CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Planning Commission Technical Committee will meet on Tuesday, April 12, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:

1. 22-0065 – 1221 E End Street – Rezoning
   Request from Steve Desoto for rezoning of 10 acres being TAX MAP 99 PARCEL 59.03 from R-20 Low Density Residential, to R-6 Medium-High Density Residential.

   Documents:

   22-0065_APPLICATION_E END STREET REZONING.PDF
   22-0065_CONCEPT PLAN_E END STREET REZONING.PDF

2. 22-0066 – Morgan Meadows Phase 2 – Final Plat
   Request from Allen O'Leary for approval of a Final Plat with surety in the amount of _____ for Morgan Meadows Phase 2, located at TAX MAP 112 PARCEL 6.

   Documents:

   22-0066_APPLICATION_MORGAN MEADOWS.PDF
   22-0066_DEVELOPMENT AGREEMENT_MORGAN MEADOWS PHASE 2.PDF
   22-0066_FINAL PLAT_ MORGAN MEADOWS PHASE 2.PDF

3. 22-0068 – Trotwood Avenue Regent Homes – Revised PUD Master Plan
   Request from Andy Davidson for approval of a Revised Master Plan for an RM-1 PUD located on 6.38 acres being TAX MAP 118 PARCEL 19.20.

   Documents:

   22-0068_APPLICATION_TROTWOOD REVISED PUD MASTER PLAN.PDF
   22-0068_MASTER PLAN_TROTWOOD REVISED PUD MASTER PLAN.PDF
   22-0068_ELEVATIONS FREDERICKSBURG_TROTWOOD REVISED PUD MASTER PLAN.PDF
   22-0068_EVEVATIONS FERNVALE_TROTWOOD REVISED PUD MASTER PLAN.PDF

4. 22-0070 – East 7th Subdivision – Final
   Request from Chapdelaine and Associate for Final Plat approval of East 7th Subdivision on the CORNER OF EAST 7TH AND EAST END.

   Documents:

   22_0070_APPLICATION.PDF
   22_0070_FINAL PLAT.PDF

5. 22-0074 – Cottages Of Bear Creek Phase 2 – Final Plat
   Request from TKC Architecture and Engineering for approval of a Final Plat with surety in the amount of 156,000 for Cottages at Bear Creek Phase II located at TAX MAP 74 PARCEL 37.03

   Documents:

   22-0074_APPLICATION_COTTAGES AT BEAR CREEK.PDF
   22-0074 _DEVELOPMENT AGREEMENT_COTTAGES AT BEAR CREEK.PDF
   22-0074_FINAL PLAT_COTTAGES OF BEAR CREEK PHASE II.PDF

6. 22-0075 – Foster Lane – Annexation And Rezoning
   Request from Adam Crunk for annexation with Plan of Services of approximately 87 acres being TAX MAP 112 PARCEL 17 with rezoning to R-10 Low Density Residential.

   Documents:

   22-0075_APPLICATION_FOSTER LANE ANNEX REZONING.PDF
   22-0075_LEGAL DESCRIPTION_FOSTER LANE ANNEX REZONING.PDF
   22-0075_OWNER PERMISSION FORM_FOSTER LANE ANNEX REZONING.PDF
   22-0075_CONCEPT PLAN_FOSTER LANE ANNEX REZONING.PDF

7. 22-0076 – Fieldstone Farms Section 5 – Preliminary Plat
   Request from Chapdelaine and Associates for approval of a Preliminary Plat for Fieldstone Farms Section 5 located at TAX MAP 88 PARCEL 70.01.

   Documents:

   22-0076_APPLICATION_FIELDSTONE FARMS SEC 5 PRELIMINARY PLAT.PDF
   22-0076_PRELIMINARY PLAT_FIELDSTONE FARMS SEC 5 PRELIMINARY PLAT.PDF

8. 22-0077 – Rock Spring Road – Annexation And Rezoning
   Request from Scotty Bernick for annexation with Plan of Services of approximately 106 acres being TAX MAP 92 PARCELS 11.01 AND 11.02 with rezoning to RS-10 Single Family Low Density Residential.

   Documents:

   22-0077_APPLICATION_ROCK SPRINGS ROAD II ANNEX AND REZONE.PDF
   22-0077_LEGAL DESCRIPTION PARCEL 11.01__ROCK SPRINGS ROAD II ANNEX AND REZONE.PDF
   22-0077_LEGAL DESCRIPTION PARCEL 11.02_ROCK SPRINGS ROAD II

ANNEX AND REZONE.PDF
22-0077_CONCEPT PLAN_ROCK SPRINGS ROAD II ANNEX AND REZONE.PDF

9. 22-0078 – Big Bear Bluffs – Comprehensive Plan Amendment, Annexation And Rezoning With Preliminary PUD Master Plan

   Request from Greg Gamble, for

   - A Comprehensive Plan Amendment to change the future land use designation from Suburban Neighborhood to Suburban Corridor for 68.5 acres consisting of all of Tax Map 90 Parcel 16 and a portion of Tax Map 90 Parcel 12.01;
   - Rezoning of approximately 1.25 acres of Tax Map 90 Parcel 16 fronting Bear Creek Pike from GCS to RM1-PUD;
   - Annexation of approximately 393 acres;
   - with rezoning and approval of a Preliminary PUD Master Plan for:
     - ____ acres RM1-PUD with limited commercial/office uses; and
     - ____ acres R2-6-PUD,

   being TAX MAP 90 PARCELS 16 AND 12.01.

   Documents:

   22-0078_APPLICATION_BIG BEAR BLUFFS CA ANNEX PUD.PDF
   22-0078_LEGAL DESCRIPTION_BIG BEAR BLUFFS CA ANNEX PUD.PDF
   22-0078_OWNER PERMISSION_BIG BEAR BLUFFS CA ANNEX PUD.PDF
   22-0078_PRELIM PUD MASTER PLAN_BIG BEAR BLUFFS CA ANNEX PUD.PDF
   22-0078_PATTERN BOOK_BIG BEAR BLUFFS CA ANNEX PUD.PDF

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	1221 E End St.		
	TAX MAP: 99	GROUP:	PARCEL: 59.03
SUMMARY OF NATURE OF REQUEST AND WORK	Change zoning from existing R-20 to proposed R-6		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	1/5/2022	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage 10.00 Acres

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.

Rev. 1/24/2022

APPLICANT

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

NAME	Steve Desoto	PHONE	615.554.0988
ADDRESS	7410 Cool Springs Blvd, Ste 107 Franklin, TN 37067	EMAIL	steve.desoto@gmail.com

PROPERTY OWNER NAME	Mt Calvary Missionary Baptist Church Trustees	PHONE	615-512-7350
ADDRESS	312 E 8th Street, Columbia	EMAIL	Pat.Ford@cryc-leike.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.

Steve DeSoto APPLICANT NAME	 APPLICANT SIGNATURE	3/17/22 DATE
* Mt. Calvary M.B. Church PROPERTY OWNER NAME	Kenny L. Anderson Sr. PROPERTY OWNER SIGNATURE	03-17-2022 DATE

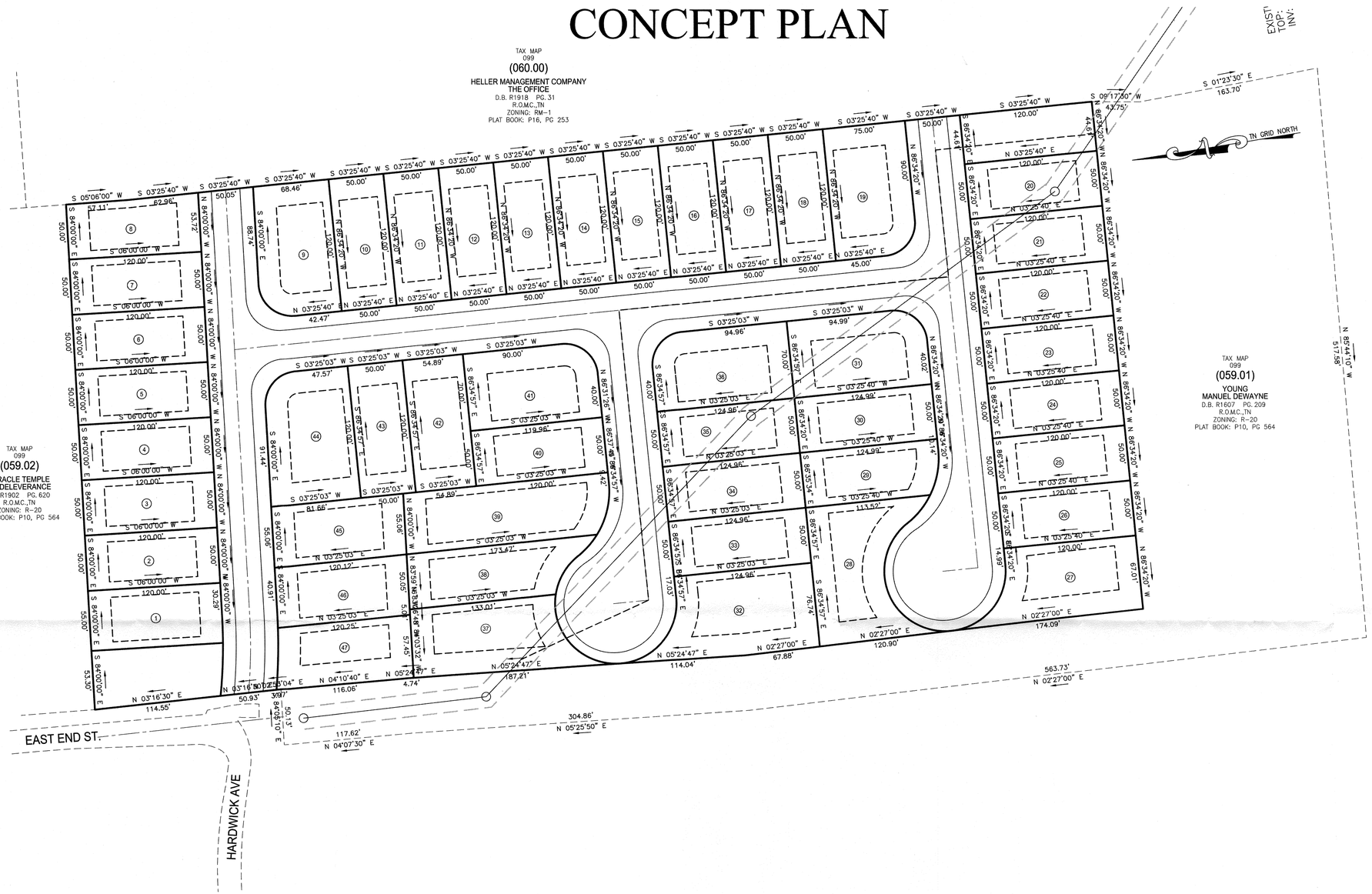
STAFF USE ONLY

DOCKET NO.	22-0065	FEE PAID	$ 300.00
RECEIPT NO.	10074758	REQUESTED AGENDA	

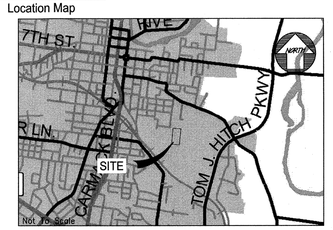
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

CONCEPT PLAN



Location Map



SITE DATA:

OWNER: MT CALVARY MISSIONARY BAPTIST CHURCH TRUSTEES
312 E 8TH ST
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 99 PARCEL 059.03
DEED BOOK: 1349 PG 83

SUBJECT PARCEL ZONING: R-20
PROPOSED ZONING: R-6

ACREAGE OF SITE: 10.00 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT
20' REAR
7' SIDE

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

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

PURPOSE NOTE: REQUEST ZONING CHANGE FROM CURRENT ZONING R-20 TO PROPOSED ZONING R-6

WARNING! UTILITY LINES!

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

Tennessee811 Know what's **below** **Call** before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		(F1)
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0285E DATED APRIL 16, 2007.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GERALD W. TICK — REGISTERED ENGINEER — No. 107415 — STATE OF TENNESSEE — 3/21/22

geraldt@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

Client
STEVE DESOTO
741 COOL SPRINGS BLVD., STE 107
FRANKLIN, TN 37067
CONTACT: STEVE DESOTO

REVISIONS | DATE

EAST END STREET TOWNHOMES

EAST END STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE LAYOUT & UTILITY PLAN

Drawn: RP | Checked: GV | Approved: GV | Date: March 21, 2022

Job. no. 22509 | Scale: Vertical: 1"=X" Horizontal: | 1 of 1

RECEIVED
MAR 21 2022
By 22-0065

FILE: J:\WES_Engineers_Surveyors 2022\22509 - E End - DeSoto\Dwg\Prelim\XLT 4 EAST END STREET_base R-6 ZONING.dwg

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Forrest Drive, Columbia, TN		
	TAX MAP:112	GROUP:	PARCEL:006.00
SUMMARY OF NATURE OF REQUEST AND WORK	Approval to create 34 residential lots and dedicate right-of-way.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☑ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) Morgan Meadows, Phase 2 • Total Number of Lots 34 • Total acreage ±19.82

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.

Rev. 1/24/2022

APPLICANT

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

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

PROPERTY OWNER NAME	KCS Property LLC	PHONE	931-490-9782
ADDRESS	P.O. Box 1939, Columbia, TN	EMAIL	wade@kcsllc.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.

Allen O'Leary
APPLICANT NAME

APPLICANT SIGNATURE

3/21/22
DATE

KCS Property LLC Wade Kincaid
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

3/7/2022
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	

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this____day of_____, 20__, between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and KCS Property LLC , the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "Planning Commission") on the_____day of_____ 20_, pursuant to Tennessee Code Annotated Title 13, Chapters 3 and 4, and the Subdivision Regulations of Columbia, Tennessee (the Subdivision Regulations); and,

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

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

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

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

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

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

I. GENERAL CONDITIONS

A. Construction Costs

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

B. Surety

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

C. Inspection

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

D. Right of Entry

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

E. Acceptance of Facilities

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

F. Failure to Install

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

G. Fees Not Refundable

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

H. Legal Expense in Case of Default

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

I. City Ordinances, Rules and Regulations

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

J. Agreement Not Assignable

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

K. Revocation and Interpretation

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

L. No Oral Agreement

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

M. Separability

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

N. Transferability

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

O. Covenants, Conditions and Restrictions to Be Filed

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

P. Time Period for Construction

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

II. DESIGN AND APPROVAL

A. Contents of Plans

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

B. Preparation of Plans

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

C. Design Criteria

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

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

B. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing.

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

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

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

IV. CONSTRUCTION

A. Utilities

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

B. Storm Water Management Systems

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

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

C. Street Construction

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

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

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

3. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas recommended by the CITY Engineer, prior to application of final surface. It is further agreed and understood that if it is not necessary to change the existing grade or disturb the pavement of an existing street or road, the DEVELOPER shall only be required to construct drainage, grade, gravel and pave to match the existing pavement and construct sidewalks and curb and gutter as required. If the existing grade is changed, the DEVELOPER shall be required to grade, gravel and pave the full width of said street.

D. Site Grading

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

V. OFF-SITE IMPROVEMENTS (UTILITIES)

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

VI. INSPECTION AND COMPLIANCE

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

VII. TESTING

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

VIII. SCRAP REMOVAL

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

IX. ACCEPTANCE (ROADS AND UTILITIES)

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

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

X. WARRANTY

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

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

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

XI. EASEMENTS

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

XII. AS-BUILT DRAWINGS AND POST-COMPLETION ITEMS

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

XIII. FEES

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

XIV. INDEMNITY

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

XV. REMEDIES

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

XVI. BINDING EFFECT

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

XVII. ATTORNEY'S FEES AND OTHER COSTS

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

XVIII. ENTIRE AGREEMENT

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

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

XIX. HEADINGS

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

XX. NOTICES

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

XXI. TRAFFIC CONTROL

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

XXII. TEMPORARY FACILITIES

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

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.

OWNER

Member KCS Property LLC
TITLE

ATTEST:

TITLE

DEVELOPER

Member KCS Property LLC
TITLE

ATTEST:

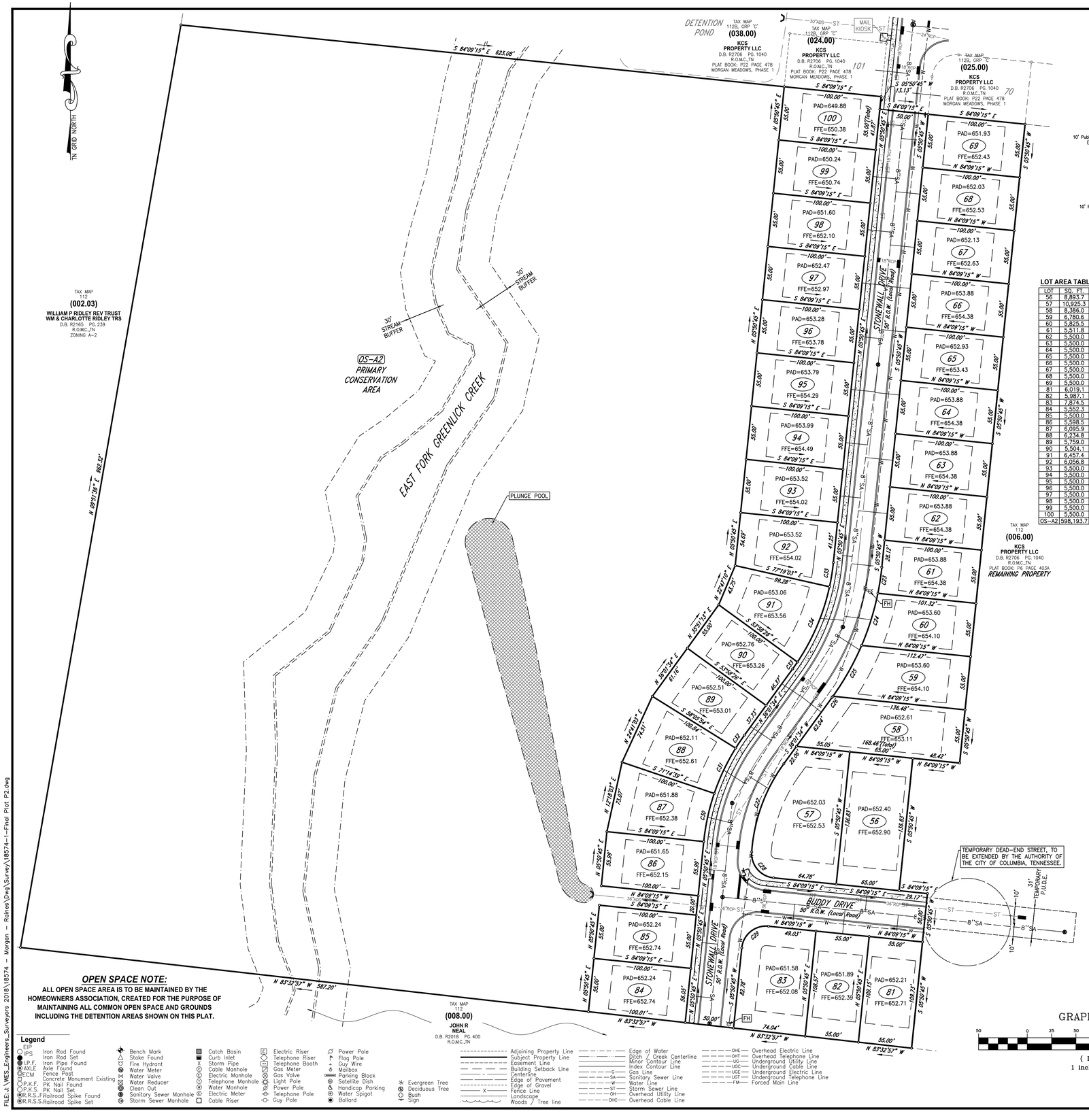
TITLE

CITY OF COLUMBIA

BY:_____ _____
MAYOR DATE

APPROVED AS TO FORM:

BY:_____ _____
CITY ATTORNEY DATE



OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MORGAN MEADOWS SUBDIVISION
TYPICAL LOT LAYOUT

LOT AREA TABLE

LOT	SQ. FT.	ACRES
56	8,893.7	0.20
57	10,925.3	0.25
58	8,386.0	0.19
59	6,780.6	0.16
60	5,825.5	0.13
61	5,511.8	0.13
62	5,500.0	0.13
63	5,500.0	0.13
64	5,500.0	0.13
65	5,500.0	0.13
66	5,500.0	0.13
67	5,500.0	0.13
68	5,500.0	0.13
69	5,500.0	0.13
81	6,019.1	0.14
82	5,987.1	0.14
83	7,874.5	0.18
84	5,552.3	0.13
85	5,500.0	0.13
86	5,598.5	0.13
87	6,095.9	0.14
88	6,234.8	0.14
89	5,759.9	0.13
90	5,504.1	0.13
91	6,457.4	0.15
92	6,056.8	0.14
93	5,500.0	0.13
94	5,500.0	0.13
95	5,500.0	0.13
96	5,500.0	0.13
97	5,500.0	0.13
98	5,500.0	0.13
99	5,500.0	0.13
100	5,500.0	0.13
OS-A2	598,193.7	13.73

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C23	275.00'	28.92'	28.91'	S 08°39'01" W	5°36'02"
C24	275.00'	56.22'	56.12'	S 17°18'40" W	11°42'46"
C25	275.00'	60.13'	60.01'	S 29°25'55" W	12°31'43"
C26	275.00'	1.58'	1.58'	S 35°51'40" W	0°19'47"
C27	175.00'	97.76'	96.49'	S 20°01'23" W	32°00'22"
C28	25.00'	38.47'	34.79'	S 40°04'02" E	88°10'27"
C29	25.00'	39.27'	35.36'	S 50°50'45" W	90°00'00"
C30	225.00'	50.70'	50.59'	N 12°18'03" E	12°54'36"
C31	225.00'	51.62'	51.51'	N 25°19'43" E	13°08'46"
C32	225.00'	16.20'	16.19'	N 33°57'50" E	4°07'27"
C33	225.00'	8.63'	8.63'	N 34°55'17" E	2°11'53"
C34	225.00'	84.57'	84.08'	N 23°03'36" E	21°32'10"
C35	225.00'	25.31'	25.30'	N 09°04'08" E	6°26'46"

PARCEL NUMBER:
TAX MAP 112, PCL 006.00

DEED BOOK:
R2621, PAGE 697

PARCEL ADDRESS:
FORREST DRIVE
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
R-10 CONSERVATION

BUILDING SETBACKS:
FRONT – 20'(MINOR)
SIDE – 5'
REAR – 20'

ACREAGE OF PARCEL:
±19.82 ACRE (863,455.6 SQFT) TOTAL
±1.34 ACRE (58,299.8 SQFT) R.O.W. DEDICATION

PROPERTY OWNER:
KCS PROPERTY LLC
P.O. BOX 1939
COLUMBIA, TN 38402

PURPOSE NOTE:
The purpose of this plat is to create 34 residential lots and dedicate right-of-way.

