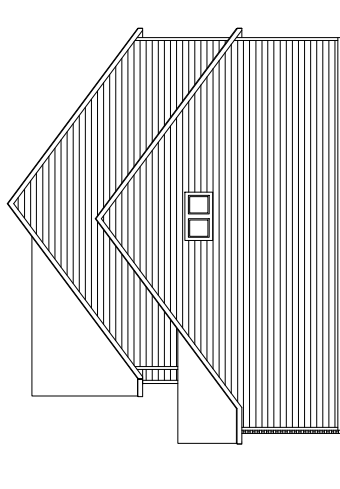
Traditional - Left Elevation



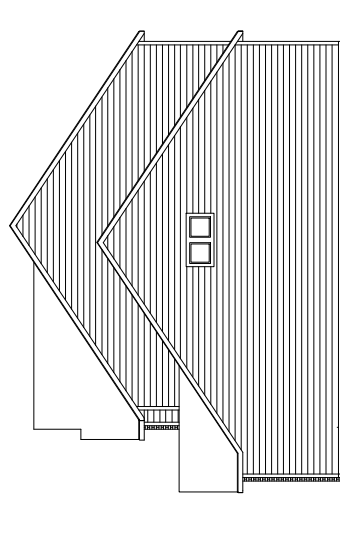
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

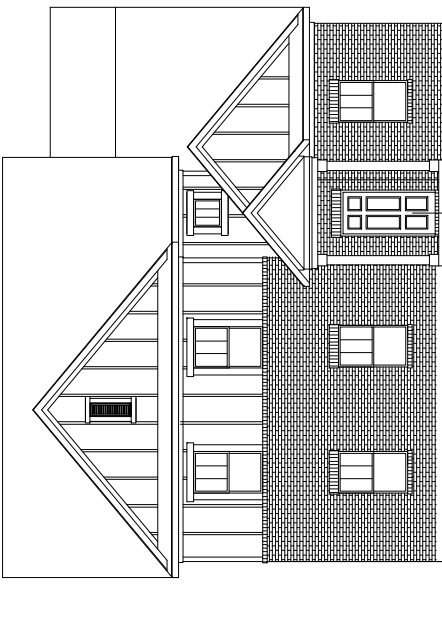


Traditional - Right Elevation

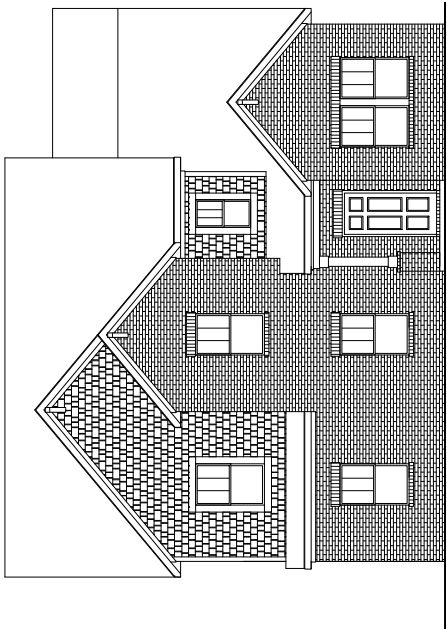


Craftsman 2 - Right Elevation

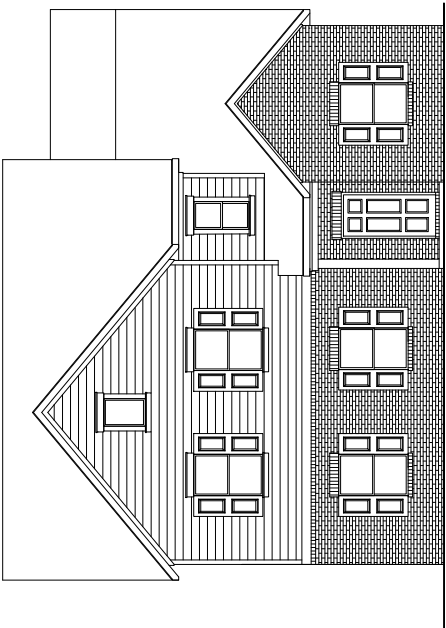
The Cooper (Side Entry)



Craftsman 1

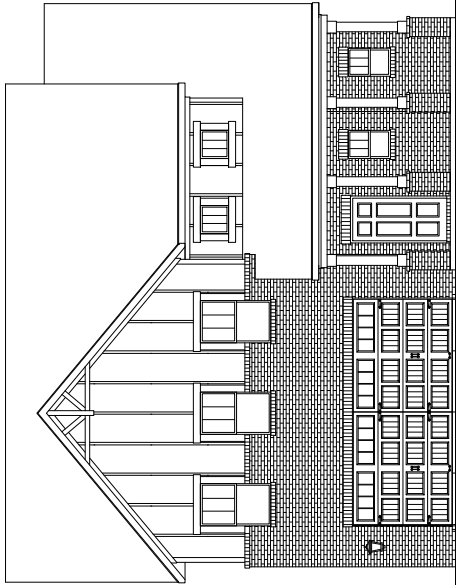


Craftsman 2

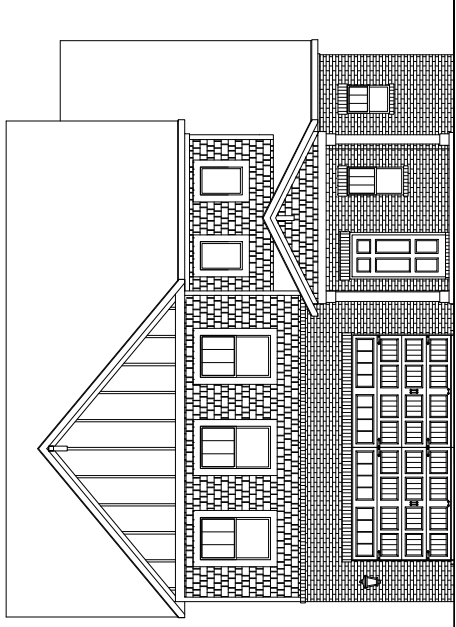


Traditional

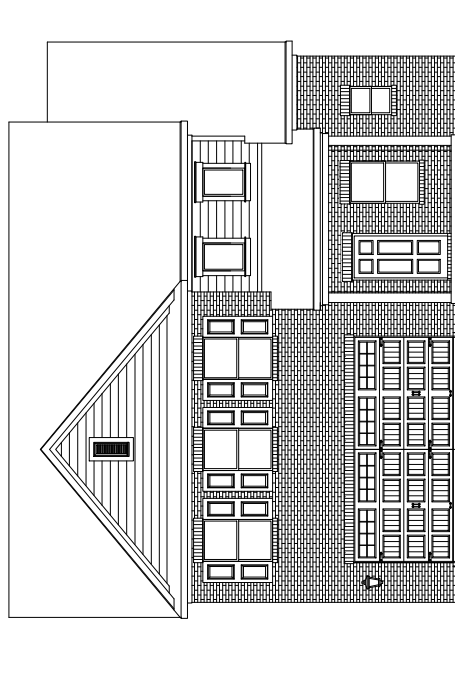
The Richland



Craftsman 1

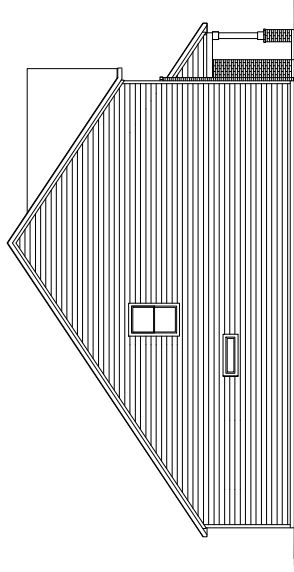


Craftsman 2

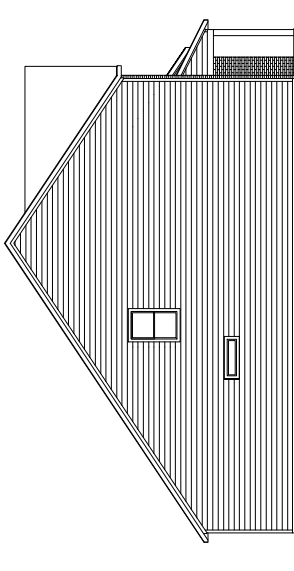


Traditional

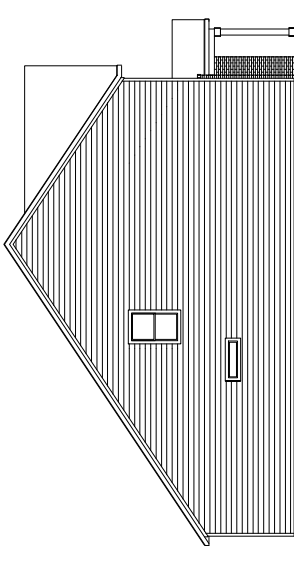
The Richland (Side Elevations)



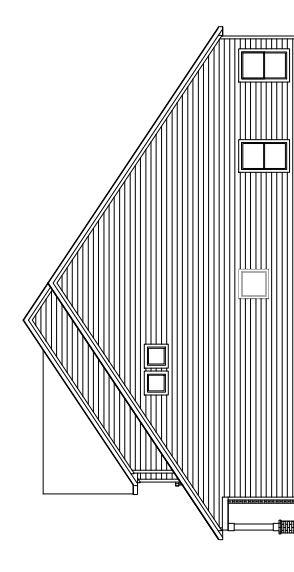
Craftsman 1 - Left Elevation



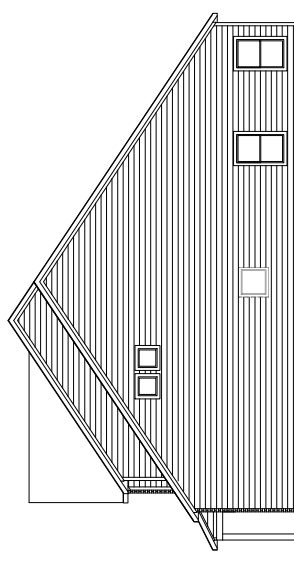
Traditional - Left Elevation



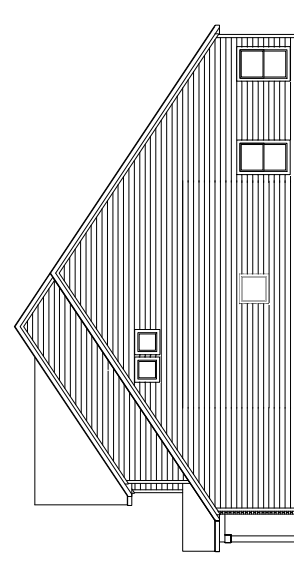
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

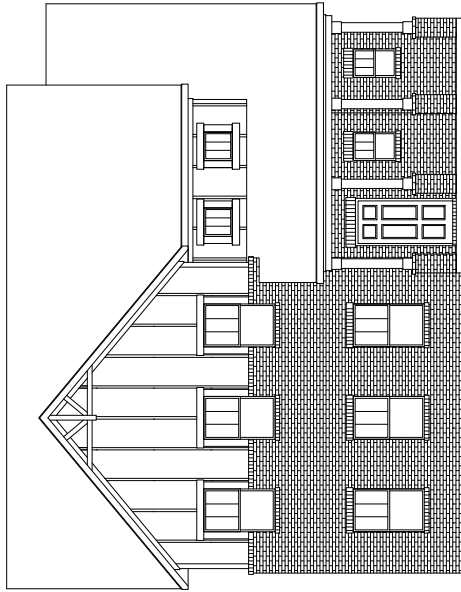


Traditional - Right Elevation

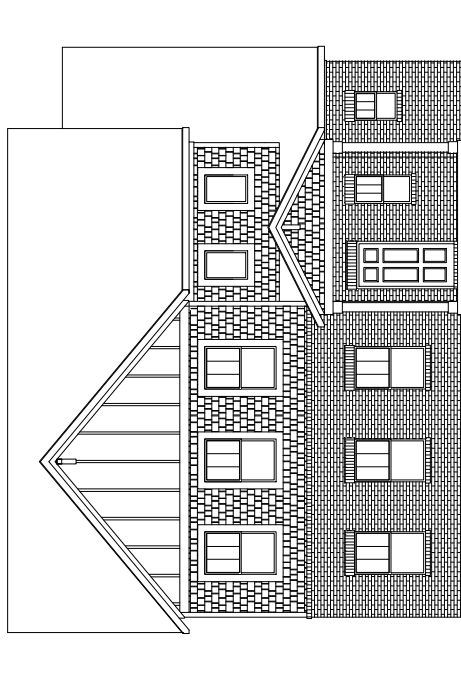


Craftsman 2 - Right Elevation

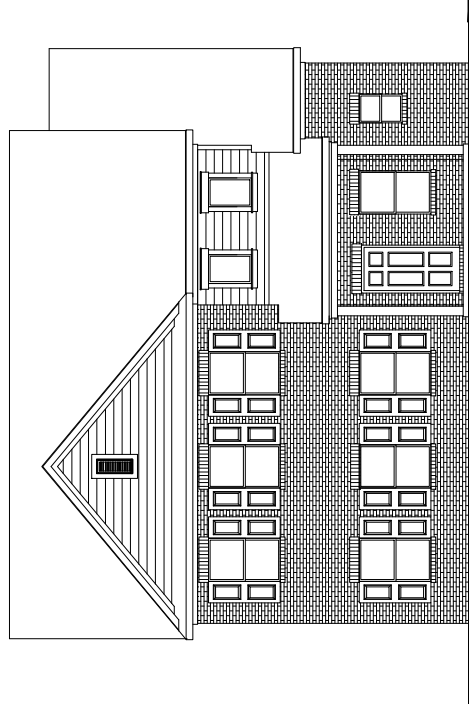
The Richland (Side Entry)



Craftsman 1

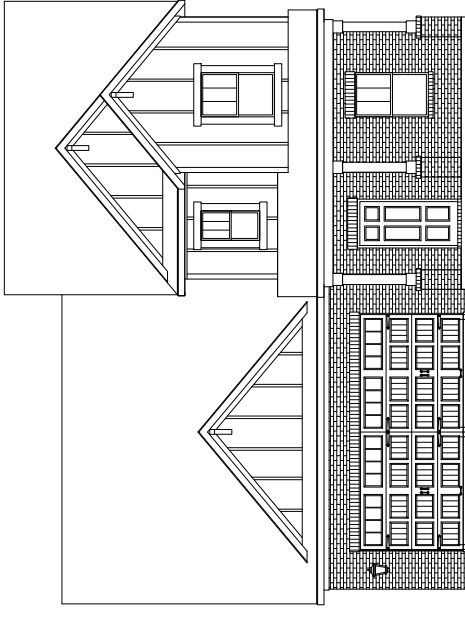


Craftsman 2

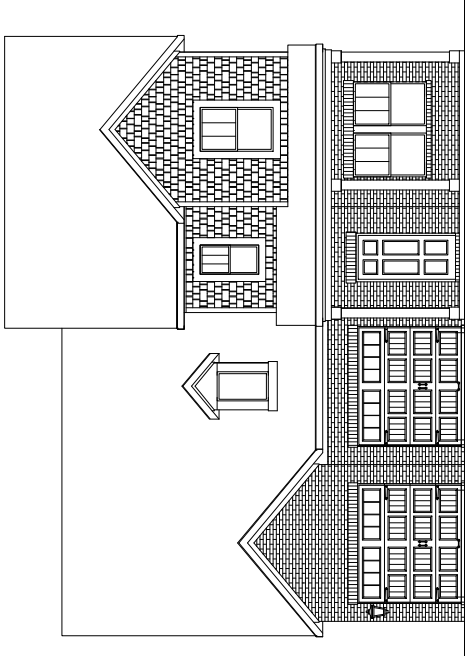


Traditional

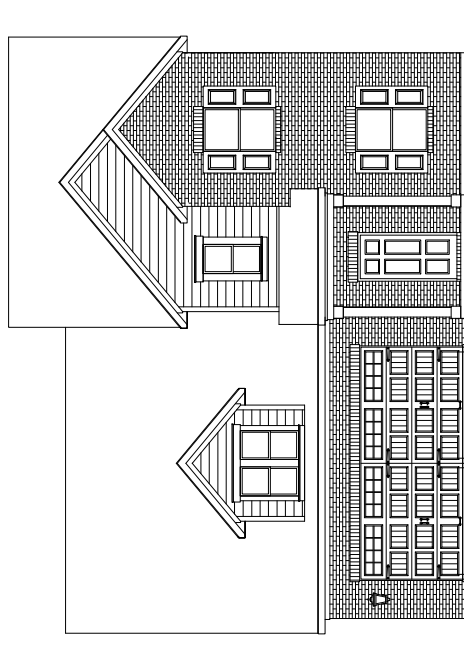
The Shelby



Craftsman 1

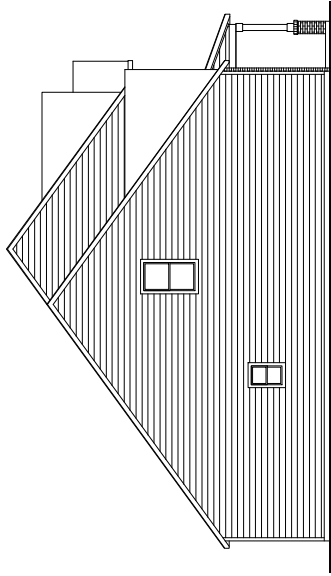


Craftsman 2

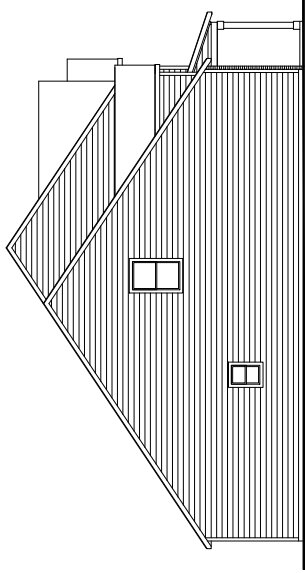


Traditional

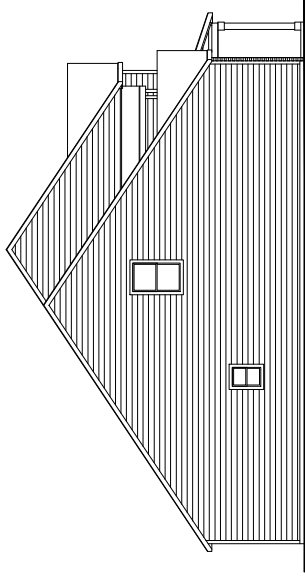
The Shelby (Side Elevations)



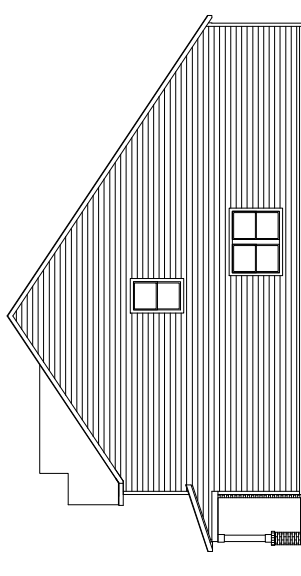
Craftsman 1 - Left Elevation



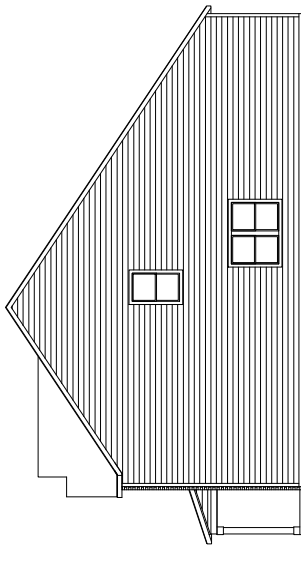
Traditional - Left Elevation



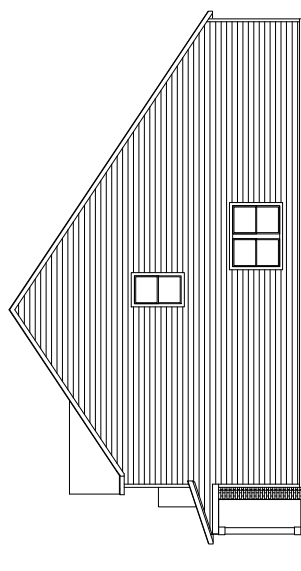
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

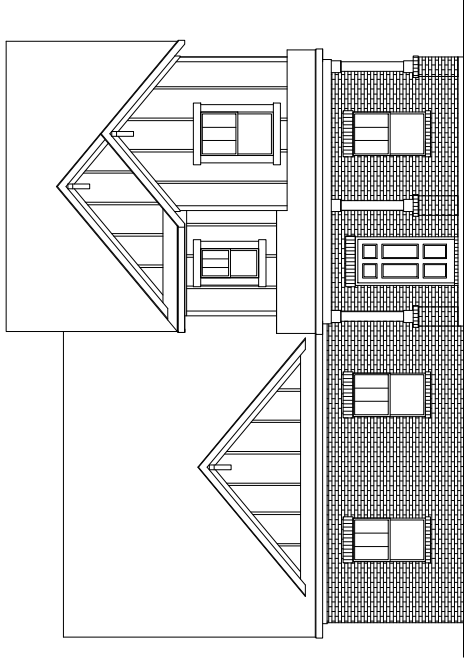


Traditional - Right Elevation

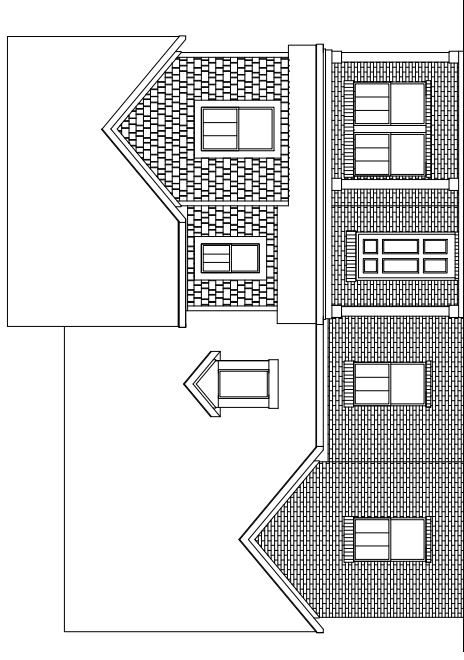


Craftsman 2 - Right Elevation

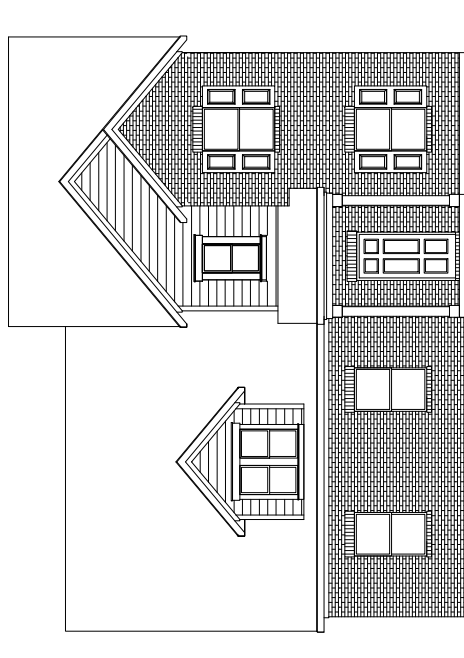
The Shelby (Side Entry)



Craftsman 1

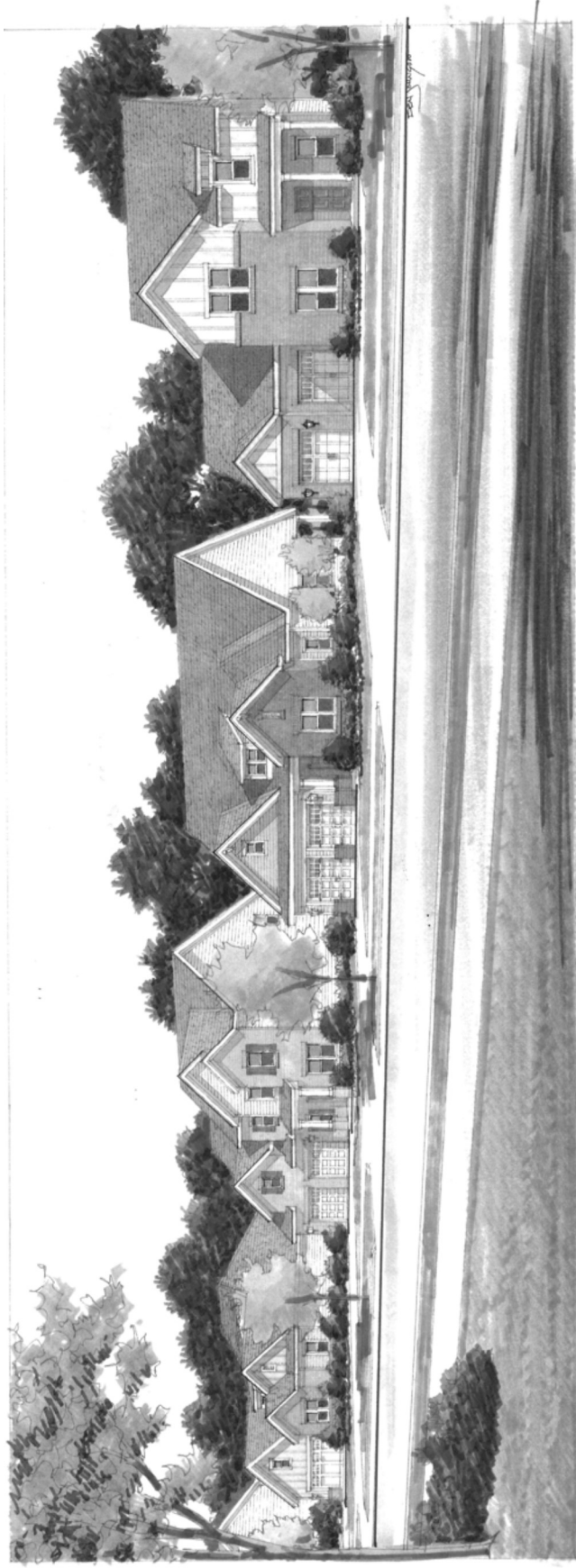


Craftsman 2

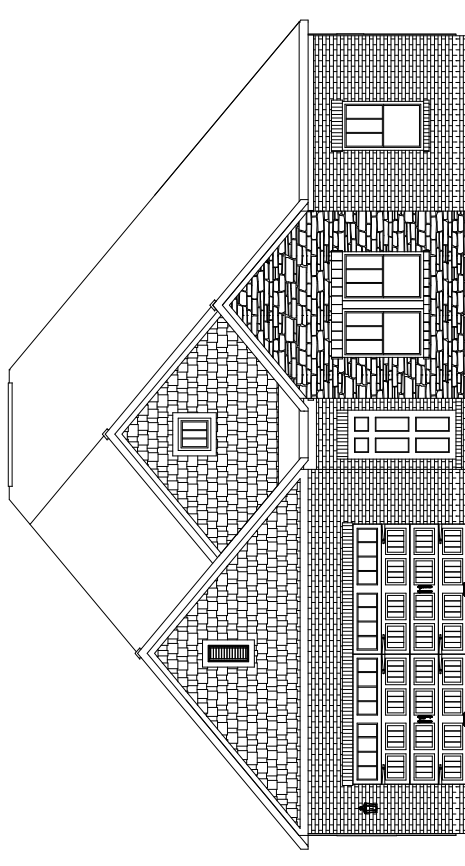


Traditional

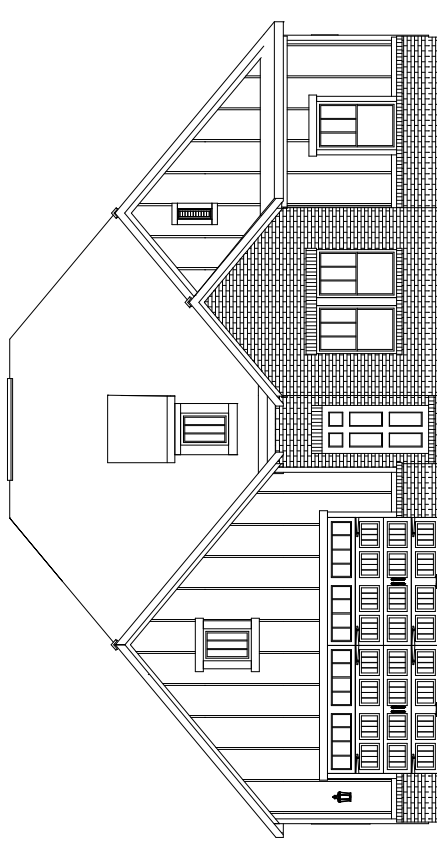
TCG 5 - 50'
(Harpeth Collection)