GENERAL NOTE:
The recording of this plat vacates, voids, and supercedes previous plat of record Plat Book P4, Page 403A.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: 10/14/2021
DEED BOOK: R2778 PAGE: 1395-1400

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 R2706, Page 1040, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date KCS Property LLC

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

I hereby certify that the streets, drainage, and utilities designated in Morgan Meadows, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Morgan Meadows, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

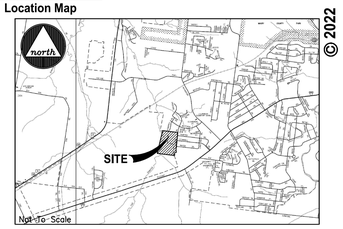
3/21/22 Allen B. O'Leary TN RLS #1987
Date Number

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

allenwesengineers.com

Register of Deed Recording Stamp

Location Map



Not To Scale

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon is ±19.82 Acres.
7. This property currently identified as Tax Map No. 112 Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: P6 Page 403A
9. Deed reference: Book R2706 Page 1040
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0280E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

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

© 2022

ENGINEERS & SURVEYORS

Client
KCS PROPERTY LLC
P.O. BOX 1939
COLUMBIA, TN 38402

REVISIONS	DATE

FINAL PLAT
MORGAN MEADOWS, PHASE 2
FORREST DRIVE, COLUMBIA, TN

Drawn: EB
Checked: AO
Approved: AO
Date: 03-21-2022

Job. no. 18574-1
Scale: Vertical: Horizontal: 1"=50'

1 of 1

FILE: J:\WES_Engineers_Surveyors 2018\18574 - Morgan - Raines\Dwg\Survey\18574-1-Final Plat P2.dwg

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	TROTWOOD AVENUE		
	TAX MAP: 112	GROUP:	PARCEL: 19.20
SUMMARY OF NATURE OF REQUEST AND WORK	REVISED PUD FINAL MASTER PLAN FOR 32-VILLA UNITS FOR TROTWOOD PLANNED UNIT DEVELOPMENT FOR REGENT HOMES		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ☒ PUD Final Site Plan REVISION ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

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

Rev. 1/24/2022

APPLICANT

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

NAME	Andy Davidson	PHONE	615-981-0900
ADDRESS	6901 Lenox Village Drive Suite 107 Nashville, TN 37211	EMAIL	andy.davidson@regenthomes-tn.com

PROPERTY OWNER NAME	REGENT HOMES, LLC	PHONE	615-981-0900
ADDRESS	6901 Lenox Village Drive Suite 107 Nashville, TN 37211	EMAIL	dcmcman@gmail.com

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

Andy Davidson		3-21-2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
REGENT HOMES, LLC		3-21-2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

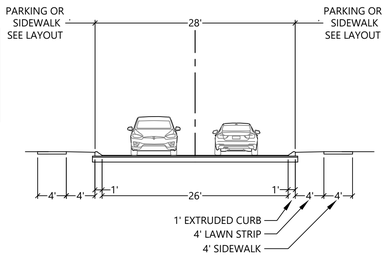
STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

SITE USE SUMMARY TOWNHOMES		
USE	ACRES	% SITE
BUILDINGS	1.12	17.55 %
DRIVE/PARKING	1.05	16.46 %
DRIVEWAYS/WALKS	0.61	9.56%
OPEN SPACE	3.60	56.43 %
TOTAL	6.38 ACRES	100 %



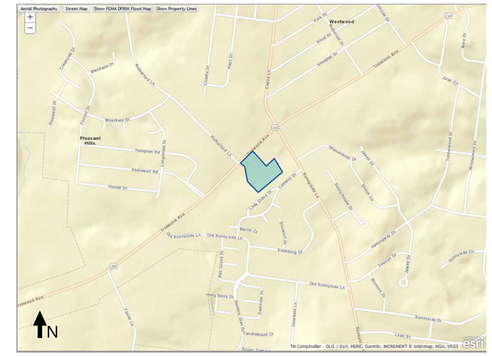
STREET SECTION - TYP. PRIVATE ROAD

VILLA PARKING SUMMARY					
TYPE UNIT	UNIT QTY.	TOTAL BR'S	GARAGE PARKING PROVIDED (30% OF TOTAL)	DRIVEWAY PARKING PROVIDED	OFFSTREET PARKING PROVIDED
VILLA	32	96	9	64	17
TOTAL PARKING PROVIDED..... 9+ 64 + 17 = 90 TOTAL PARKING REQUIRED.....96/2 x 1.5 = 72					

TOWNHOME OPEN SPACE SUMMARY			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	
OPEN SPACE	3.60	56.43%	
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
ATTACHED VILLA(HPR)	750 S.F./UNIT	32x 750 = 24,000 S.F.	1.50 AC.

PROPOSED FEATURES LEGEND

- WATER LINE — D W
- FORCE MAIN LINE — 6" F M
- SANITARY SEWER LINE WITH CLEANOUT — S A N
- STORMWATER LINE — S T
- FIRE HYDRANT
- WATER LINE WITH 90° THRUST BLOCK
- DRAINAGE PATH



VICINITY MAP
NOT TO SCALE

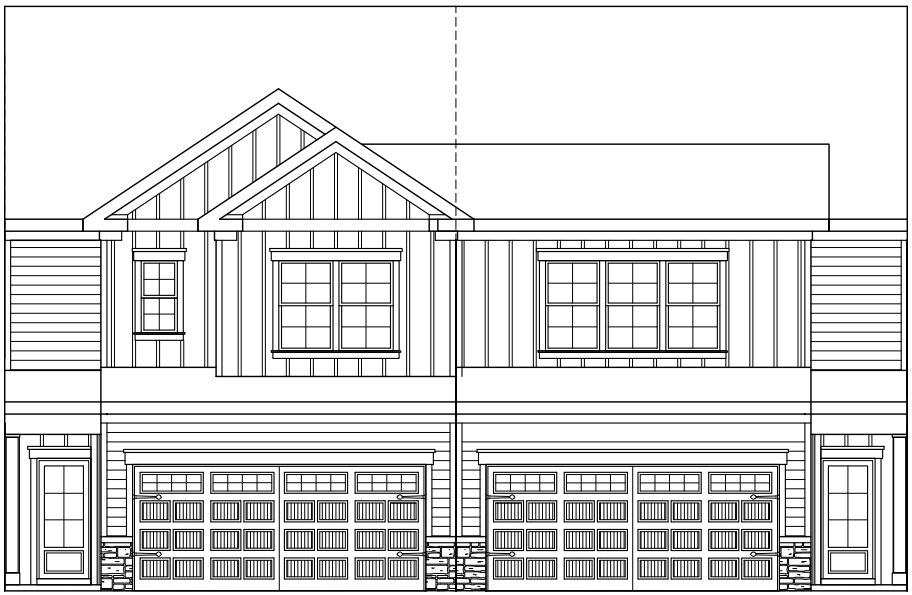
PURPOSE OF SUBMITTAL - TO OBTAIN FINAL MASTER PUD PLAN APPROVAL FOR 32 ATTACHED VILLA UNITS ON THE PROPERTY, PARCEL 19.20 IN TAX MAP 118
PROJECT DESCRIPTION - DEVELOP 32 ATTACHED VILLA UNITS ON APPROXIMATELY 6.38 ACRES OF LAND

PROPERTY OWNER -
REGENT HOMES, LLC
6901 LENOX VILLAGE DRIVE SUITE 107
NASHVILLE, TN 37211
TAX MAP 118 PARCEL 19.20
DEED BOOK R2805 PAGE 559
THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 47119C0280E, DATED APRIL 16, 2007.

REVISED TROTWOOD PUD FINAL MASTER PLAN

FINAL PUD MASTER PLAN
COLUMBIA, TENNESSEE
03/21/2022

...NT HOMES\REGENT DEVELOPMENTS\Trotwood\TR Fernvale\TR Fred-Fern 11.21.dwg, DWG To PDF.pc3, 11 x 8.5, 1:127.631



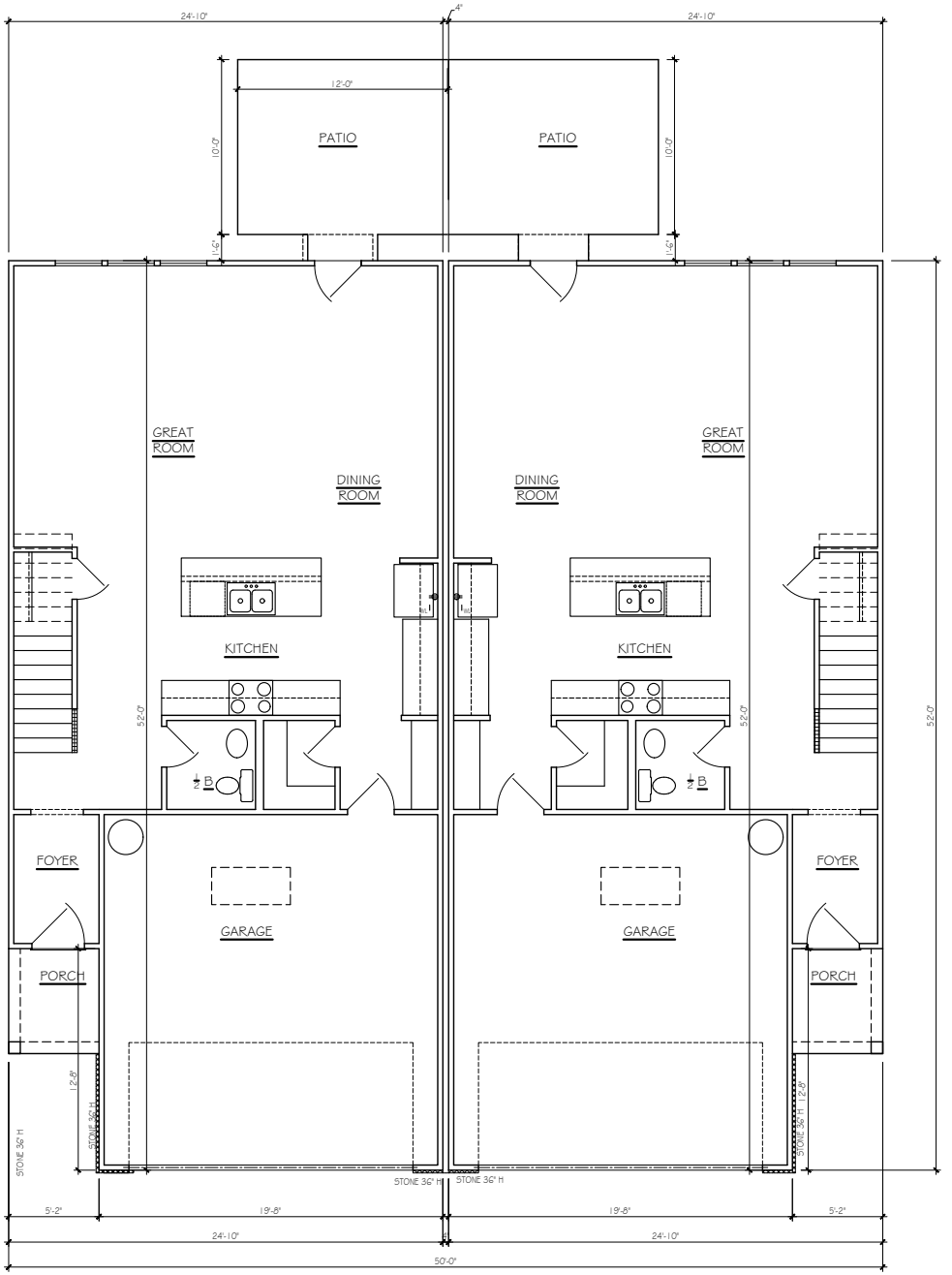
FREDERICKSBURG
LOT 001

APPROX. AREA: 2.5" AIRSPACE	
FIRST FLOOR LIVING	828
SECOND FLOOR LIVING	1068
TOTAL HEATED	1896
GARAGE	398
FRONT PORCH	31
TOTAL COVERED	2325

FREDERICKSBURG
LOT 002

11.02.21

APPROX. AREA: 2.5" AIRSPACE	
FIRST FLOOR LIVING	828
SECOND FLOOR LIVING	1040
TOTAL HEATED	1868
GARAGE	398
FRONT PORCH	31
TOTAL COVERED	2297



FREDERICKSBURG
LOT 001

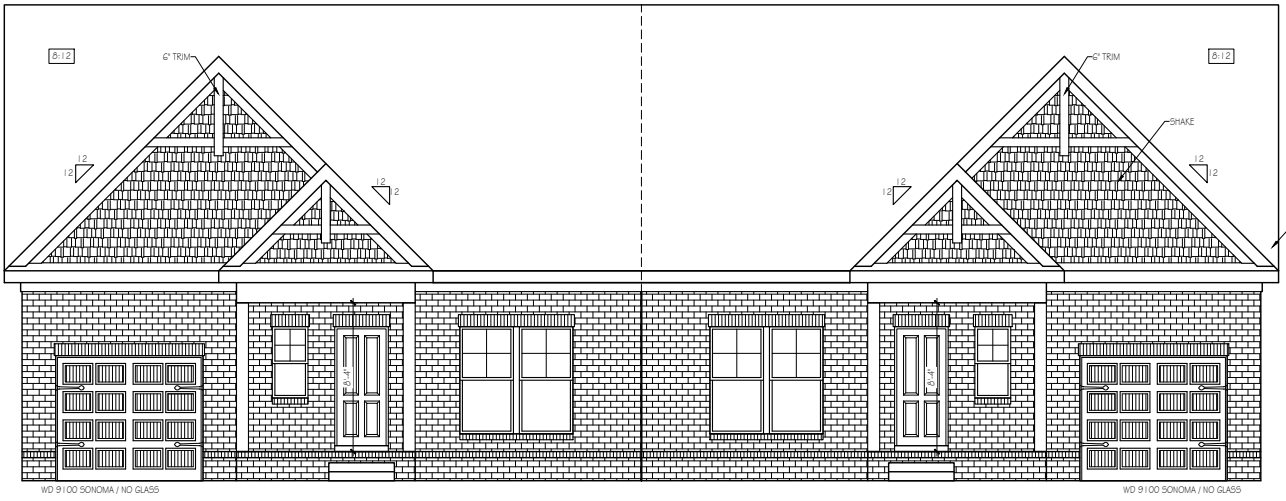
FREDERICKSBURG
LOT 002

Regent HOMES

Lynn White
+associates

6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
© Lynn+White Associates

\\SERVER\Drawings\REGENT HOMES\REGENT DEVELOPMENTS\Trotwood\TR Fernvale\TR Fred-Fern 11.21.dwg, DWG To PDF.pc3, 8.5 x 11, 1:128.962



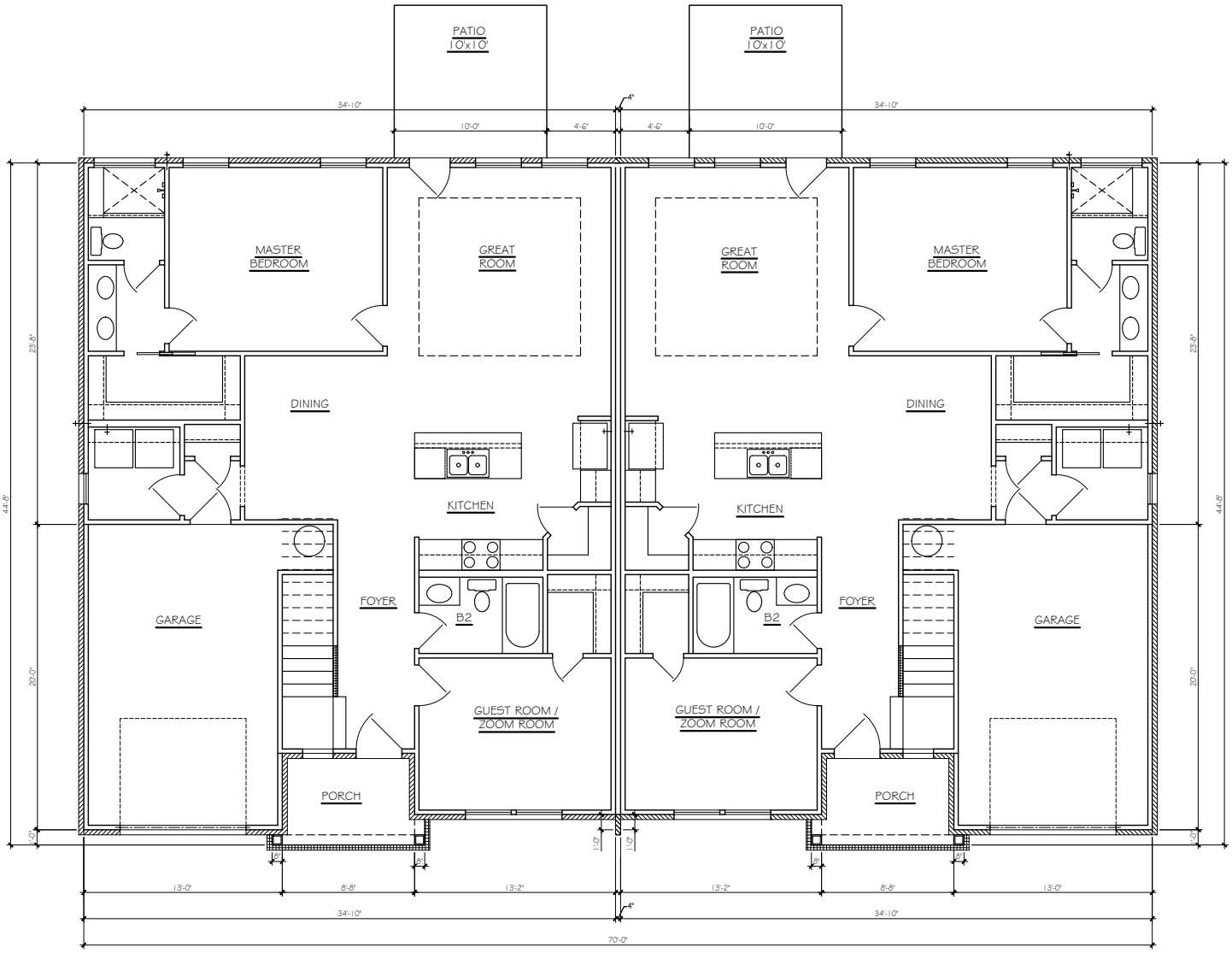
FERNVALE I
LOT 001

APPROX. AREA- 4" AIRSPACE	
FIRST FLOOR LIVING	1198
SECOND FLOOR LIVING	472
TOTAL HEATED	1670
GARAGE	267
FRONT PORCH	54
TOTAL COVERED	1991

FRONT ELEVATION
SCALE: 1/4"-1'-0"

FERNVALE I
LOT 002

APPROX. AREA- 4" AIRSPACE	
FIRST FLOOR LIVING	1198
SECOND FLOOR LIVING	472
TOTAL HEATED	1670
GARAGE	267
FRONT PORCH	54
TOTAL COVERED	1991



FERNVALE I
LOT 001

FIRST FLOOR PLAN
SCALE: 1/4"-1'-0"

FERNVALE I
LOT 002

11.02.21

Lynn White
+associates
6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
© Lynn+White Associates

Regent HOMES

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

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

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

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

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

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

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

RECEIVED
MAR 21 2022
By: 22:0070

Rev. 5/23/2017

APPLICANT

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

PROPERTY OWNER

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

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

Jamie Norwell — APPLICANT NAME

APPLICANT SIGNATURE

3-21-22 — 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.*

PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

3/21/22 — DATE

STAFF USE ONLY

DOCKET NO.	22-0070	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

OWNERS CERTIFICATE

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

_____ DATE

_____ OWNER

_____ TITLE (IF ACTION FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

_____
MAURY COUNTY E911 DATE

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____
DEPARTMENT OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF COMPLIANCE

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

_____
CITY ENGINEER, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SCHOOL STREET SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____
DATE NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

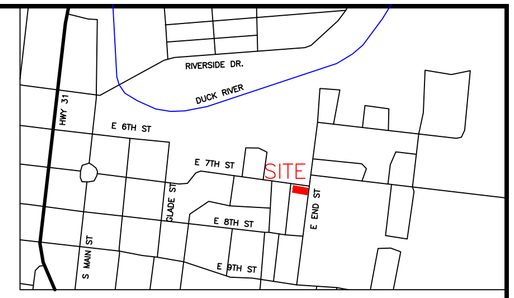
_____
SECRETARY, PLANNING COMMISSION COLUMBIA, TENNESSEE DATE

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

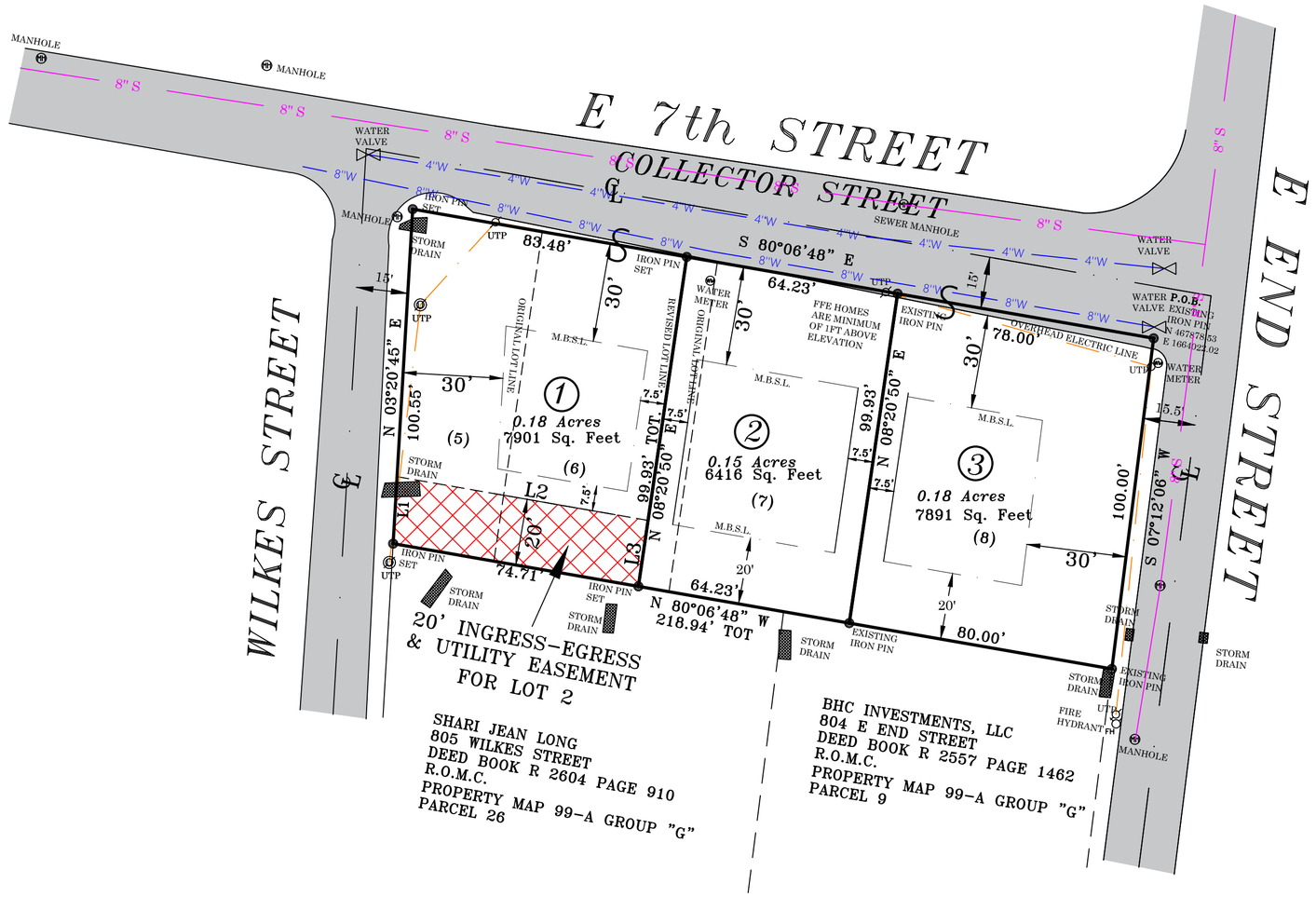
LOT NO.	Sq.Ft
1	7901
2	6416
3	7891

N

STATE PLANE NORTH (NAD83 NAVD88)



VICINITY MAP N.T.S.