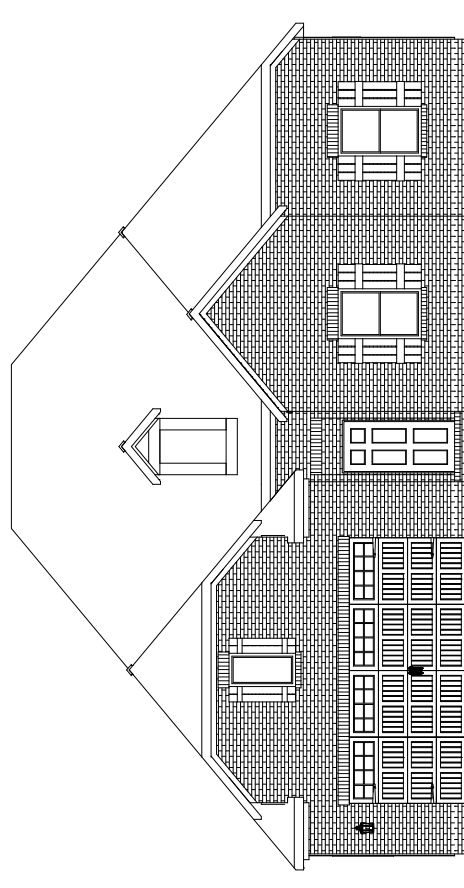
The Donelson



Craftsman 1

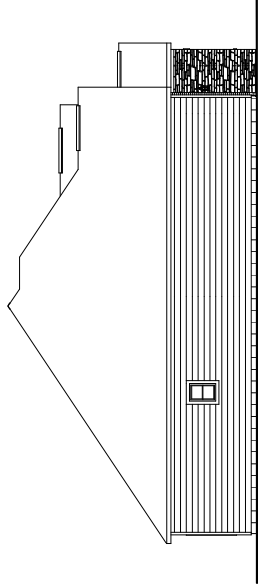


Craftsman 2

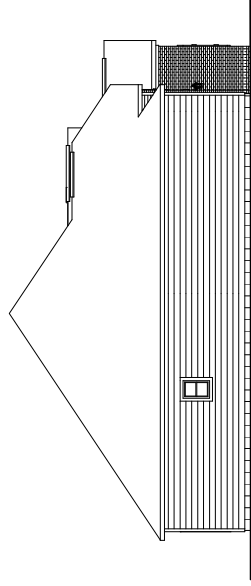


Traditional

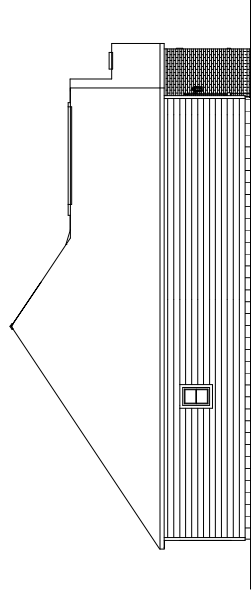
The Donelson (Side Elevations)



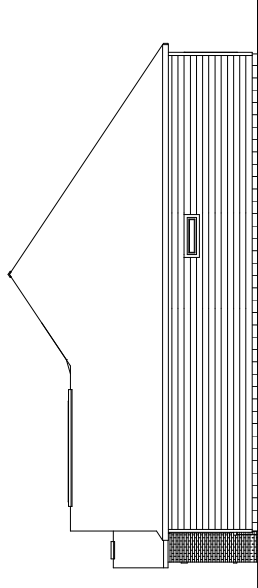
Craftsman 1 - Left Elevation



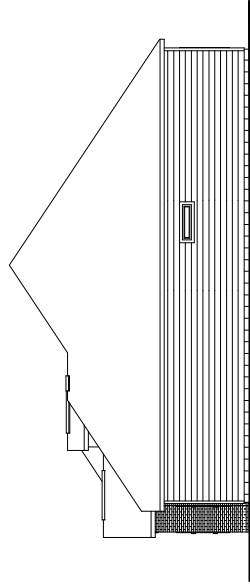
Traditional - Left Elevation



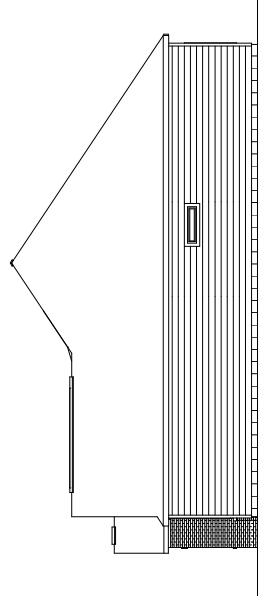
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

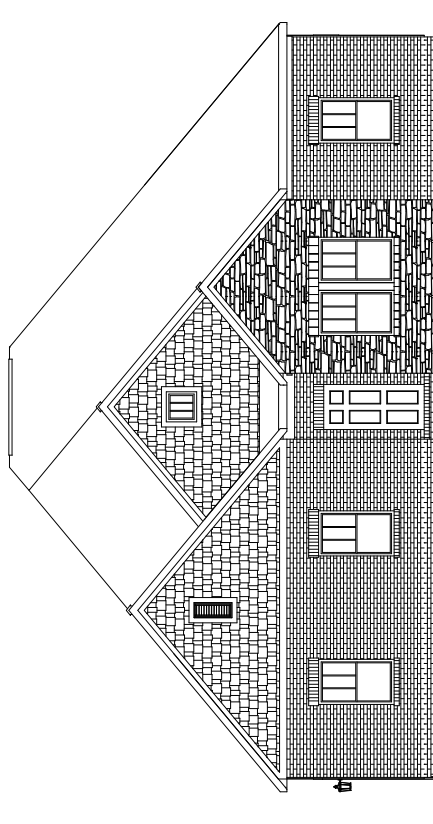


Traditional - Right Elevation

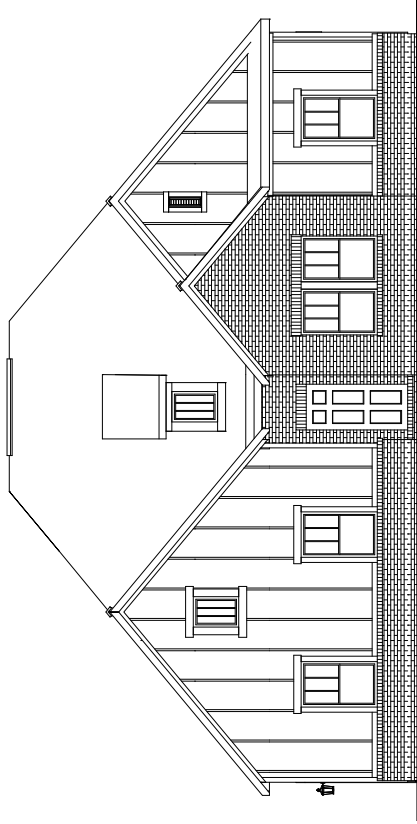


Craftsman 2 - Right Elevation

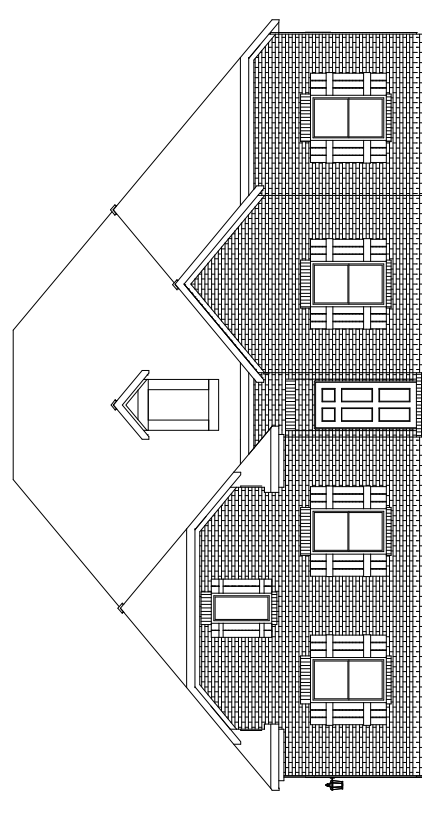
The Donelson (Side Entry)



Craftsman 1

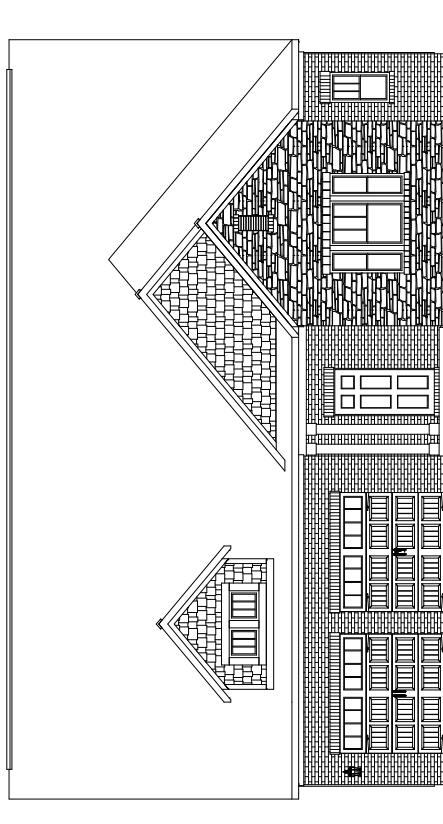


Craftsman 2

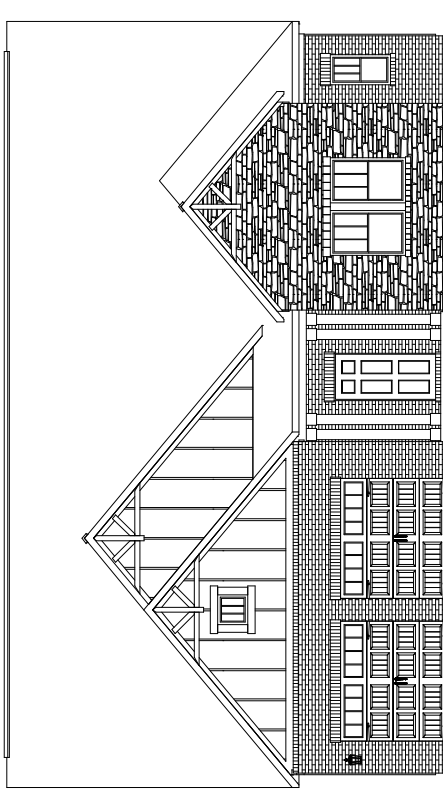


Traditional

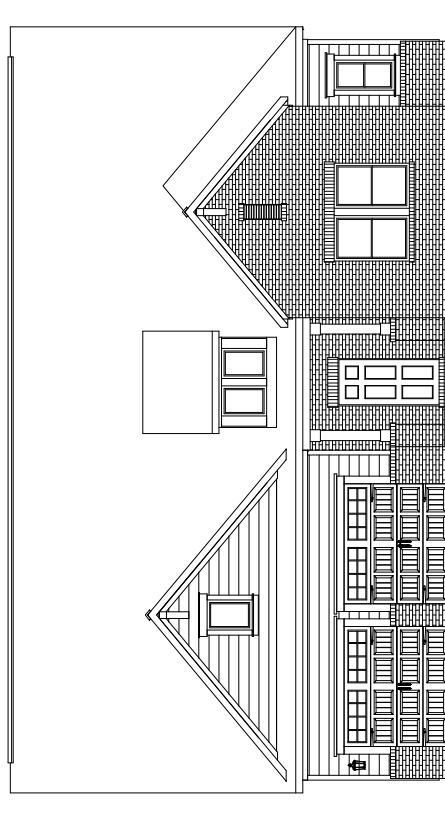
The Acadia



Craftsman 1

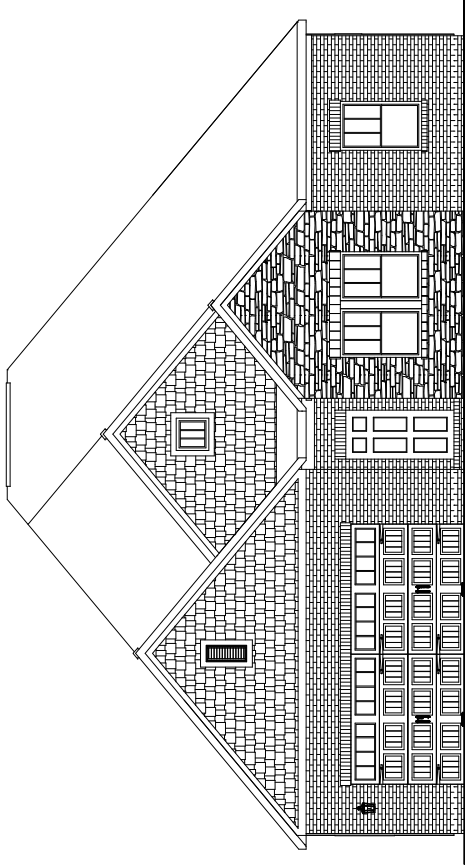


Craftsman 2

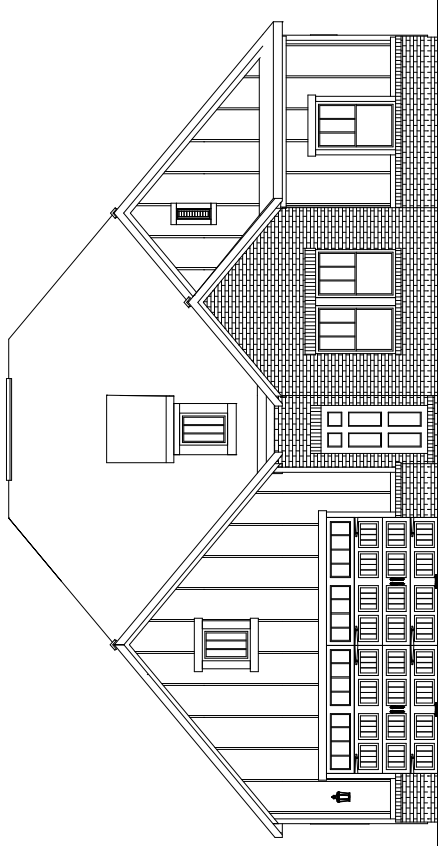


Traditional

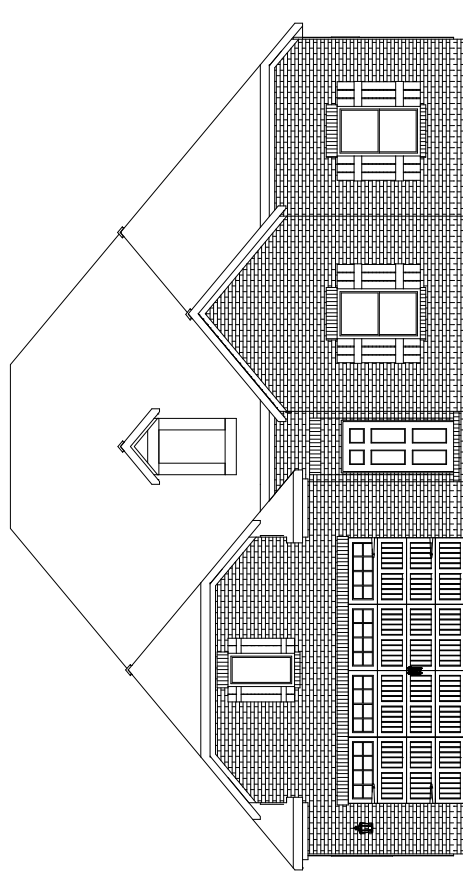
The Donelson



Craftsman 1

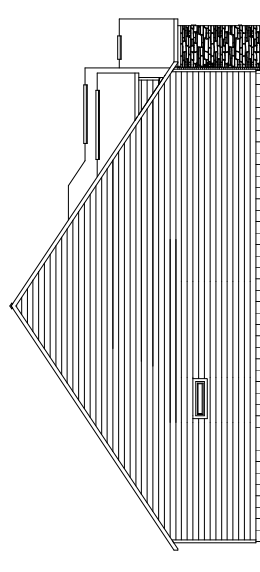


Craftsman 2

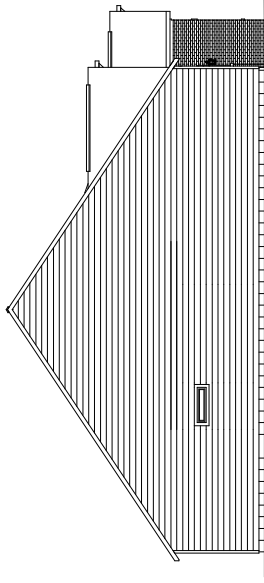


Traditional

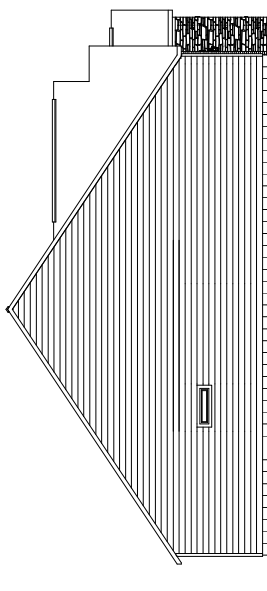
The Acadia (Side Elevations)



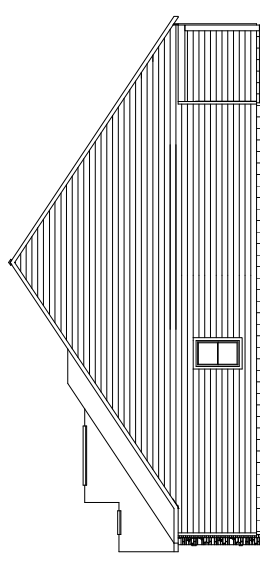
Craftsman 1 - Left Elevation



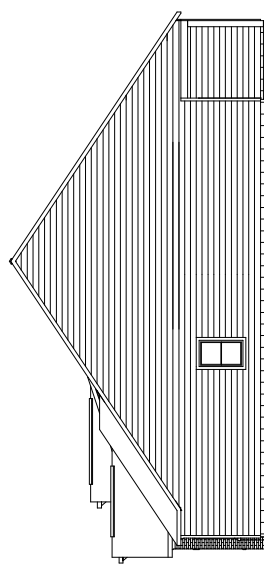
Traditional - Left Elevation



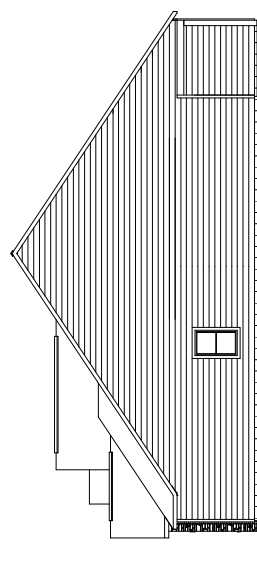
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

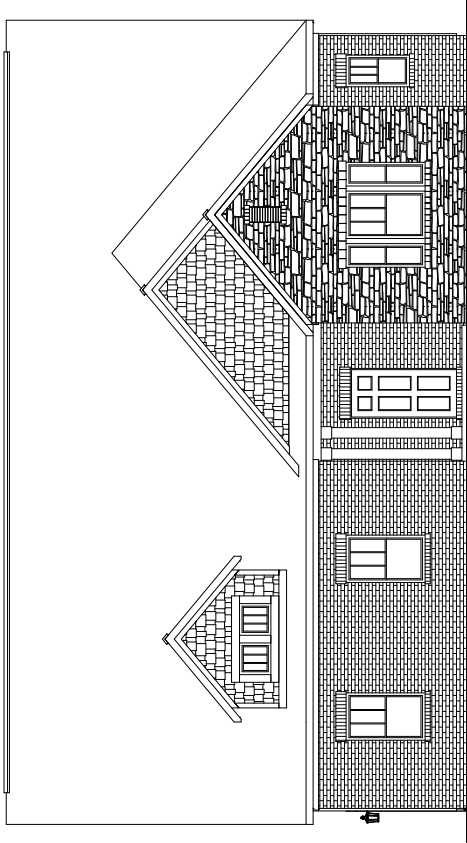


Traditional - Right Elevation

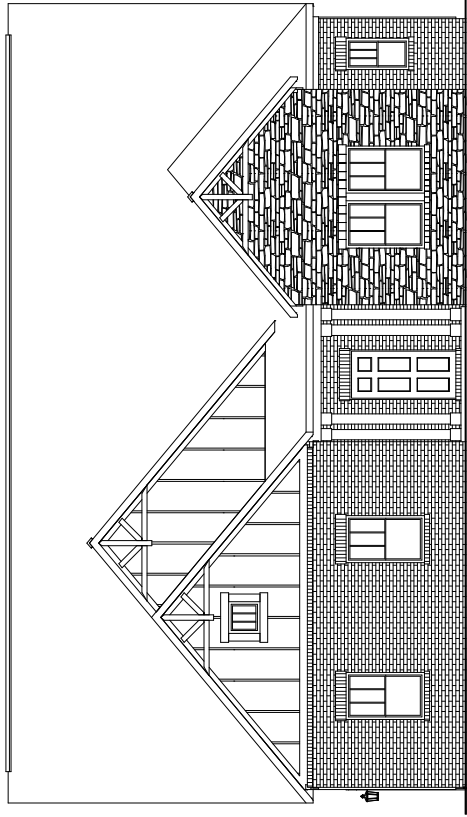


Craftsman 2 - Right Elevation

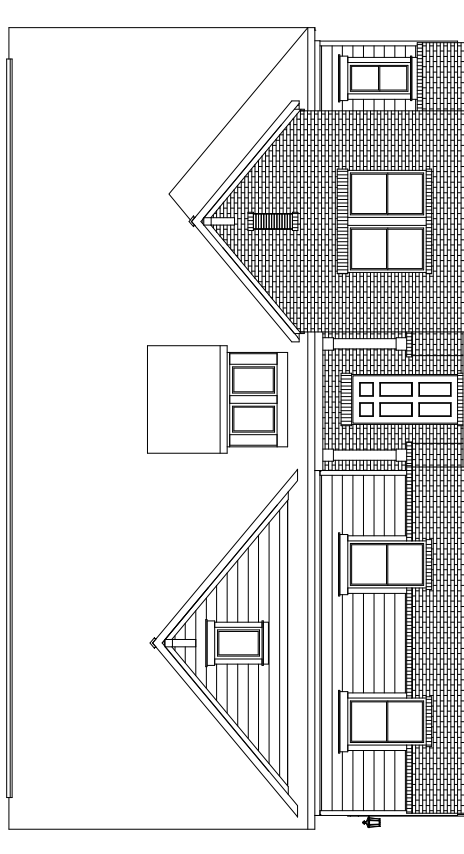
The Acadia (Side Entry)