SHARI JEAN LONG
805 WILKES STREET
DEED BOOK R 2604 PAGE 910
R.O.M.C.
PROPERTY MAP 99-A GROUP "G"
PARCEL 26

BHC INVESTMENTS, LLC
804 E END STREET
DEED BOOK R 2557 PAGE 1462
R.O.M.C.
PROPERTY MAP 99-A GROUP "G"
PARCEL 9

LEGEND

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

CERTIFICATE OF ACCURACY

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

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

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

GENERAL NOTES

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

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

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

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

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

610, 612, 614 & 616 E. 7th STREET
610 E 7th STREET DEED BOOK R2594 PAGE 678 PROPERTY MAP 99-A GROUP "G" PARCEL 5
612 E 7th STREET DEED BOOK R2537 PAGE 351 PROPERTY MAP 99-A GROUP "G" PARCEL 6
614 E 7th STREET DEED BOOK R2508 PAGE 396 PROPERTY MAP 99-A GROUP "G" PARCEL 7
616 E 7th STREET DEED BOOK R2476 PAGE 89 PROPERTY MAP 99-A GROUP "G: PARCEL 8
9th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE
DATE: MARCH 21, 2022

JOB # 5684

0' 30' 60'

SCALE 1"=30'

CITY OF COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Cottages of Bear Creek		
	TAX MAP: 074	GROUP:	PARCEL: 037.03
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat for Section 2 of Cottages of Bear Creek proposes 39 lots that follow the preliminary plat.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) Cottages of Bear Creek – Sect. 2 • Total Number of Lots 39 • Total acreage 28.8

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.

22-0074

APPLICANT

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

NAME	TKC Architecture & Engineering	PHONE	615-617-7477
ADDRESS	2004 Carmack Blvd Suite C Columbia TN 38401	EMAIL	cde@tkc-ae.com

PROPERTY OWNER NAME	Riverstone Homes LLC	PHONE	615-585-0833
ADDRESS		EMAIL	timm@riverstonehomestn.c

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.

Cde Newton		3/21/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE

Tim Montrose		3-21-22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.	22-0074	FEE PAID	$585.00
RECEIPT NO.	10074772	REQUESTED AGENDA	

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

BOARD ACTION	

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this____day of_____, 20__, between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and Riverstone Homes LLC (Cottages of Bear Creek) - Tim Montrose, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "Planning Commission") on the_____day of_____ 20_, pursuant to Tennessee Code Annotated Title 13, Chapters 3 and 4, and the Subdivision Regulations of Columbia, Tennessee (the Subdivision Regulations); and,

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

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

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

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

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

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

I. GENERAL CONDITIONS

A. Construction Costs

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

B. Surety

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

C. Inspection

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

D. Right of Entry

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

E. Acceptance of Facilities

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

F. Failure to Install

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

G. Fees Not Refundable

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

H. Legal Expense in Case of Default

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

I. City Ordinances, Rules and Regulations

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

J. Agreement Not Assignable

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

K. Revocation and Interpretation

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

L. No Oral Agreement

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

M. Separability

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

N. Transferability

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

O. Covenants, Conditions and Restrictions to Be Filed

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

P. Time Period for Construction

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

II. DESIGN AND APPROVAL

A. Contents of Plans

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

B. Preparation of Plans

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

C. Design Criteria

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

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

III. COMMENCEMENT OF CONSTRUCTION

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

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

B. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing.

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

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

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

IV. CONSTRUCTION

A. Utilities

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

B. Storm Water Management Systems

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

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

C. Street Construction

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

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

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

3. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas recommended by the CITY Engineer, prior to application of final surface. It is further agreed and understood that if it is not necessary to change the existing grade or disturb the pavement of an existing street or road, the DEVELOPER shall only be required to construct drainage, grade, gravel and pave to match the existing pavement and construct sidewalks and curb and gutter as required. If the existing grade is changed, the DEVELOPER shall be required to grade, gravel and pave the full width of said street.

D. Site Grading

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

V. OFF-SITE IMPROVEMENTS (UTILITIES)

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

VI. INSPECTION AND COMPLIANCE

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

VII. TESTING

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

VIII. SCRAP REMOVAL

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

IX. ACCEPTANCE (ROADS AND UTILITIES)

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

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

X. WARRANTY

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

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

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

XI. EASEMENTS

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

XII. AS-BUILT DRAWINGS AND POST-COMPLETION ITEMS

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

XIII. FEES

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

XIV. INDEMNITY

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

XV. REMEDIES

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

XVI. BINDING EFFECT

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

XVII. ATTORNEY'S FEES AND OTHER COSTS

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

XVIII. ENTIRE AGREEMENT

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

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

XIX. HEADINGS

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

XX. NOTICES

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

XXI. TRAFFIC CONTROL

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

XXII. TEMPORARY FACILITIES

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

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.

OWNER

Owner
TITLE

ATTEST:

TITLE

DEVELOPER

Owner
TITLE

ATTEST:

TITLE

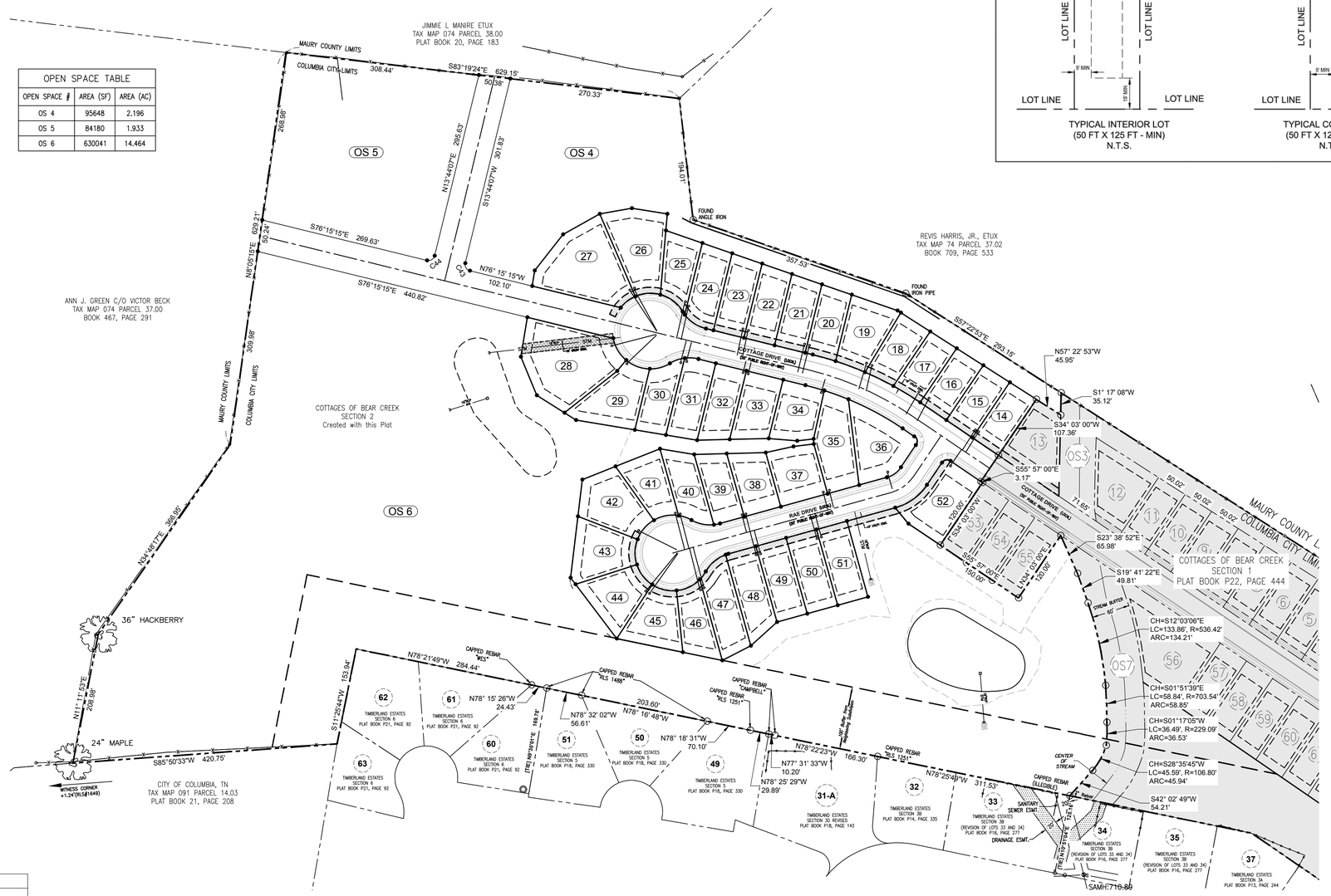
CITY OF COLUMBIA

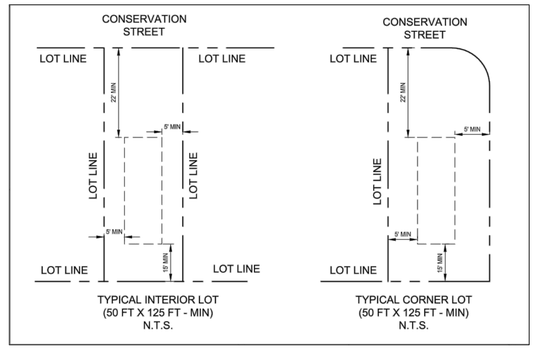
BY: _____ _____
MAYOR DATE

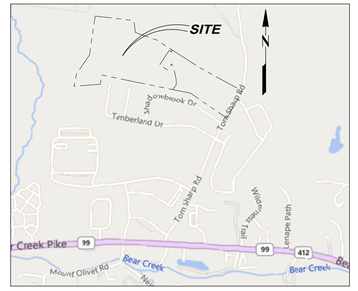
APPROVED AS TO FORM:

BY: _____ _____
CITY ATTORNEY DATE

OPEN SPACE TABLE		
OPEN SPACE #	AREA (SF)	AREA (AC)
OS 4	95648	2.196
OS 5	84180	1.933
OS 6	630041	14.464

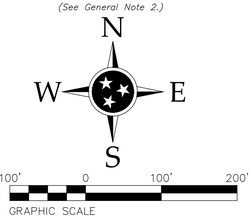






VICINITY MAP
Not to Scale

(See General Note 2.)



PROPERTY MAP REFERENCE

Subject Property is Parcel Number 037.03 as shown on Maury County Property Map No. 074.

DEED REFERENCE

Being the same property conveyed to Riverstone Homes, LLC by Deeds of record in Book R2526, page 1479; Book R2535, page 1437; Book R2541, page 1010; Book R2677, page 30; and Book R2677, page 948; Register's Office for Maury County, Tennessee.

GENERAL NOTES

1. *The purpose of this plat it do subdivide this property into 39 lots, 3 open space lots and dedicate right-of-way and easements.*
2. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0190E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0190 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *No title report has been furnished therefore this survey is subject to the findings of an accurate title search.*
5. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
6. *All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Maury County, Tennessee.*
7. *This survey has been signed and sealed digitally.*
8. *No Certificate of Occupancies can be granted until the right turn lane is installed along Bear Creek Pike at Tom Sharp Road.*
9. *Unless otherwise noted hereon, there shall be a 5' P.U.D.E. along all interior lot lines, a 10' P.U.D.E. along all rear lot lines and a 10' P.U.D.E abutting and parallel to all right-of-way.*
10. *Storm water management operation and maintenance will be governed by the Inspection and Maintenance Agreement of Private Storm Water Management Facilities, dated _____, 2021, recorded in Record Book _____, Page _____, Register's Office of Maury County, Tennessee.*

SPECIAL UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-355-1987 or 1-800-351-1111.

SITE DATA

Current Zoning: R-10

Minimum Building Setbacks:
Front: 22 Feet
Rear: 15 Feet
Side: 5 Feet

Total Area: 27.43± Acres

New Streets: 2.647± Acres

Open Space: 18.565± Acres

SHEET INDEX

Sheet 1.....Overall Section 2 Boundary & Openspace
Sheet 2.....Lot Data & Detail

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 R2526, page 1479; Book R2535, page 1437; Book R2541, page 1010; Book R2677, page 30; and Book R2677, page 948; 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 line, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed.

_____, 20___ _____
Date OWNER

_____, 20___ _____
Date OWNER

_____, 20___ _____
Date OWNER

_____
Title (if action for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is less than or equal to 1:10000.

03/18 _____, 20 22 _____
Date Kenneth R. Shreeve, TN PLS #2298

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 20___ _____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____, 20___ _____
Date Name, Title, Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

_____, 20___ _____
Date Maury E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20___ _____
Date Director of Wastewater Department Columbia, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I hereby certify that the streets, drainage and utilities designated in Cottages at Bear Creek Subdivision, Section One have been installed in accordance with City specifications, or a performance surety in the amount of $ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____, 20___ _____
Date City Engineer Columbia, Tennessee

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.

_____, 20___ _____
Date City Engineer Columbia, Tennessee

RECORDERS INFORMATION

KENNETH R. SHREEVE — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — OWNER — 03/18/2022 — TENNESSEE NO. 2298

Ken Shreeve, PLS, CFS

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

FINAL SUBDIVISION PLAT

MAP 074 - PARCEL 037.03

COTTAGES OF BEAR CREEK SECTION TWO

CITY OF COLUMBIA
FOURTH CIVIL DISTRICT OF
MAURY COUNTY, TENNESSEE.

PREPARED FOR:
Riverstone Homes, LLC
P.O. Box 682186
Franklin, TN 37068

PROJECT I.D.: 201287

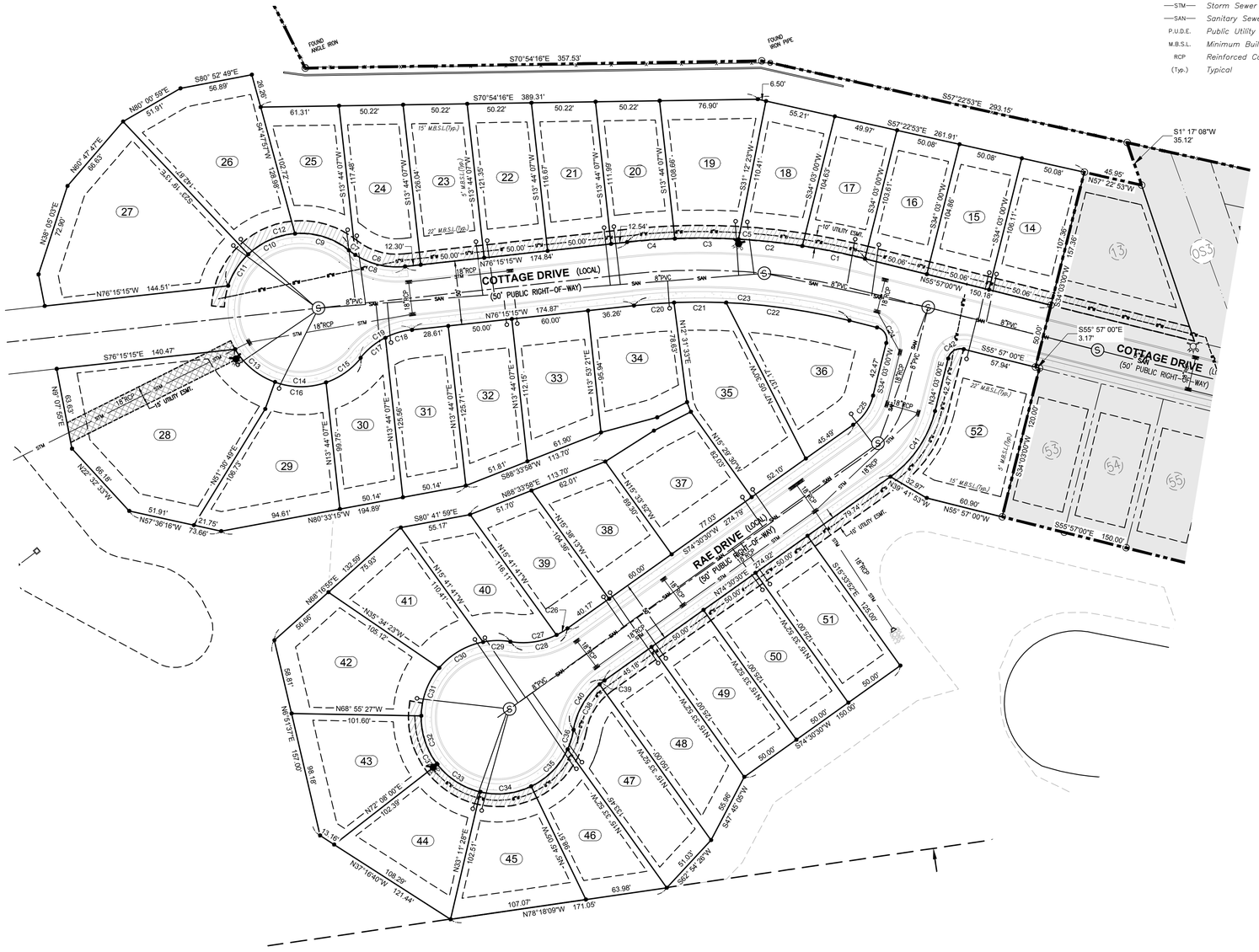
DATE: December 20, 2021

SCALE: 1" = 100'

SHEET 1 of 2

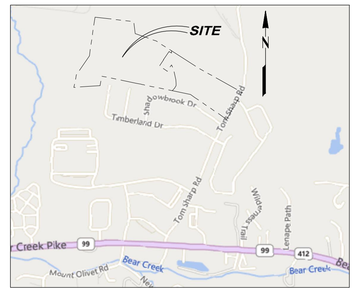
CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	5°26'09"	527.23'	50.02'	N58°32'39"W	50.00'
C2	5°27'28"	527.26'	50.22'	N63°59'27"W	50.21'
C3	5°25'37"	527.26'	49.94'	N69°25'59"W	49.92'
C4	4°04'28"	527.26'	37.50'	N74°11'02"W	37.49'
C5	20°23'41"	527.26'	187.68'	N66°01'25"W	186.69'
C6	38°53'51"	60.00'	40.73'	N56°54'13"W	39.96'
C7	44°54'14"	60.00'	47.02'	N53°54'18"W	45.83'
C8	44°54'14"	60.00'	47.02'	N53°54'18"W	45.83'
C9	43°04'00"	60.00'	45.10'	N52°47'15"W	44.05'
C10	38°58'51"	60.00'	40.82'	S86°11'20"W	40.04'
C11	28°19'41"	60.00'	29.67'	S52°32'03"W	29.36'
C12	110°22'32"	60.00'	115.59'	N86°26'31"W	98.52'
C13	39°20'25"	60.00'	41.20'	S30°32'55"E	40.39'
C14	38°55'47"	60.00'	40.77'	S69°41'01"E	39.99'
C15	32°07'02"	60.00'	33.63'	N74°47'35"E	33.19'
C16	110°23'13"	60.00'	115.60'	S66°04'19"E	98.53'
C17	23°58'27"	60.00'	25.11'	N70°56'36"E	24.92'
C18	20°52'40"	60.00'	21.86'	S86°37'50"E	21.74'
C19	44°51'07"	60.00'	46.97'	S81°22'56"W	45.78'
C20	3°46'34"	477.26'	31.45'	S74°19'51"E	31.45'
C21	4°53'38"	477.26'	40.77'	S69°59'41"E	40.75'
C22	11°44'07"	476.98'	97.69'	S61°41'06"E	97.52'
C23	20°23'55"	477.26'	169.92'	S66°01'10"E	169.02'
C24	90°00'01"	10.00'	15.71'	S10°57'00"E	14.14'
C25	40°27'30"	40.00'	28.25'	S54°16'45"W	27.66'
C26	9°25'55"	60.00'	9.88'	S79°13'28"W	9.87'
C27	35°28'07"	60.00'	37.14'	N78°19'31"W	36.55'
C28	44°54'02"	60.00'	47.02'	S83°02'29"E	45.83'
C29	20°31'02"	60.00'	21.49'	N70°50'59"W	21.37'
C30	38°52'24"	60.00'	40.71'	S79°27'18"W	39.93'
C31	38°56'33"	60.00'	40.78'	S40°32'50"W	40.00'
C32	38°56'33"	60.00'	40.78'	S01°36'17"W	40.00'
C33	38°56'33"	60.00'	40.78'	S37°20'16"E	40.00'
C34	38°56'33"	60.00'	40.78'	S76°16'49"E	40.00'
C35	39°39'15"	60.00'	41.53'	N64°25'17"E	40.70'
C36	15°10'39"	60.00'	15.89'	N37°00'20"E	15.85'
C37	269°59'31"	60.00'	282.74'	S15°35'13"E	84.86'
C38	40°06'18"	60.00'	42.00'	N49°51'07"E	41.15'
C39	4°36'19"	60.00'	4.82'	N72°12'21"E	4.82'
C40	44°42'35"	60.00'	46.82'	N52°09'16"E	45.64'
C41	40°22'23"	90.00'	63.42'	N54°14'11"E	62.11'
C42	90°00'00"	10.00'	15.71'	N79°03'00"E	14.14'
C43	89°59'22"	10.00'	15.71'	N31°15'34"W	14.14'
C44	90°00'38"	10.00'	15.71'	S58°44'26"W	14.14'

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L1	N85°02'19"W	45.55
L2	S82°59'58"W	26.29
L3	N01°11'27"W	8.17
L4	N82°59'58"E	32.49
L5	N77°39'22"E	45.07
L6	N39°51'12"E	22.37
L7	S55°56'59"E	22.30
L8	N09°07'55"E	25.15



LEGEND

- Iron Pin (Found) With Cap Stamped "TWM INC" Unless Otherwise Noted
- Iron Pin (Set) With Cap Stamped "TWM INC"
- Catch Basin
- Sanitary Sewer Manhole
- Fire Hydrant
- —W— Water Line
- —STM— Storm Sewer Line
- —SAN— Sanitary Sewer Line
- P.U.D.E. Public Utility & Drainage Easement
- M.B.S.L. Minimum Building Setback Line (Residential)
- RCP Reinforced Concrete Pipe
- (Typ.) Typical



VICINITY MAP
Not to Scale

(See General Note 2.)

N E W S

50' 0 50' 100'
GRAPHIC SCALE
SCALE 1"=50'

LOT TABLE		
LOT #	AREA (SF)	AREA (AC)
14	5343	0.123
15	5281	0.121
16	5219	0.120
17	5181	0.119
18	5627	0.129
19	7241	0.166
20	5499	0.126
21	5717	0.131
22	5951	0.137
23	6185	0.142
24	6261	0.144
25	5533	0.127
26	9982	0.229
27	13928	0.320
28	15684	0.360
29	8048	0.185
30	5575	0.128
31	6352	0.146
32	5947	0.137
33	6228	0.143

LOT TABLE		
LOT #	AREA (SF)	AREA (AC)
34	6146	0.141
35	8325	0.191
36	8707	0.200
37	6671	0.153
38	5816	0.134
39	5535	0.127
40	5770	0.132
41	5979	0.137
42	8264	0.190
43	7473	0.172
44	7071	0.162
45	6872	0.158
46	5583	0.128
47	7254	0.167
48	6880	0.158
49	6250	0.143
50	6250	0.143
51	6250	0.143
52	8958	0.206

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 R2526, page 1479; Book R2535, page 1437; Book R2541, page 1010; Book R2677, page 30; and Book R2677, page 948; 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 line, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed.

_____, 20____ _____
Date OWNER

_____, 20____ _____
Date OWNER

_____, 20____ _____
Date OWNER

Title (if action for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is less than or equal to 1:10000.

03/18 , 20 22 _____
Date Kenneth R. Shreeve, TN RLS #2298

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 20____ _____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

_____, 20____ _____
Date Name, Title, Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

_____, 20____ _____
Date Maury E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

_____, 20____ _____
Date Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I hereby certify that the streets, drainage and utilities designated in Cottages at Bear Creek Subdivision, Section One have been installed in accordance with City specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____, 20____ _____
Date City Engineer
Columbia, Tennessee

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.

_____, 20____ _____
Date City Engineer
Columbia, Tennessee

RECORDERS INFORMATION

KENNETH R. SHREEVE — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 2298 — 03/18/2022

Ken Shreeve, PLS, CFS

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

FINAL SUBDIVISION PLAT

MAP 074 - PARCELS 037.03

COTTAGES OF BEAR CREEK SECTION TWO

CITY OF COLUMBIA
FOURTH CIVIL DISTRICT OF
MAURY COUNTY, TENNESSEE.

PREPARED FOR:
Riverstone Homes, LLC
P.O. Box 682186
Franklin, TN 37068

PROJECT I.D.: 201287
DATE: December 20, 2021
SCALE: 1" = 50'
SHEET 2 of 2

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

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

ADDRESS/LOCATION	Foster Lane		
	TAX MAP: 017.00	GROUP:	PARCEL: 112
SUMMARY OF NATURE OF REQUEST AND WORK	Request for annexation to the City of Columbia and rezoning of 182 lots to R-10 zoning.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Meeting held on 9/1/2021	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☒ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

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

Rev. 1/24/2022

APPLICANT

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

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

PROPERTY OWNER NAME	John Maher	PHONE	615-351-1980
ADDRESS	1109 Old Kedron Rd. Spring Hill, TN	EMAIL	johnmaher1@comcast.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.

Adam Crunk		3/18/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
John Maher		3-18-2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

LEGAL DESCRIPTION
FOR ALL OF MAP 90, PARCEL 12.01
DEED BOOK R2051, PAGE 792
AND MAP 90, PARCEL 16
DEED BOOK R2060, PAGE 129
BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY BEAR CREEK PIKE, ROCK 'N' ROLL JESUS, LLC, AS OF RECORD IN DEED BOOK R2727, PAGE 1242 OF THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN), AMIT J. PATEL AND WIFE, MINAXIBEN G. PATEL AS OF RECORD IN DEED BOOK R2411, PAGE 1348, ROMCTN, LENA ELLEN CRAIG AS OF RECORD IN DEED BOOK R1445, PAGE 168, ROMCTN, VALERIW CAMERON AS OF RECORD IN DEED BOOK R2360, PAGE 1205, ROMCTN, AND DEBRA JEAN PARKS AND HUSBAND, EDDIE PARKS AS OF RECORD IN DEED BOOK R2215, PAGE 933, ROMCTN; ON THE EAST BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, STEVEN CHARLES FOSTER AND REBECCA JANE FOSTER, HUSBAND & WIFE AS OF RECORD IN DEED BOOK R2497, PAGE 1304, ROMCTN, BARRY C. BLACKBURN, TRUSTEE FOR BARRY C. BLACKBURN REVOCABLE TRUST AS OF RECORD IN DEED BOOK R2301, PAGE 1492, ROMCTN, BRENT W. THORNTON AND WIFE TERRI L. THORNTON AS OF RECORD IN DEED BOOK R2096, PAGE 766, ROMCTN, CALVIN DEAN JOHNSON FORMERLY CARL JOHNSON AND WIFE, BARBARA D. JOHNSON AS OF RECORD IN DEED BOOK 375, PAGE 542, ROMCTN, AND CALVIN DEAN JOHNSON AND WIFE SHERYL GAY JOHNSON AS OF RECORD IN DEED BOOK R747, PAGE 602, ROMCTN; ON THE SOUTH BY IRON BRIDGE ROAD; AND ON THE WEST BY JIMMY MATHEWS AS OF RECORD IN DEED BOOK 1311, PAGE 80, DAVID LUNN HARRIS ETUX AS OF RECORD IN DEED BOOK R2173, PAGE 1148, ROMCTN, DUCK RIVER, AND MARK A. SEAGO AND WIFE TINA SEAGO AS OF RECORD DEED BOOK R2369, PAGE 973 ROMCTN; AND CONTINUED TO THE NORTH BY MIKE BIKES AS OF RECORD IN DEED BOOK R1884, PAGE 1082, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2732, PAGE 1288, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 580 AND DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 20 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERN ROW OF BEAR CREEK PIKE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT 1 AND LYING IN THE NORTHWEST BOUNDARY OF ROCK 'N' ROLL JESUS, LLC (BK R2727, PG 1242) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,793.95 EAST 1,672,944.21;

THENCE, WITH THE WEST BOUNDARY OF JESUS, THE FOLLOWING CALLS:

S 08°01'16" W, FOR A DISTANCE OF 269.51 FEET, TO AN IRON PIN FOUND;
S 21°32'47" E, FOR A DISTANCE OF 51.20 FEET TO A FENCE POST FOUND AT THE SOUTHEAST CORNER OF JESUS;

THENCE, WITH THE SOUTH BOUNDARY OF JESUS, PATEL AND CRAIG, THE FOLLOWING CALLS:

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MAR 21 2022
By: 22-0015

N 85°53'31" E, FOR A DISTANCE OF 393.35 FEET TO A FENCE POST FOUND;

THENCE, WITH THE SOUTH BOUNDARY OF CRAIG AND CAMERON, THE FOLLOWING CALLS:

N 88°09'20" E, FOR A DISTANCE OF 218.80 FEET TO A FENCE POST FOUND;
S 89°57'55" E, FOR A DISTANCE OF 158.93 FEET TO A FENCE POST FOUND;

THENCE, WITH THE EAST BOUNDARY OF CAMERON, THE FOLLOWING CALLS:

N 05°25'46" W, FOR A DISTANCE OF 219.36 FEET TO AN IRON PIN SET;

THENCE, WITH THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

S 80°44'46" E, FOR A DISTANCE OF 22.14 FEET TO AN IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY OF PARKS, THE FOLLOWING CALLS:

S 0°18'19" E, FOR A DISTANCE OF 89.89 FEET TO AN IRON PIN FOUND;
S 49°53'58" E, FOR A DISTANCE OF 51.40 FEET TO AN IRON PIN FOUND;
S 3°25'01" W, FOR A DISTANCE OF 106.80 FEET TO A FENCE POST FOUND;

THENCE, WITH THE SOUTH BOUNDARY OF PARKS, THE FOLLOWING CALLS:

S 78°01'13" E, FOR A DISTANCE OF 120.71 FEET TO A FENCE POST FOUND;

THENCE, WITH THE EAST BOUNDARY OF PARKS, THE FOLLOWING CALLS:

N 2°59'51" E, FOR A DISTANCE OF 60.05 FEET TO AN IRON PIN FOUND;
S 78°10'57" E, FOR A DISTANCE OF 5.80 FEET TO AN IRON PIN FOUND;
N 24°00'25" E, FOR A DISTANCE OF 116.87 FEET TO IRON PIN FOUND;
N 24°07'16" E, FOR A DISTANCE OF 25.12 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF PARKS;

THENCE, WITH THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

S 66°43'29" E, FOR A DISTANCE OF 100.38 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF HEAD;

THENCE, WITH THE WEST BOUNDARY OF HEAD, THE FOLLOWING CALLS:

S 2°49'46" E, FOR A DISTANCE OF 24.11 FEET TO AN IRON PIN FOUND;
N 86°58'06" E, FOR A DISTANCE OF 13.97 FEET TO A 5/8" IRON ROD FOUND;
S 0°55'50" W, FOR A DISTANCE OF 185.26 FEET TO AN IRON PIN SET;
S 4°40'44" W, FOR A DISTANCE OF 127.32 FEET TO A 1-1/2" PIPE FOUND;
S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE TPOST TAGGED;
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE TPOST TAGGED;
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE TPOST TAGGED;
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE TPOST TAGGED;
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;

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MAR 21 2022
By: 22:0025

S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3" METAL POST;
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE TPOST TAGGED;
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24" CEDAR;
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE TPOST TAGGED;
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30" OAK;
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;
S 17°15'39" E, FOR A DISTANCE OF 254.66 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST TO THE SOUTHWEST CORNER OF HEAD;

THENCE, WITH THE WEST BOUNDARY OF FOSTER, THE FOLLOWING CALLS:

S 54°11'15" W, FOR A DISTANCE OF 100.29 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST;
S 21°53'18" E, FOR A DISTANCE OF 130.86 FEET TO FENCE LINE CEDAR FENCE POST;
S 17°11'57" E, FOR A DISTANCE OF 221.38 FEET TO FENCE LINE 12" ELM;
S 23°46'07" E, FOR A DISTANCE OF 240.66 FEET TO FENCE LINE TPOST TAGGED;
S 37°24'05" E, FOR A DISTANCE OF 315.73 FEET TO FENCE LINE 14" BROKEN ELM;
S 50°37'42" E, FOR A DISTANCE OF 91.73 FEET TO FENCE LINE 60" TWIN OAK;
S 26°59'39" W, FOR A DISTANCE OF 35.62 FEET TO FENCE LINE 60" OAK;
S 40°35'26" W, FOR A DISTANCE OF 9.08 FEET TO FENCE LINE TPOST TAGGED;
S 42°52'20" E, FOR A DISTANCE OF 62.79 FEET TO A FENCE POST FOUND;
S 1°50'17" W, FOR A DISTANCE OF 30.25 FEET TO FENCE LINE TPOST TAGGED;
S 23°53'47" W, FOR A DISTANCE OF 42.59 FEET TO FENCE LINE 14" HACKBERRY;
S 11°25'58" W, FOR A DISTANCE OF 117.73 FEET TO FENCE LINE TPOST TAGGED;
S 2°03'52" W, FOR A DISTANCE OF 130.34 FEET TO FENCE LINE ROTTED HACKBERRY;
S 9°12'29" W, FOR A DISTANCE OF 87.18 FEET FENCE POST FENCE LINE INTERSECTION;
S 33°56'56" W, FOR A DISTANCE OF 69.94 FEET TO FENCE POST 30" HACKBERRY;
S 61°19'48" E, FOR A DISTANCE OF 54.74 FEET TO FENCE POST 24" HACKBERRY;
S 70°11'17" E, FOR A DISTANCE OF 34.53 FEET TO FENCE POST 12" CEDAR POST FLAGGED AT THE SOUTH WEST CORNER OF FOSTER;

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN, THE FOLLOWING CALLS:

S 25°13'18" W, FOR A DISTANCE OF 228.44 FEET TO FENCE LINE 36" HACKBERRY;
S 7°06'46" W, FOR A DISTANCE OF 177.84 FEET TO FENCE LINE 8" DOGWOOD;
S 0°16'28" W, FOR A DISTANCE OF 41.40 FEET TO FENCE LINE 24" HACKBERRY FLAGGED;
S 8°53'22" E, FOR A DISTANCE OF 173.37 FEET TO FENCE LINE TPOST TAGGED;
S 50°40'30" E, FOR A DISTANCE OF 13.02 FEET TO FENCE POST 6" TREE;
S 39°18'12" W, FOR A DISTANCE OF 34.16 FEET TO FENCE POST FOUND;
S 1°12'18" W, FOR A DISTANCE OF 95.58 FEET TO FENCE POST 12" OSAGE;
S 7°58'27" W, FOR A DISTANCE OF 43.94 FEET TO FENCE POST 6" ROTTED TREE;
S 15°41'30" W, FOR A DISTANCE OF 13.75 FEET TO A FENCE POST 6" TREE USED AS FENCE POST;
S 38°17'00" W, FOR A DISTANCE OF 100.34 FEET TO FENCE POST 14" ROTTEN CEDAR;
S 84°35'04" W, FOR A DISTANCE OF 173.30 FEET TO FENCE CORNER PK FOUND;
S 6°49'35" W, FOR A DISTANCE OF 1187.64 FEET TO FENCE POST FOUND;
S 4°03'46" W, FOR A DISTANCE OF 112.86 FEET TO 24" CEDAR;
S 12°22'22" W, FOR A DISTANCE OF 465.96 FEET TO 1" PIPE IRON PIN FOUND;

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MAR 21 2022
By: 22-0075

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN AND CONTINUING TO THORNTON, THE FOLLOWING CALLS:

S 8°47'49" W, FOR A DISTANCE OF 411.13 FEET TO 1" PIPE IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY THORNTON, THE FOLLOWING CALLS:

S 13°08'41" W, FOR A DISTANCE OF 759.59 FEET TO 1" PIPE IRON PIN FOUND;
S 21°10'50" W, FOR A DISTANCE OF 265.00 FEET TO 1" PIPE FENCE CORNER AT THE SOUTHWEST CORNER OF THORNTON;

THENCE, WITH THE NORTH BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

N 82°44'49" W, FOR A DISTANCE OF 800.97 FEET TO 1" PIPE IRON PIN FOUND;
N 78°43'22" W, FOR A DISTANCE OF 130.34 FEET TO FENCE POST IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

S 5°32'34" W, FOR A DISTANCE OF 375.75 FEET TO 1" PIPE IRON PIN FOUND;
S 4°27'28" W, FOR A DISTANCE OF 508.55 FEET TO FENCE POST FOUND;
S 3°32'19" W, FOR A DISTANCE OF 523.31 FEET TO IRON PIN FOUND AT THE SOUTHWEST CORNER OF THORNTON;

THENCE, WITH THE NORTH BOUNDARY OF IRON BRIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 82°45'55" W, FOR A DISTANCE OF 501.29 FEET TO AN 5/8" ROD IRON PIN FOUND;
N 82°46'20" W, FOR A DISTANCE OF 525.64 FEET TO RAIL ROAD SPIKE PK FOUND;
N 83°23'15" W, FOR A DISTANCE OF 396.04 FEET TO 5/8" ROD IRON PIN FOUND AT NORTHWEST CORNER OF RIGHT-OF-WAY;

THENCE, WITH THE EAST BOUNDARY OF MATHEWS, HARRIS AND DUCK RIVER, THE FOLLOWING CALLS:

N 8°06'23" E, FOR A DISTANCE OF 664.54 FEET TO IRON PIN FOUND;
N 16°56'08" E, FOR A DISTANCE OF 479.23 FEET TO FENCE POST FOUND;
N 48°48'57" E, FOR A DISTANCE OF 312.04 FEET TO FENCE POST FOUND;
N 44°09'58" E, FOR A DISTANCE OF 600.70 FEET TO FENCE POST FOUND;
N 36°27'00" E, FOR A DISTANCE OF 305.02 FEET TO FENCE POST FOUND;
N 27°21'22" E, FOR A DISTANCE OF 284.62 FEET TO FENCE POST FOUND;
N 26°51'38" E, FOR A DISTANCE OF 301.40 FEET TO 1" PIPE IRON PIN FOUND;
N 15°43'20" W, FOR A DISTANCE OF 197.42 FEET TO FENCE POST FOUND;
N 18°21'24" W, FOR A DISTANCE OF 744.16 FEET TO FENCE POST FOUND;
N 21°56'04" W, FOR A DISTANCE OF 631.16 FEET TO FENCE POST FOUND;
N 23°44'52" W, FOR A DISTANCE OF 409.10 FEET TO FENCE POST FOUND;
N 32°46'41" W, FOR A DISTANCE OF 296.98 FEET TO FENCE POST FOUND;
N 27°28'08" W, FOR A DISTANCE OF 932.36 FEET TO FENCE POST FOUND;

THENCE, DIRECTING RIGHT AWAY FROM DUCK RIVER TO THE SOUTH AND EAST BOUNDARY OF SEAGO, THE FOLLOWING CALLS:

REC
MAR 21 2022
By: 22.0025

N 85°09'29" E, FOR A DISTANCE OF 22.00 FEET TO FENCE POST FOUND;
N 81°22'35" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 87°28'25" E, FOR A DISTANCE OF 42.46 FEET TO 36" OAK;
N 48°08'47" E, FOR A DISTANCE OF 244.67 FEET TO FENCE POST FOUND;
N 49°58'39" E, FOR A DISTANCE OF 291.18 FEET TO 10" HACKBERRY AND 8" CEDAR;
N 49°46'26" E, FOR A DISTANCE OF 367.28 FEET TO 1" PIPE IRON PIN FOUND;
N 55°27'24" W, FOR A DISTANCE OF 350.42 FEET TO FENCE POST FOUND;
N 28°16'29" W, FOR A DISTANCE OF 411.36 FEET TO 1" PIPE IRON PIN FOUND;
N 0°17'30" E, FOR A DISTANCE OF 223.84 FEET TO FENCE POST IRON PIN FOUND;
N 39°56'42" W, FOR A DISTANCE OF 228.86 FEET TO IRON PIN FOUND;
N 16°17'40" E, FOR A DISTANCE OF 158.31 FEET TO FENCE POST FOUND;
N 24°10'55" E, FOR A DISTANCE OF 52.03 FEET TO FENCE POST FOUND;
N 23°26'46" E, FOR A DISTANCE OF 28.14 FEET TO 1" PIPE IRON PIN FENCE POST FOUND;
N 19°40'08" E, FOR A DISTANCE OF 57.72 FEET TO 12" CEDAR;
N 30°13'58" E, FOR A DISTANCE OF 123.71 FEET TO FENCE POST FOUND;
N 32°10'27" E, FOR A DISTANCE OF 87.69 FEET TO FENCE POST FOUND;
N 33°44'57" E, FOR A DISTANCE OF 105.82 FEET TO 1" PIPE IRON PIN FOUND;
N 3°11'17" W, FOR A DISTANCE OF 116.30 FEET TO FENCE POST FOUND AT THE NORTHEAST CORNER OF SEAGO;

THENCE, ALONG THE SOUTH BOUNDARY OF BIKES, THE FOLLOWING CALLS:

N 75°48'45" E, FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 65°23'51" E, FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES;

THENCE, ALONG THE SOUTH AND EAST BOUNDARY OF GOODMAN PROPERTIES (BK R2732, PG 1288, BK R2775, PG 580 & BK R2775, PG 20)

N 37°01'24" E, FOR A DISTANCE OF 91.39 FEET TO FENCE POST FOUND;
S 64°57'03" E, FOR A DISTANCE OF 47.99 FEET TO FENCE POST FOUND;
N 29°46'16" E, FOR A DISTANCE OF 112.44 FEET TO FENCE POST FOUND;
N 69°17'32" E, FOR A DISTANCE OF 114.26 FEET TO 1" PIPE IRON PIN FOUND;
N 49°04'40" E, FOR A DISTANCE OF 179.96 FEET TO 1" PIPE IRON PIN FOUND;
N 11°45'20" E, FOR A DISTANCE OF 190.04 FEET TO IRON PIN FOUND AT NORTHEAST CORNER OF GOODMAN;

THENCE, ALONG THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 88°38'11" E, FOR A DISTANCE OF 384.26 FEET TO 1" PIPE FOUND;
N 81°28'20" E, FOR A DISTANCE OF 119.52 FEET TO IRON PIN TO THE POINT OF BEGINNING CONTAINING 18,285,676.78 SQ.FT. OR 419.78 ACRES MORE OR LESS BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, DATE 01/04/2022;

BEING THE SAME PROPERTY CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2051, PAGE 792 AND BOOK R2060, PAGE 129 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

RECEIVED
MAR 21 2022
By: 22.0015

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, John Maher being the sole owner of the Foster Lane Property more particularly described as Parcel 112 017.00 on Deed of Record in Deed Book R2758 Pages 851-853 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

John Maher Pres.
Print Name

3-18-22
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD
SUITE 201
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

FOSTER LN SUBDIVISION

FOSTER LN
COLUMBIA, TN 38401

REVISIONS	
No.	DATE

09/15/21 21072

C1.0

PRELIMINARY LAYOUT PLAN

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

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

ADDRESS/LOCATION	Williamsport Pike		
	TAX MAP: 088	GROUP:	PARCEL: 70.01
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	3-22-21	*Pre-application meetings are scheduled for Wednesdays between 8 and 10 am. Meeting must be requested by Monday of the same week.*

SUBMITTAL REQUIREMENTS

25 copies of plan + PDF

Fold all submittals larger than 8½"x11"

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

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

Rev. 5/23/2017

APPLICANT

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

PROPERTY OWNER

Williamson-Maury

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

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

Jamie Norvell — APPLICANT NAME

APPLICANT SIGNATURE

3-21-22 — 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.*

Becker Moore — PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

3/21/22 — 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	

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO CREATE A 25 LOT SUBDIVISION.
2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT AND OR ALL GPS, AND ARE ADJUSTED FOR TEMPERATURE.
3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP 47119C0285E DATED 04-16-2007.
7.) PROPERTY ZONED RM-1
SETBACKS ARE FRONT=20'/30'; SIDE =7'/ 15' TOTAL; REAR=20'
8.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.
9.) POWER & WATER SERVED BY CPWS COLUMBIA POWER & WATER SYSTEMS.
10.) SEWER IS SERVED BY COLUMBIA WASTEWATER DEPARTMENT.
11.) NO DRIVEWAY ACCESS OFF WILLIAMSPORT PIKE.

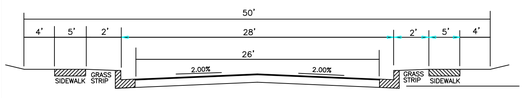
NATURAL RESOURCE PROTECTION NOTES

1. WATERWAY NATURAL AREA (WNA)
   - 1.1. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
   - 1.2. WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE MAURY COUNTY ENGINEERING DEPARTMENT.
   - 1.3. WATERWAY NATURAL AREAS (WNA) EXIST ON ALL INTERMITTENT OR PERENNIAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR MORE INFORMATION OR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE CITY OF COLUMBIA ENGINEERING DEPARTMENT AT (931) 560 - 1500.