Craftsman 1

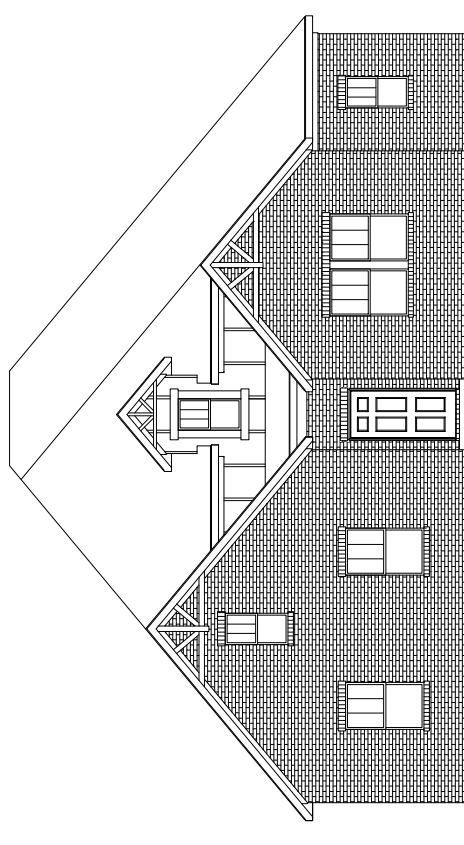


Craftsman 2

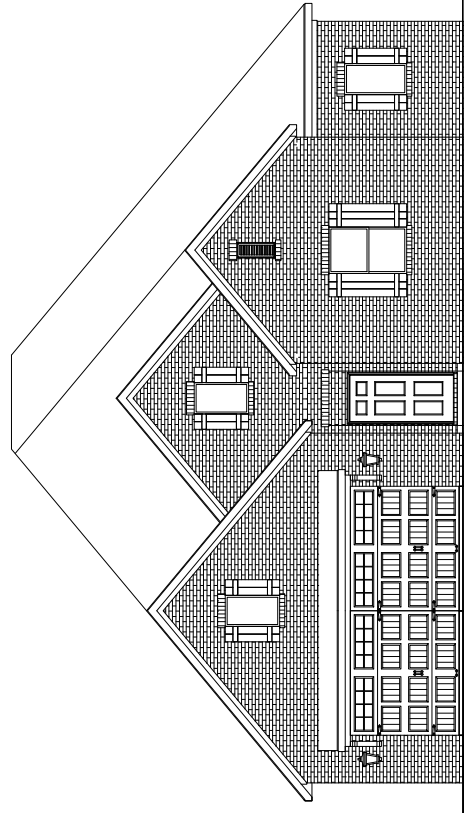


Traditional

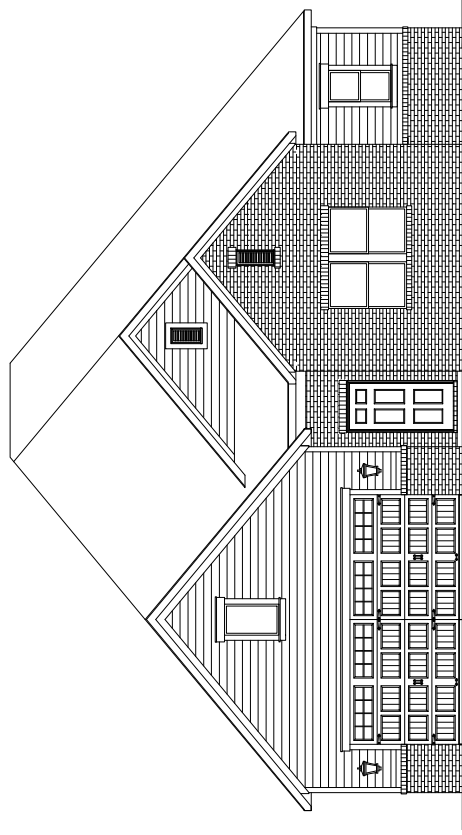
The Loudon



Craftsman

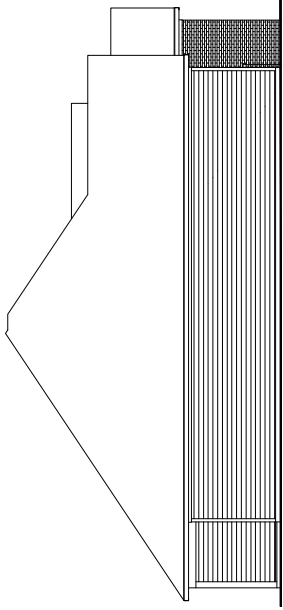


Traditional 2

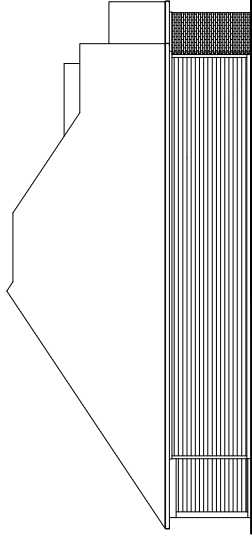


Traditional

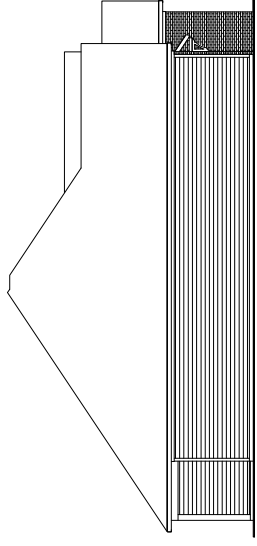
The Loudon (Side Elevations)



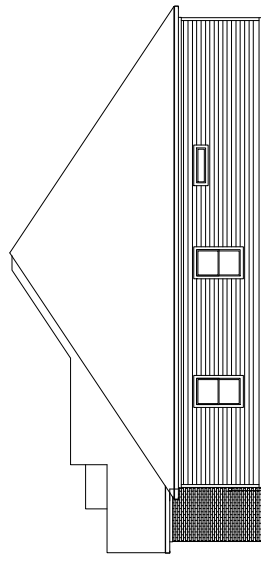
Traditional - Left Elevation



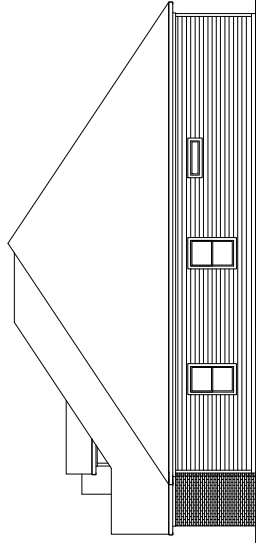
Craftsman - Left Elevation



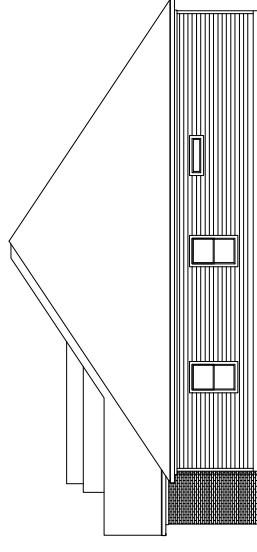
Traditional 2 - Left Elevation



Traditional - Right Elevation

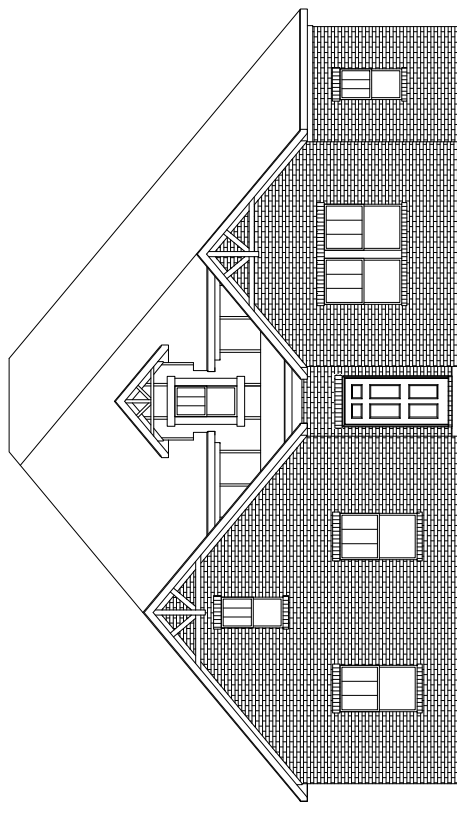


Craftsman - Right Elevation

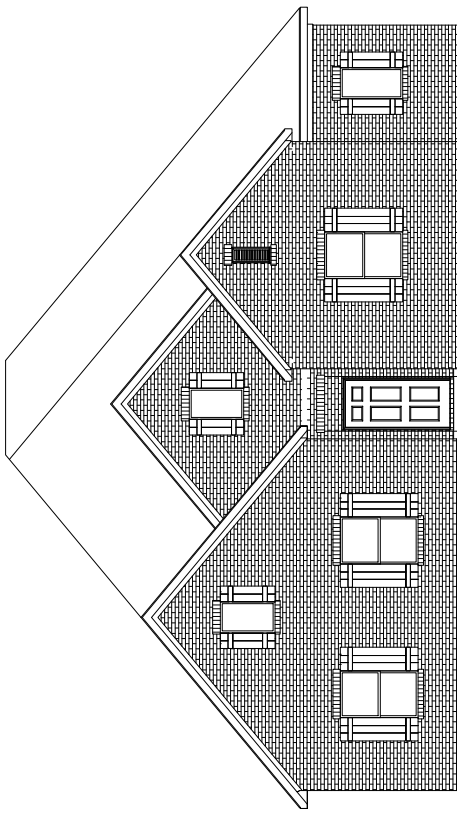


Traditional 2 - Right Elevation

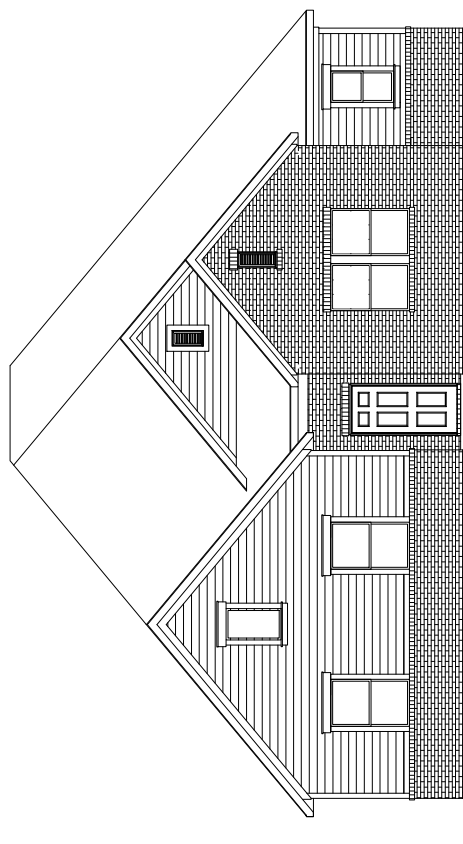
The Loudon (Side Entry)



Craftsman

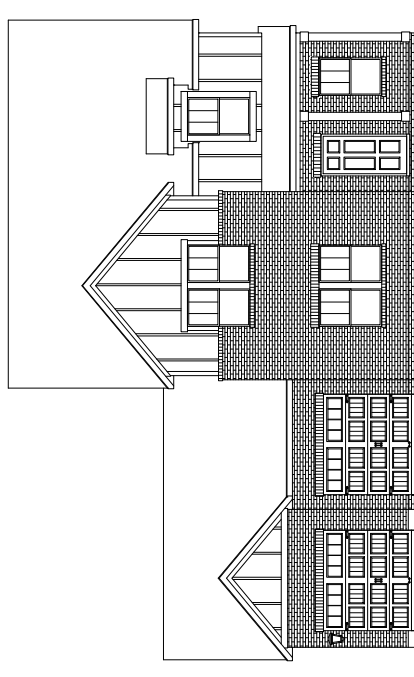


Traditional 2

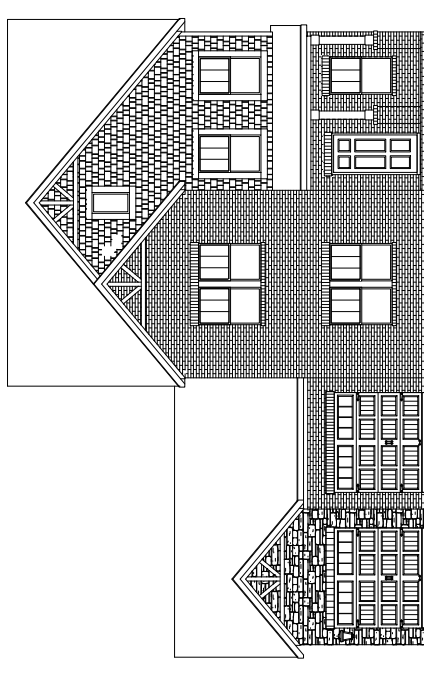


Traditional 1

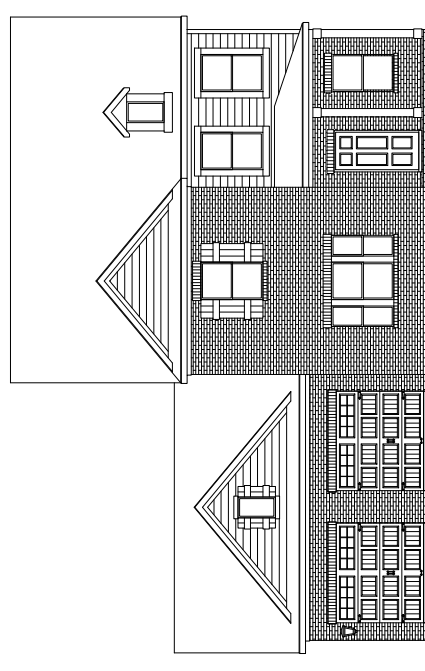
The Stapleton



Craftsman 1

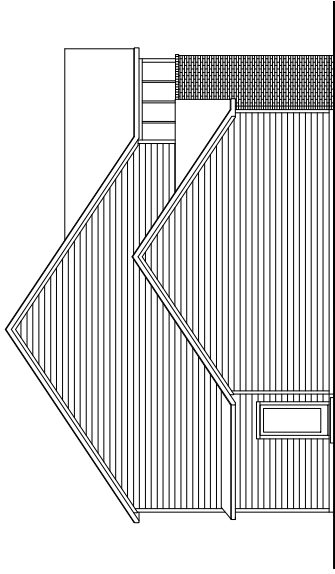


Craftsman 2

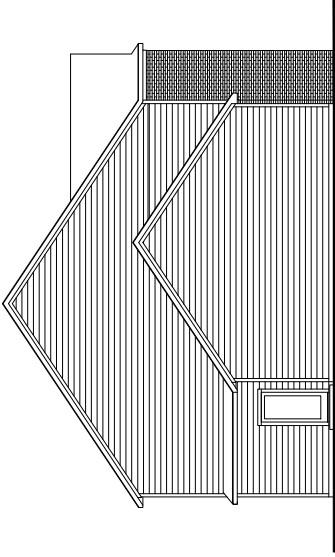


Traditional

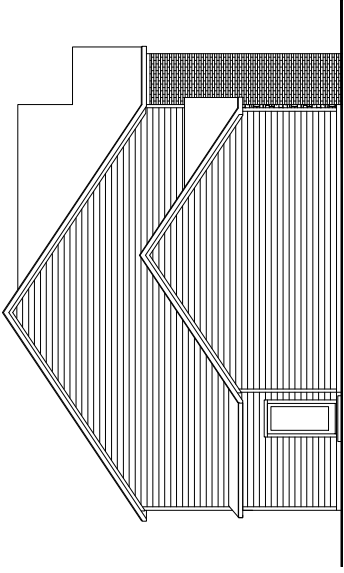
The Stapleton (Side Elevations)



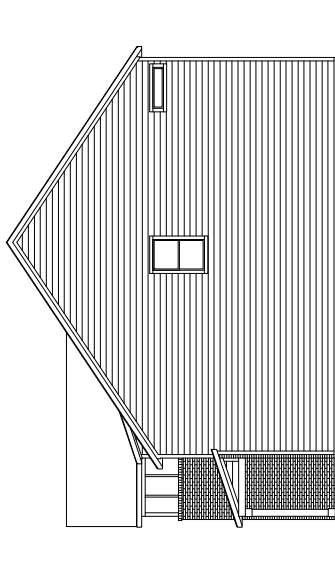
Craftsman 1 - Left Elevation



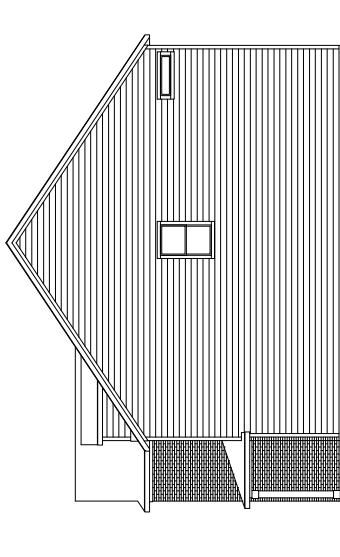
Traditional - Left Elevation



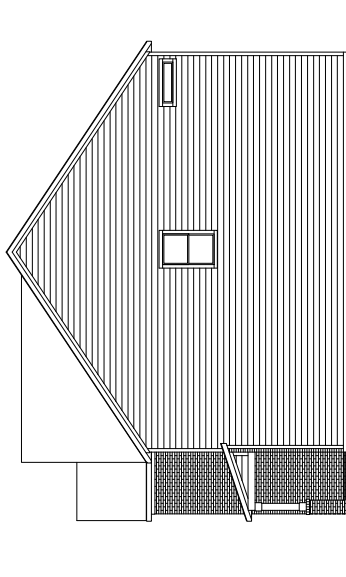
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

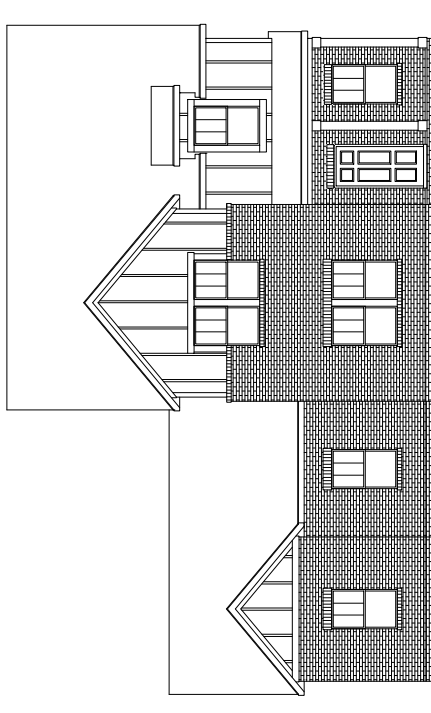


Traditional - Right Elevation

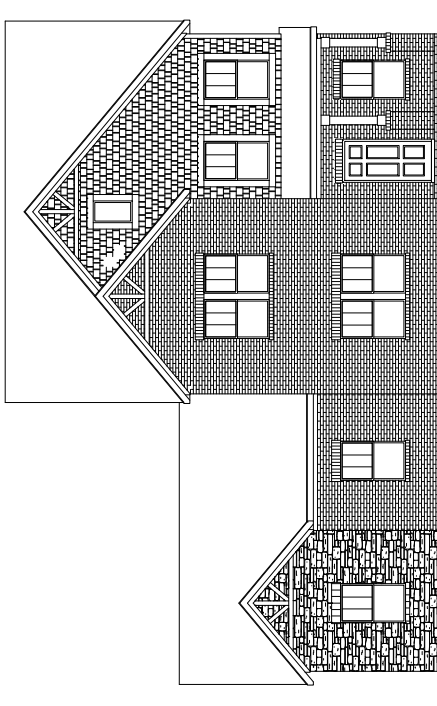


Craftsman 2 - Right Elevation

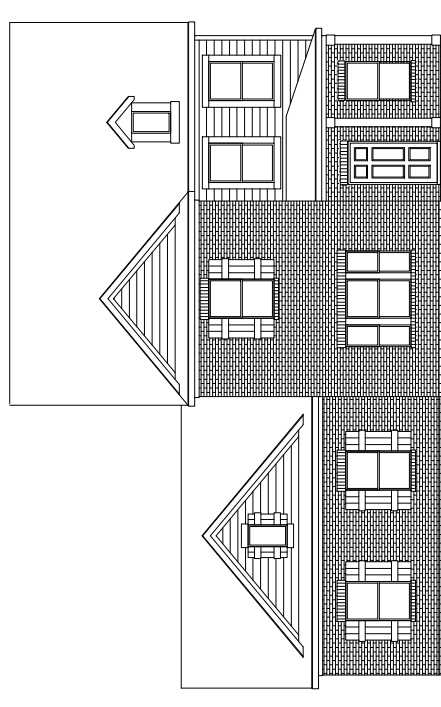
The Stapleton (Side Entry)



Craftsman 1

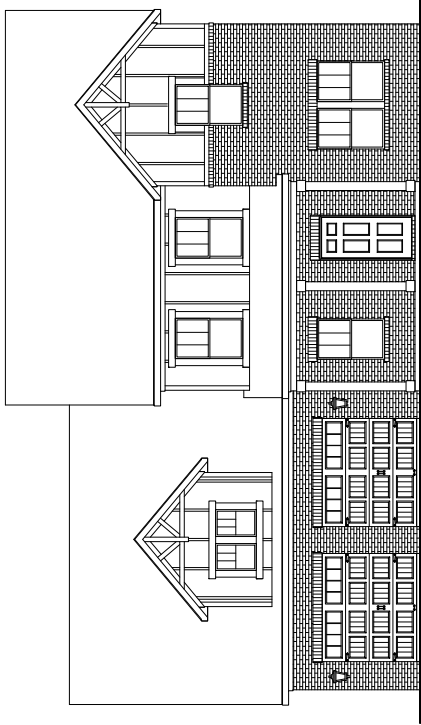


Craftsman 2

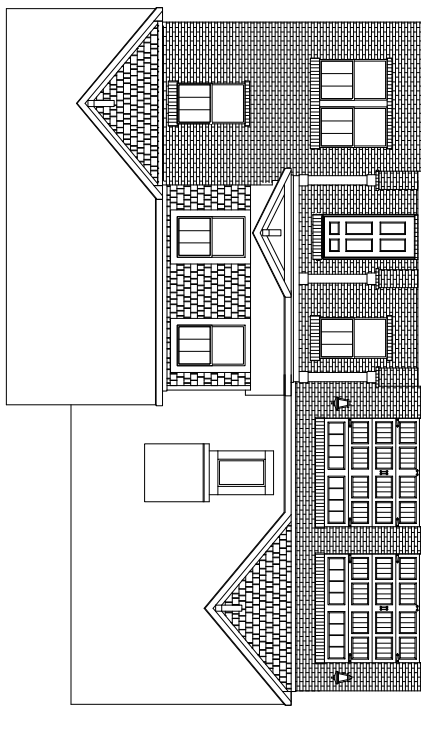


Traditional

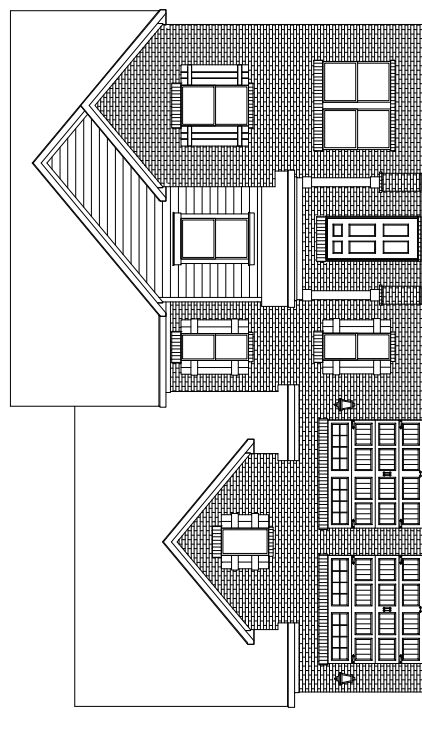
The Wilburn



Craftsman 1

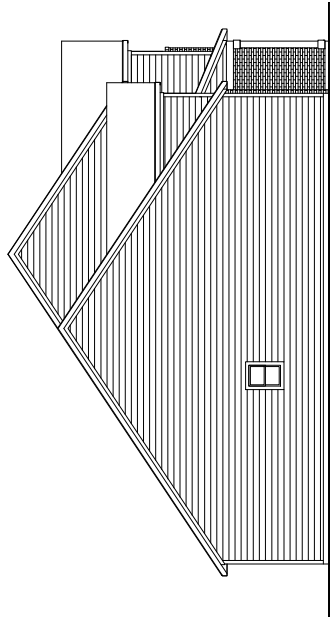


Craftsman 2

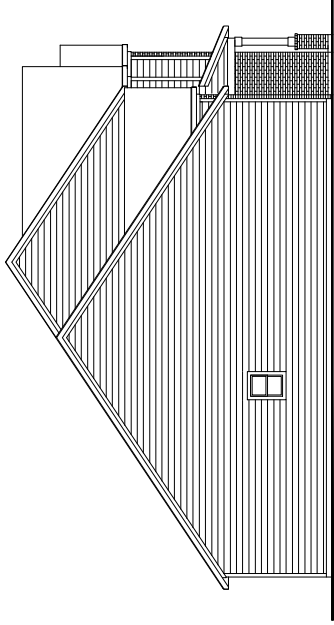


Traditional

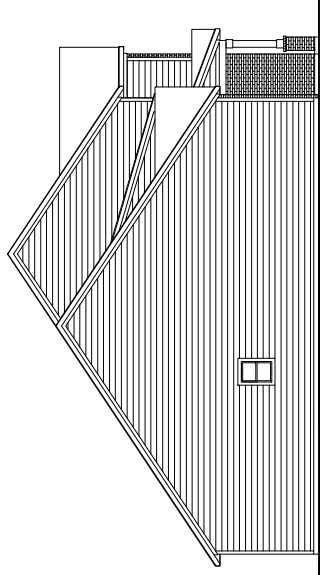
The Wilburn (Side Elevations)