CITY OF COLUMBIA RESIDENTIAL LOCAL STREET
MINIMUM REQUIREMENTS

1. 1½" ASPHALTIC CONCRETE SURFACE (GRADING E) ITEM NO. 411-01.11
2. TACK COAT (RS-2) ITEM NO. 403-01
3. 2" ASPHALTIC CONCRETE BASE (GRADING B) ITEM NO. 307-01.06
4. PRIME COAT (AE-P) ITEM NO 402-01
5. 8" STONE (GRADING D PUG MILL MIX) NO. 303-01
6. APPROVED COMPACTED SUBGRADE

TYPICAL STREET SECTION
NOT TO SCALE



I hereby certify that this a category IV survey and that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

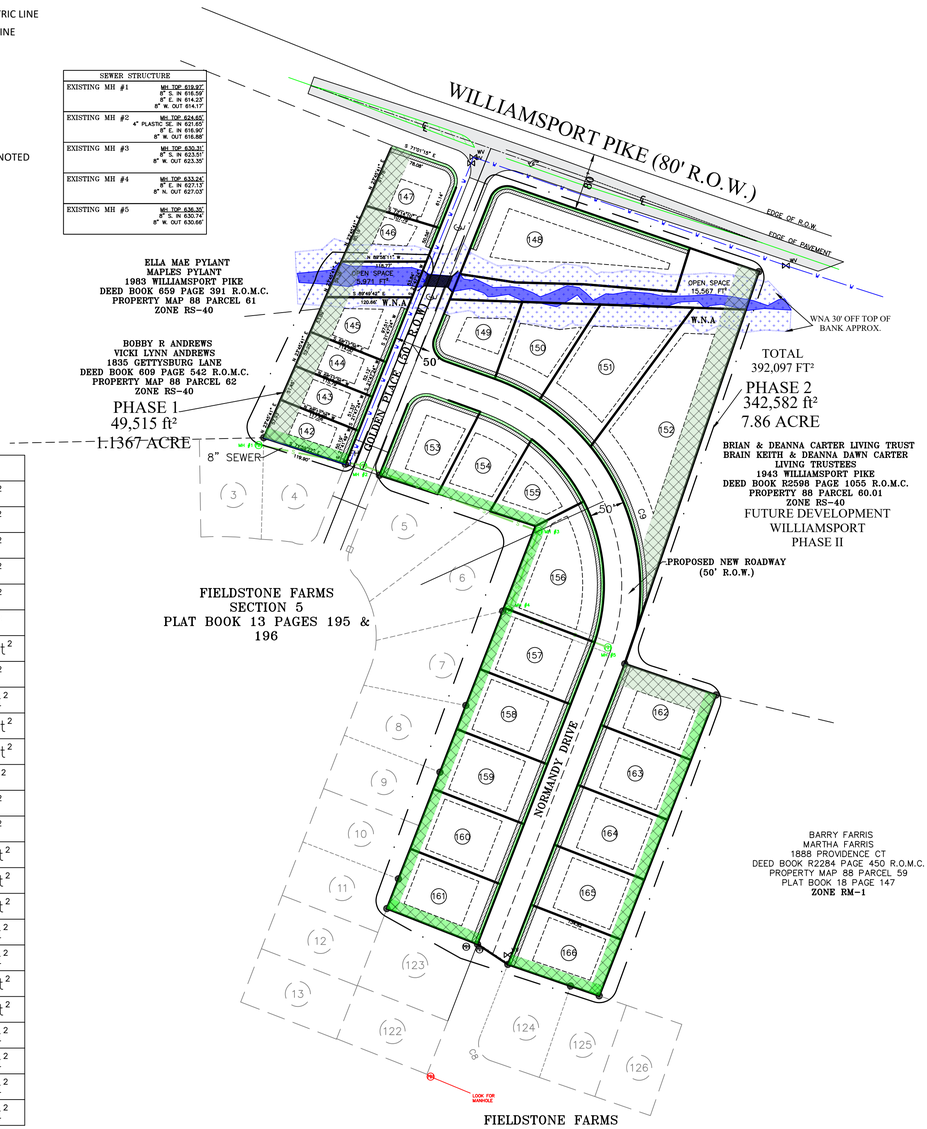
(a) REAL TIME KINEMATIC & BASE SOKKIA GRX3
(b) POSITIONAL ACCURACY 0.05 FEET
(c) DATE OF SURVEY FEBRUARY 1, 2021
(d) DATUM/EPOCH NAD83 (2011) EPOCH
(e) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
(f) GEOID MODEL: GEOID 12B
(g) COMBINED GRID FACTOR: 0.99992837
THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE P.L.S. #1444 DATE

LEGEND

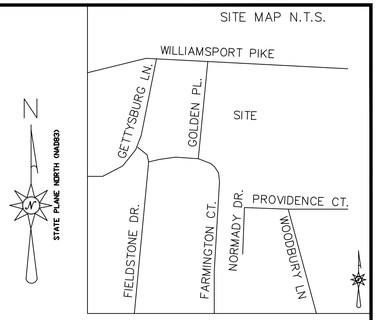
UE = UNDERGROUND ELECTRIC LINE
E = OVERHEAD ELECTRIC LINE
X = FENCE
W = WATER LINE
S = SEWER LINE
G = GAS LINE
⊕ = WELL
UTP = UTILITY POLE
□ = IRON PIN SET UNLESS NOTED
○ = POINT
FH = FIRE HYDRANT
EM = ELECTRIC METER
WM = WATER METER
WV = WATER VALVE
GM = GAS METER
MH = SEWER MAN HOLE

SEWER STRUCTURE	
EXISTING MH #1	MH TOP 619.97' 8" S. IN 616.59' 8" E. IN 614.25' 8" W. OUT 614.17'
EXISTING MH #2	MH TOP 624.65' 4" PLASTIC SE. IN 621.65' 8" E. IN 616.90' 8" W. OUT 616.88'
EXISTING MH #3	MH TOP 630.31' 8" S. IN 623.57' 8" W. OUT 623.35'
EXISTING MH #4	MH TOP 633.24' 8" E. IN 627.13' 8" W. OUT 627.05'
EXISTING MH #5	MH TOP 636.76' 8" S. IN 630.74' 8" W. OUT 630.66'



PROPERTY	SQ FT
LOT 1	6,405 ft²
LOT 2	6,000 ft²
LOT 3	6,000 ft²
LOT 4	8,482 ft²
LOT 5	7,345 ft²
LOT 6	9,313 ft²
LOT 7	29,657 ft²
LOT 8	9,666 ft²
LOT 9	11,359 ft²
LOT 10	20,469 ft²
LOT 11	36,263 ft²
LOT 12	11,915 ft²
LOT 13	9,845 ft²
LOT 14	8,469 ft²
LOT 15	17,824 ft²
LOT 16	12,560 ft²
LOT 17	12,200 ft²
LOT 18	12,198 ft²
LOT 19	12,201 ft²
LOT 20	12,200 ft²
LOT 21	12,722 ft²
LOT 22	12,108 ft²
LOT 23	12,108 ft²
LOT 24	12,108 ft²
LOT 25	11,726 ft²

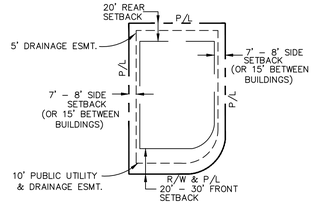
SITE MAP N.T.S.



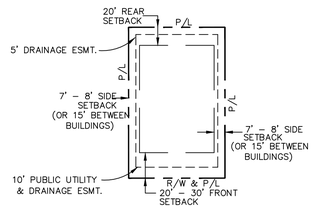
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.01'	40.49'	36.21'	N 24°36'55" W	92°46'34"
C2	25.00'	38.04'	34.48'	N 65°23'05" E	87°11'21"
C3	311.70'	68.97'	68.83'	N 62°54'33" W	12°40'58"
C4	311.70'	97.10'	96.71'	N 47°38'45" W	17°50'56"
C5	295.87'	295.96'	283.77'	N 11°38'38" W	57°18'47"
C6	329.33'	81.75'	81.54'	N 61°46'54" W	14°13'22"
C7	255.64'	114.32'	113.37'	S 39°52'44" E	25°37'19"
C8	255.64'	202.76'	197.49'	S 04°20'44" E	45°26'42"

LINE	BEARING	DISTANCE
L47	N 21°12'12" E	4.92'
L48	N 21°12'10" E	122.60'
L49	S 23°45'41" W	109.39'

TYPICAL CORNER LAYOUT



TYPICAL LAYOUT (LOTS 1–6)



ALL FIRST FLOOR ELEVATIONS TO BE ABOVE 622 ELEVATION DUE TO POSSIBLE FLOODING

LEGEND

UE = UNDERGROUND ELECTRIC LINE
E = OVERHEAD ELECTRIC LINE
X = FENCE
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FH = FIRE HYDRANT
EM = ELECTRIC METER
WM = WATER METER
WV = WATER VALVE
GM = GAS METER
MH = SEWER MAN HOLE

UTILITY OWNERS

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

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

SEWER
COLUMBIA WASTEWATER SYSTEM
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-4833

GAS
ATMOS ENERGY CORP.
810 NASHVILLE HWY
COLUMBIA, TN 38401
(931) 388-9136

TELEPHONE
BELLSOUTH
(888)333-6651

IF YOU DIG TENNESSEE...
CALL US FIRST!
811
TENNESSEE ONE CALL
IT'S THE LAW

PRELIMINARY PLAT
FIELDSTONE FARMS SECTION 5

HABITAT FOR HUMANITY WILLIAMSON-MAURY
OWNER'S ADDRESS: 511 W MEADE BLVD,
FRANKLIN, TN 37064
PROPERTY ADDRESS: WILLIAMSPORT PIKE
COLUMBIA, TENNESSEE 38401
DEED BOOK R-2495 PAGE 1181
TAX MAP 88 PARCEL 70.01
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE
DATE: DECEMBER 16, 2021
TOTAL ACRES = 9.52 ACRES
NEW ROADS = 1.08 ACRES; LINEAR FEET = 982.25'
ZONED RM-1
JOB # 6171

0 100' 200'
SCALE: 1"=100'

CHAPDELAINE & ASSOCIATES
Land Surveying
7376 WALKER ROAD
Fairview, Tennessee 37062
(615) 799-8104 Office
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
AGRICULTURE
CORNERS
TENNESSEE NO. 1444

PRELIMINARY PLAT
MASTER PLAN
FIELDSTONE FARMS SECTION 5
9TH CIVIL DISTRICT
COLUMBIA, MAURY COUNTY, TENNESSEE

General Notes

No.	Revision/Issue	Date

Date: MARCH 21, 2022
Scale: 1"= 100'
Sheet: V-1.1
SHEET 1 OF 2

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO CREATE A 6 LOT SUBDIVISION.
2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT AND OR ALL GPS, AND ARE ADJUSTED FOR TEMPERATURE.
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9.) POWER & WATER SERVED BY CPWS COLUMBIA POWER & WATER SYSTEMS.
10.) SEWER IS SERVED BY COLUMBIA WASTEWATER DEPARTMENT.
11.) NO DRIVEWAY ACCESS OFF WILLIAMSPORT PIKE.

NATURAL RESOURCE PROTECTION NOTES

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   1.1. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
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SEWER STRUCTURE	
EXISTING MH #1	MH TOP 619.97' 8" S. IN 616.59' 8" E. IN 614.23' 8" W. OUT 614.17'
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EXISTING MH #4	MH TOP 633.24' 8" E. IN 627.13' 8" N. OUT 627.03'
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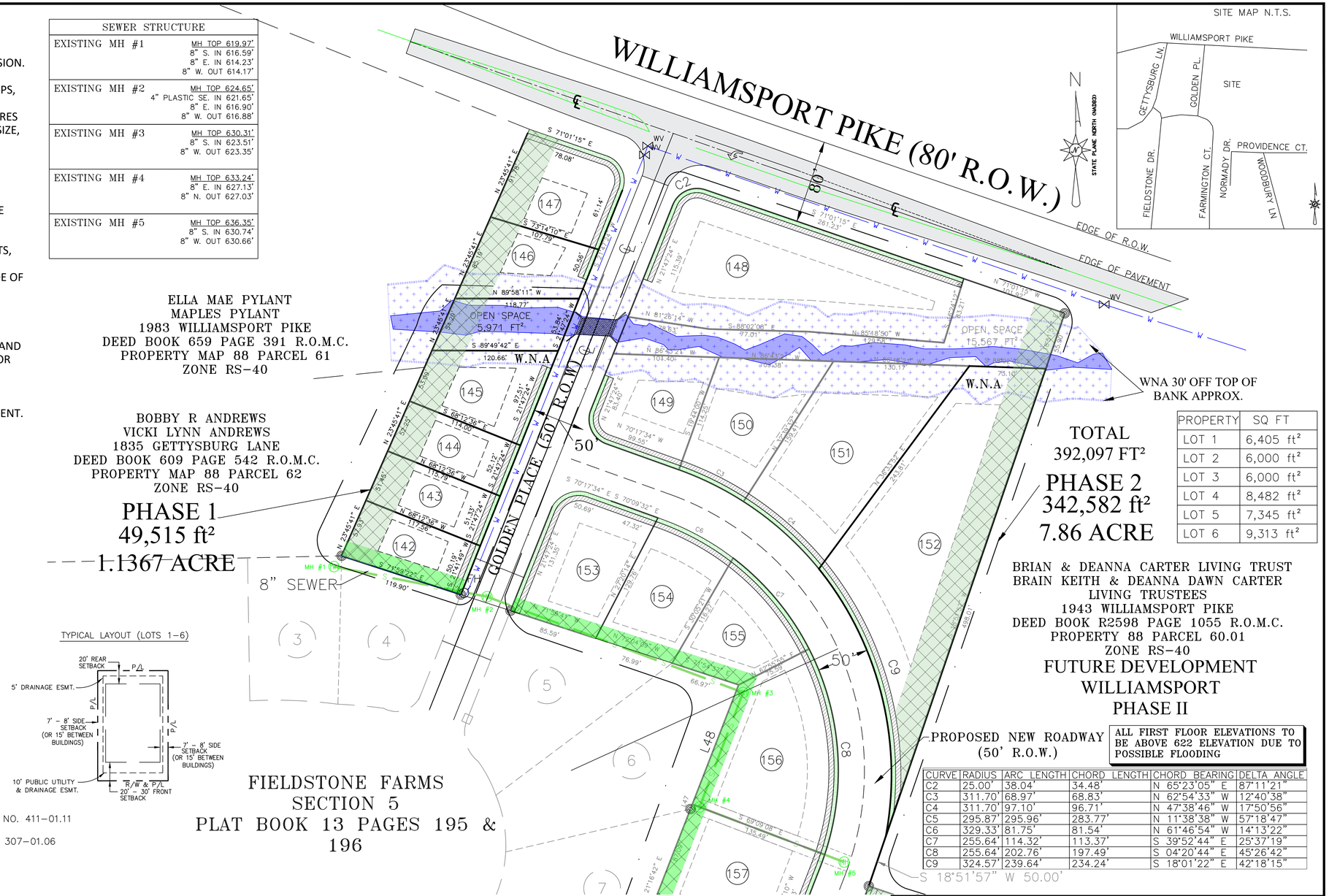

SITE MAP N.T.S.

PROPERTY	SQ FT
LOT 1	6,405 ft²
LOT 2	6,000 ft²
LOT 3	6,000 ft²
LOT 4	8,482 ft²
LOT 5	7,345 ft²
LOT 6	9,313 ft²

TOTAL
392,097 FT²
PHASE 2
342,582 ft²
7.86 ACRE

BRIAN & DEANNA CARTER LIVING TRUST
BRAIN KEITH & DEANNA DAWN CARTER
LIVING TRUSTEES
1943 WILLIAMSPORT PIKE
DEED BOOK R2598 PAGE 1055 R.O.M.C.
PROPERTY 88 PARCEL 60.01
ZONE RS-40
FUTURE DEVELOPMENT
WILLIAMSPORT
PHASE II

ALL FIRST FLOOR ELEVATIONS TO BE ABOVE 622 ELEVATION DUE TO POSSIBLE FLOODING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	25.00'	38.04'	34.48'	N 65°23'05" E	87°11'21"
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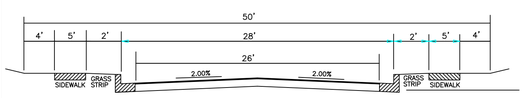
TYPICAL LAYOUT (LOTS 1-6)

CITY OF COLUMBIA RESIDENTIAL LOCAL STREET MINIMUM REQUIREMENTS
1. 1½" ASPHALTIC CONCRETE SURFACE (GRADING E) ITEM NO. 411-01.11
2. TACK COAT (RS-2) ITEM NO. 403-01
3. 2" ASPHALTIC CONCRETE BASE (GRADING B) ITEM NO. 307-01.06
4. PRIME COAT (AE-P) ITEM NO 402-01
5. 8" STONE (GRADING D PUG MILL MIX) NO. 303-01
6. APPROVED COMPACTED SUBGRADE

TYPICAL STREET SECTION
NOT TO SCALE

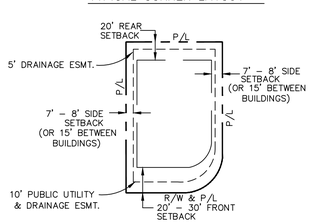


I hereby certify that this a category IV survey and that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) REAL TIME KINEMATIC & BASE SOKKIA GRX3
(b) POSITIONAL ACCURACY 0.05 FEET
(c) DATE OF SURVEY FEBRUARY 1, 2021
(d) DATUM/EPOCH NAD83 (2011) EPOCH
(e) PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
(f) GEOID MODEL: GEOID 12B
(g) COMBINED GRID FACTOR: 0.99992837
THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE P.L.S. #1444 DATE

TYPICAL CORNER LAYOUT



LEGEND

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

UTILITY OWNERS

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

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

SEWER
COLUMBIA WASTEWATER SYSTEM
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-4833

GAS
ATMOS ENERGY CORP.
810 NASHVILLE HWY
COLUMBIA, TN 38401
(931) 388-9136

TELEPHONE
BELLSOUTH
(888)333-6651

IF YOU DIG TENNESSEE...
CALL US FIRST!
811
TENNESSEE ONE CALL
IT'S THE LAW

CHAPDELAINE & ASSOCIATES
Land Surveying
7376 WALKER ROAD
Fairview, Tennessee 37062
(615) 799-8104 Office
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
AGRICULTURE
CORNERS
TENNESSEE NO. 1444

PRELIMINARY PLAT
PHASE I
FIELDSTONE FARMS SECTION 5
9TH CIVIL DISTRICT
COLUMBIA, MAURY COUNTY, TENNESSEE

General Notes

No.	Revision/Issue	Date

Date: MARCH 21, 2022
Scale: 1"= 50'
Sheet: V-1.2
SHEET 2 OF 2

PRELIMINARY PLAT
FIELDSTONE FARMS SECTION 5

HABITAT FOR HUMANITY WILLIAMSON-MAURY
OWNER'S ADDRESS: 511 W MEADE BLVD,
FRANKLIN, TN 37064
PROPERTY ADDRESS: WILLIAMSPORT PIKE
COLUMBIA, TENNESSEE 38401
DEED BOOK R-2495 PAGE 1181
TAX MAP 88 PARCEL 70.01
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE
DATE: DECEMBER 16, 2021
TOTAL ACRES = 9.52 ACRES
NEW ROADS = 1.08 ACRES; LINEAR FEET = 982.25'
ZONED RM-1
JOB # 6171

0 100' 200'
SCALE: 1"=100'

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Rock Springs Road II		
	TAX MAP: 92	GROUP:	PARCEL: 11.01, 11.02
SUMMARY OF NATURE OF REQUEST AND WORK	The property contains ±106 acres and is zoned (A-2) Rural Residential within the Maury County limits. This proposal is to annex the ±106 acres into Columbia City limits and rezone the property to (RS-10) Single Family Low Density Residential.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	February 2, 2022	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
■ Annexation ■ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

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

APPLICANT

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

NAME	Scotty Bernick	PHONE	(615) 244-8591
ADDRESS	314 Woodland St, Nashville, TN	EMAIL	sbernick@ragansmith.com

PROPERTY OWNER NAME	Donald Blair	PHONE	931-922-8110
ADDRESS	2499 Rally Hill Rd. Columbia	EMAIL	tpatblair2003@yahoo.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.

APPLICANT NAME	APPLICANT SIGNATURE	DATE

Donald Blair	Donald Blair	3/18/22
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	

RaganSmith

21-0389

ROCK SPRINGS ROAD PROPERTY DESCRIPTION

Land Description Per Deed Book R2797 Page 1063
Tax Map 092, Parcel 11.01

Beginning at a point in the easterly right of way of Rock Springs Road being a common corner with Timothy Jefferson Duval and Lisa Ann Duvall (Map 092 Parcel 12.00) recorded in Deed Record Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee, thence with said line South 87 Degrees 19 Minutes 36 Seconds East, 1591.31 feet to point being a common corner with Donald Blair (Map 092 Parcel 11.02) recorded in Deed Record Book R2394, Page 889 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) calls and distances:

1. South 07 Degrees 21 Minutes 48 Seconds West, 260.60 feet to a point;

2. North 85 Degrees 08 Minutes 12 Seconds West, 1193.91 feet to a point;

3. North 74 Degrees 48 Minutes 12 Seconds West, 402.00 feet to a point in the easterly right of way of Rock Springs Road;

Thence with said line North 09 Degrees 37 Minutes 48 Seconds East 127.50 feet to the point of beginning.

Said parcel containing 350,761 square feet, more or less or 8.05 acres, more or less

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206)

RaganSmith

21-0389

ROCK SPRINGS ROAD PROPERTY DESCRIPTION

Land Description Per Deed Book R2394 Page 889
Tax Map 092, Parcel 11.02

Beginning at a point in the east right of way of Rock Springs Road being a common corner with Gary Connelly (Tax Number 092-011.01) recorded in Deed Book R1486, Page 557 in the in the Maury County Register of Deeds Tennessee, thence with said line the following three (3) bearings and distances:

1. South 74 Degrees 48 Minutes 12 Seconds East, 402.00 feet to a point;
2. South 85 Degrees 07 Minutes 08 Seconds East, 1193.90 feet to a point:
3. North 07 Degrees 21 Minutes 48 Seconds East, 371.39 to the common corner of Timothy Jefferson Duval and Lisa Ann Duvall (Tax Map 092 Parcel 12.00) recorded in Deed Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee;

Thence with said line the following two (2) bearings and distances:

1. North 08 Degrees 05 Minute East, 110.99 feet to a point;
2. South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a point in the line of Mattie Holt (Tax Map 092 Page 014.00) recorded in Deed Book R1750, Page 61 in the Maury County Register of Deeds Tennessee;

Thence with said line South 07 Degrees 59 Minutes 46 Seconds West, 2214.420 feet to a point in the line of Manuel Rodrigo (Tax Map 092-015.00) recorded in Deed Book R 2785, Page 1051 in the Maury County Register of Deeds Tennessee

Thence with said line the following four (4) bearings and distances:

1. North 82 Degrees 59 Minutes 35 Seconds West, 1298.00 feet to a point;
2. North 62 Degrees 49 Minutes 35 Seconds West, 75.00 feet to a point;
3. North 40 Degrees 34 Minutes 35 Seconds West, 66.00 feet to a point;

4. North 58 Degrees 04 Minutes 35 Seconds West, 20.00 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point common corner with Deborah K. Jewell (Tax Map 092-010.07) recorded in Plat Book 16, Page 319 in the Maury County Register of Deeds Tennessee;

Thence with said line the following three (3) bearings and distances:

1. North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point;
2. South 83 Degrees 20 Minutes 25 Seconds West, 400.00 feet to a point.
3. North 85 Degrees 34 Minutes 35 Seconds West, 161.53 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

Thence with said line the following four (4) bearings and distances:

1. North 85 Degrees 34 Minutes 35 Seconds West, 77.47 feet to a point
2. North 48 Degrees 49 Minutes 35 Seconds West, 219.00 feet to a point.
3. North 69 Degrees 29 Minutes 35 Seconds West, 10.00 feet to a point.
4. South 89 Degrees 55 Minutes 25 Seconds West 263.00 feet to a point being a common corner with Bobby Holt (Tax Map 092 Parcel 010.03) recorded in Deed Book 849, Page 505 in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee and Adam P. West (Tax Map 092 Parcel 11.00) recorded in Deed Book R1793, Page 478 and Plat Book 15 Page 126 in the Maury County Register of Deeds Tennessee;

Thence with said line the following nine (9) bearings and distances:

1. North 05 Degrees 25 Minutes 12 Seconds East, 22.35 feet to a point;
2. North 64 Degrees 10 Minutes 05 Seconds West, 12.38 feet to a point;
3. North 06 Degrees 49 Minutes 46 Seconds East, 221.00 feet to a point;
4. North 66 Degrees 21 Minutes 23 Seconds West, 92.20 feet to a point;
5. North 76 Degrees 11 Minutes 10 Seconds West, 142.17 feet to a point;
6. North 33 Degrees 05 Minutes 40 Seconds East, 63.02 feet to a point;

7. North 49 Degrees 07 Minutes 27 Seconds West, 61.10 feet to a point;
8. North 65 Degrees 46 Minutes 23 Seconds West, 204.71 feet to a point;
9. North 85 Degrees 25 Minutes 34 Seconds West, 61.62 feet to a point in the east right of way of Rock Springs Road;

Thence with said right of line North 07 Degrees 35 Minutes 22 Seconds East, 456.65 feet to the point of beginning.