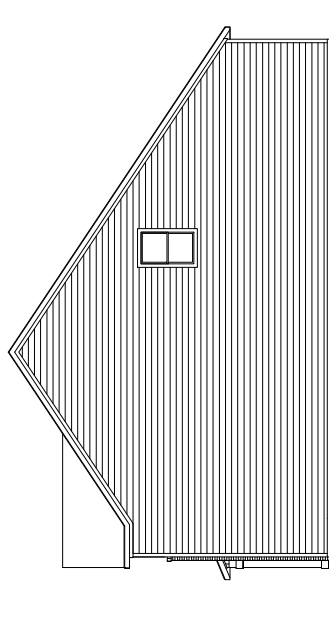
Craftsman 1 - Left Elevation



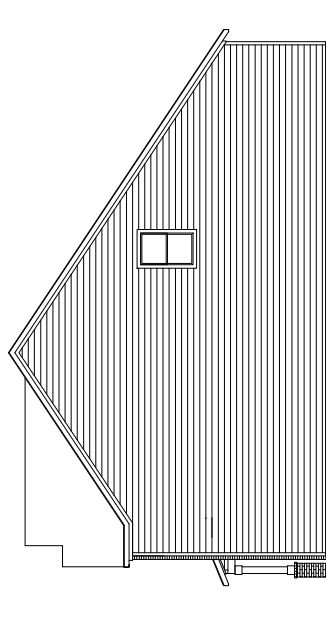
Traditional - Left Elevation



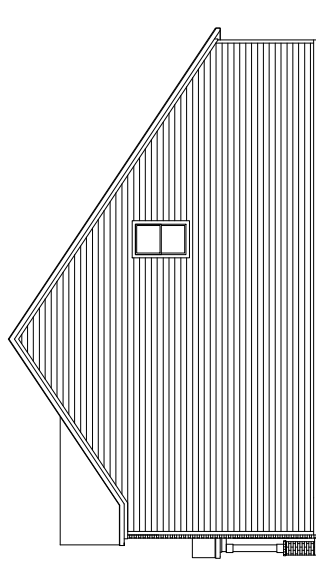
Craftsman 2 - Left Elevation



Craftsman 1 - Right Elevation

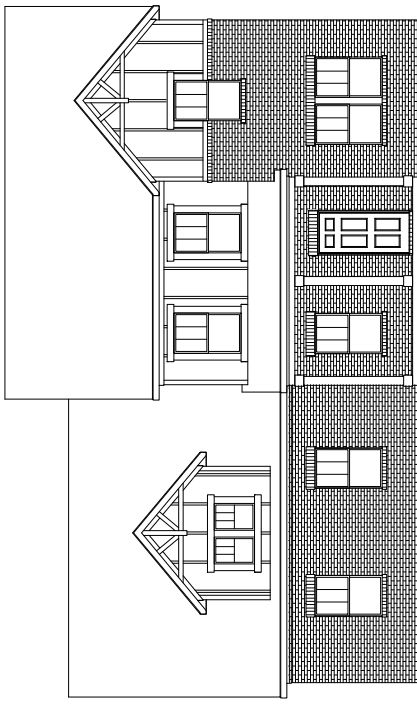


Traditional - Right Elevation

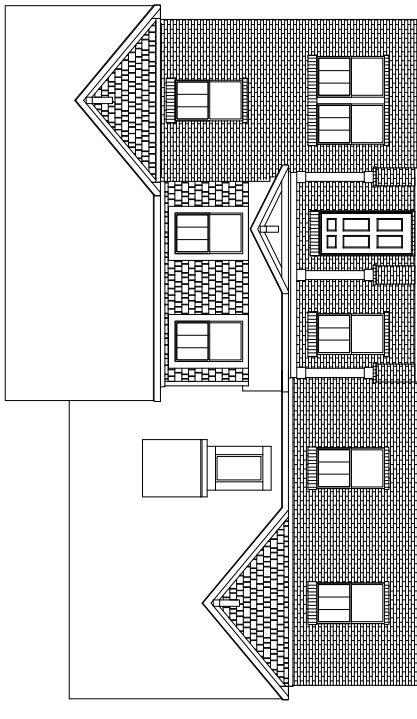


Craftsman 2 - Right Elevation

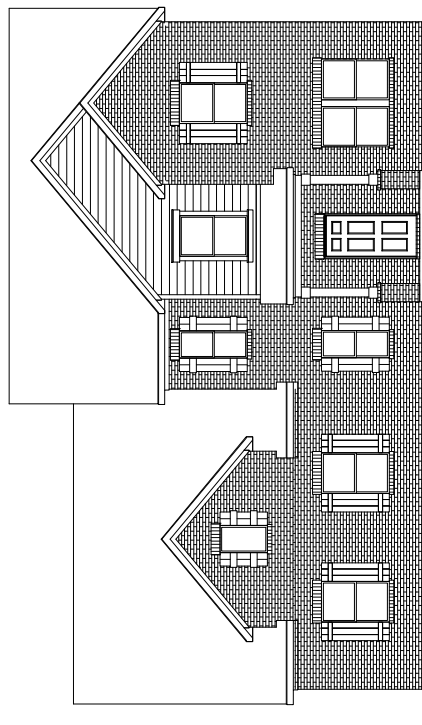
The Wilburn (Side Entry)



Craftsman 1

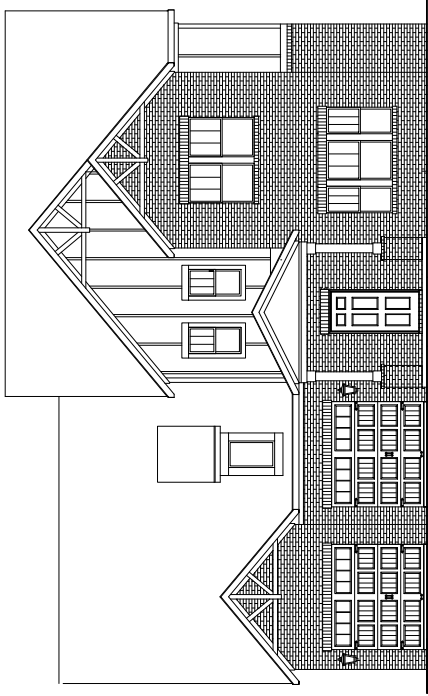


Craftsman 2

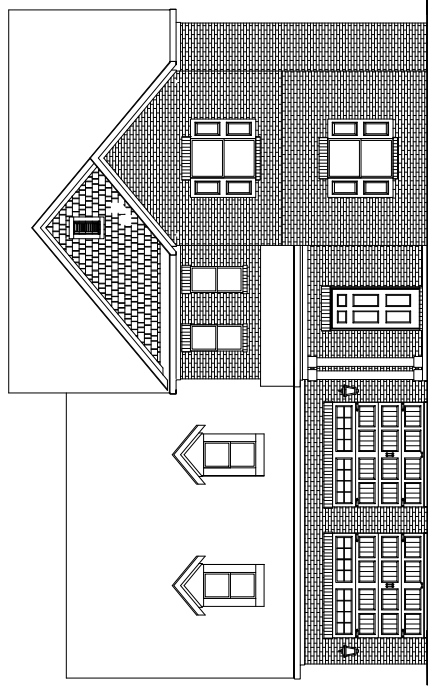


Traditional

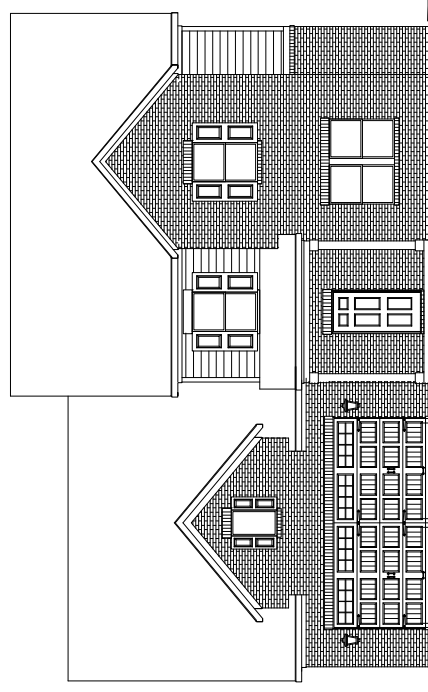
The Portland



Craftsman

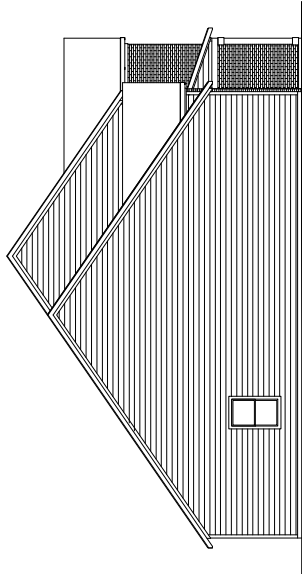


Traditional 2

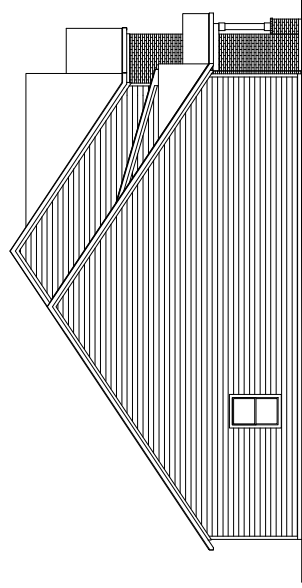


Traditional 1

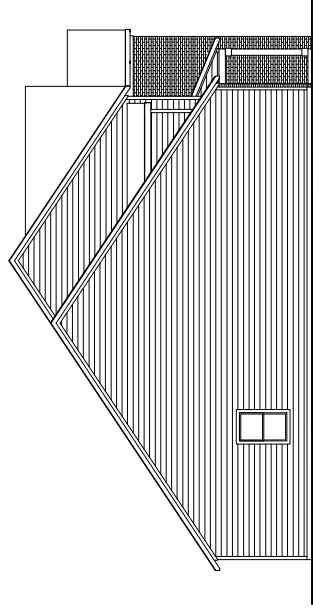
The Portland (Side Elevations)



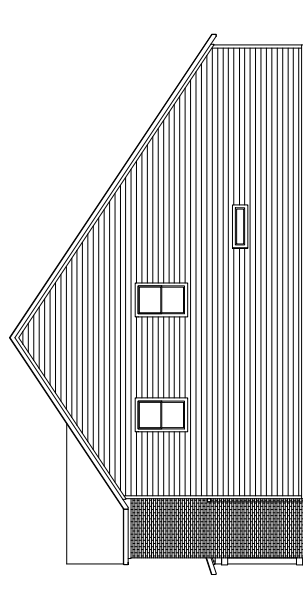
Traditional 1 - Left Elevation



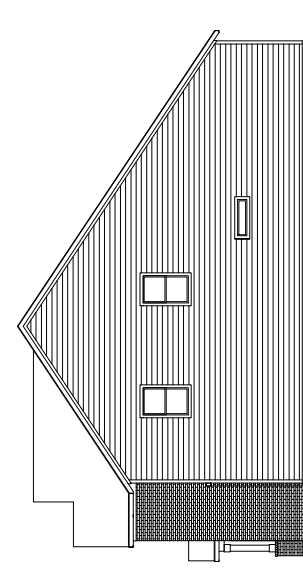
Craftsman - Left Elevation



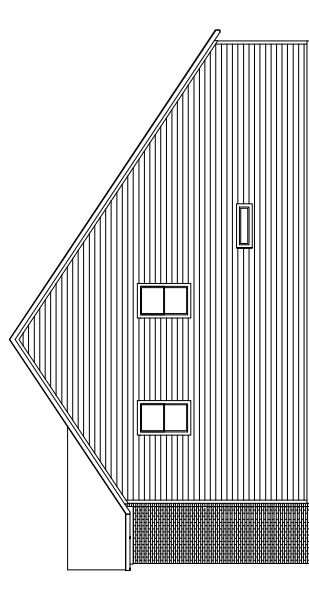
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

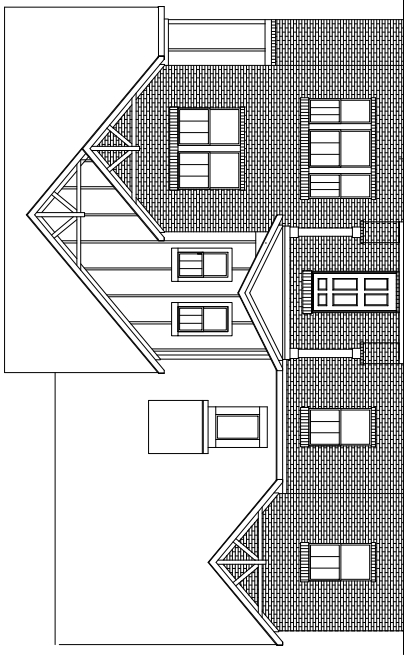


Craftsman - Right Elevation

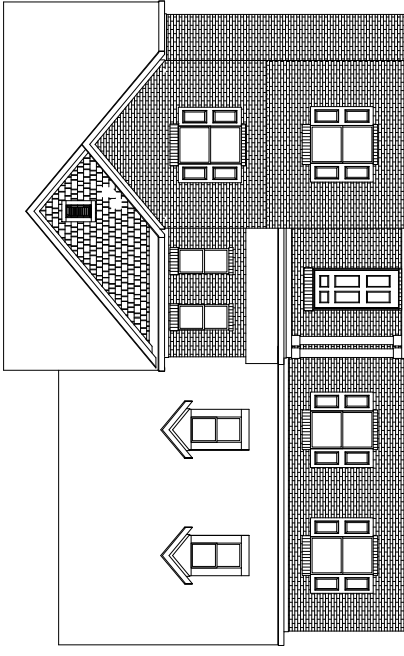


Traditional 2 - Right Elevation

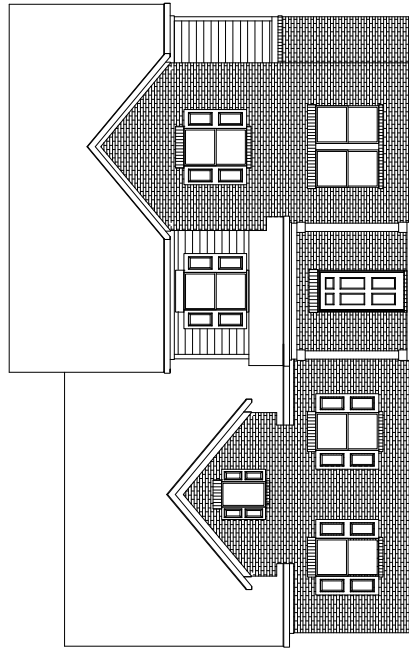
The Portland (Side Entry)



Craftsman



Traditional 2

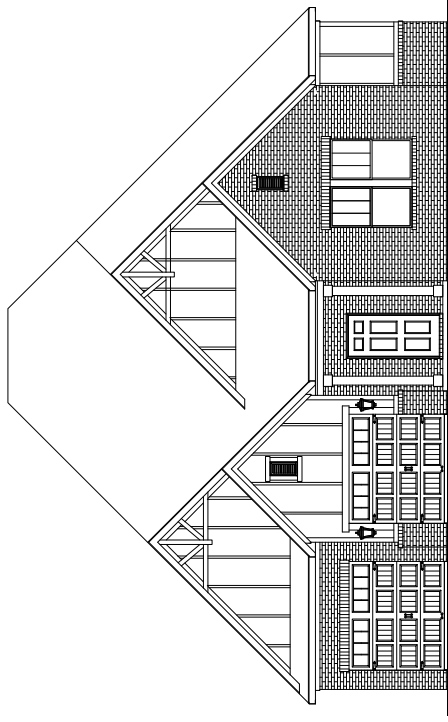


Traditional 1

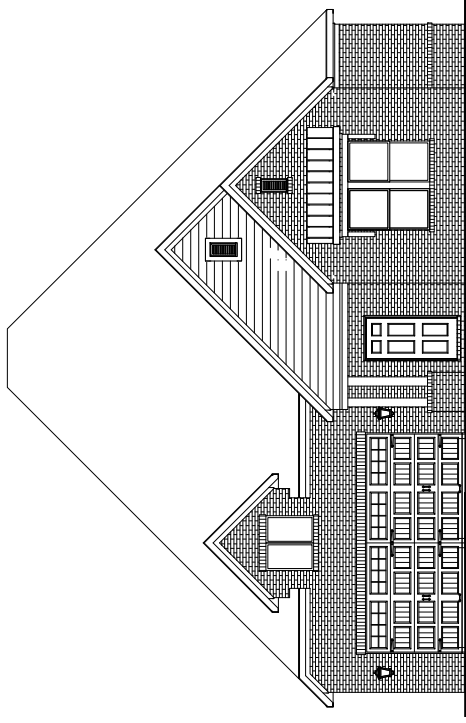
TCG 7 - 50' FLEX
(Cordell Collection)



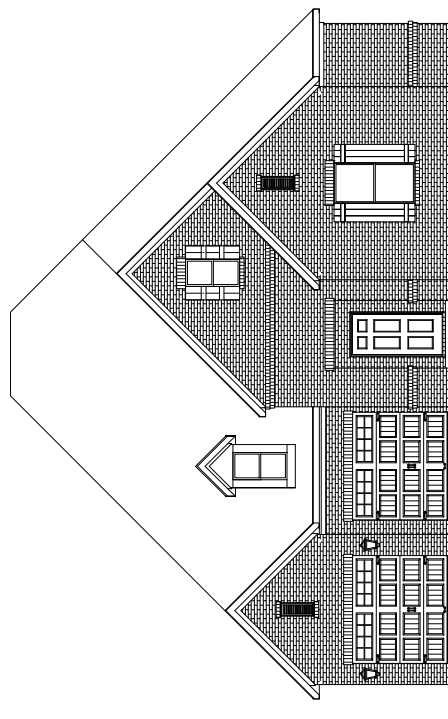
The Spencer



Craftsman

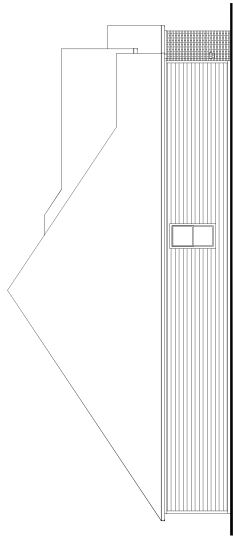


Traditional 2

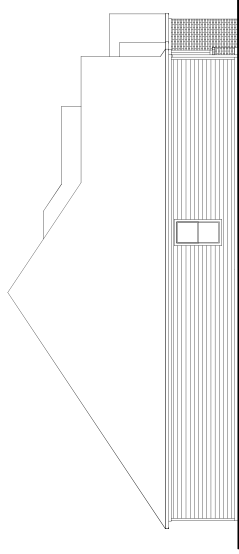


Traditional 1

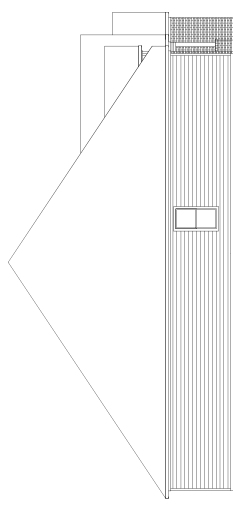
The Spencer (Side Elevations)



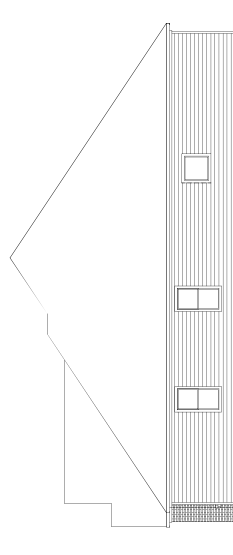
Traditional 1 - Left Elevation



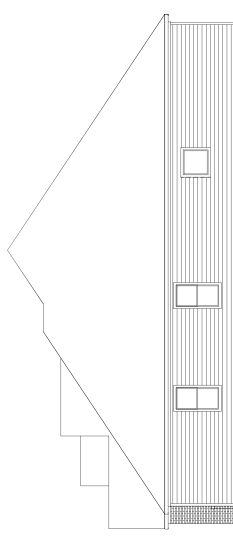
Craftsman - Left Elevation



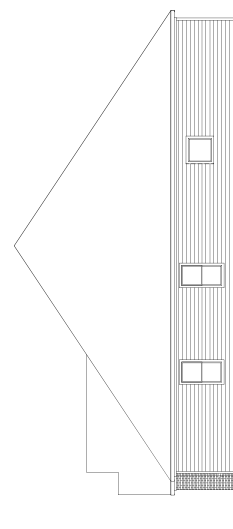
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

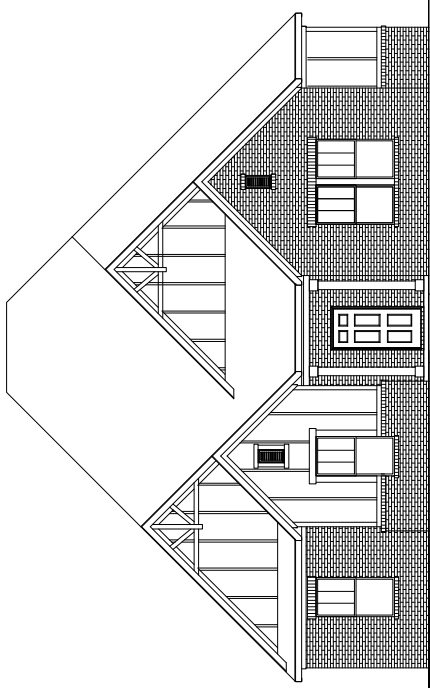


Craftsman - Right Elevation

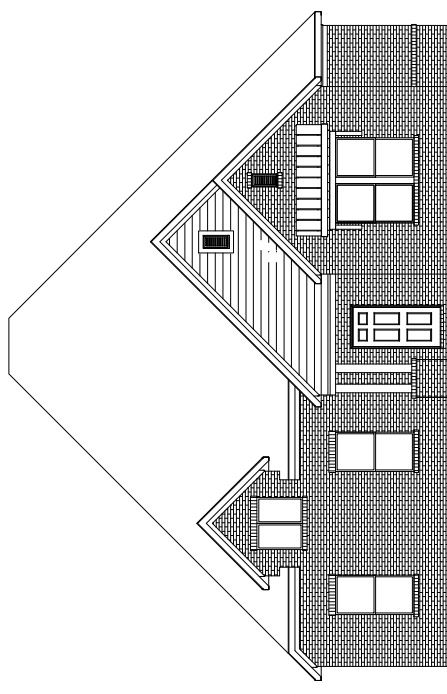


Traditional 2 - Right Elevation

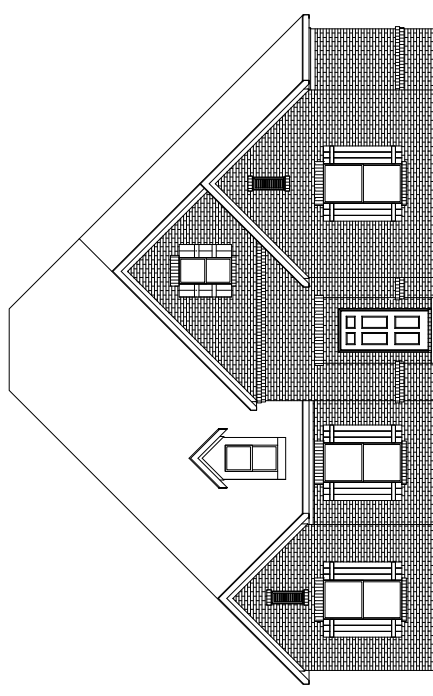
The Spencer (Side Entry)



Craftsman

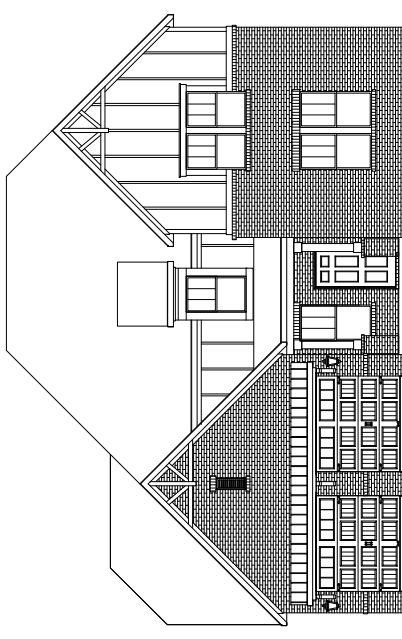


Traditional 2

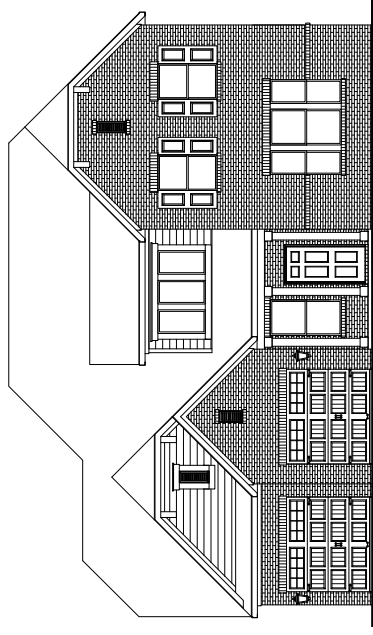


Traditional 1

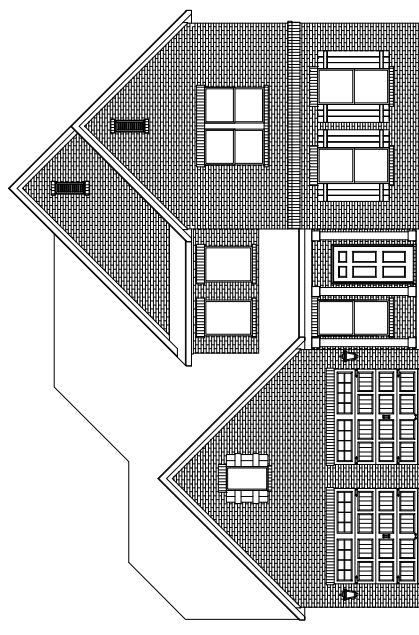
The Madison



Craftsman

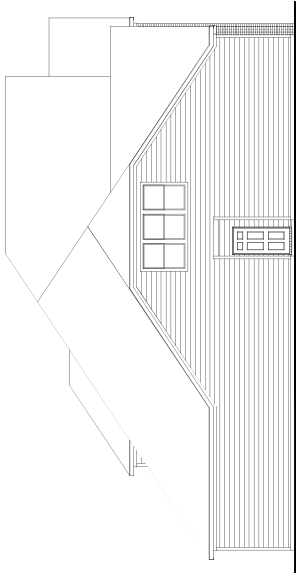


Traditional 2

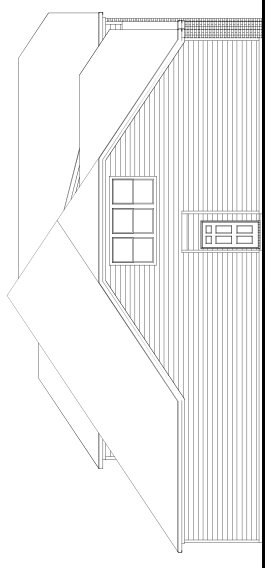


Traditional 1

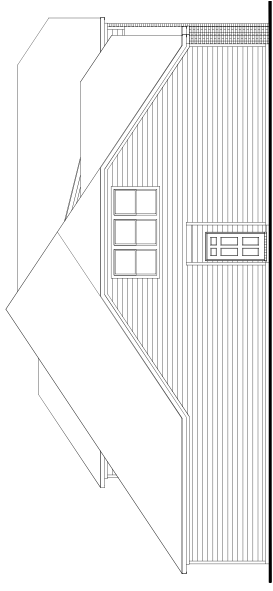
The Madison (Side Elevations)



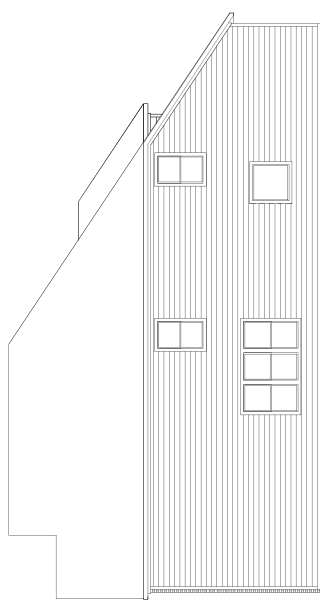
Traditional 1 - Left Elevation



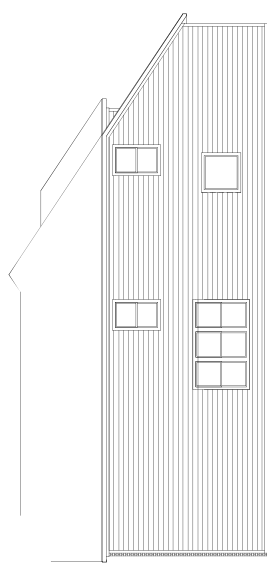
Craftsman - Left Elevation



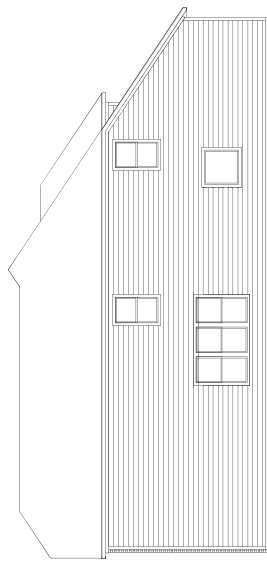
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

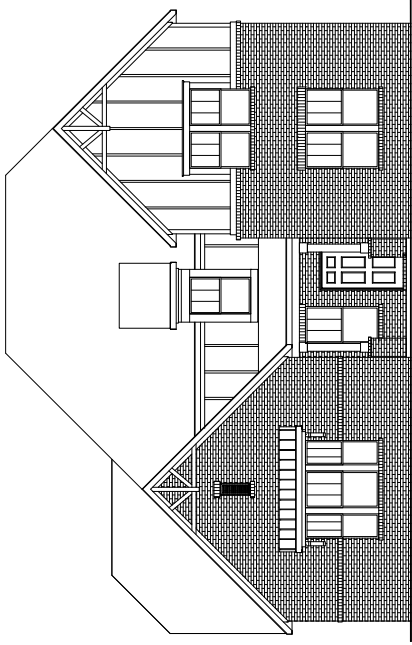


Craftsman - Right Elevation

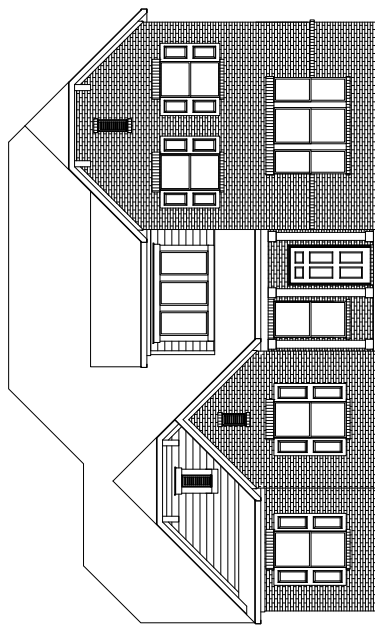


Traditional 2 - Right Elevation

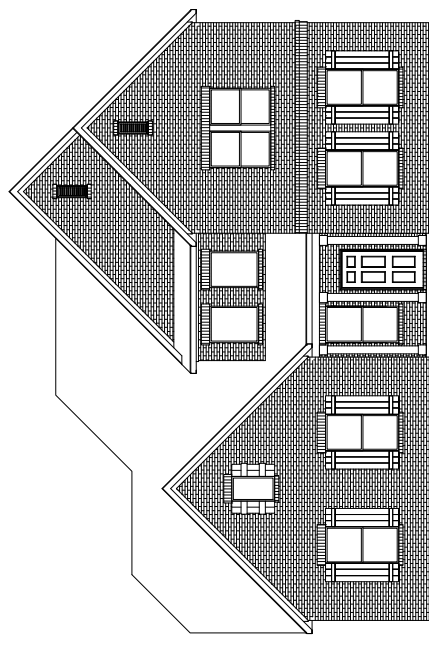
The Madison (Side Entry)



Craftsman

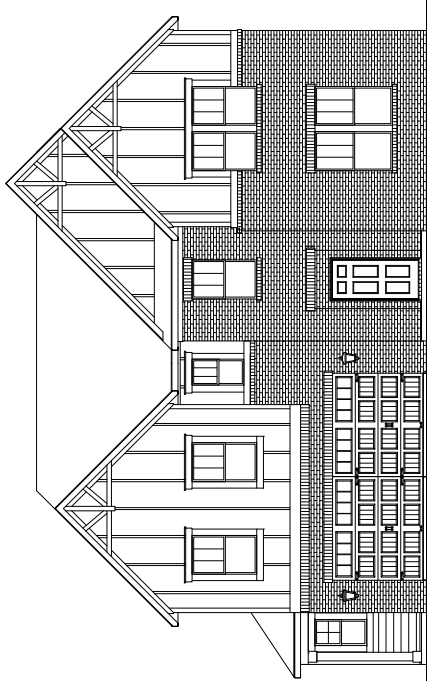


Traditional 2

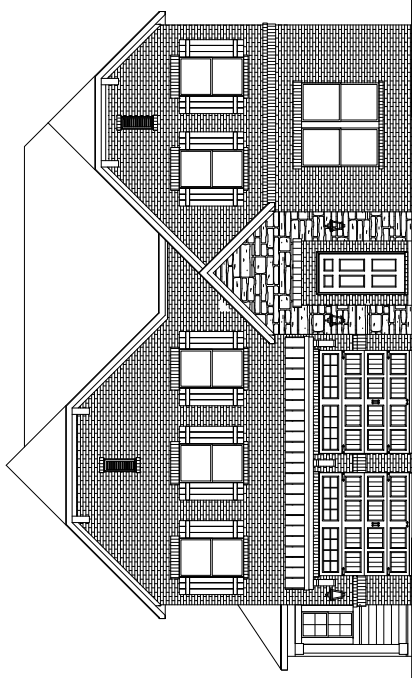


Traditional 1

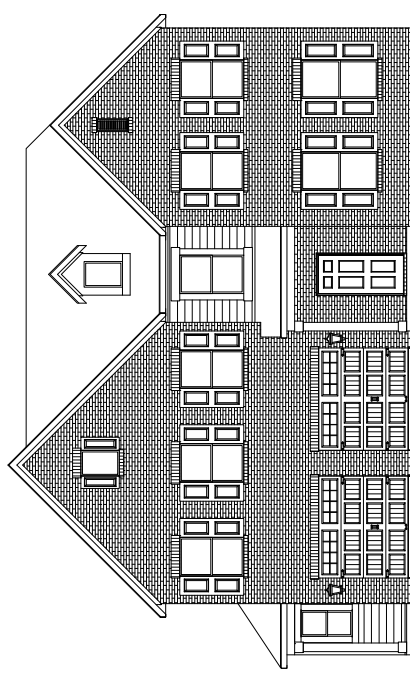
The Vincent



Craftsman

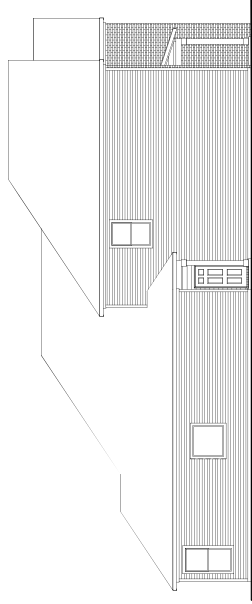


Traditional 2

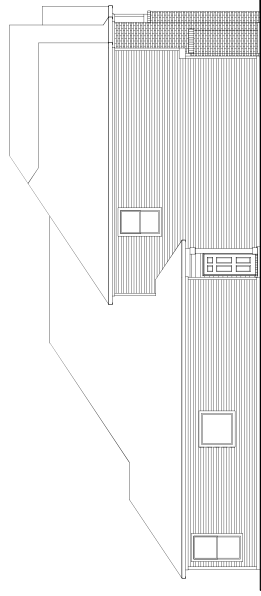


Traditional 1

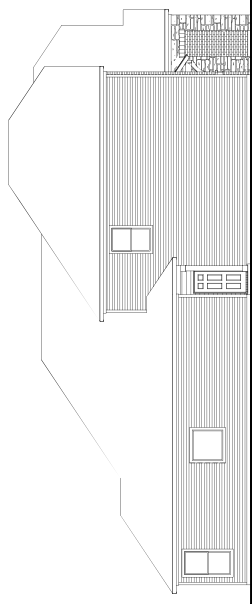
The Vincent (Side Elevations)



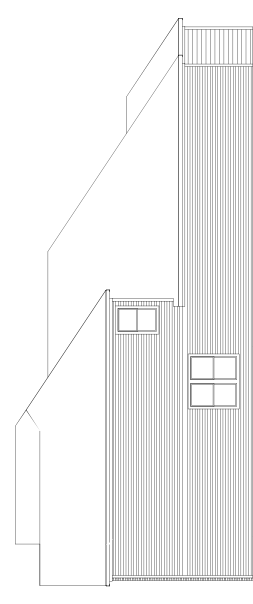
Traditional 1 - Left Elevation



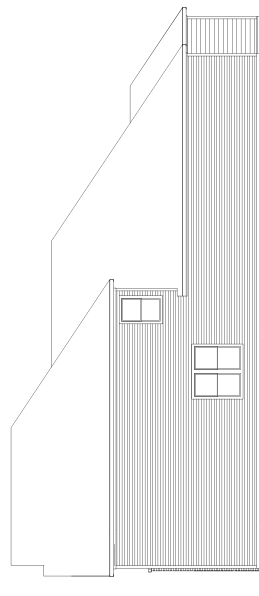
Craftsman - Left Elevation



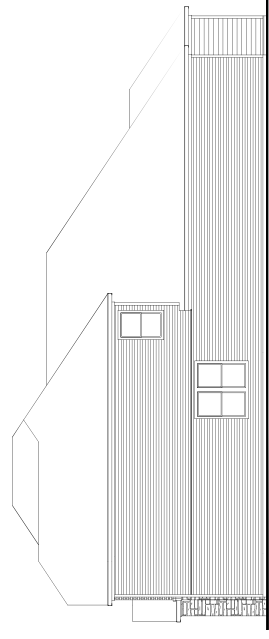
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

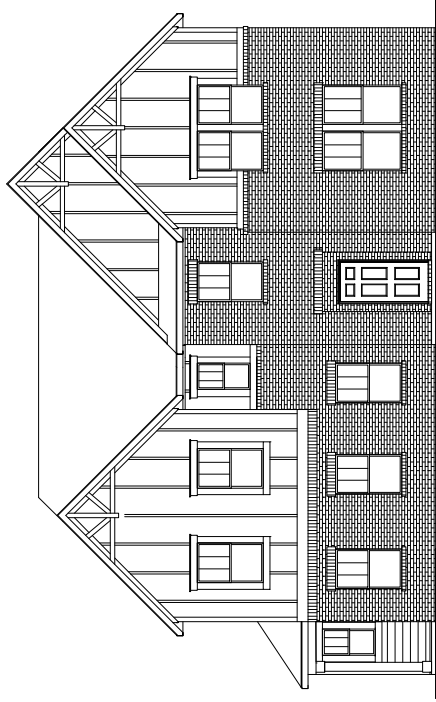


Craftsman - Right Elevation

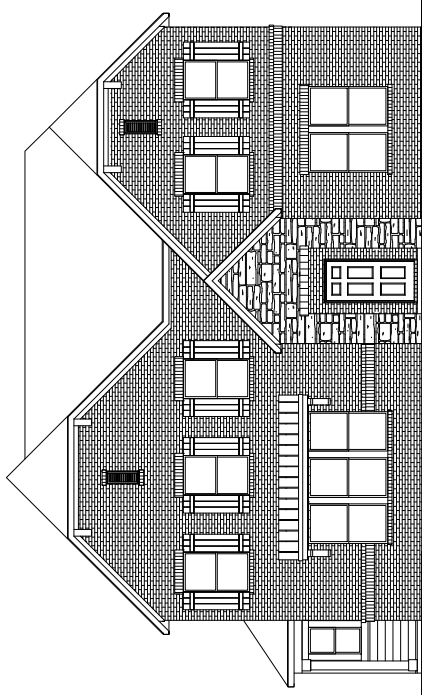


Traditional 2 - Right Elevation

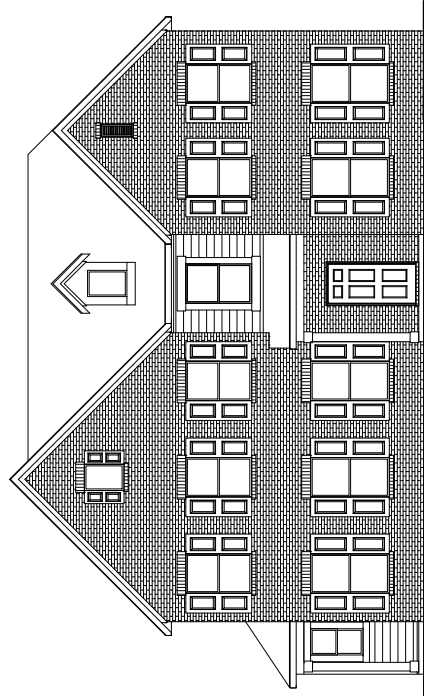
The Vincent (Side Entry)



Craftsman

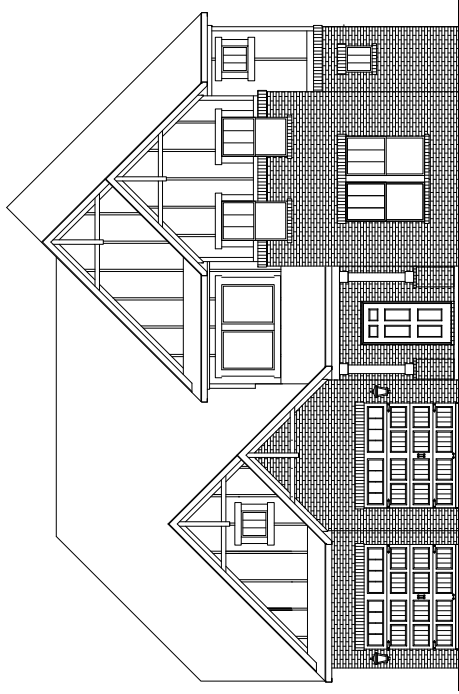


Traditional 2

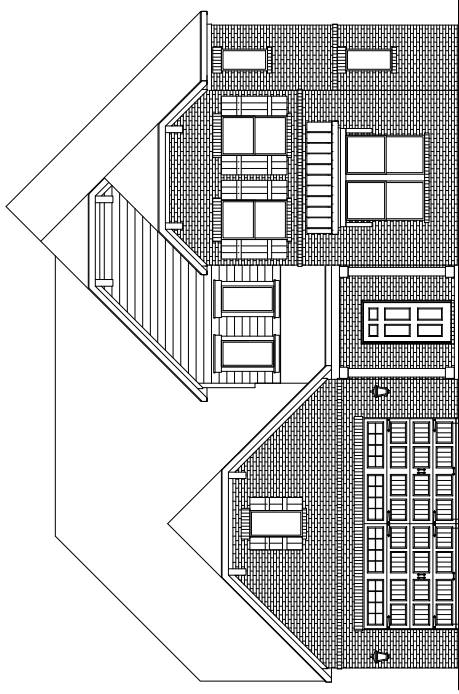


Traditional 1

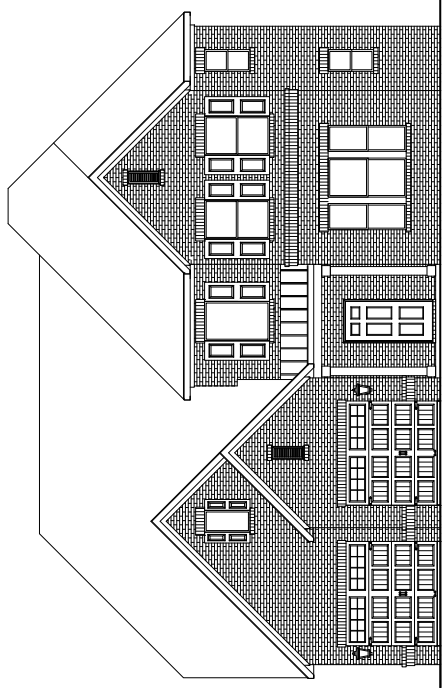
The Quincy



Craftsman

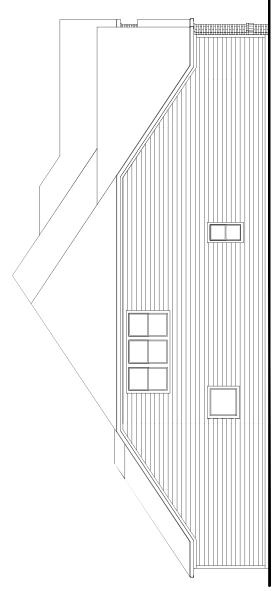


Traditional 2

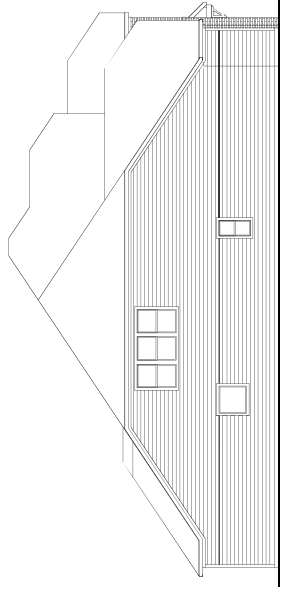


Traditional 1

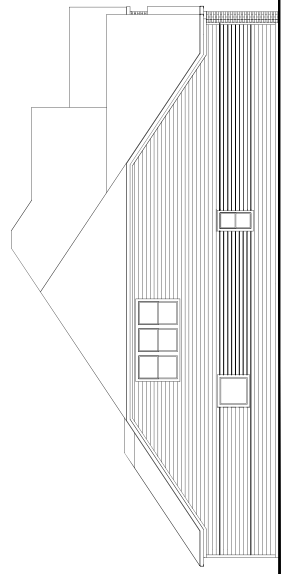
The Quincy (Side Elevations)



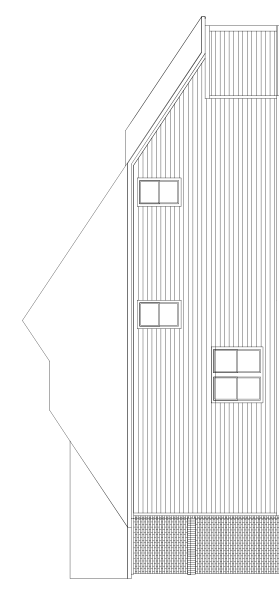
Traditional 1 - Left Elevation



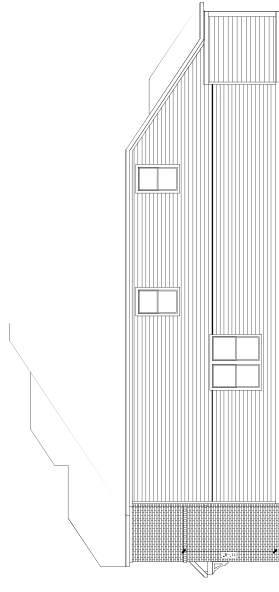
Craftsman - Left Elevation



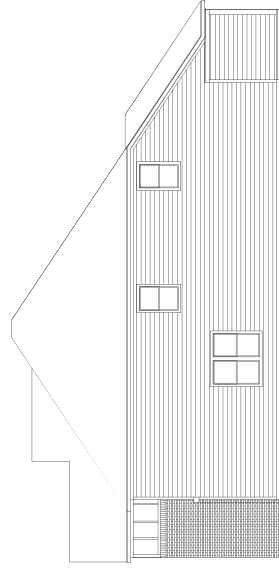
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

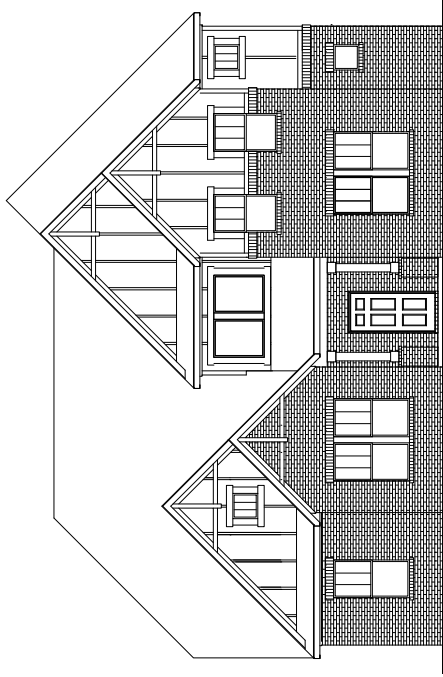


Craftsman - Right Elevation

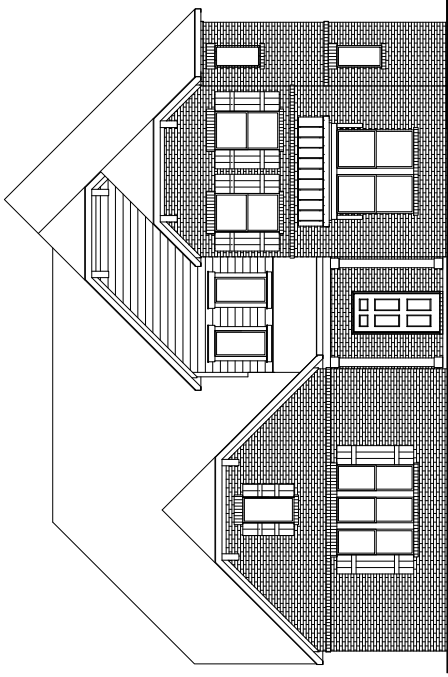


Traditional 2 - Right Elevation

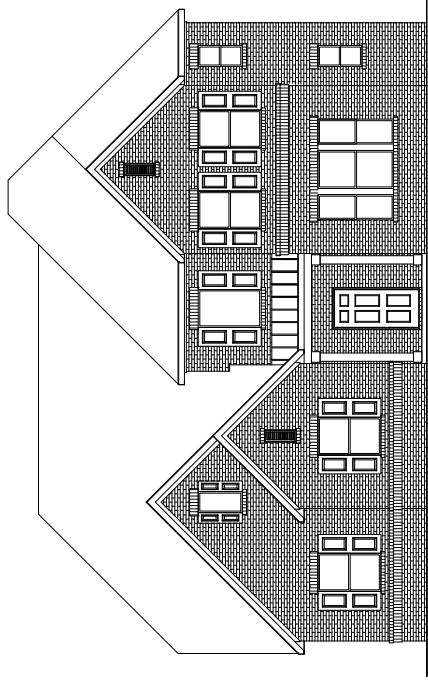
The Quincy (Side Entry)



Craftsman

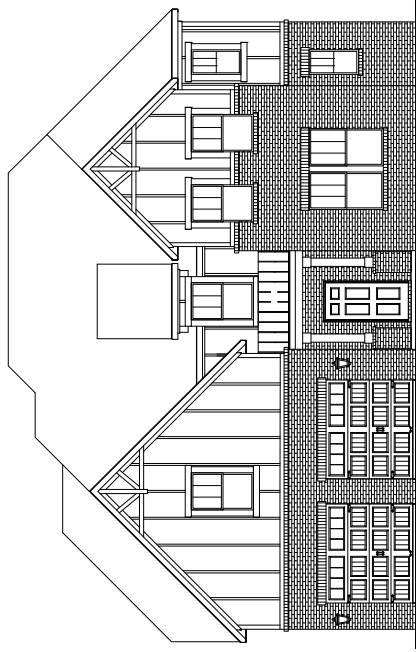


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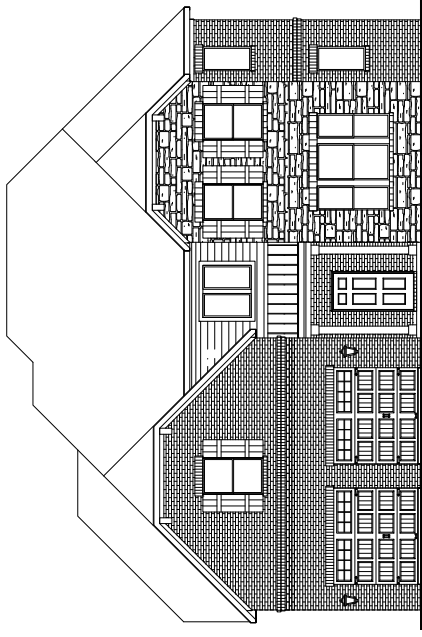


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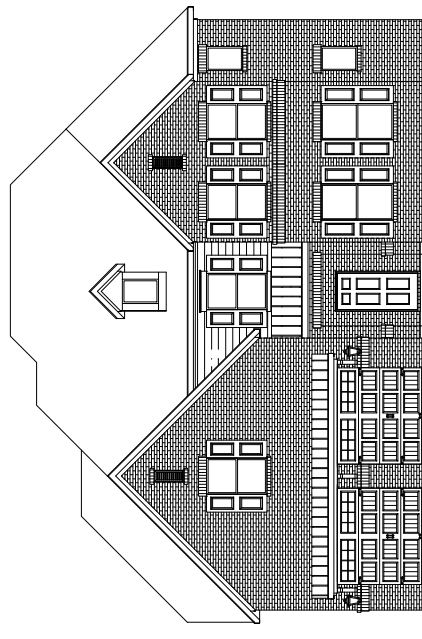
The Bryant