Said parcel containing 3,833.280 square feet, more or less or 88.00 acres, more or less

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206)

PARCEL 11.01 - LEGAL DESCRIPTION

Beginning at a point in the easterly right of way of Rock Springs Road being a common corner with Timothy Jefferson Duval and Lisa Ann Duvall (Map 092 Parcel 12.00) recorded in Deed Record Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee, thence with said line South 87 Degrees 19 Minutes 36 Seconds East, 1591.31 feet to point being a common corner with Donald Blair (Map 092 Parcel 11.02) recorded in Deed Record Book R2394, Page 889 in the Maury County Register of Deeds Tennessee;

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2. North 85 Degrees 08 Minutes 12 Seconds West, 1193.91 feet to a point;
3. North 74 Degrees 48 Minutes 12 Seconds West, 402.00 feet to a point in the easterly right of way of Rock Springs Road;

Thence with said line North 09 Degrees 37 Minutes 48 Seconds East 127.50 feet to the point of beginning.

Said parcel containing 350,761 square feet, more or less or 8.05 acres, more or less

PARCEL 11.02 - LEGAL DESCRIPTION

Beginning at a point in the east right of way of Rock Springs Road being a common corner with Gary Connelly (Tax Number 092-011.01) recorded in Deed Book R1486, Page 557 in the in the Maury County Register of Deeds Tennessee, thence with said line the following three (3) bearings and distances:

1. South 74 Degrees 48 Minutes 12 Seconds East, 402.00 feet to a point;
2. South 85 Degrees 07 Minutes 08 Seconds East, 1193.90 feet to a point:
3. North 07 Degrees 21 Minutes 48 Seconds East, 371.39 to the common corner of Timothy Jefferson Duval and Lisa Ann Duvall (Tax Map 092 Parcel 12.00) recorded in Deed Book R2797, Page 1063 in the Maury County Register of Deeds Tennessee;

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3. North 40 Degrees 34 Minutes 35 Seconds West, 66.00 feet to a point;
4. North 58 Degrees 04 Minutes 35 Seconds West, 20.00 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;
Thence with said line North 08 Degrees 35 Minutes 25 Seconds East, 351.50 feet to a point common corner with Deborah K. Jewell (Tax Map 092-010.07) recorded in Plat Book 16, Page 319 in the Maury County Register of Deeds Tennessee;
Thence with said line the following three (3) bearings and distances:
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2. South 83 Degrees 20 Minutes 25 Seconds West, 400.00 feet to a point.
3. North 85 Degrees 34 Minutes 35 Seconds West, 161.53 feet to a point being a common corner with Lorene Holt (Tax Map 092 Parcel 10.05) recorded in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee;

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2. North 48 Degrees 49 Minutes 35 Seconds West, 219.00 feet to a point.
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4. South 89 Degrees 55 Minutes 25 Seconds West 263.00 feet to a point being a common corner with Bobby Holt (Tax Map 092 Parcel 010.03) recorded in Deed Book 849, Page 505 in Deed Book R1504, Page 338 in the Maury County Register of Deeds Tennessee and Adam P. West (Tax Map 092 Parcel 11.00) recorded in Book R1793, Page 478 and Plat Book 15 Page 126 in the Maury County Register of Deeds Tennessee;

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3. North 06 Degrees 49 Minutes 46 Seconds East, 221.00 feet to a point;
4. North 66 Degrees 21 Minutes 23 Seconds West, 92.20 feet to a point;
5. North 76 Degrees 11 Minutes 10 Seconds West, 142.17 feet to a point;
6. North 33 Degrees 05 Minutes 40 Seconds East, 63.02 feet to a point;
7. North 49 Degrees 07 Minutes 27 Seconds West, 61.10 feet to a point;
8. North 65 Degrees 46 Minutes 23 Seconds West, 204.71 feet to a point;
9. North 85 Degrees 25 Minutes 34 Seconds West, 61.62 feet to a point in the east right of way of Rock Springs Road;

Thence with said right of line North 07 Degrees 35 Minutes 22 Seconds East, 456.65 feet to the point of beginning.

Said parcel containing 3,833,280 square feet, more or less or 88.00 acres, more or less

ROCK SPRINGS RD
30' MBSL
HIGHWAY 412
A-2
A-2
A-2
A-2
ZONING: A-2
ZONING: A-2
ZONING: A-2
ZONING:
HDR-PUD
STORM (TYP.)
STORM (TYP.)
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
50' R.O.W.
25' LANDSCAPE BUFFER
25' LANDSCAPE BUFFER
25' LANDSCAPE BUFFER
75.0'
135.0'
INTERSTATE 65

SITE DATA:

SITE AREA:	±106.06 AC
CURRENT ZONING:	A-2 : RURAL RESIDENTIAL
PROPOSED ZONING:	RS-10 : LOW DENSITY RESIDENTIAL
SINGLE FAMILY:	209 UNITS
DENSITY:	1.96 UNITS/AC
OPEN SPACE:	34% / 36.3 AC

RaganSmith

SKETCH SITE PLAN
COLUMBIA | MAURY CO, TN
21-0389 | 03/21/2022

ROCK SPRINGS ROAD

0 200 400

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Map 90; Parcels 12.01 and 16.00		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation, Rezoning, PUD Master Plan		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ☐ Preliminary Plat ☐ Final Plat ☒ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	<u>Annexations/Rezoning:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

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

APPLICANT

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

NAME	Greg Gamble	PHONE	615.975.5765
ADDRESS	3020 Stansberry Lane, STE 20; Franklin 37069	EMAIL	greg.gamble@gdc-tn.com

PROPERTY OWNER NAME	Big Bear Bluffs LLC	PHONE	
ADDRESS		EMAIL	

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

APPLICANT NAME	APPLICANT SIGNATURE	DATE

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	

LEGAL DESCRIPTION
FOR ALL OF MAP 90, PARCEL 12.01
DEED BOOK R2051, PAGE 792
AND MAP 90, PARCEL 16
DEED BOOK R2060, PAGE 129
BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY BEAR CREEK PIKE, ROCK 'N' ROLL JESUS, LLC, AS OF RECORD IN DEED BOOK R2727, PAGE 1242 OF THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN), AMIT J. PATEL AND WIFE, MINAXIBEN G. PATEL AS OF RECORD IN DEED BOOK R2411, PAGE 1348, ROMCTN, LENA ELLEN CRAIG AS OF RECORD IN DEED BOOK R1445, PAGE 168, ROMCTN, VALERIW CAMERON AS OF RECORD IN DEED BOOK R2360, PAGE 1205, ROMCTN, AND DEBRA JEAN PARKS AND HUSBAND, EDDIE PARKS AS OF RECORD IN DEED BOOK R2215, PAGE 933, ROMCTN; ON THE EAST BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, STEVEN CHARLES FOSTER AND REBECCA JANE FOSTER, HUSBAND & WIFE AS OF RECORD IN DEED BOOK R2497, PAGE 1304, ROMCTN, BARRY C. BLACKBURN, TRUSTEE FOR BARRY C. BLACKBURN REVOCABLE TRUST AS OF RECORD IN DEED BOOK R2301, PAGE 1492, ROMCTN, BRENT W. THORNTON AND WIFE TERRI L. THORNTON AS OF RECORD IN DEED BOOK R2096, PAGE 766, ROMCTN, CALVIN DEAN JOHNSON FORMERLY CARL JOHNSON AND WIFE, BARBARA D. JOHNSON AS OF RECORD IN DEED BOOK 375, PAGE 542, ROMCTN, AND CALVIN DEAN JOHNSON AND WIFE SHERYL GAY JOHNSON AS OF RECORD IN DEED BOOK R747, PAGE 602, ROMCTN; ON THE SOUTH BY IRON BRIDGE ROAD; AND ON THE WEST BY JIMMY MATHEWS AS OF RECORD IN DEED BOOK 1311, PAGE 80, DAVID LUNN HARRIS ETUX AS OF RECORD IN DEED BOOK R2173, PAGE 1148, ROMCTN, DUCK RIVER, AND MARK A. SEAGO AND WIFE TINA SEAGO AS OF RECORD DEED BOOK R2369, PAGE 973 ROMCTN; AND CONTINUED TO THE NORTH BY MIKE BIKES AS OF RECORD IN DEED BOOK R1884, PAGE 1082, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2732, PAGE 1288, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 580 AND DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 20 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERN ROW OF BEAR CREEK PIKE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT 1 AND LYING IN THE NORTHWEST BOUNDARY OF ROCK 'N' ROLL JESUS, LLC (BK R2727, PG 1242) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,793.95 EAST 1,672,944.21;

THENCE, WITH THE WEST BOUNDARY OF JESUS, THE FOLLOWING CALLS:

S 08°01'16" W, FOR A DISTANCE OF 269.51 FEET, TO AN IRON PIN FOUND;
S 21°32'47" E, FOR A DISTANCE OF 51.20 FEET TO A FENCE POST FOUND AT THE SOUTHEAST CORNER OF JESUS;

THENCE, WITH THE SOUTH BOUNDARY OF JESUS, PATEL AND CRAIG, THE FOLLOWING CALLS:

RECEIVED
MAR 21 2022
By: 22-0015

N 85°53'31" E, FOR A DISTANCE OF 393.35 FEET TO A FENCE POST FOUND;

THENCE, WITH THE SOUTH BOUNDARY OF CRAIG AND CAMERON, THE FOLLOWING CALLS:

N 88°09'20" E, FOR A DISTANCE OF 218.80 FEET TO A FENCE POST FOUND;
S 89°57'55" E, FOR A DISTANCE OF 158.93 FEET TO A FENCE POST FOUND;

THENCE, WITH THE EAST BOUNDARY OF CAMERON, THE FOLLOWING CALLS:

N 05°25'46" W, FOR A DISTANCE OF 219.36 FEET TO AN IRON PIN SET;

THENCE, WITH THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

S 80°44'46" E, FOR A DISTANCE OF 22.14 FEET TO AN IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY OF PARKS, THE FOLLOWING CALLS:

S 0°18'19" E, FOR A DISTANCE OF 89.89 FEET TO AN IRON PIN FOUND;
S 49°53'58" E, FOR A DISTANCE OF 51.40 FEET TO AN IRON PIN FOUND;
S 3°25'01" W, FOR A DISTANCE OF 106.80 FEET TO A FENCE POST FOUND;

THENCE, WITH THE SOUTH BOUNDARY OF PARKS, THE FOLLOWING CALLS:

S 78°01'13" E, FOR A DISTANCE OF 120.71 FEET TO A FENCE POST FOUND;

THENCE, WITH THE EAST BOUNDARY OF PARKS, THE FOLLOWING CALLS:

N 2°59'51" E, FOR A DISTANCE OF 60.05 FEET TO AN IRON PIN FOUND;
S 78°10'57" E, FOR A DISTANCE OF 5.80 FEET TO AN IRON PIN FOUND;
N 24°00'25" E, FOR A DISTANCE OF 116.87 FEET TO IRON PIN FOUND;
N 24°07'16" E, FOR A DISTANCE OF 25.12 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF PARKS;

THENCE, WITH THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

S 66°43'29" E, FOR A DISTANCE OF 100.38 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF HEAD;

THENCE, WITH THE WEST BOUNDARY OF HEAD, THE FOLLOWING CALLS:

S 2°49'46" E, FOR A DISTANCE OF 24.11 FEET TO AN IRON PIN FOUND;
N 86°58'06" E, FOR A DISTANCE OF 13.97 FEET TO A 5/8" IRON ROD FOUND;
S 0°55'50" W, FOR A DISTANCE OF 185.26 FEET TO AN IRON PIN SET;
S 4°40'44" W, FOR A DISTANCE OF 127.32 FEET TO A 1-1/2" PIPE FOUND;
S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE TPOST TAGGED;
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE TPOST TAGGED;
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE TPOST TAGGED;
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE TPOST TAGGED;
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;

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By: 22:0025

S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3" METAL POST;
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE TPOST TAGGED;
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24" CEDAR;
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE TPOST TAGGED;
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30" OAK;
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;
S 17°15'39" E, FOR A DISTANCE OF 254.66 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST TO THE SOUTHWEST CORNER OF HEAD;

THENCE, WITH THE WEST BOUNDARY OF FOSTER, THE FOLLOWING CALLS:

S 54°11'15" W, FOR A DISTANCE OF 100.29 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST;
S 21°53'18" E, FOR A DISTANCE OF 130.86 FEET TO FENCE LINE CEDAR FENCE POST;
S 17°11'57" E, FOR A DISTANCE OF 221.38 FEET TO FENCE LINE 12" ELM;
S 23°46'07" E, FOR A DISTANCE OF 240.66 FEET TO FENCE LINE TPOST TAGGED;
S 37°24'05" E, FOR A DISTANCE OF 315.73 FEET TO FENCE LINE 14" BROKEN ELM;
S 50°37'42" E, FOR A DISTANCE OF 91.73 FEET TO FENCE LINE 60" TWIN OAK;
S 26°59'39" W, FOR A DISTANCE OF 35.62 FEET TO FENCE LINE 60" OAK;
S 40°35'26" W, FOR A DISTANCE OF 9.08 FEET TO FENCE LINE TPOST TAGGED;
S 42°52'20" E, FOR A DISTANCE OF 62.79 FEET TO A FENCE POST FOUND;
S 1°50'17" W, FOR A DISTANCE OF 30.25 FEET TO FENCE LINE TPOST TAGGED;
S 23°53'47" W, FOR A DISTANCE OF 42.59 FEET TO FENCE LINE 14" HACKBERRY;
S 11°25'58" W, FOR A DISTANCE OF 117.73 FEET TO FENCE LINE TPOST TAGGED;
S 2°03'52" W, FOR A DISTANCE OF 130.34 FEET TO FENCE LINE ROTTED HACKBERRY;
S 9°12'29" W, FOR A DISTANCE OF 87.18 FEET FENCE POST FENCE LINE INTERSECTION;
S 33°56'56" W, FOR A DISTANCE OF 69.94 FEET TO FENCE POST 30" HACKBERRY;
S 61°19'48" E, FOR A DISTANCE OF 54.74 FEET TO FENCE POST 24" HACKBERRY;
S 70°11'17" E, FOR A DISTANCE OF 34.53 FEET TO FENCE POST 12" CEDAR POST FLAGGED AT THE SOUTH WEST CORNER OF FOSTER;

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN, THE FOLLOWING CALLS:

S 25°13'18" W, FOR A DISTANCE OF 228.44 FEET TO FENCE LINE 36" HACKBERRY;
S 7°06'46" W, FOR A DISTANCE OF 177.84 FEET TO FENCE LINE 8" DOGWOOD;
S 0°16'28" W, FOR A DISTANCE OF 41.40 FEET TO FENCE LINE 24" HACKBERRY FLAGGED;
S 8°53'22" E, FOR A DISTANCE OF 173.37 FEET TO FENCE LINE TPOST TAGGED;
S 50°40'30" E, FOR A DISTANCE OF 13.02 FEET TO FENCE POST 6" TREE;
S 39°18'12" W, FOR A DISTANCE OF 34.16 FEET TO FENCE POST FOUND;
S 1°12'18" W, FOR A DISTANCE OF 95.58 FEET TO FENCE POST 12" OSAGE;
S 7°58'27" W, FOR A DISTANCE OF 43.94 FEET TO FENCE POST 6" ROTTED TREE;
S 15°41'30" W, FOR A DISTANCE OF 13.75 FEET TO A FENCE POST 6" TREE USED AS FENCE POST;
S 38°17'00" W, FOR A DISTANCE OF 100.34 FEET TO FENCE POST 14" ROTTEN CEDAR;
S 84°35'04" W, FOR A DISTANCE OF 173.30 FEET TO FENCE CORNER PK FOUND;
S 6°49'35" W, FOR A DISTANCE OF 1187.64 FEET TO FENCE POST FOUND;
S 4°03'46" W, FOR A DISTANCE OF 112.86 FEET TO 24" CEDAR;
S 12°22'22" W, FOR A DISTANCE OF 465.96 FEET TO 1" PIPE IRON PIN FOUND;

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THENCE, WITH THE WEST BOUNDARY OF BLACKBURN AND CONTINUING TO THORNTON, THE FOLLOWING CALLS:

S 8°47'49" W, FOR A DISTANCE OF 411.13 FEET TO 1" PIPE IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY THORNTON, THE FOLLOWING CALLS:

S 13°08'41" W, FOR A DISTANCE OF 759.59 FEET TO 1" PIPE IRON PIN FOUND;
S 21°10'50" W, FOR A DISTANCE OF 265.00 FEET TO 1" PIPE FENCE CORNER AT THE SOUTHWEST CORNER OF THORNTON;

THENCE, WITH THE NORTH BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

N 82°44'49" W, FOR A DISTANCE OF 800.97 FEET TO 1" PIPE IRON PIN FOUND;
N 78°43'22" W, FOR A DISTANCE OF 130.34 FEET TO FENCE POST IRON PIN FOUND;

THENCE, WITH THE WEST BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

S 5°32'34" W, FOR A DISTANCE OF 375.75 FEET TO 1" PIPE IRON PIN FOUND;
S 4°27'28" W, FOR A DISTANCE OF 508.55 FEET TO FENCE POST FOUND;
S 3°32'19" W, FOR A DISTANCE OF 523.31 FEET TO IRON PIN FOUND AT THE SOUTHWEST CORNER OF THORNTON;

THENCE, WITH THE NORTH BOUNDARY OF IRON BRIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 82°45'55" W, FOR A DISTANCE OF 501.29 FEET TO AN 5/8" ROD IRON PIN FOUND;
N 82°46'20" W, FOR A DISTANCE OF 525.64 FEET TO RAIL ROAD SPIKE PK FOUND;
N 83°23'15" W, FOR A DISTANCE OF 396.04 FEET TO 5/8" ROD IRON PIN FOUND AT NORTHWEST CORNER OF RIGHT-OF-WAY;

THENCE, WITH THE EAST BOUNDARY OF MATHEWS, HARRIS AND DUCK RIVER, THE FOLLOWING CALLS:

N 8°06'23" E, FOR A DISTANCE OF 664.54 FEET TO IRON PIN FOUND;
N 16°56'08" E, FOR A DISTANCE OF 479.23 FEET TO FENCE POST FOUND;
N 48°48'57" E, FOR A DISTANCE OF 312.04 FEET TO FENCE POST FOUND;
N 44°09'58" E, FOR A DISTANCE OF 600.70 FEET TO FENCE POST FOUND;
N 36°27'00" E, FOR A DISTANCE OF 305.02 FEET TO FENCE POST FOUND;
N 27°21'22" E, FOR A DISTANCE OF 284.62 FEET TO FENCE POST FOUND;
N 26°51'38" E, FOR A DISTANCE OF 301.40 FEET TO 1" PIPE IRON PIN FOUND;
N 15°43'20" W, FOR A DISTANCE OF 197.42 FEET TO FENCE POST FOUND;
N 18°21'24" W, FOR A DISTANCE OF 744.16 FEET TO FENCE POST FOUND;
N 21°56'04" W, FOR A DISTANCE OF 631.16 FEET TO FENCE POST FOUND;
N 23°44'52" W, FOR A DISTANCE OF 409.10 FEET TO FENCE POST FOUND;
N 32°46'41" W, FOR A DISTANCE OF 296.98 FEET TO FENCE POST FOUND;
N 27°28'08" W, FOR A DISTANCE OF 932.36 FEET TO FENCE POST FOUND;

THENCE, DIRECTING RIGHT AWAY FROM DUCK RIVER TO THE SOUTH AND EAST BOUNDARY OF SEAGO, THE FOLLOWING CALLS:

REC
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By: 22.0075

N 85°09'29" E, FOR A DISTANCE OF 22.00 FEET TO FENCE POST FOUND;
N 81°22'35" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 87°28'25" E, FOR A DISTANCE OF 42.46 FEET TO 36" OAK;
N 48°08'47" E, FOR A DISTANCE OF 244.67 FEET TO FENCE POST FOUND;
N 49°58'39" E, FOR A DISTANCE OF 291.18 FEET TO 10" HACKBERRY AND 8" CEDAR;
N 49°46'26" E, FOR A DISTANCE OF 367.28 FEET TO 1" PIPE IRON PIN FOUND;
N 55°27'24" W, FOR A DISTANCE OF 350.42 FEET TO FENCE POST FOUND;
N 28°16'29" W, FOR A DISTANCE OF 411.36 FEET TO 1" PIPE IRON PIN FOUND;
N 0°17'30" E, FOR A DISTANCE OF 223.84 FEET TO FENCE POST IRON PIN FOUND;
N 39°56'42" W, FOR A DISTANCE OF 228.86 FEET TO IRON PIN FOUND;
N 16°17'40" E, FOR A DISTANCE OF 158.31 FEET TO FENCE POST FOUND;
N 24°10'55" E, FOR A DISTANCE OF 52.03 FEET TO FENCE POST FOUND;
N 23°26'46" E, FOR A DISTANCE OF 28.14 FEET TO 1" PIPE IRON PIN FENCE POST FOUND;
N 19°40'08" E, FOR A DISTANCE OF 57.72 FEET TO 12" CEDAR;
N 30°13'58" E, FOR A DISTANCE OF 123.71 FEET TO FENCE POST FOUND;
N 32°10'27" E, FOR A DISTANCE OF 87.69 FEET TO FENCE POST FOUND;
N 33°44'57" E, FOR A DISTANCE OF 105.82 FEET TO 1" PIPE IRON PIN FOUND;
N 3°11'17" W, FOR A DISTANCE OF 116.30 FEET TO FENCE POST FOUND AT THE NORTHEAST CORNER OF SEAGO;