Craftsman

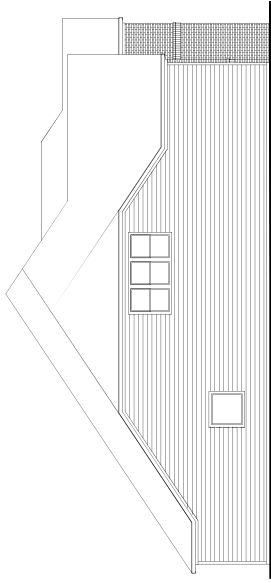


Traditional 2

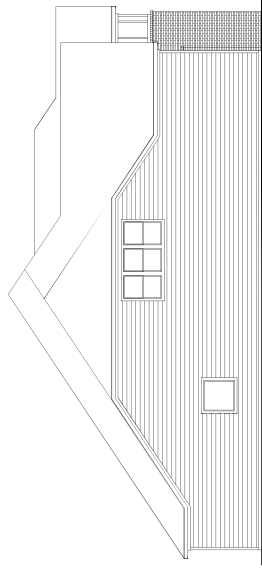


Traditional 1

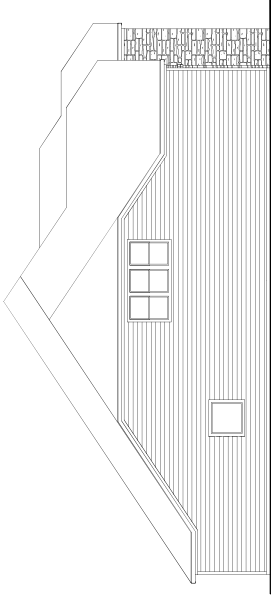
The Bryant (Side Elevations)



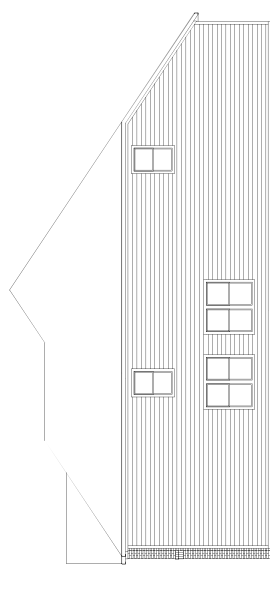
Traditional 1 - Left Elevation



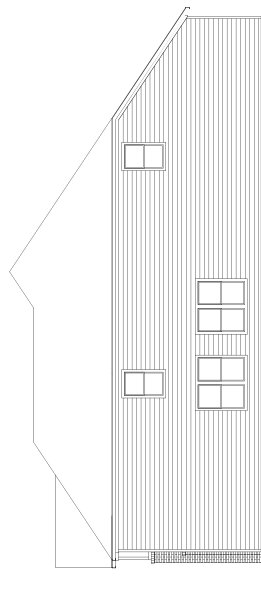
Craftsman - Left Elevation



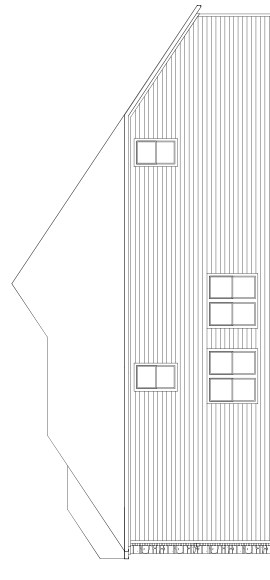
Traditional 2 - Left Elevation



Traditional 1 - Right Elevation

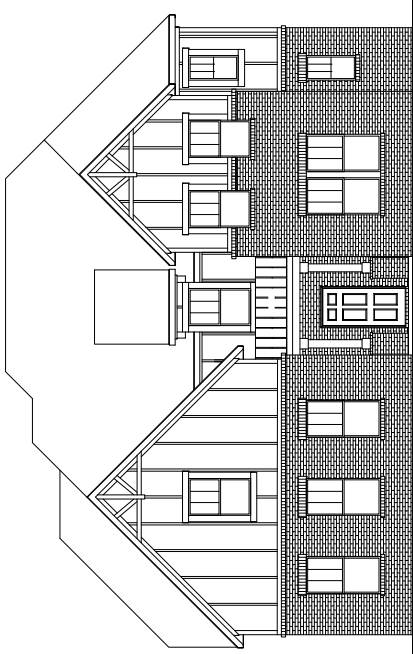


Craftsman - Right Elevation

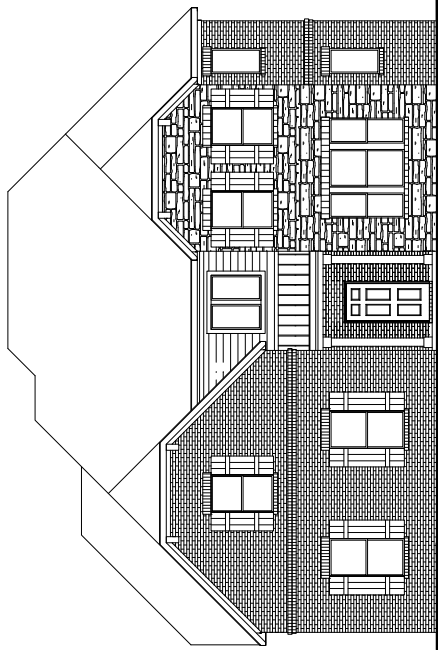


Traditional 2 - Right Elevation

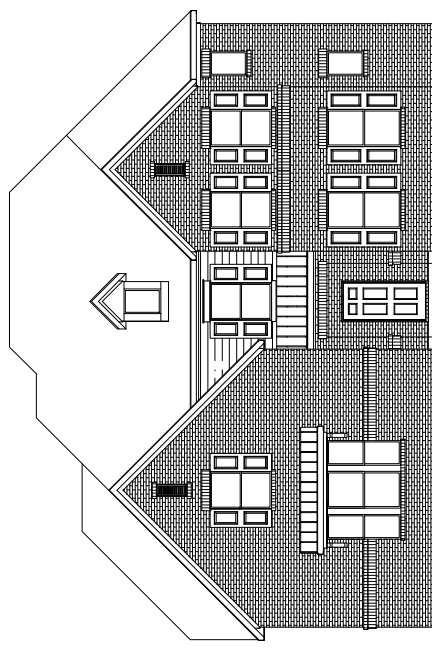
The Bryant (Side Entry)



Craftsman



Traditional 2

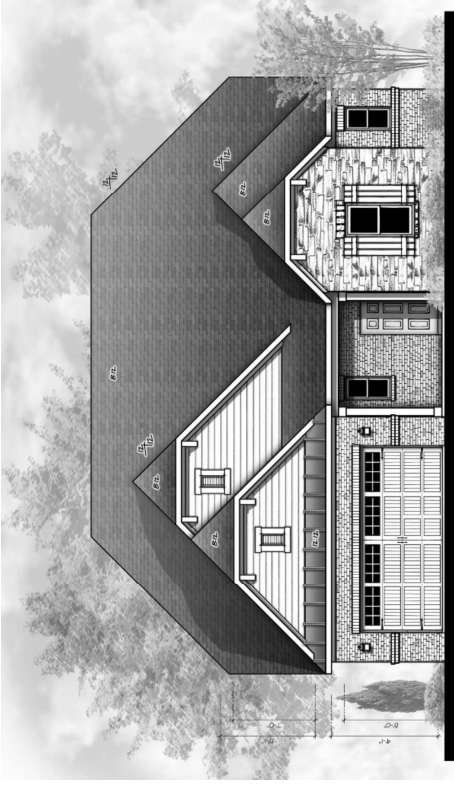


Traditional 1

The Hamilton



Craftsman



Traditional 2



Traditional 1

The Marshall



Craftsman



Traditional 2



Traditional 1



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	3206 Indian Camp Springs Road		
	TAX MAP: 124	GROUP:	PARCEL: 5.04
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation and Rezoning to RS-10 & RS-20		

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

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

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

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

APPLICANT

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

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

PROPERTY OWNER

NAME	MIDTNDDEV, LLC	PHONE	
ADDRESS	8760 Rodeo Drive, Lake Worth, FL 33467	EMAIL	ofwrealty@aol.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.

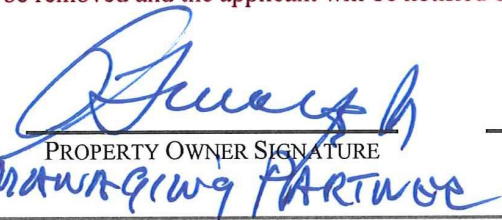
Lynn Ealey
 APPLICANT NAME


 APPLICANT SIGNATURE

1/14/22
 DATE

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

MIDTNDDEV, LLC
 PROPERTY OWNER NAME


 PROPERTY OWNER SIGNATURE
 MANAGING PARTNER

1/18/22
 DATE

STAFF USE ONLY

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



January 18, 2022

City of Columbia Development Services
700 N. Garden Street
Columbia, TN 38401

RE: Vista Pointe, Indian Camp Springs Rd – Zoning
Summary of Nature of Request and Work

With this letter we are requesting to annex the above referenced property and zone to R10 and R20 in area respective to our proposed lot sizes as shown on the attached concept plan. Legal descriptions and exhibit for each requested zone are also attached. This request is to provide the City of Columbia with a new community that meets the growing desires of new and existing residences alike. The project will be divided into two neighborhoods.

The north neighborhood R10, The Gardens, are homes highly desired by families and active adults looking for a newer home with high-end features such as open floorplans, energy efficient systems, 9 and 10 foot ceilings, and gourmet kitchens, while also providing a manageable yard for easy maintenance. These homes will share an amenity area that will include a covered gathering area among other features. It will have sidewalks throughout and leading to the amenity area to make it a walkable community and bring neighbors together.

The south neighborhood R20, The Orchards, will be an exclusive area of approximately 39 homes. These homes will cater to the desires of the homebuyer looking for executive home sizes and finishes. Each lot and homesite will be given a lot size and position to provide privacy and room to enjoy the outside. Homes will allow for private swimming pools and other outdoor features. Homes within the Orchards will also share in the community wide amenity areas within The Gardens neighborhood.

This community will provide the growth needed for the City of Columbia in a way that complements and protects the existing residents in the surrounding area. The requested zoning and annexation meets the intentions and desires for this property that were set forth by the adoption of the Connect Columbia Comprehensive Plan. We request that this be considered favorable by the City Planning Commission at the March 9th Voting Session and sent on to City Council with positive recommendation.

Thank you,

A handwritten signature in black ink, appearing to read 'L. Ealey', written in a cursive style.

Lynn Ealey, PE
Land Solutions Company



DEVELOPMENT SERVICES

I, MUDTNOSEV being the sole owner of the _____ more particularly described as
ll
_____ on Plat of Record in Plat Book ____ Page ____ in the Maury County Register
of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such
property into such City.

O. FRANKLIN WILES JR
Print Name
Franklin Wiles Jr

1/18/22
Date

[Signature]
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Tract #1

PROPERTY DESCRIPTION – Map 124 - P/O Parcel (5.04) – Zoned: R10

A TRACT OF LAND IN THE 6TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY: CAMPBELLSVILLE PIKE (PUBLIC RIGHT-OF-WAY - WIDTH VARIES) ON THE EAST BY: INDIAN CAMP SPRINGS ROAD (50' PUBLIC RIGHT-OF-WAY); ON THE SOUTH BY THE REMAINING LANDS OF MIDTNDDEV, LLC AS OF RECORD IN RECORD BOOK 2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY (R.O.M.C.), TENNESSEE AND ON THE WEST BY GENERAL HOMES OF COLUMBIA AS OF RECORD IN RECORD BOOK 2360, PAGE 37 R.O.M.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED, IN PART, ACCORDING TO A SURVEY FOR MIDTNDDEV, LLC – PREPARED BY: CARROLL LAND SURVEYING – JOB NAME: FICS620_2A – DATED: 10/2/20 AND CERTIFIED BY: KENNETH CARROLL AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELLSVILLE PIKE, AT THE COMMON NORTHERLY PROPERTY CORNER BETWEEN THE HEREIN DESCRIBED TRACT OF LAND AND THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT. SAID IRON ROD (OLD) HAVING A TENNESSEE STATE PLANE COORDINATE OF N=453,174.36 – E=1,651,798.33; THENCE,

1. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELLSVILLE PIKE, SOUTH 82 DEGREES 10 MINUTES 06 SECONDS EAST A DISTANCE OF 783.01 FEET TO AN IRON ROD (OLD); THENCE,
2. SOUTH 83 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 16.74 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
3. SOUTH 22 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 16.94 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
4. SOUTH 64 DEGREES 03 MINUTES 19 SECONDS EAST A DISTANCE OF 38.30 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
5. SOUTH 74 DEGREES 49 MINUTES 59 SECONDS EAST A DISTANCE OF 53.43 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
6. SOUTH 77 DEGREES 54 MINUTES 34 SECONDS EAST A DISTANCE OF 52.20 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
7. SOUTH 81 DEGREES 51 MINUTES 58 SECONDS EAST A DISTANCE OF 108.39 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
8. SOUTH 88 DEGREES 44 MINUTES 21 SECONDS EAST A DISTANCE OF 52.44 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
9. NORTH 85 DEGREES 39 MINUTES 31 SECONDS EAST A DISTANCE OF 103.66 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
10. SOUTH 70 DEGREES 19 MINUTES 14 SECONDS EAST A DISTANCE OF 50.74 FEET TO A CONCRETE MONUMENT (OLD) AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID INDIAN CAMP SPRINGS ROAD; THENCE,
11. WITH THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN CAMP SPRINGS ROAD, SOUTH 10 DEGREES 09 MINUTES 42 SECONDS EAST A DISTANCE OF 204.74 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
12. SOUTH 14 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 199.56 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
13. SOUTH 09 DEGREES 13 MINUTES 06 SECONDS EAST A DISTANCE OF 91.15 FEET TO A CONCRETE MONUMENT (OLD); THENCE,

14. SOUTH 06 DEGREES 08 MINUTES 52 SECONDS WEST A DISTANCE OF 98.71 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
15. SOUTH 12 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 27.89 FEET TO A CONCRETE MONUMENT (OLD); THENCE,
16. SOUTH 07 DEGREES 48 MINUTES 46 SECONDS EAST A DISTANCE OF 9.16 FEET TO AN IRON ROD (OLD); THENCE,
17. SOUTH 08 DEGREES 05 MINUTES 50 SECONDS WEST A DISTANCE OF 622.79 FEET TO AN IRON ROD (OLD); THENCE,
18. SOUTH 08 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 256.50 FEET TO AN IRON ROD (OLD); THENCE,
19. SOUTH 08 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 159.66 FEET TO AN IRON ROD (OLD); THENCE,
20. SOUTH 07 DEGREES 37 MINUTES 40 SECONDS WEST A DISTANCE OF 407.16 FEET TO A POINT; THENCE,
21. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN CAMP SPRINGS ROAD, WITH A NEW LINE THROUGH THE PROPERTY OF WHICH THIS TRACT IS A PART OF, NORTH 82 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 475.26 FEET TO A POINT; THENCE,
22. NORTH 42 DEGREES 42 MINUTES 12 SECONDS WEST A DISTANCE OF 1256.76 FEET TO A POINT IN THE EASTERLY PROPERTY LINE OF THE AFORESAID MIDTNDDEV, LLC TRACT; THENCE,
23. WITH SAID EASTERLY PROPERTY LINE, NORTH 08 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 1271.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,540,073 SQUARE FEET OR 58.312 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

PROPERTY TITLE REFERENCE:

THIS TRACT IS A PORTION OF THE SAME PROPERTY CONVEYED TO MIDTNDDEV, LLC BY WARRANTY DEED FROM LAMES MORGAN FITTS, JR. AS OF RECORD IN BOOK R2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.

Tract #2

PROPERTY DESCRIPTION – Map 124 - P/O Parcel (5.04) – Zoned: R20

A TRACT OF LAND IN THE 6TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY: THE REMAINING LANDS MIDTNDEV, LLC AS OF RECORD IN RECORD BOOK 2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY (R.O.M.C.), TENNESSEE; ON THE EAST BY: INDIAN CAMP SPRINGS ROAD (50' PUBLIC RIGHT-OF-WAY); ON THE SOUTH BY A TRACT OF LAND CONVEYED TO MACIE MCKEE, ET VIR AS OF RECORD IN RECORD BOOK R2256, PAGE 1153 R.O.M.C., TENNESSEE, A TRACT CONVEYED TO JIMMY BLACK, ETUX AS OF RECORD IN RECORD BOOK 1483, PAGE 937 R.O.M.C., TENNESSEE, A TRACT OF LAND CONVEYED TO JAMES FITTS, JR. AS OF RECORD IN DEED BOOK 1212, PAGE 412 R.O.M.C., TENNESSEE AND A TRACT OF LAND CONVEYED TO CHAD BROTHERS, ETUX AS OF RECORD IN RECORD BOOK R2575, PAGE 1359 R.O.M.C., TENNESSEE AND ON THE WEST BY A TRACT OF LAND CONVEYED TO GENERAL HOMES OF COLUMBIA AS OF RECORD IN RECORD BOOK 2360, PAGE 37 R.O.M.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED, IN PART, ACCORDING TO A SURVEY FOR MIDTNDEV, LLC – PREPARED BY: CARROLL LAND SURVEYING – JOB NAME: FICS620_2A – DATED: 10/2/20 AND CERTIFIED BY: KENNETH CARROLL AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CAMPBELLSVILLE PIKE, AT THE COMMON NORTHERLY PROPERTY CORNER BETWEEN THE REMAINING PORTION OF THIS TRACT AND THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT. SAID IRON ROD (OLD) HAVING A TENNESSEE STATE PLANE COORDINATE OF N=453,174.36 – E=1,651,798.33; THENCE,

LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, WITH THE EASTERLY PROPERTY LINE OF THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT, SOUTH 08 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 1271.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE,

1. LEAVING SAID EASTERLY PROPERTY LINE, WITH A NEW LINE THROUGH THE PROPERTY OF WHICH THIS TRACT IS A PART OF, SOUTH 42 DEGREES 42 MINUTES 12 SECONDS EAST A DISTANCE OF 1256.76 FEET TO A POINT; THENCE,

2. SOUTH 82 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 475.26 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID INDIAN CAMP SPRINGS ROAD; THENCE,

3. WITH SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 07 DEGREES 37 MINUTES 40 SECONDS WEST A DISTANCE OF 39.30 FEET TO AN IRON ROD (OLD); THENCE,

4. SOUTH 10 DEGREES 56 MINUTES 18 SECONDS WEST A DISTANCE OF 208.34 FEET TO AN IRON ROD (OLD); THENCE,

5. SOUTH 19 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 44.66 FEET TO AN IRON ROD (NEW); THENCE,

6. LEAVING SAID RIGHT-OF-WAY LINE, NORTH 71 DEGREES 54 MINUTES 13 SECONDS WEST A DISTANCE OF 630.07 FEET TO AN IRON ROD (NEW); THENCE,

7. SOUTH 17 DEGREES 15 MINUTES 27 SECONDS WEST A DISTANCE OF 349.90 FEET TO AN IRON ROD (NEW); THENCE,

8. SOUTH 71 DEGREES 53 MINUTES 45 SECONDS EAST A DISTANCE OF 209.85 FEET TO AN IRON ROD (NEW); THENCE,

9. SOUTH 19 DEGREES 25 MINUTES 37 SECONDS WEST A DISTANCE OF 486.58 FEET TO AN IRON ROD (NEW); THENCE,

10. SOUTH 63 DEGREES 27 MINUTES 25 SECONDS EAST A DISTANCE OF 444.97 FEET TO AN IRON ROD (NEW) IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID INDIAN CAMP SPRINGS ROAD; THENCE,

11. SOUTH 17 DEGREES 33 MINUTES 03 SECONDS WEST A DISTANCE OF 94.51 FEET TO AN IRON ROD (OLD); THENCE,

12. SOUTH 15 DEGREES 05 MINUTES 40 SECONDS WEST A DISTANCE OF 154.91 FEET TO AN IRON ROD (OLD); THENCE,

13. SOUTH 06 DEGREES 38 MINUTES 34 SECONDS WEST A DISTANCE OF 125.54 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID MACIE MCKEE, ET VIR TRACT; THENCE,

14. LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, WITH THE NORTHERLY PROPERTY LINE OF SAID MCKEE TRACT, SOUTH 87 DEGREES 51 MINUTES 14 SECONDS WEST A DISTANCE OF 258.74 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID JIMMY BLACK, ET UX TRACT; THENCE,

15. WITH THE NORTHERLY PROPERTY LINE OF SAID BLACK TRACT, SOUTH 87 DEGREES 48 MINUTES 53 SECONDS WEST A DISTANCE OF 320.13 FEET TO AN IRON ROD (OLD); THENCE,

16. SOUTH 87 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 235.26 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID JAMES FITTS, JR. TRACT; THENCE,

17. WITH THE NORTHERLY PROPERTY LINE OF SAID FITTS TRACT, SOUTH 87 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 233.81 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFORESAID CHAD BROTHERS, ET UX TRACT; THENCE,

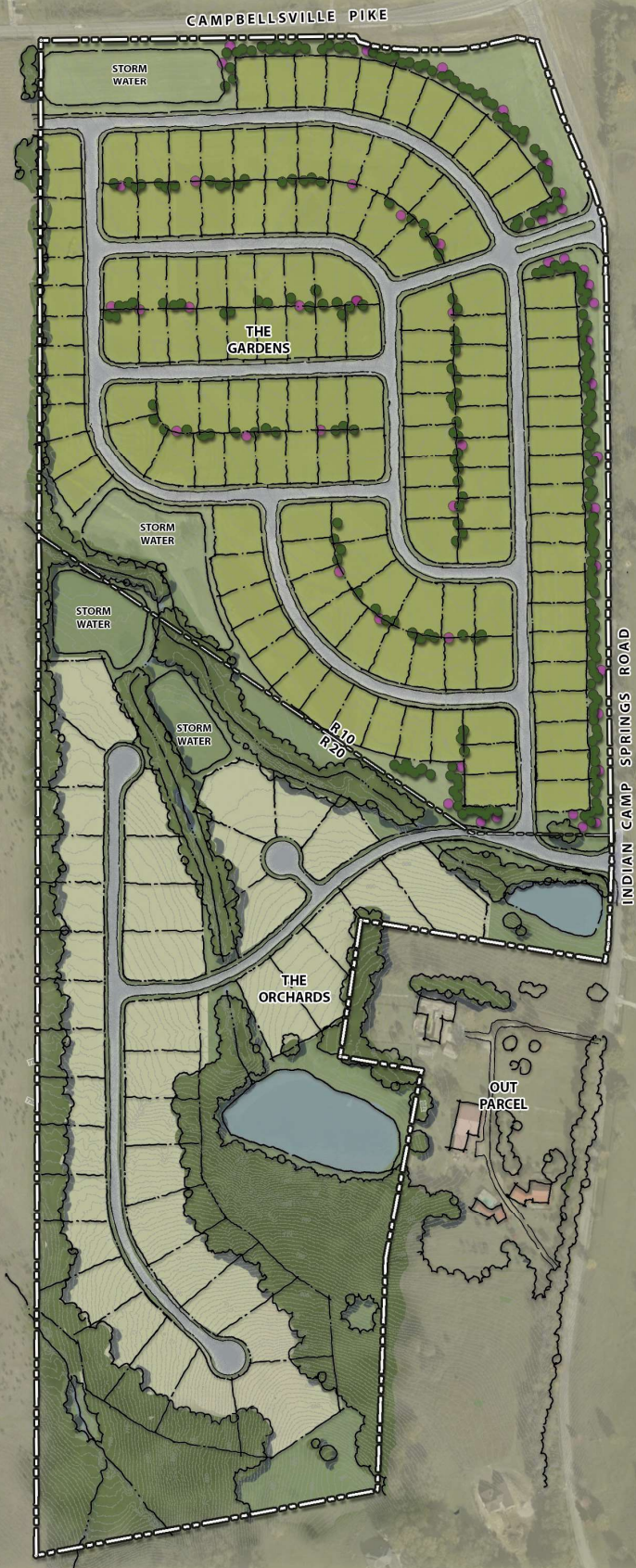
18. WITH THE NORTHERLY PROPERTY LINE OF SAID CHAD BROTHERS TRACT, SOUTH 87 DEGREES 49 MINUTES 56 SECONDS WEST A DISTANCE OF 259.43 FEET TO AN IRON ROD (OLD) IN THE EASTERLY PROPERTY LINE OF THE AFORESAID GENERAL HOMES OF COLUMBIA TRACT; THENCE,

19. WITH THE EASTERLY PROPERTY LINE OF SAID GENERAL HOMES OF COLUMBIA TRACT, IN PART, NORTH 08 DEGREES 44 MINUTES 20 SECONDS EAST A DISTANCE OF 1992.58 FEET TO AN IRON ROD (OLD); THENCE,

20. NORTH 08 DEGREES 51 MINUTES 27 SECONDS EAST A DISTANCE OF 585.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,222,385 SQUARE FEET OR 51.019 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES.

PROPERTY TITLE REFERENCE:

THIS TRACT IS A PORTION OF THE SAME PROPERTY CONVEYED TO MIDTNDDEV, LLC BY WARRANTY DEED FROM LAMES MORGAN FITTS, JR. AS OF RECORD IN BOOK R2646, PAGE 846 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.



Tabulations		
The Gardens		
Acreage:		56.27 ac
Proposed Zoning:		R10
Proposed Lots		
75' width/	10,000 sf	146 lots
The Orchards:		
Acreage:		48.48 ac
Proposed Zoning:		R20
Proposed Lots		
125' width/	20,000 sf	39 lots

CONCEPTUAL MASTER PLAN

Vista Pointe

Columbia, Tennessee



Artists rendering is conceptual in nature and subject to change.



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	194 Theta Pike, Columbia TN 38401		
	TAX MAP: 090B	GROUP: B	PARCEL: 46.00
SUMMARY OF NATURE OF REQUEST AND WORK	A rezoning from GCS to RM-1 is being requested on a +/- 11.58 acre portion of the existing property for the purpose of ultimately developing multi-family/townhome units on the site. It is understood that this rezoning request complies with the comprehensive plan.		