THENCE, ALONG THE SOUTH BOUNDARY OF BIKES, THE FOLLOWING CALLS:

N 75°48'45" E, FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 65°23'51" E, FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES;

THENCE, ALONG THE SOUTH AND EAST BOUNDARY OF GOODMAN PROPERTIES (BK R2732, PG 1288, BK R2775, PG 580 & BK R2775, PG 20)

N 37°01'24" E, FOR A DISTANCE OF 91.39 FEET TO FENCE POST FOUND;
S 64°57'03" E, FOR A DISTANCE OF 47.99 FEET TO FENCE POST FOUND;
N 29°46'16" E, FOR A DISTANCE OF 112.44 FEET TO FENCE POST FOUND;
N 69°17'32" E, FOR A DISTANCE OF 114.26 FEET TO 1" PIPE IRON PIN FOUND;
N 49°04'40" E, FOR A DISTANCE OF 179.96 FEET TO 1" PIPE IRON PIN FOUND;
N 11°45'20" E, FOR A DISTANCE OF 190.04 FEET TO IRON PIN FOUND AT NORTHEAST CORNER OF GOODMAN;

THENCE, ALONG THE SOUTH BOUNDARY OF BEAR CREEK PIKE RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 88°38'11" E, FOR A DISTANCE OF 384.26 FEET TO 1" PIPE FOUND;
N 81°28'20" E, FOR A DISTANCE OF 119.52 FEET TO IRON PIN TO THE POINT OF BEGINNING CONTAINING 18,285,676.78 SQ.FT. OR 419.78 ACRES MORE OR LESS BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, DATE 01/04/2022;

BEING THE SAME PROPERTY CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2051, PAGE 792 AND BOOK R2060, PAGE 129 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

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CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, Big Bear Bluffs LLC being the sole owner of the property more particularly described as 419 acres +/- on Plat of Record in Plat Books R2051 + R2060 Pages 792 + 129 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

Peter Jenkins
Print Name

3/21/22
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

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By 22-0025

SITE DATA:

TOTAL ACREAGE:	394.34 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R /PUD-C PLANNED UNIT DEVELOPMENT RESIDENTIAL/COMMERCIAL
MAP/PARCEL NUMBERS:	MAP 90 PARCELS 12.01 AND 16.0
PROPOSED USE:	SINGLE - FAMILY DETACHED RESIDENTIAL HOMES; TOWNHOMES; MULTI-FAMILY APARTMENT BUILDINGS, COMMERCIAL
TOTAL UNITS PROPOSED:	1,400 HOMES
TOTAL COMMERCIAL PROPOSED:	20,000 SF MAXIMUM
NET DENSITY:	5.06 DUA
TOTAL OPEN SPACE:	XX AC (XX% TOTAL SITE)

NET AREA CALCULATION: 276.49 AC
TOTAL AREA (394.34 AC) - FLOOD PLAIN (65.75AC) - PROPOSED ROW (52.10 AC) = 276.49 AC

PERMITTED DENSITY: 2,018 HOMES	REQUESTED DENSITY: 550 HOMES
GROSS AREA: 394.34 AC	GROSS AREA: 394.34 AC
NET AREA: 276.49 AC	NET AREA: 276.49
MINIMUM LOT SIZE: 6,000 SF	LOTS CLUSTERED TO PRESERVE COMMON OPEN SPACE
GROSS DENSITY: 5.18 DUA	GROSS DENSITY: 3.55 DUA
NET DENSITY: 7.30 DUA	NET DENSITY: 5.18 DUA

YARD AND OPEN SPACE REQUIREMENTS:
SEE PATTERN BOOK FOR ADDITIONAL DETAILS FOR USABLE OPEN SPACE.
750 SF PER SINGLE FAMILY DETACHED HOME REQUIRED
PROVIDED ON EACH RESIDENTIAL LOT IN SIDE OR REAR YARD

100 SF PER TOWN HOME REQUIRED
PROVIDED ON EACH TOWNHOME LOT IN THE FRONT, REAR OR SIDE YARD.

COMMON OPEN SPACE PROVIDED: 174.25 AC; 44.18% OF TOTAL SITE
COMMON OPEN SPACE REQUIRED: 10% RS-6; 12% RM1
NATURAL OPEN SPACE: 65.75 AC (36% OF OPEN SPACE)
FLOOD PLAIN: 65.75 AC
USABLE OPEN SPACE: XX AC (XX% OF OPEN SPACE)
OTHER OPEN SPACE: XX AC (XX% OF OPEN SPACE)
STORMWATER: X AC

RESIDENTIAL LOTS:	1,400 HOMES TOTAL
SINGLE FAMILY LOTS:	800 HOMES
LOT TYPE 1: 515 LOTS	
LOT TYPE 2: 192 LOTS	
LOT TYPE 3: 50 LOTS	
LOT TYPE 4: 43 LOTS	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
10 APARTMENT BUILDINGS; 30 UNITS PER BUILDING	

PROPOSED BUILDING SETBACKS:

LOT TYPE:	FRONT:	REAR:	CORNER:	SIDE:
SINGLE-FAMILY DETACHED	20'	20'	20'	5' MINIMUM, 15' BETWEEN BUILDINGS
TOWNHOME	20'	20'	12'	5' MINIMUM, 15' BETWEEN BUILDINGS

OFF STREET PARKING: 2 PARKING SPACES PROVIDED PER HOME IN GARAGE AND/OR DRIVEWAY
ON-STREET PARKING: PROVIDED ON STREETS, ADJACENT TO ALLEY LOADED TOWNHOMES

VARIANCE REQUESTS ASSOCIATED WITH THE COLUMBIA BLUFFS PUD:
SEE PATTERNBOOK FOR LOT DIAGRAMS AND STREET SECTIONS.

REQUESTED VARIANCE (RM-6 BASE ZONE):	REQUEST	STANDARD
SIDE YARD SETBACK	5'; 15' BETWEEN BUILDINGS	7'; 15' BETWEEN BUILDINGS
PORCH ENCROACHMENT	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

REQUESTED VARIANCE (RM1 BASE ZONE):	REQUEST	STANDARD
TOWNHOME MIN. LOT WIDTH	18'	7'; 15' BETWEEN BUILDINGS
MULTI-FAMILY UNITS/BUILDING	30 UNITS	24 UNITS
PORCH ENCROACHMENT (TOWNHOME)	UP TO 10' INTO FRONT SETBACK FOR PORCH	N/A

DEVELOPMENT TEAM:
KOLTER LAND
JIM HARVEY
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jharvey@kolter.com

ENGINEER:
CIVIL SITE DESIGN GROUP
JIM HARRISON
2305 KLINE AVENUE, STE 300
jimh@csdgtn.com

LANDSCAPE ARCHITECT/PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, STE 201
greg.gamble@gdc-tn.com

N

0 200 400 600

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — 3.21.22

ISSUED: MARCH 21, 2022

Revision Date

MASTER DEVELOPMENT PLAN
SHEET
C1.0

MATCHLINE C1.0
MATCHLINE C1.1

MATCHLINE C1.0
MATCHLINE C1.1

100 YEAR FLOOD PLAIN

DUCK RIVER

ONE

100'

30' STREAM BUFFER, TYP.

RIVER ACCESS

DOG PARK

RECREATIONAL FIELD

DUCK RIVER

IRON BRIDGE ROAD

N

0 200 400 600

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLUMBIA BLUFFS
MASTER DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
3.21.22

ISSUED: MARCH 21, 2022

Revision Date

MASTER DEVELOPMENT PLAN

SHEET
C1.1

CSDG
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Landscape Architecture

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SEAL

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:

INITIAL SUBMITTAL

ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

OVERALL UTILITY PLAN

C2.00

PROJECT NO.: 21-160-01

N

0 300 600
SCALE: 1" = 300'

Mar 21, 2022 - 2:05pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.00 - Overall Utility Plan.dwg

Mar 21, 2022 - 2:05pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.01 - Site Utility Plan.dwg

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SEAL

JAMES T. HARRISON, JR.
REGISTERED ENGINEER
CIVIL
COMMERCE
No. 021998
STATE OF TENNESSEE
03-21-22

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INITIAL SUBMITTAL

ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.01

PROJECT NO.: 21-160-01

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SEAL

JAMES T. HARRISON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
03-21-22
No. 021998
STATE OF TENNESSEE

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INITIAL SUBMITTAL
ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.02
PROJECT NO.: 21-160-01

Mar 21, 2022 - 2:05pm T:\CIVIL\Projects\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.02 - Site Utility Plan.dwg

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SEAL

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INITIAL SUBMITTAL

ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

C2.03
PROJECT NO.: 21-160-01

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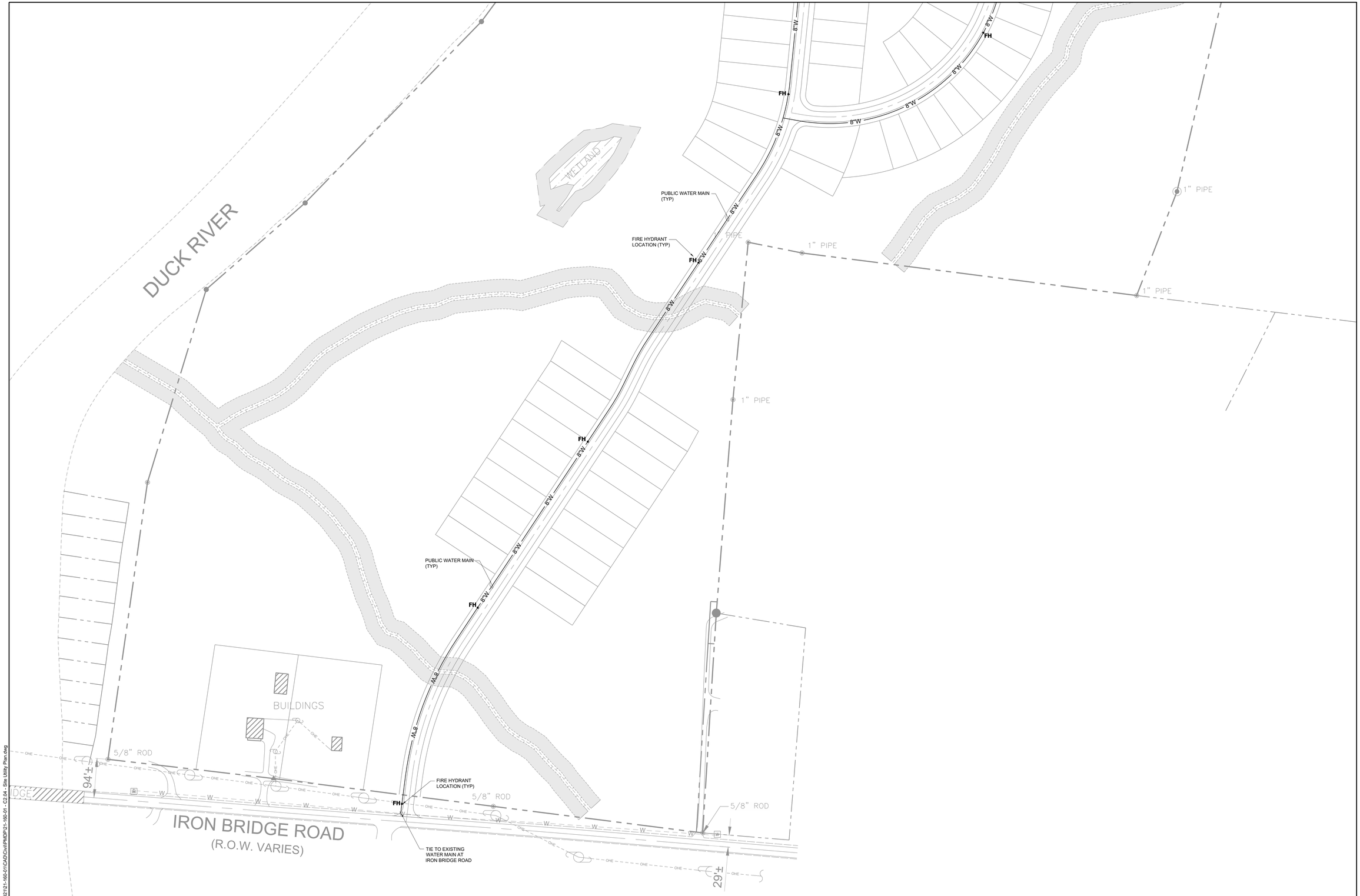
SCALE: 1"= 100'

Mar 21, 2022 - 2:06pm T:\CADD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.03 - Site Utility Plan.dwg



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SEAL

JAMES T. HARRISON IV
REGISTERED
PROFESSIONAL
ENGINEER
03-21-22
No. 021998
STATE OF TENNESSEE

COLUMBIA BLUFFS
PMDP
Bear Creek Pike
Columbia, Maury County, Tennessee

ISSUE SET:
INITIAL SUBMITTAL
ISSUE DATE: 03/21/2022

REVISION HISTORY:

Rev.	Description	Date
1	Initial Submittal	03/21/22

DRAWN BY: TWG
CHECKED BY: TWG

SITE UTILITY PLAN

N
0 100 200
SCALE: 1"= 100'

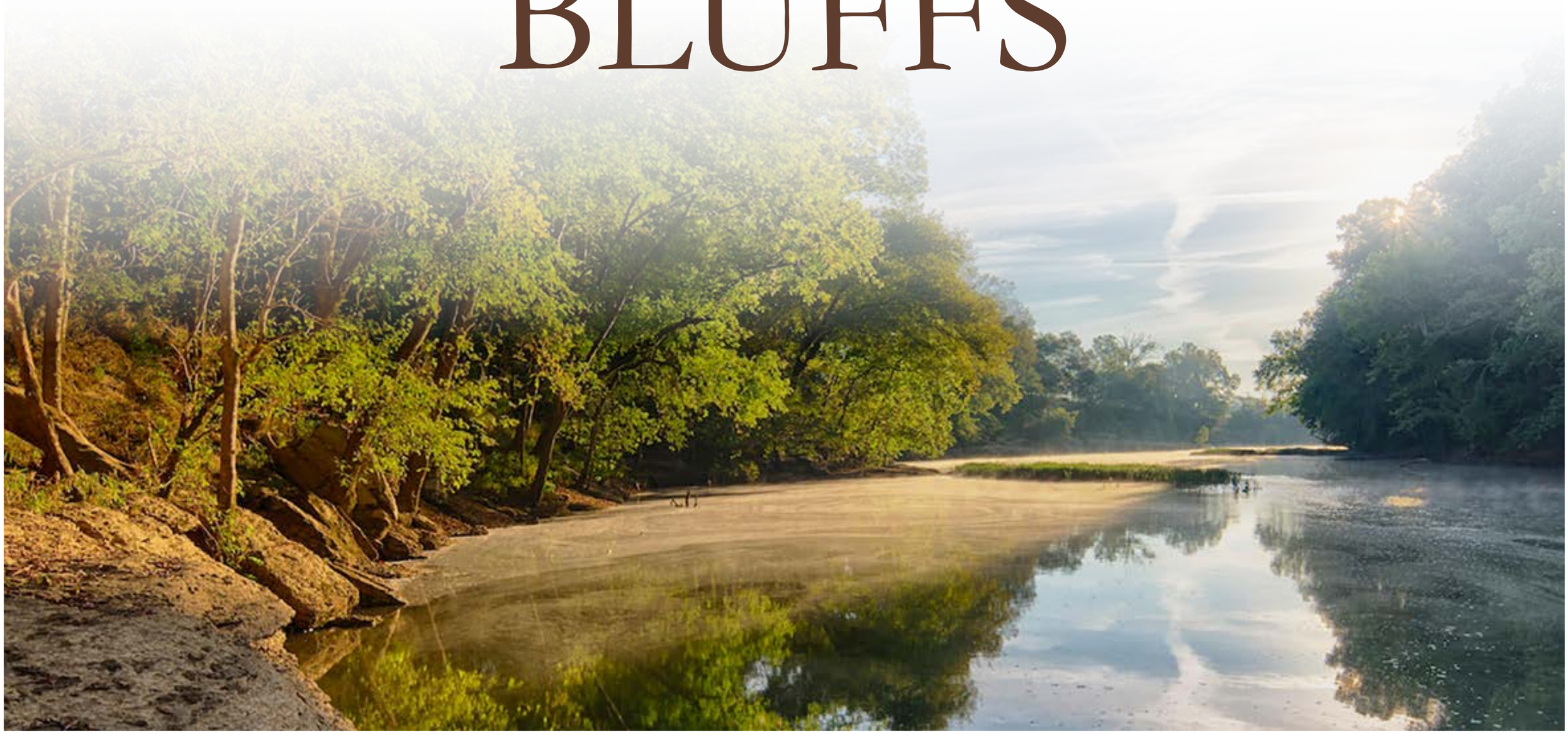
C2.04
PROJECT NO.: 21-160-01

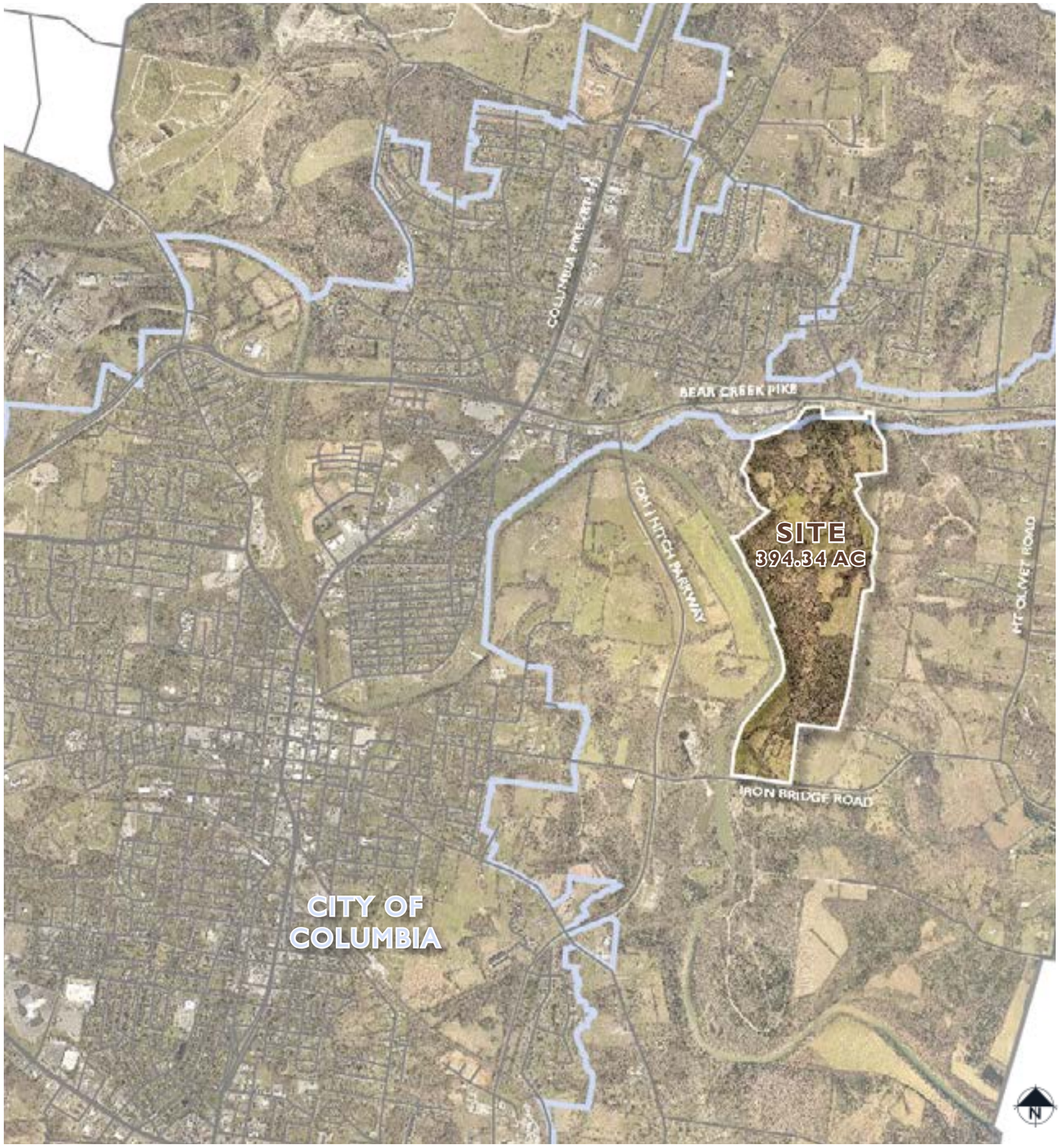
Mar 21, 2022 - 2:06pm T:\CAD\2021\21-160-01\CAD\Civil\PMDP\21-160-01 - C2.04 - Site Utility Plan.dwg

COLUMBIA

City of Columbia, Tennessee

BLUFFS





COLUMBIA BLUFFS PUD

DEVELOPER
JIM HARVEY
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TAMPA, FL 33637

ENGINEER
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CIVIL SITE DESIGN GROUP
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9. OPEN SPACE & AMENITIES

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15. SINGLE FAMILY
16. TOWNHOME
17. MULTI-FAMILY
18. LOT DIAGRAMS
23. STREET SECTIONS

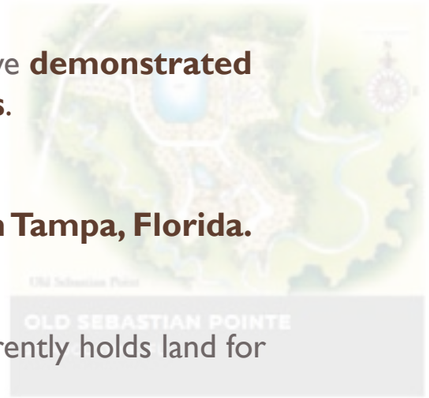
Date: March 21, 2022

DEVELOPMENT TEAM

KOLTERLAND

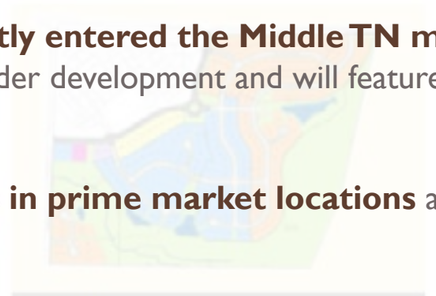
Through over $1.8 billion of realized and in-process land development investments, Kolter Land and its affiliates have **demonstrated the ability to tackle investments in a wide array of geographies and market segments**.