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

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

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

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

APPLICANT

NAME	Ross Lucas, Fulmer Lucas Eng.	PHONE	615-345-3772
ADDRESS	2002 Richard Jones Rd. STE. B200, Nashville, TN 37215	EMAIL	ross@fulmerlucas.com

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

PROPERTY OWNER

NAME	Bernie Rees	PHONE	615-477-2108
ADDRESS	4301 Summer Hill Rd Franklin, TN 37064	EMAIL	bernie.rees@amimetals.com

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

H. Ross Lucas, PE



1/18/22

APPLICANT NAME

APPLICANT SIGNATURE

DATE

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

Bernie Rees (BKR)



1-18-22

PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

DATE

STAFF USE ONLY

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

January 18, 2022



LEGAL DESCRIPTION

Located in the Ninth (9th) Civil District of Maury County, Tennessee and being an 11.58-acre portion of the 14.22 acre tract described below.

Description of 14.22-acre tract:

The "14.22 ACRES" tract as more particularly shown on the Final Minor Plat of Survey for Northview Church of Christ (which tract excludes Area A hereinbelow), of record in Plat Book P21, page 186, in the Register's Office for Maury County, Tennessee, and more particularly described as follows:

Being a survey of PARCEL 46.00 of the property of Northview Church of Christ recorded in DeedBook R1675, Page 309 (R.O.M.C.T.), being PARCEL 46.00 in Group B on Tax Map 90B. Shown in Final Plat in Plat Book 21, Page 186 (R.O.M.C.T.) Located East side of Theta Pike and in the Ninth (9TH) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING for survey of PARCEL 46.00; thence run North 10 degrees 50 minutes 58 seconds East 114.19 feet, along the centerline of Theta Pike, to a point; thence run North 08 degrees 44 minutes 47 seconds East 62.23 feet, along the centerline of Theta Pike to a point; thence run North 01 degrees 26 minutes 40 seconds East 58.12 feet, along the centerline of Theta Pike, to a point; thence run North 05 degrees 29 minutes 33 seconds West 47.17 feet, along the centerline of Theta Pike, to a point; thence run North 09 degrees 08 minutes 005 seconds West 72.31 feet, along the centerline of Theta Pike to a point; thence run North 11 degrees 11 minutes 19 seconds West 56.75 feet, along the centerline of Theta Pike, to a point; thence run North 15 degrees 32 minutes 12 seconds West 43.31 feet, along the centerline of Theta Pike, to a point; thence run North 20 degrees 18 minutes 11 seconds West 64.84 feet, along the centerline of Theta Pike, to a point; thence run North 21 degrees 44 minutes 16 seconds West 44.97 feet, along the centerline of Theta Pike, to a point; thence run North 21 degrees 41 minutes 36 seconds West 43.52 feet, along the centerline of Theta Pike, to a point; thence run North 12 degrees 11 minutes 14 seconds West 19.91 feet, along the centerline of Theta Pike, to a point and also marking the Northwest corner of this PARCEL 46.00, marking the Southwest corner of Cedar Pointe TN LP per Deed Book R2309, Page 827 (R.O.M.C.T.); thence leaving centerline of said road run North 69 degrees 14 minutes 50 seconds East 62.94 feet, along the Southeast side of a

driveway entrance and along the Southeast line of Cedar Pointe TN LP, to a 3/4 inch rebar found; thence on a curve to the left run, along the Southeast side of a driveway entrance and along the Southeast line of Cedar Pointe TN LP, on a curve distance of 109.65 feet, having a radius of 225.00 feet and having a chord bearing and distance of North 55 degrees 16 minutes 15 seconds East 108.57 feet, to a 3/4 inch rebar found; thence run North 40 degrees 44 minutes 58 seconds East 27.35 feet, along the Southeast line of Cedar Pointe TN LP, to a 3/4 inch rebar found; thence run South 83 degrees 40 minutes 58 seconds East 960.45 feet, along the South line of Cedar Pointe TN LP, to a 1/2 capped rebar (Webb) found, marking the Northeast corner of this PARCEL 46.00; thence run South 06 degrees 48 minutes 09 seconds West 54.38 feet, along the West fence line of C. E. Nixon per Deed Book R2387, Page 24 (R.O.M.C.T.), to a 1/2 inch capped rebar (Alexander) set at a 4 inch old wood fence post; thence run South 02 degrees 24 minutes 25 seconds West 462.64 feet, along the West fence line of First Assembly of God per Deed Book 649, Page 389 (R.O.M.C.T.), to a 1/2 inch capped iron pipe (Adkins) found, marking the Southeast corner of this PARCEL 46.00; thence run North 83 degrees 52 minutes 26 seconds West 178.59 feet, along the North line of Northview Church of Christ (PARCEL 45.04) per Deed Book 1388, Page 352 and Deed Book 1387, Page 765 and Deed Book 699, Page 612-614 (R.O.M.C.T.), to a 1/2 inch capped iron pipe (Adkins) found; thence run North 83 degrees 53 minutes 22 seconds West 221.48 feet, along the North line of Northview Church of Christ (PARCEL 45.04), to a 1/2 inch capped iron pipe (Adkins) found; thence on a new line run North 83 degrees 53 minutes 22 seconds West 210.36 feet, along the North line of Northview Church of Christ (AREA A - PARCEL 45.04), to a 1/2 inch capped rebar (Alexander) set; thence on a new line run South 02 degrees 08 minutes 22 seconds West 201.31 feet, along the West line of Northview Church of Christ (AREA A - PARCEL 45.04), to a 1/2 inch rebar found; thence run North 84 degrees 03 minutes 04 seconds West 391.84 feet, along the North line of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 (R.O.M.C.T.) to a 1 inch iron pipe found at a 5 inch wood fence post on the East side of Theta Pike; thence continue North 84 degrees 03 minutes 04 seconds West 25.00 feet, back to the POINT OF BEGINNING. Containing 14.22 acres per survey by Glen W. Alexander, R.L.S. No. 2035, 2481 Mooresville PK, Culleoka, TN 38451. Dated March 01, 2017.

This PARCEL 46.00 is subject to a 25 feet Public Right of Way Easement (25 feet out of centerline) along the frontage of Theta Pike and is also subject to any and all easements or rights of way, written and/or unwritten, that may exist.

INCLUDED BUT EXCLUDING FROM THE FOREGOING is the following property:

Being a survey of AREA A, being part of the property of Northview Church of Christ recorded in DeedBook R1675, Page 309 (R.O.M.C.T.), being PARCEL 46.00 in Group B on Tax Map 90B. AREA A is removed from Parcel 46.00 and added to Parcel 45.04 in Group B on Tax Map 90B. Parcel 45.04 is an adjoining property of Northview Church of Christ per Deed Book 1388, Page 352, Deed Book 1387, Page 765 and Deed Book 699, Pages 612-614 (R.O.M.C.T.). With the addition of AREA A (containing 0.97 acres) Parcel 45.04 has a total of +/- 12.17 acres, as shown in on Final Plat in Plat Book 21, Page186 (R.O.M.C.T.). Located on the East side of Theta Pike and in the Ninth (9th) Civil District of Maury County, Tennessee. AREA A being more accurately described as follows:

Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.); thence leaving said road centerline run South 84 degrees 03 minutes 04 seconds East 25.00 feet, to a 1 inch iron pipe found at a 5 inch wood fence post on the East side of Theta Pike; thence continue South 84 degrees 03 minutes 04 seconds East 391.84 feet, along the North line of Kevin Alton Watson and Stanley A. Watson, to a 1/2 inch rebar found, marking the Northeast corner of Kevin Alton Watson and Stanley A. Watson and also marking the Southwest corner and the POINT OF BEGINNING for survey of AREA A; thence on a new line run North 02 degrees 08 minutes 22 seconds East 201.31 feet, along the East line of PARCEL 46.00, being the property of Northview Church of Christ recorded in Deed Book R1675, Page 309 (R.O.M.C.T.), to a 1/2 inch capped rebar (Alexander) set, marking the Northwest corner of this AREA A; thence on a new line run South 83 degrees 53 minutes 22 seconds East 210.36 feet, along the South line of PARCEL 46.00 (Northview Church of Christ), to a 1/2 inch capped iron pipe (Adkins) found, marking the Northeast corner of this AREA A; thence run South 02 degrees 08 minutes 22 seconds West 199.94 feet, along the West line of PARCEL 45.04, being the adjoining property of Northview Church of Christ per Deed Book 1388, Page 352, Deed Book 1387, Page 765 and Deed Book 699, Pages 612-614 (R.O.M.C.), to a 1/2 inch capped iron pipe (Adkins) found, marking the Southeast corner of this AREA A; thence run North 84 degrees 15 minutes 43 seconds West 210.27 feet, along the North line of PARCEL 45.04 (Northview Church of Christ), back to the POINT OF BEGINNING. Containing 0.97 acres per survey by Glen W. Alexander, R.L.S. No. 2035, 2481 Mooresville PK, Culleoka, TN 38451. Dated March 01, 2017.

Being the same property conveyed to BKR Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wendell Jump, Doug Balthaser, and Rex Henson, Trustees/Directors of Northview Church of Christ, d/b/a Northview Church of Christ, Inc. of record in Book R2422, page 859, Register's Office for Maury County, Tennessee, dated March 15, 2017 and recorded on March 20, 2017.

Exclusion of existing Commercial Development:

The portion of the subject property to be rezoned excludes a portion of the 14.22 acre tract further described as follows:

Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING for survey of PARCEL 46.00; thence run North 10 degrees 50 minutes 58 seconds East 114.19 feet, along the centerline of Theta Pike, to a point; thence run North 08 degrees 44 minutes 47 seconds East 62.23 feet, along the centerline of Theta Pike to a point; thence run North 01 degrees 26 minutes 40 seconds East 58.12 feet, along the centerline of Theta Pike, to a point; thence run North 05 degrees 29 minutes 33 seconds West 47.17 feet, along the centerline of Theta Pike, to a point; thence run North 09 degrees 08 minutes 005 seconds West 22.70 feet, along the centerline of Theta Pike to a point; thence run North 80 degrees 51

SITE LOCATION MAP



DR.	DATE	DESCRIPTION
HL	07/25/22	REVISION APPLICATION

COLUMBIA MULTI-FAMILY
 SITE DEVELOPMENT CONCEPT FOR:
 +/-194 THETA PIKE
 COLUMBIA, MAURY COUNTY, TENNESSEE 38401



2022 RICHARD JONES R.C. - SUITE 2020
 NASHVILLE, TENNESSEE 37216
 INFO@FULMERLUCAS.COM • (615) 945-3770

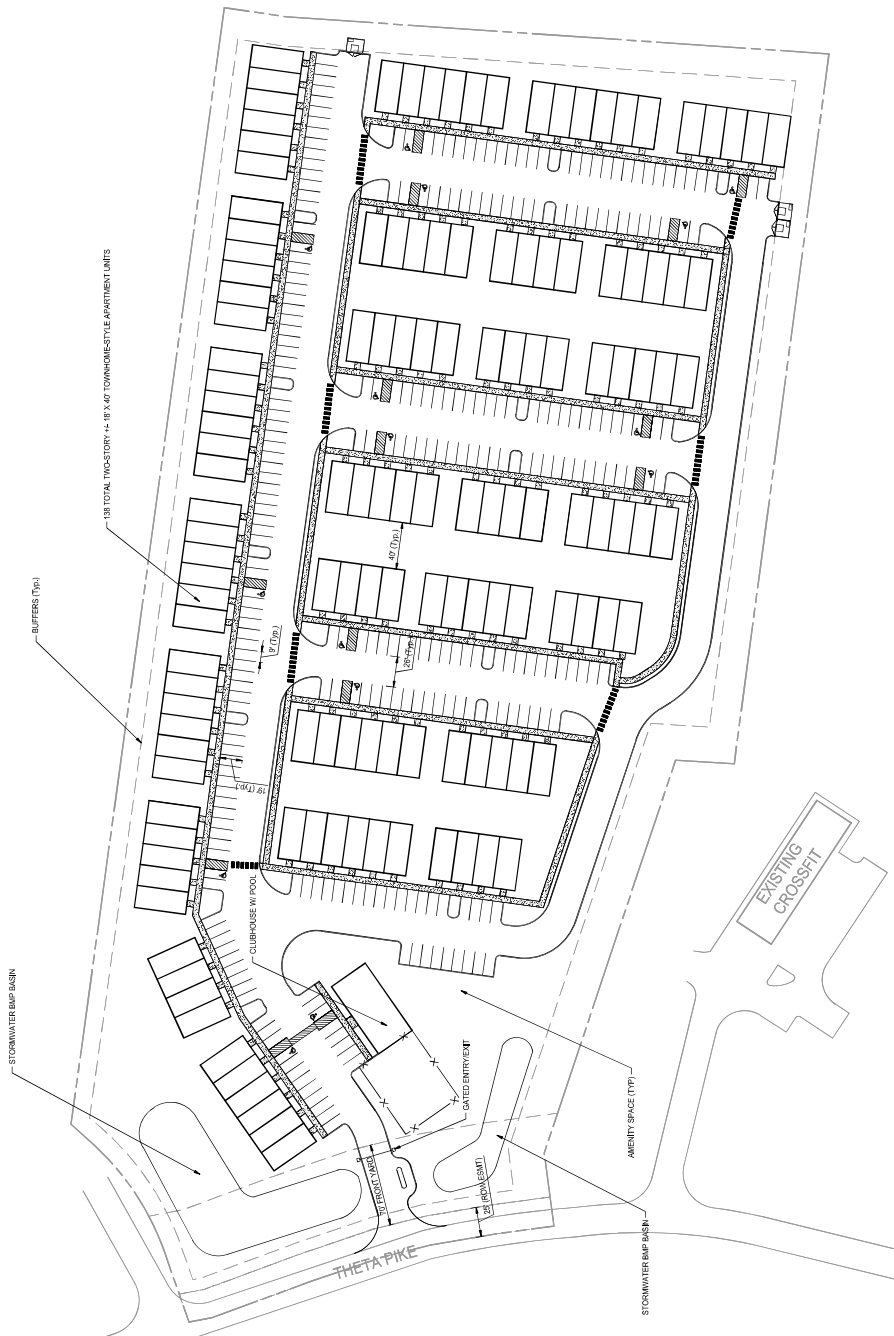
FULMER LUCAS

PAVING LEGEND
 SIDEWALK SECTION



DEVELOPMENT SUMMARY
 MAP GROUP GROUP 8
 PARCEL 48.08
 DEED BOOK/PAGE: FC42/259
 FEMA FLOOD MAP: 4711BC02E (04/16/2007)
 EXISTING ZONING: GOS
 PROPOSED ZONING: RM-4
 SITE AREA: 11.58 ACRES
 PROPOSED TOWNHOMESTYLE APARTMENT UNITS: 138

MULTIFAMILY PARKING SUMMARY
 PARKING REQUIREMENT: 14 SPACES PER 2 BEDROOMS
 BEDROOMS: 385 (138 2-BEDROOM UNITS, 25 1-BEDROOM UNITS)
 PARKING REQUIRED: 288 SPACES
 PARKING PROVIDED: 288 SPACES





PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION
DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

ADDRESS/LOCATION	Monsanto Road		
	TAX MAP: 77	GROUP:	PARCEL: 1.08, 1.09 P/O. 1.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request for preliminary plat approval for Phase 8, 9 & 10 of the Highlands Subd., totaling 182 single-family lots.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	<i>Per Sketch Plat Pre-App (5/19/20)</i>	<i>Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.</i>
---------------------------------------------	------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------

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

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

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

APPLICANT

NAME	T-Square Engineering	PHONE	615-678-9212
ADDRESS		EMAIL	nathan.mcvey@t2-eng.com

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

PROPERTY OWNER

NAME	Starland Company, LLC	PHONE	
ADDRESS	1804 Williamson Ct. #10 Brentwood, TN	EMAIL	joey.smith@mc.com

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

Nathan McVey
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

1/17/22
DATE

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

JOEL A. SMITH
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

1-18-2022
DATE

STAFF USE ONLY

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

THE HIGHLANDS

SUBDIVISION (PHASES 8, 9 & 10)

Monsanto Rd
Columbia, Maury County, Tennessee

Tax Map 77, PARCELS 1.08, 1.09 AND A PORTION OF 1.00 +/- 338.95 ACRES

R-6 ZONING PRELIMINARY PLAT

Owner / Developer: STARLAND COMPANY
1804 Williamson Ct. Suite 101
Brentwood, TN 37027
joeysmith@me.com
615-308-1885

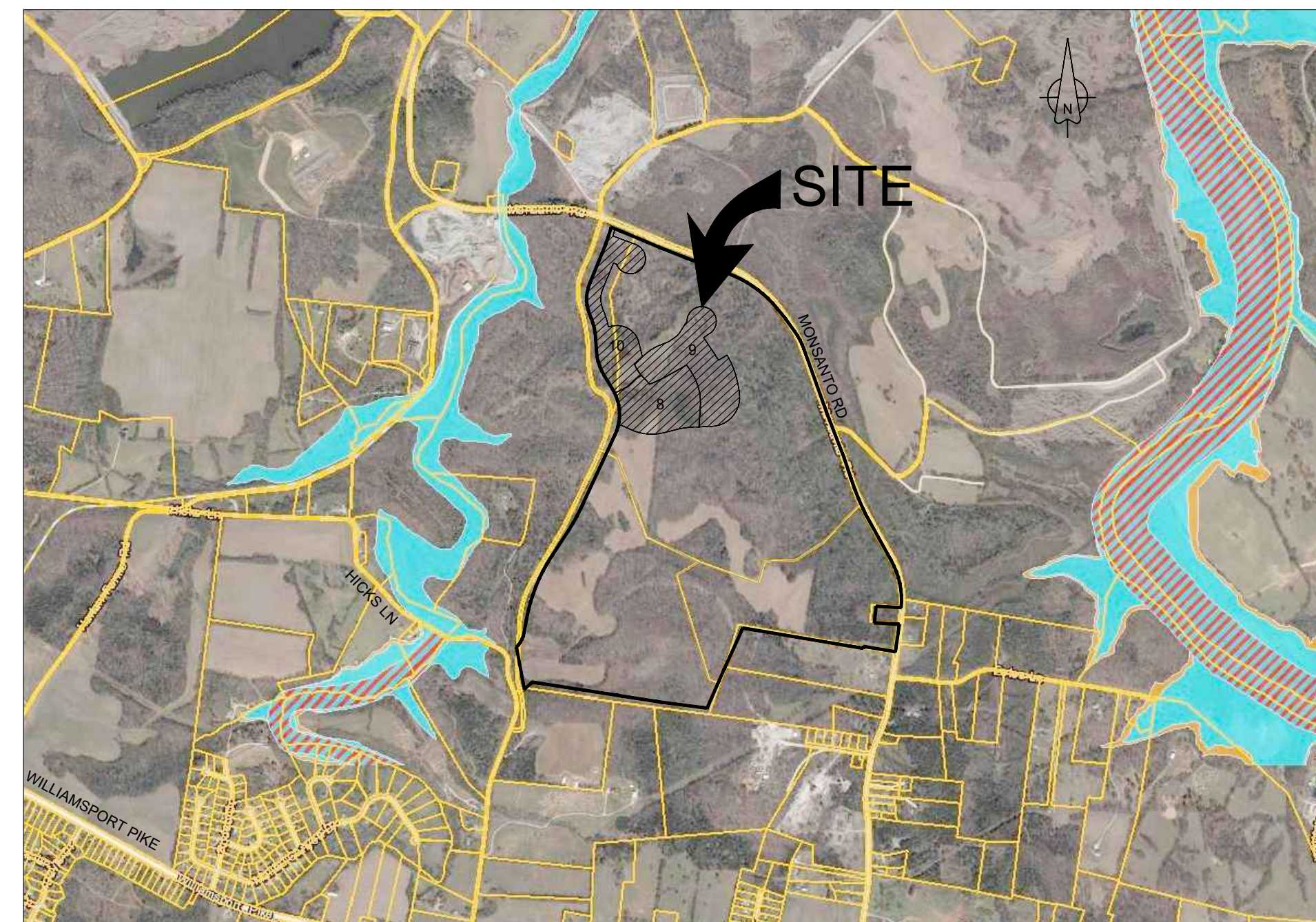
Engineer:

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL NUMBER: 47119C0165E, REVISED: APRIL 16, 2007

Surveyor: **MARTIN ENGINEERING & SURVEYING, LLC**
5226 Main Street, Suite C-3
Spring Hill, TN 37174
615.812.2147
gary@martinengr.com

Sewer: Columbia Wastewater
Water: Columbia Power & Water Systems (CPWS)
Electric: Columbia Power & Water Systems (CPWS)



VICINITY MAP
N.T.S.

Sheet Schedule

- C-0.0 Cover Sheet
- C-1.0 Overall Existing Conditions
- C-2.0 Overall Site Plan
- C-2.1 Site Plan
- C-2.2 Line and Curve Plan
- C-2.3 Line and Curve Tables
- C-2.4 Preliminary Grading Plan

REVISIONS

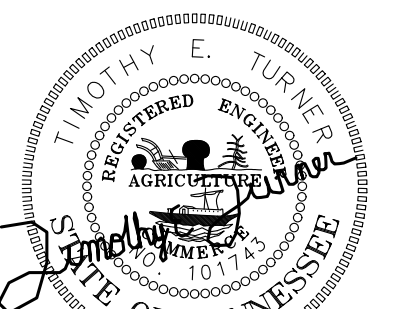
DATE

N.O.

DATE: 1/18/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

COVER SHEET
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10



1/18/22

PROJECT
19-0303

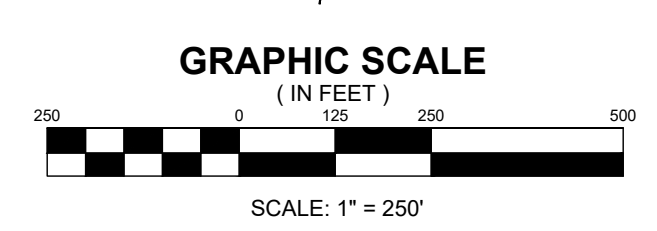
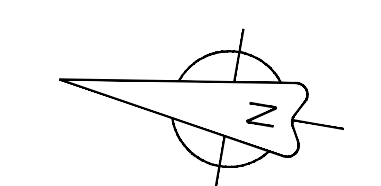
SHEET
C-0.0

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD STARLAND COMPANY, LLC 1804 WILLIAMSON COURT #101 BRENTWOOD, TN 37027 TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

P:\Projects\2019\19-0303 (The Highlands - Joey Smith)\Phase 8\Production\19-0303 Phase 8 Preliminary Plan.dwg, 1/18/2022 9:03:36 AM



LEGEND

- EXISTING BOUNDARY LINE
- - - EXISTING MAJOR CONTOUR LINE
- - - EXISTING MINOR CONTOUR LINE
- ☁ EXISTING TREE CANOPY

OWNER DATA
 1,393 Total Acres
 Zoned A-2
 Tax Parcel ID: 077 001.00
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: RLF DUCK RIVER LLC
 Owner Name 2: N/A
 Description: AGRICULTURE

OWNER DATA
 58.53 Total Acres
 Zoned A-2
 Tax Parcel ID: 077 001.08
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: AFRAKTHEH ARDAVAN & JOEY SMITH
 Owner Name 2:
 Description: FARM

OWNER DATA
 183.7 Total Acres
 Zoned A-2
 Tax Parcel ID: 077 001.09
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: AFRAKTHEH ARDAVAN
 Owner Name 2:
 Description: FARM

OWNER DATA
 21.5 Total Acres
 Zoned
 Tax Parcel ID: 077 012.00
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: FARDELL MATHEW ETUX CYNTHIA
 Owner Name 2: N/A
 Description: FARM

OWNER DATA
 20.3 Total Acres
 Zoned
 Tax Parcel ID: 077 012.00
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: JOYCE WILLIAM M ETUX GEO
 Owner Name 2: C/O PINKIE CHILDRESS
 Description: FARM

OWNER DATA
 96.72 Total Acres
 Zoned A-2
 Tax Parcel ID: 077 001.00
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: RLF DUCK RIVER LLC
 Owner Name 2: N/A
 Description: AGRICULTURE

OWNER DATA
 1,393 Total Acres
 Zoned A-2
 Tax Parcel ID: 077 001.00
 View tax map: 077
 Site Address: MONSANTO RD
 Owner Name: RLF DUCK RIVER LLC
 Owner Name 2: N/A
 Description: AGRICULTURE

OWNER DATA
 50.33 Total Acres
 Zoned
 Tax Parcel ID: 088 008.02
 View tax map: 088
 Site Address: MONSANTO RD
 Owner Name: WEARDON AARON
 Owner Name 2: N/A
 Description: FARM

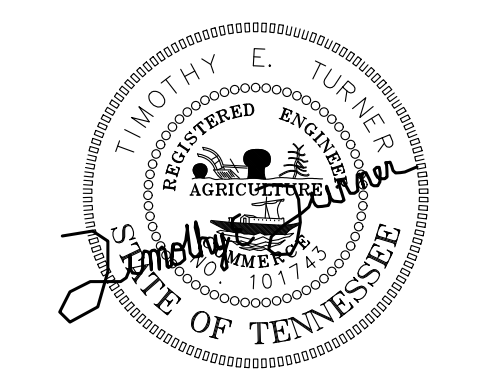
FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47119C0160E OF MAURY COUNTY, TN, DATED 04/18/2007.

OWNER OF RECORD
 STARLAND COMPANY, LLC
 1804 WILLIAMSON COURT #101
 BRENTWOOD, TN 37027
 TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

REVISIONS	
NO.	DATE

OVERALL EXISTING CONDITIONS
 MAP 77, PARCEL 1.08
 MAURY COUNTY, TENNESSEE



1/18/22

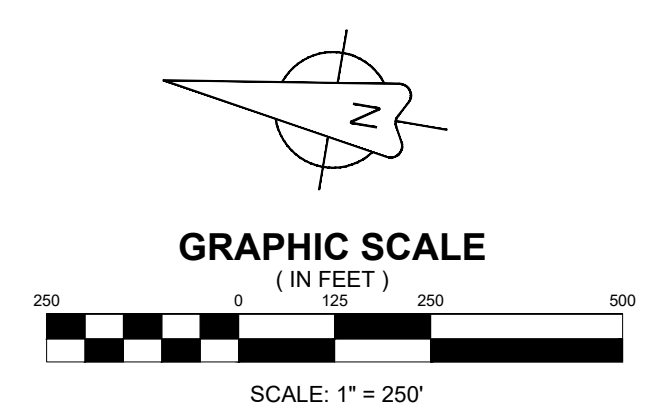
PROJECT
 19-0303

SHEET
 C-1.0

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10



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FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 4719C0165E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
 STARLAND COMPANY, LLC
 1804 WILLIAMSON COURT #101
 BRENTWOOD, TN 37027
 TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

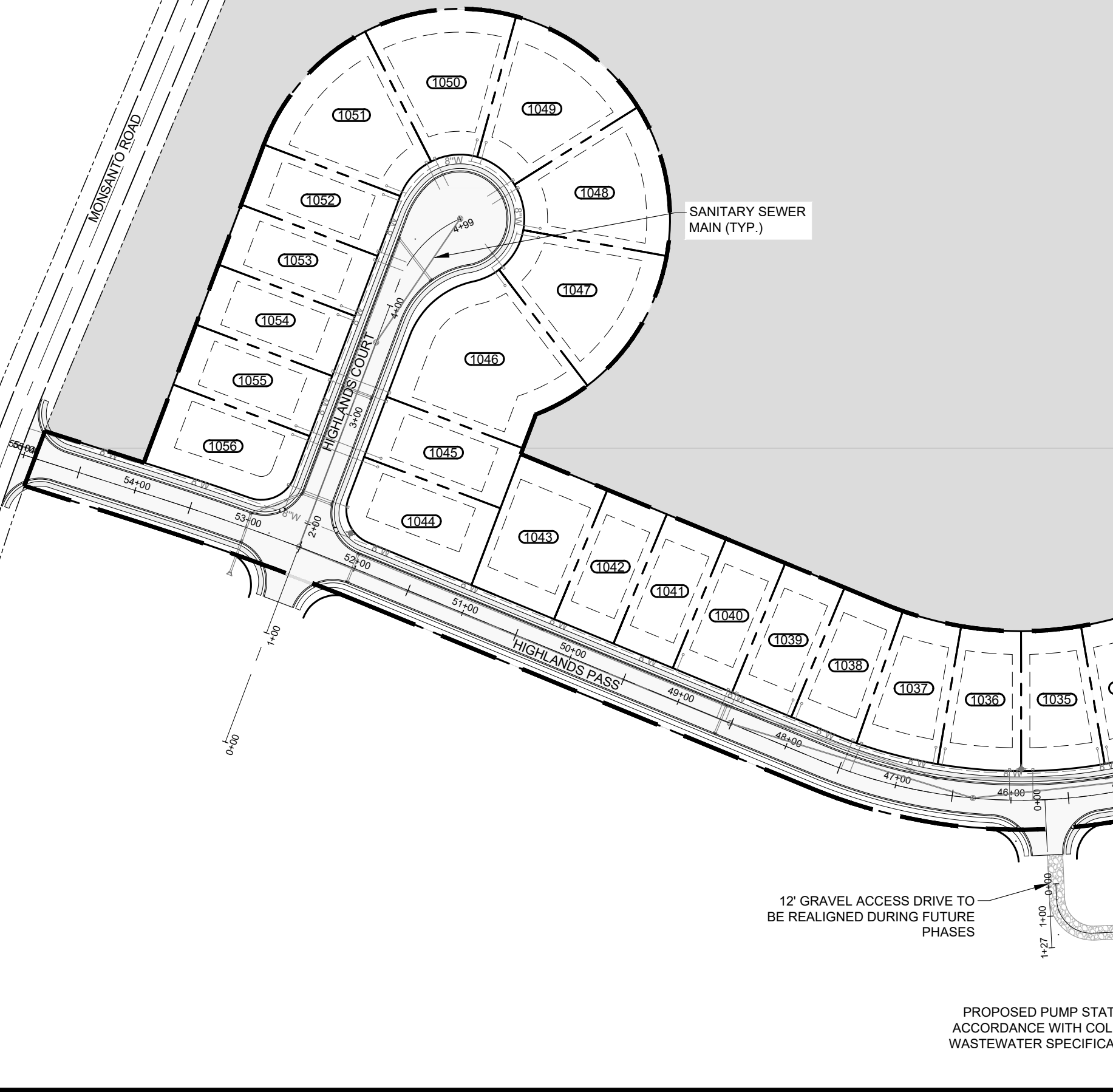
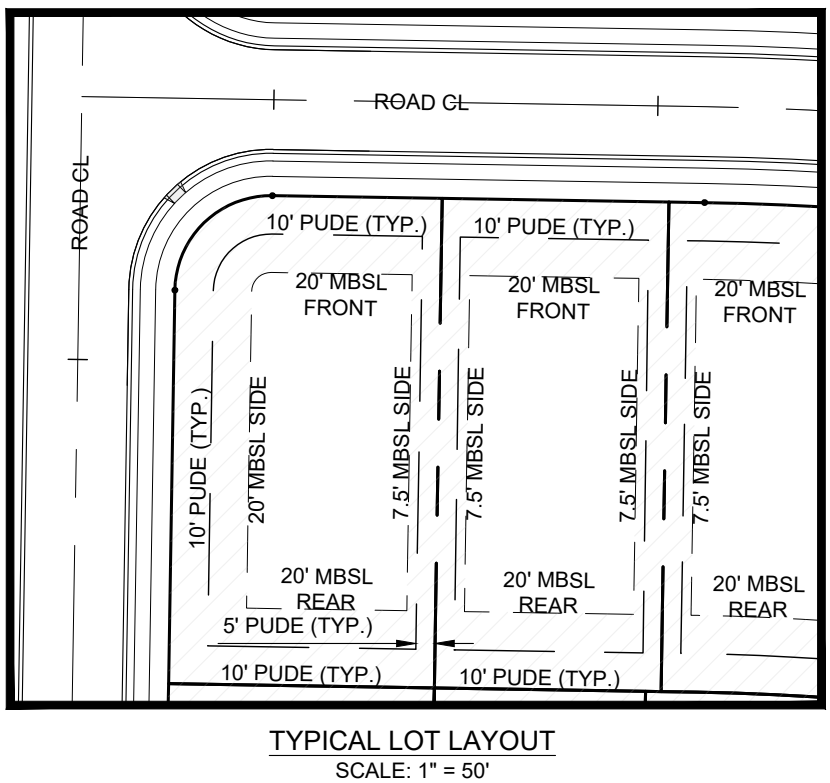
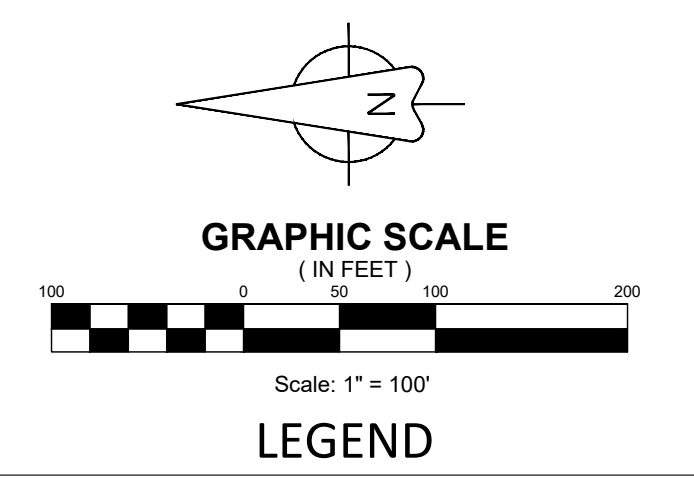
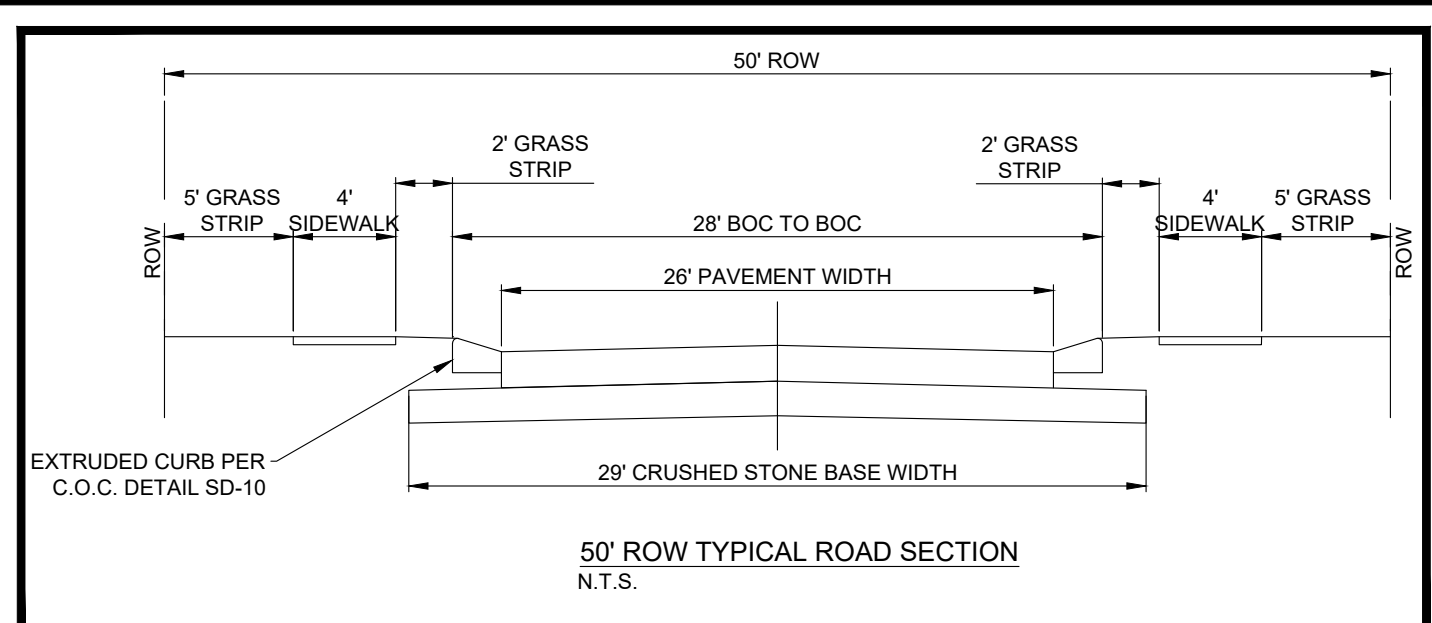
APPLICANT
 T-SQUARE ENGINEERING
 1329 WEST MAIN ST
 FRANKLIN, TN 37064
 615.678.8212

OVERALL SITE PLAN MAP 77, PARCEL 1.08 MAURY COUNTY, TENNESSEE		NO.	DATE
		DATE:	1/18/22
THE HIGHLANDS SUBDIVISION PHASE 8, 9, AND 10		SCALE:	AS SHOWN
		DRAWN BY:	T-SQUARE
		REVIEWER:	TET
		REVISIONS	

	1/18/22
	PROJECT 19-0303
	SHEET C-2.0

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Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table		
PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES
801	9769.33	0.22	847	7010.13	0.16	943	8875.00	0.15	1015	6600.00	0.15
802	7471.84	0.17	848	7010.13	0.16	944	8875.00	0.16	1016	6600.00	0.15
803	7328.51	0.17	849	7010.13	0.16	945	8810.35	0.20	1017	6635.72	0.15
804	7015.17	0.16	850	7010.13	0.16	946	8636.95	0.20	1018	7003.54	0.16
805	6885.59	0.16	851	7010.13	0.16	947	7057.33	0.16	1019	8244.71	0.19
806	7070.95	0.16	852	8016.20	0.18	948	6919.53	0.16	1020	6600.00	0.15
807	8171.06	0.19	901	7940.13	0.18	949	7306.55	0.17	1021	6600.00	0.15
808	11392.34	0.26	902	7683.85	0.18	950	7306.55	0.17	1022	7399.03	0.17
809	8131.16	0.19	903	7683.85	0.18	951	6909.48	0.16	1023	8166.89	0.19
810	7577.82	0.17	904	7683.85	0.18	952	6600.00	0.15	1024	8166.89	0.19
811	6600.00	0.15	905	7683.85	0.18	953	10204.02	0.23	1025	8166.89	0.19
812	6600.00	0.15	906	7683.85	0.18	954	10042.83	0.23	1026	8166.89	0.19
813	6600.00	0.15	907	7683.85	0.18	955	6600.00	0.15	1027	7122.42	0.16
814	6982.87	0.16	908	7683.85	0.18	956	6934.95	0.16	1028	7194.50	0.17
815	7737.41	0.18	909	7381.79	0.17	957	7085.58	0.16	1029	8118.22	0.19
816	8973.31	0.21	910	6852.94	0.16	958	7085.58	0.16	1030	7446.47	0.17
817	9978.27	0.23	911	6852.94	0.16	959	7085.58	0.16	1031	6912.14	0.16
818	6600.00	0.15	912	6852.94	0.16	960	6949.32	0.16	1032	6798.92	0.16
819	6600.00	0.15	913	6852.94	0.16	961	7411.78	0.17	1033	6766.02	0.16
820	6600.00	0.15	914	6852.94	0.16	962	6941.17	0.16	1034	7415.76	0.17
821	6600.00	0.15	915	6852.94	0.16	963	6801.01	0.16	1035	7415.76	0.17
822	7081.15	0.16	916	6852.94	0.16	964	8121.65	0.19	1036	7415.76	0.17
823	7134.19	0.16	917	6852.94	0.16	965	6829.75	0.16	1037	7415.76	0.17
824	10945.35	0.25	918	11163.32	0.26	966	6600.00	0.15	1038	6856.54	0.16
825	9559.07	0.22	919	6875.00	0.16	967	6600.00	0.15	1039	6600.00	0.15
826	7384.87	0.17	920	6875.00	0.16	968	8756.21	0.20	1040	6600.00	0.15
827	6607.03	0.15	921	6875.00	0.16	969	10211.30	0.23	1044	8374.50	0.19
828	6601.76	0.15	922	6875.00	0.16	970	10211.30	0.23	1045	6875.00	0.16
829	6600.00	0.15	923	7196.61	0.17	971	10211.30	0.23	1046	14947.20	0.34
830	6600.00	0.15	924	7211.32	0.17	972	10211.30	0.23	1047	10868.00	0.25
831	6600.00	0.15	925	7211.32	0.17	973	10211.30	0.23	1048	10868.00	0.25
832	9576.40	0.22	926	7211.32	0.17	974	14674.82	0.34	1049	10868.00	0.25
833	6885.57	0.15	927	7211.32	0.17	1001	7345.94	0.17	1050	10868.00	0.25
834	6600.00	0.15	928	7211.32	0.17	1002	7085.58	0.16	1051	10868.00	0.25
835	6600.00	0.15	931	16751.07	0.38	1003	7085.58	0.16	1052	6875.00	0.16
836	6628.85	0.15	932	11415.18	0.26	1004	7085.58	0.16	1053	6875.00	0.16
837	7223.14	0.17	933	7267.84	0.17	1005	6978.55	0.16	1054	6875.00	0.16
838	7223.14	0.17	934	7267.84	0.17	1006	6600.00	0.15	1055	6875.00	0.16
839	7223.14	0.17	935	7267.84	0.17	1007	6600.00	0.15	1056	8423.99	0.19
840	7223.14	0.17	936	7267.84	0.17	1008	13847.95	0.32	OS-1	69379.70	1.59
841	7223.14	0.17	937	7267.84	0.17	1009	11408.04	0.26	OS-2	39537.00	0.91
842	7223.14	0.17	938	7267.84	0.17	1010	7038.79	0.16	OS-3	28622.66	0.66
843	6825.81	0.16	939	7267.84	0.17	1011	7157.35	0.16	OS-4	28207.96	0.65
844	6600.24	0.15	940	7267.84	0.17	1012	7157.35	0.16			
845	7010.13	0.16	941	6960.45	0.16	1013	7353.88	0.17			
846	7010.13	0.16	942	6875.00	0.16	1014	6600.04	0.15			



- NOTES:
- THE SITE DOES CONTAIN AN ELECTRICAL EASEMENT (TO BE ABANDONED).
 - THE SITE DOES NOT CONTAIN ANY KNOWN CULTURAL RESOURCES, HISTORICALLY IMPORTANT LANDSCAPES OR ARCHEOLOGICAL FEATURES.
 - HOME OWNERS ASSOCIATION TO MAINTAIN ALL OPEN SPACE AND ENTRANCE LANDSCAPING.
 - BUILDERS' SWALES WILL BE REQUIRED TO MINIMIZE ANY LOT TO LOT DRAINAGE AND DIRECT LOT DRAINAGE INTO ROW OR DRAINAGE STRUCTURE.

	SITE DATA				
	EXISTING	PROPOSED TOTAL SITE	PROPOSED PH 8	PROPOSED PH 9	PROPOSED PH 10
PROPERTY ACREAGE	357.85	357.85	14.31	17.50	13.96
ZONING	R-6	R-6	R-6	R-6	R-6
MAX DENSITY	N/A	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF	1 UNIT / 6,600 SF
MINIMUM LOT SIZE	N/A	6,000 SF	6,000 SF	6,000 SF	6,000 SF
NUMBER OF LOTS	0	508	52	74	56
STREET FRONTAGE	N/A	50 FT	50 FT	50 FT	50 FT
PROPERTY AREA USE					
RESIDENTIAL LOT AREA	0 AC	54.27 AC	9.02 AC	13.30 AC	10.12 AC
R.O.W. AREA	0 AC	34.38 AC	2.78 AC	3.55 AC	3.19 AC
OPEN SPACE AREA	129.39 AC	40.74 AC	2.50 AC	0.65 AC	0.85 AC
PERVIOUS AREA	129.39 AC	82.64 AC	6.97 AC	9.52 AC	4.85 AC
IMPERVIOUS AREA	0 AC	46.75 AC	7.34 AC	7.98 AC	9.11 AC
BUILDING SETBACKS					
FRONT	N/A	20 FT	20 FT	20 FT	20 FT
REAR	N/A	20 FT	20 FT	20 FT	20 FT
SIDE	N/A	7.5 FT	7.5 FT	7.5 FT	7.5 FT
ERROR OF CLOSURE	N/A	1/10,000	1/10,000	1/10,000	1/10,000

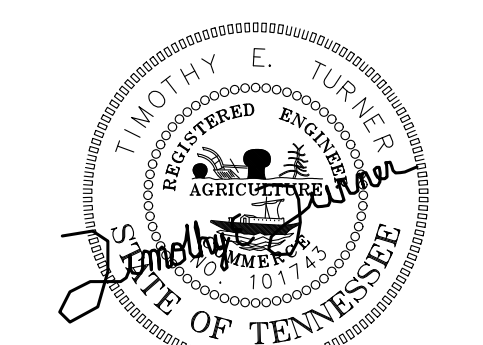
FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS ENDED ON FEMA PANEL # 47119C0160E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

NO.	DATE	REVISIONS

SITE PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE



1/18/22

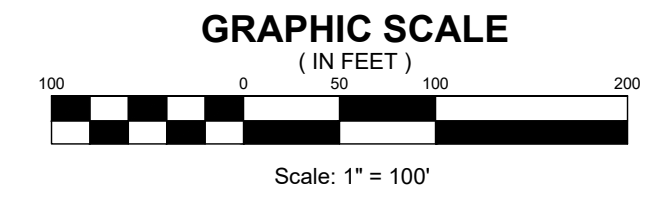
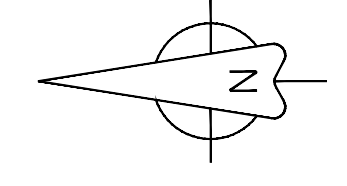
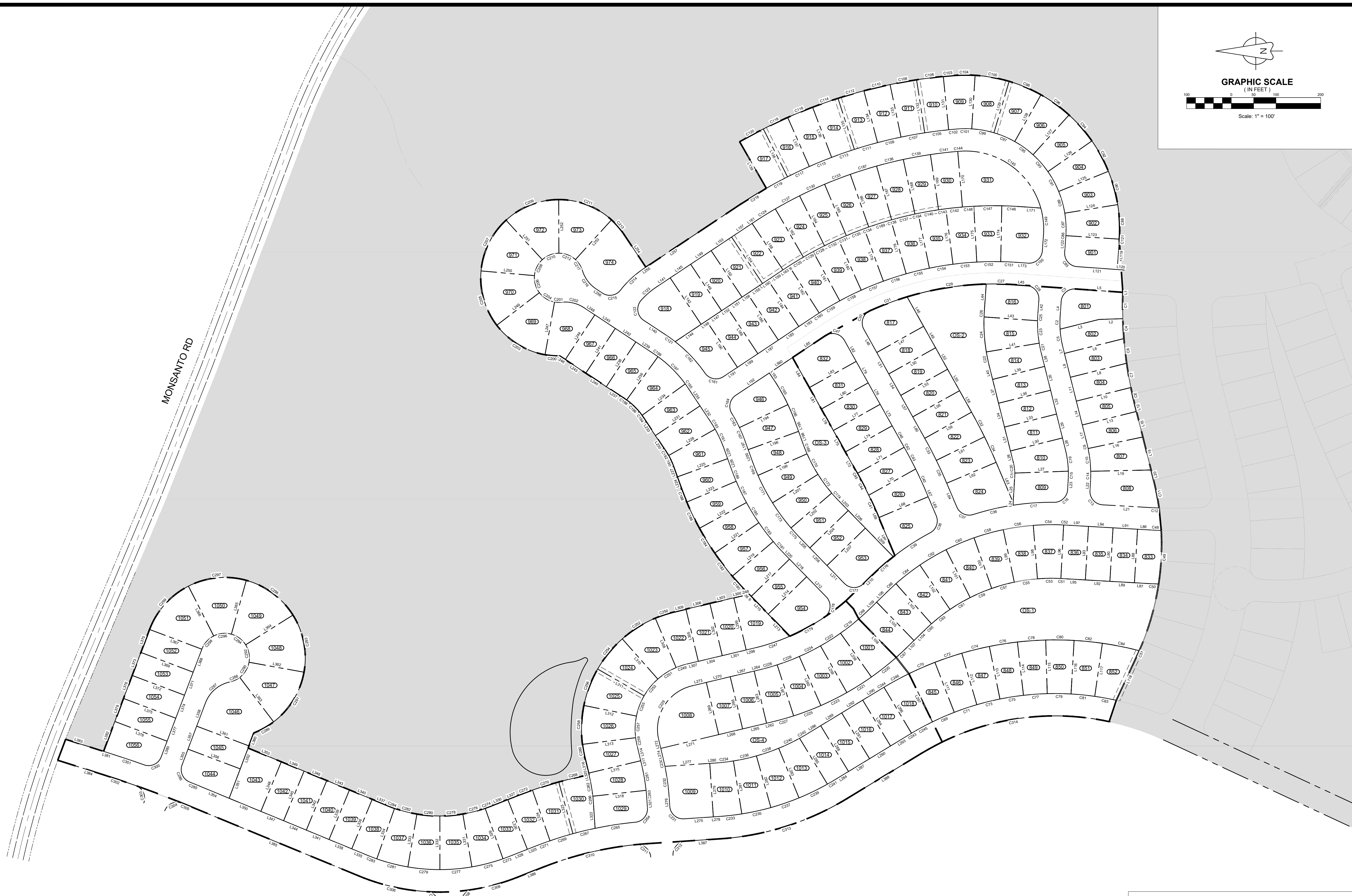
PROJECT
19-0303

SHEET
C-2.1



THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10

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REVISIONS	
NO.	DATE

DATE: 1/18/22
 SCALE: AS SHOWN
 DRAWN BY: T-SQUARE
 REVIEWER: TET

LINE AND CURVE PLAN
 MAP 77, PARCEL 1.08
 MAURY COUNTY, TENNESSEE

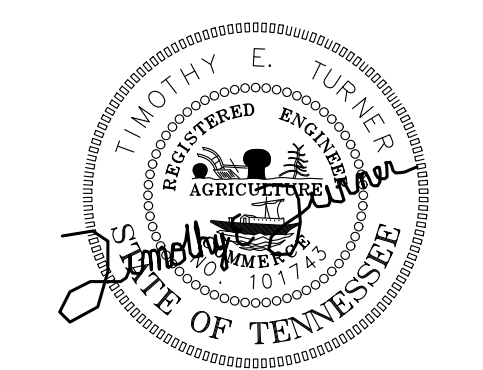
THE HIGHLANDS SUBDIVISION PHASE 8, 9, AND 10

FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE
 AS EVIDENCED ON FEMA PANEL #47119C0160E OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
 STARLAND COMPANY, LLC
 1804 WILLIAMSON COURT #101
 BRENTWOOD, TN 37027
 TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

A PORTION OF
 RLF DUCK RIVER LLC
 MAP 77 PARCEL 1.00



1/18/22

PROJECT
19-0303

SHEET
C-2.2



Parcel Line Table with columns: Line #, Length, Direction. Contains 100 rows of data.

Parcel Line Table with columns: Line #, Length, Direction. Contains 100 rows of data.

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Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Contains 100 rows of data.

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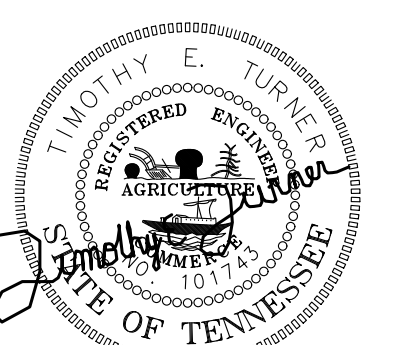
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Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Contains 100 rows of data.

Table with columns: NO., DATE, REVISIONS. Includes a grid for tracking changes.

LINE AND CURVE TABLES
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

THE HIGHLANDS SUBDIVISION
PHASE 8, 9, AND 10



1/18/22

PROJECT
19-0303

SHEET
C-2.3

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS ENDED ON FEMA PANEL #411901060E OF MAURY COUNTY, TN. DATED 04/16/2007.

OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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



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N

GRAPHIC SCALE
(IN FEET)

Scale: 1" = 100'

LEGEND

- EXISTING BOUNDARY LINE
- - - EXISTING MAJOR CONTOUR LINE
- - - EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED MAJOR CONTOUR LINE
- PROPOSED MINOR CONTOUR LINE

REVISIONS	
NO.	DATE

PRELIMINARY GRADING PLAN
MAP 77, PARCEL 1.08
MAURY COUNTY, TENNESSEE

1/18/22

PROJECT
19-0303

FLOOD NOTE
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OWNER OF RECORD
STARLAND COMPANY, LLC
1804 WILLIAMSON COURT #101
BRENTWOOD, TN 37027
TAX MAP 77, PARCEL 1.08, 1.09 AND P/O 1.00

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

A PORTION OF
RLF DUCK RIVER LLC
MAP 77 PARCEL 1.00