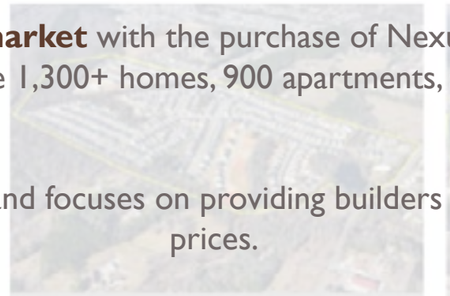
Kolter Land, a privately owned affiliate of The Kolter Group, is a land acquisition and **development firm based in Tampa, Florida.**

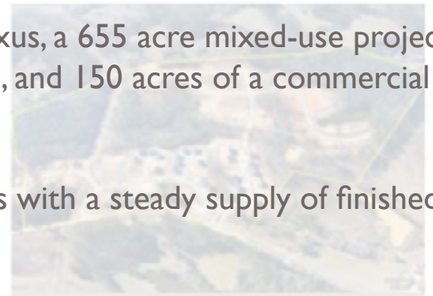


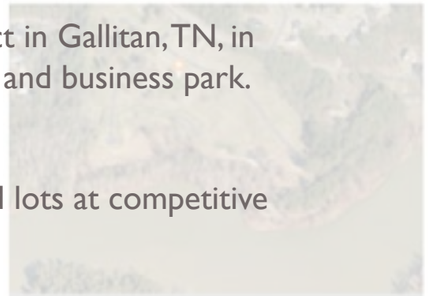
Since 1997, KLP and its affiliates have invested in developments comprising approximately 18,000 units. The firm currently holds land for more than 6,400 residences.

Kolter Land **recently entered the Middle TN market** with the purchase of Nexus, a 655 acre mixed-use project in Gallitan, TN, in 2021 - which is under development and will feature 1,300+ homes, 900 apartments, and 150 acres of a commercial and business park.







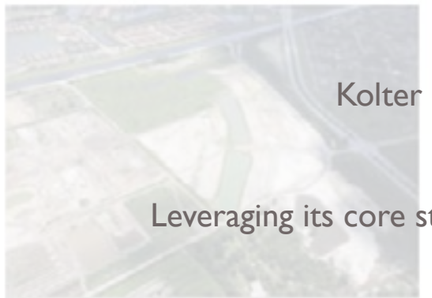


Kolter Land **invests in prime market locations** and focuses on providing builders with a steady supply of finished lots at competitive prices.

The firm targets acquisition of raw land with entitlements in place or nearly in place which **Kolter Land develops in-house, and sells to homebuilders and other developers**.

Kolter Land has business relationships with all public and major private homebuilders **in the southeast U.S**.

Leveraging its core strengths of transactional flexibility, operating expertise and financial capital, Kolter Land aims to establish itself as the industry's **premier developer of residential and mixed-use communities**.



KOLTER LAND INTRODUCTION

WHAT WE ARE ASKING FOR:
Annexation, Land Use Plan Map Amendment, Rezoning Request, and Preliminary PUD Master Plan approval for a mixed-use master plan on 394.34 AC located between Big Creek Pike and Iron Bridge Road. This master plan proposes 800 single family homes, 300 townhomes, and 300 multi-family apartment homes as well as +/-4.09 acres proposed for commercial uses.

ANNEXATION INTO CITY OF COLUMBIA

REZONING REQUEST

LAND USE AMENDMENT

PUD MASTER PLAN

DEVELOPMENT OVERVIEW

VARIOUS
HOUSING OPTIONS

POCKET PARKS, TRAILS,
& OPEN SPACES

DOG PARK

FAMILY-FRIENDLY
INFRASTRUCTURE

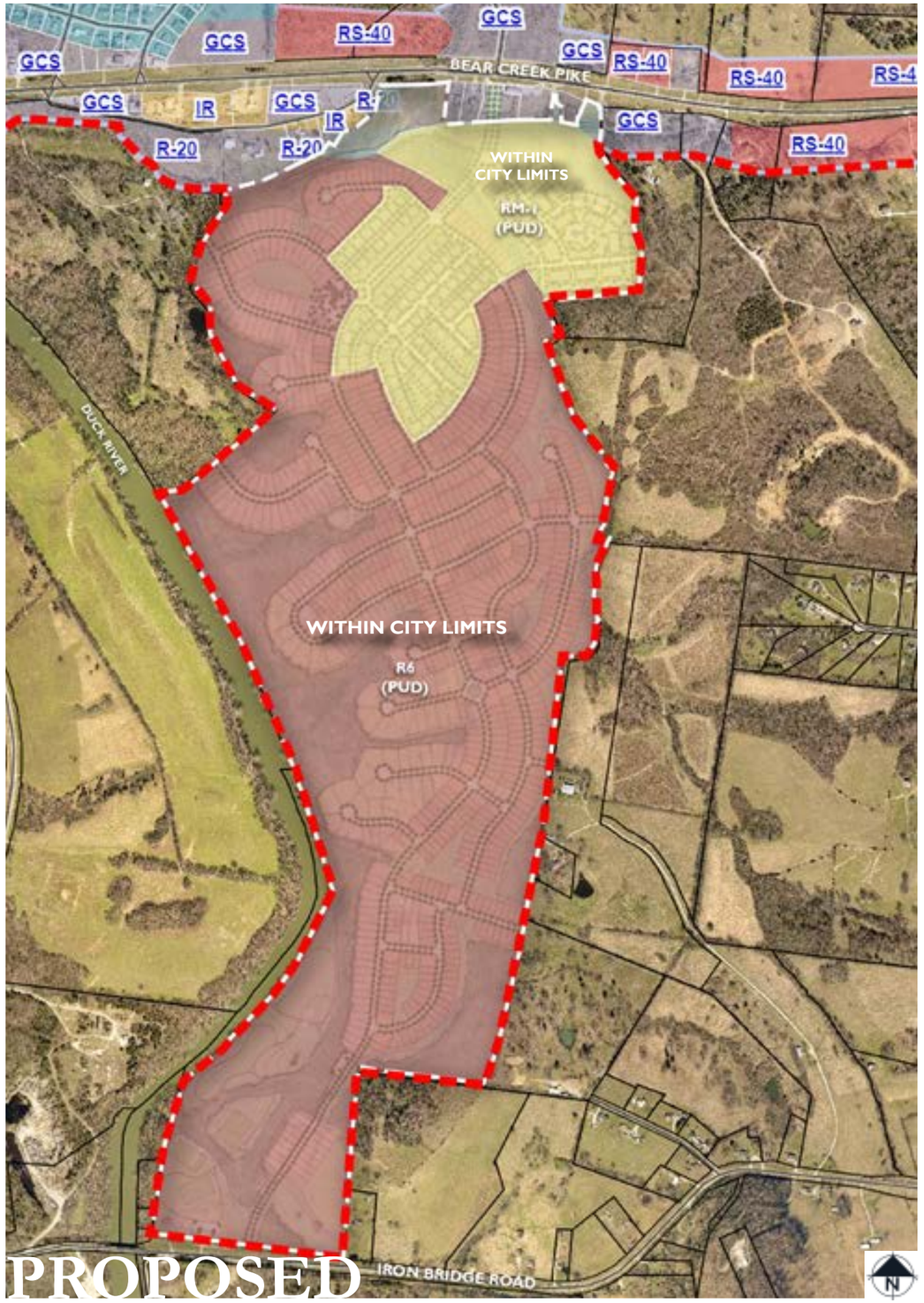
AMENITIES, POOL,
& FIREPIT AREAS

RIVER ACCESS
& CANOE LAUNCH

BALL FIELDS &
RECREATION

COMMUNITY CHARACTER

EXISTING



PROPOSED

LAND AREA REQUESTED FOR ANNEXATION INTO THE CITY OF COLUMBIA:

ADJACENT TO PARCELS ALONG BEAR CREEK PIKE WHICH ARE ALREADY WITHIN CITY LIMITS.

WITHIN LIMITS OF COLUMBIA'S URBAN GROWTH BOUNDARY

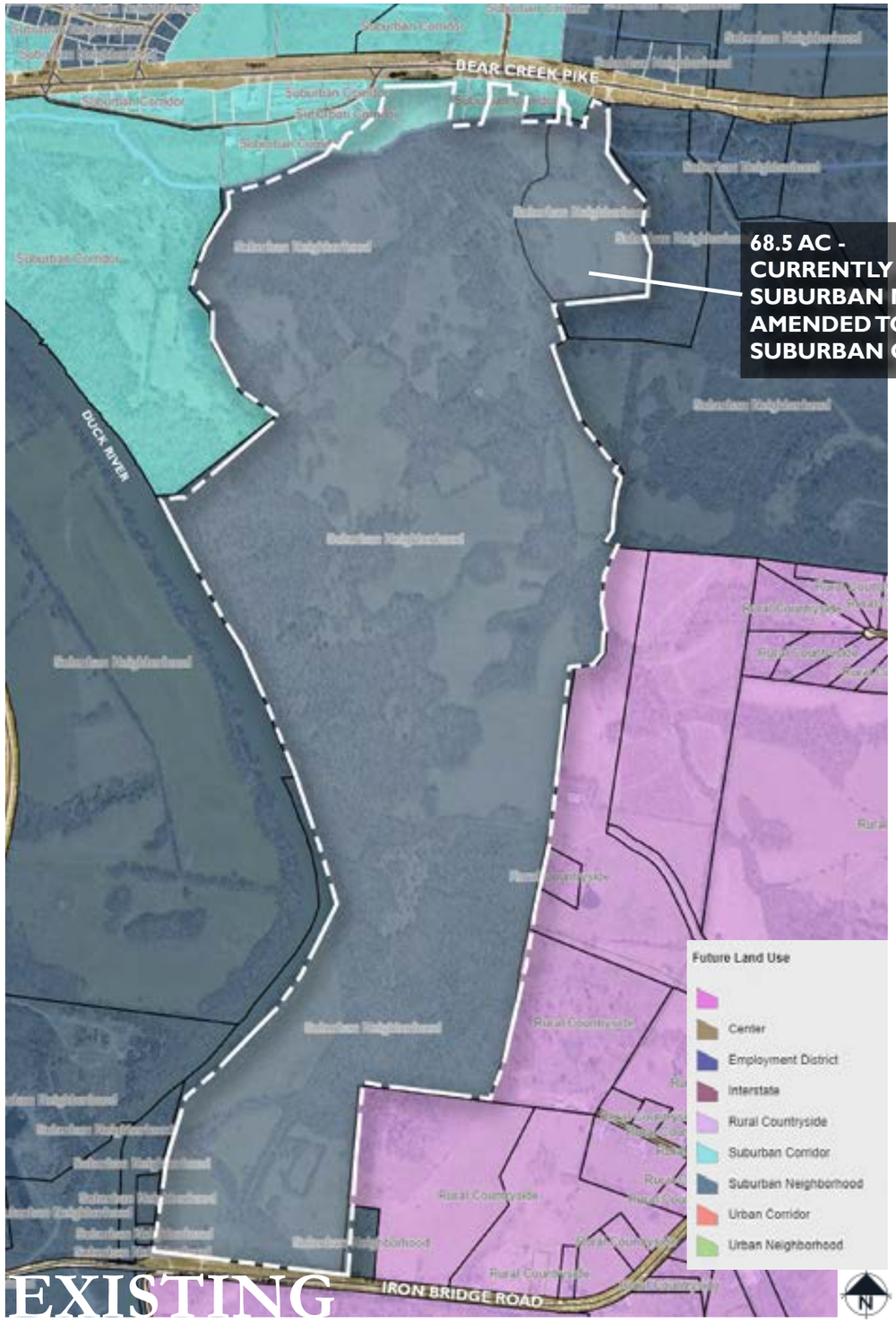
REZONING:

EXISTING ZONING:
MAURY COUNTY - A2 RESIDENTIAL

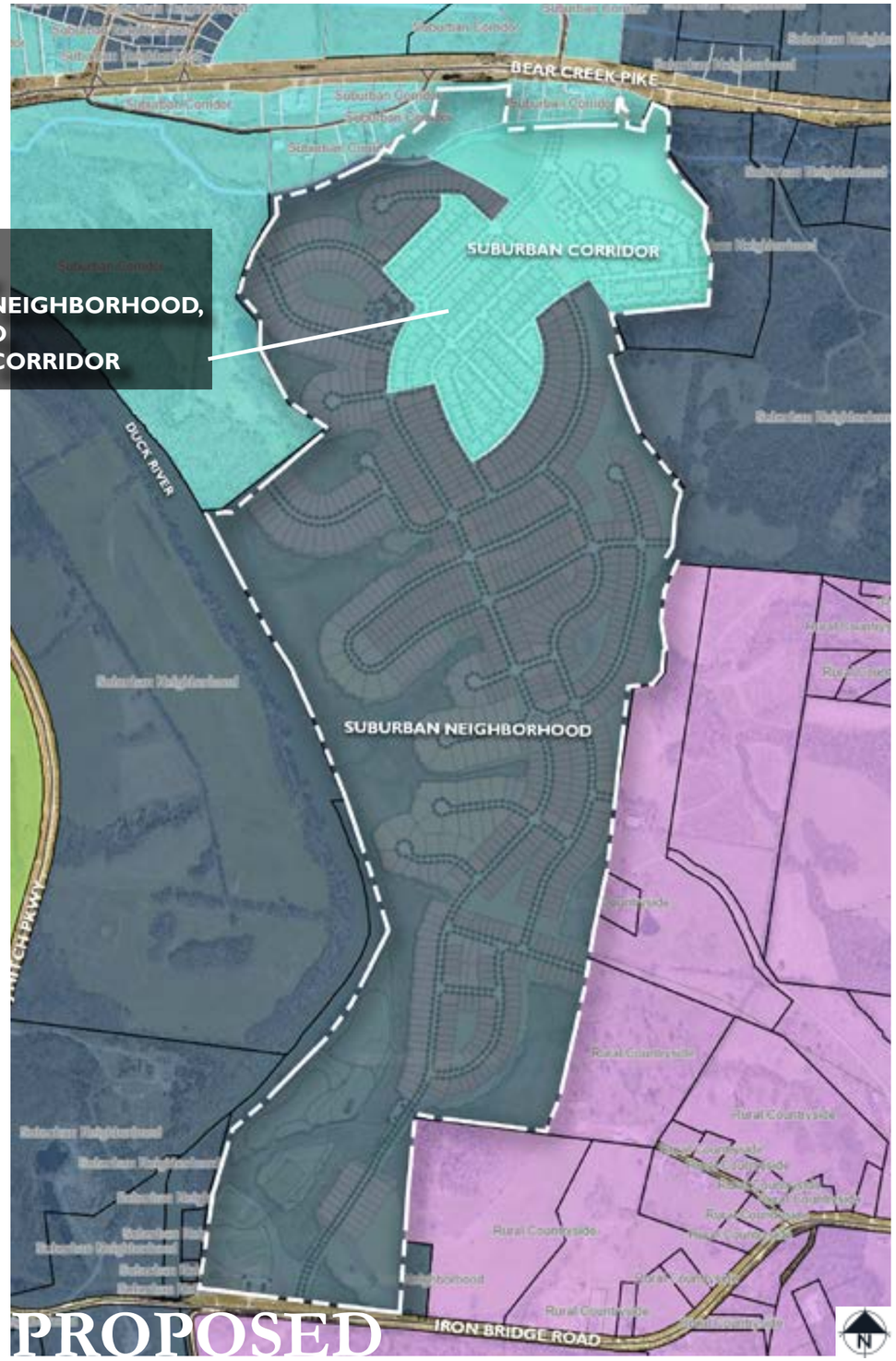
NEWLY ANNEXED PROPERTIES WILL HAVE AN INITIAL ZONING OF RS-40

REQUESTED ZONING:
PUD-R (RS-6 BASE ZONING)
PUD-C (RM1 BASE ZONING)

ANNEXATION & REZONING



EXISTING



PROPOSED

LAND USE AMENDMENT:

EXISTING LAND USE:
SUBURBAN RESIDENTIAL &
SUBURBAN CORRIDOR

REQUEST:
EXTEND EXISTING BOUNDARY OF SUBURBAN CORRIDOR FROM THE NORTHERN EDGE OF THE SITE INTO THE SITE FOR AN AREA OF 68.5 AC.

THE EXTENSION OF THIS LAND USE DISTRICT INTO THE SITE ALLOWS FOR TOWNHOME, MULTI-FAMILY, AND LIMITED COMMERCIAL/OFFICE USES TO BE DEVELOPED IN CONJUNCTION WITH THE SINGLE-FAMILY DETACHED RESIDENTIAL USES.

FUTURE LAND USE AMENDMENT

*SEE PAGE 10 FOR OPEN SPACE

MASTER PLAN

MASTER PLAN SUMMARY AND REQUESTED VARIANCES

The neighborhood character is established by:

- Clustered development to preserve large community open spaces & flood plain

- High level of connectivity internally, and also provides a roadway connection between Bear Creek Pike and Iron Bridge Road.

- Many variations of housing options, including single-family detatched lots, single-family attached townhomes, and multi-family apartment units.

- Community amenities such as pocket parks, walking trails, a community pool, & dog park

RM-6 BASE ZONE

Requested Variances:	Request	Standard
Side Yard Setback	**5'** ; (15' between buildings)	**7';** (15' between buildings)
Porch Encroachment	10'	N/A

RM1 BASE ZONE

Requested Variances:	Request	Standard
Townhome Min. Lot Width	18'	22'
Multi-Family Units	30 Units per building	24 Units per building
Porch Encroachment	10'	N/A

DEVELOPMENT PROGRAM:

TOTAL ACREAGE:	394.34 AC
EXISTING ZONING:	A-2 RURAL RESIDENTIAL
PROPOSED ZONING:	PUD-R & PUD-C
MAP/PARCEL NUMBERS:	090 --- 01201 090 --- 01600
PROPOSED USE:	SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL HOMES, COMMERCIAL
TOTAL UNITS:	1,400 HOMES
COMMERCIAL ACREAGE:	4.10 AC
AREA IN FLOOD PLAIN:	65.75 ACRES
AREA IN PROPOSED ROW:	52.10 ACRES
NET AREA CALCULATION:	276.49 ACRES

394.34 AC - 65.75 AC - 52.10 AC = **276.49 AC**
TOTAL FLOOD ROW **NET**

PERMITTED DENSITY:		**REQUESTED DENSITY:**
MAX. UNITS:	**2,018 HOMES**	**UNITS:** **1,400 HOMES**
GROSS DENSITY:	5.18 DUA	GROSS DENSITY: 3.55 DUA
NET AREA:	276.49 AC	
MIN. LOT AREA:	6,000 SF	**NET DENSITY: 5.06 DUA**

LOT BREAKDOWN:

SINGLE FAMILY LOTS:	800 HOMES
TYPE 1 LOTS: 515	
TYPE 2 LOTS: 192	
TYPE 3 LOTS: 50	
TYPE 4 LOTS: 43	
TOWNHOMES:	300 HOMES
MULTI-FAMILY:	300 UNITS
APPROX. 10 BUILDINGS @ 30 UNITS/BUILDING	
TOTAL RESIDENTIAL UNITS:	1,400 HOMES

OPEN SPACE:

RS-6 BASE ZONE AREA = 10% MINIMUM OPEN SPACE REQUIRED
RM1 BASE ZONE AREA = 12% MINIMUM OPEN SPACE REQUIRED

SINGLE FAMILY HOMES TO PROVIDE 750 SF OF YARD SPACE ON LOT.
TOWN HOMES TO PROVIDE 100 SF OF YARD SPACE ON LOT.

OPEN SPACE & AMENITIES

COMMON OPEN SPACE:

- Preserved floodplain & open space along neighborhood perimeter
- Usable open space distribution throughout the development
- Passive walking trails & river access
- Community amenity, pocket parks, & play areas

OPEN SPACE (OS) BREAKDOWN:

FLOOD PLAIN OPEN SPACE:	65.75 AC (36.03% of OS)
STORM WATER OPEN SPACE:	*XX.X AC (*XX.X% of OS)
REMAINING OPEN SPACE:	116.69 AC (63.96% of OS)
TOTAL OPEN SPACE:	182.44 AC (46.26% of SITE)
TOTAL SITE ACREAGE:	394.34 AC

Total Open Space Provided:	182.44 AC (46.26% SITE)
Natural Open Space:	65.75 AC (16.67% of SITE)
Floodplain:	65.75 AC (37.73% of OS)
Other Open Space:	*XX.X AC (X.X% of SITE)
Storm water:	*XX.X AC (X.X% of OS)
Usable Open Space:	116.69 AC (63.96% of OS)

- Active recreation
- Walking paths
- Prepared play areas
- Pocket parks
- Pool & clubhouse

*STORMWATER ACREAGE TO FOLLOW AS SUPPLEMENTAL INFORMATION

MAIL KIOSK & BUS STOP

SINGLE-FAMILY AMENITY

AMENITY ARCHITECTURAL CHARACTER

MULTI-FAMILY AMENITY

	Single Family	Multi-Family
Building Height and Massing	• Mix of 1 and 2-story. • Attached garages encouraged. • 12' minimum between buildings.	• 3-story.
Building Separation		• 15' minimum between buildings. • Buildings over 150' in length are discouraged.
Street Facades	• Maximize frontage and orientation onto residential streets. • Porches and active interior living spaces should orient to residential streets. • Entries visible from residential streets. • Non-Integral porches, stoops, or entry patios may occur within front setback.	
Building Entries	• Porches minimum 6' deep and 6' wide.	• Ground floor units to have articulated residential entry facing the street. • First florr entries framed within an entry porch and architecturally defined by railings, steps, and roof. • Multiple units may share an enlarged entry porch. • Open stairways screened to prevent views of stair risers, heads, or support members.
Balconies		• Upstairs units facing residential streets should incorporate balconies as an accent and to help with building scale.
Roof Forms	• Roofs may vary in style, but should be designed to create unity to the full community. • All roof forms to be reviewed and approved by the master developer.	
Roof Detail	• All roofs should create eaves for shadow and rain protection. • Where used, gutters should be expressed as positive elements adding desirable detail. • Roof vents and mechanical equipment should be screened from view where possible. • Long roof overhangs with contemporary styling is encouraged.	

Architectural Building Materials
In keeping with the upscale project image, the materials used for structures at Columbia Bluffs should be appropriate for the individual building design concepts and shall be consistent with the project theme. Materials shall be selected and used with consideration to building scale, color scheme, mass, and the surrounding environment.

Roofing Materials
Permitted:
- Dimensional Asphalt Shingles
- Laminated Shingles
- Copper Finishes
- Standing Seam Metal Roofs

Not Permitted:
- Rolled Asphalt
- Asbestos Cement Shingles
- Brightly Colored Metal Roofing

Exterior Siding Materials
Permitted:
- Brick
- Stone
- Natural Wood Accents
- Stucco
- Hardie Plank/Panels
- Cementitious Fiber Siding/Cladding

Not Permitted:
- All Plastics (including vinyl)
- Plywood
- Concrete Block

Awnings
Permitted:
High Quality Heavy Canvas
Illuminated Awnings
Metal Awnings

Colors
Permitted:
- Muted
- Natural
- Earth Tones

Conditional Permitted:
- Bright
- Primary Colors (per review and approval of the Master Developer)

Building Requirements:
- Maximum Building Coverage including
- Accessory Building (Percent) 65%
- Maximum Height (Stories) 3 stories

HOMES RANGE FROM 1,700 sq.ft. TO 3,000 sq.ft.

NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

SINGLE-FAMILY ARCHITECTURAL CHARACTER

TOWNHOMES RANGE FROM 1,400 sq.ft.TO 2,200 sq.ft.

NOTE: ALL TOWNHOMES ARE ALLEY-LOADED

NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

TOWNHOME ARCHITECTURAL CHARACTER

NOTE: COLOR RENDERING PRESENTS AN ILLUSTRATIVE DEPICTION OF LANDSCAPE MATERIAL

MULTI-FAMILY ARCHITECTURAL CHARACTER

50' LOTS: 515 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5' MIN (15' MIN BETWEEN BUILDINGS)
CORNER:	20'

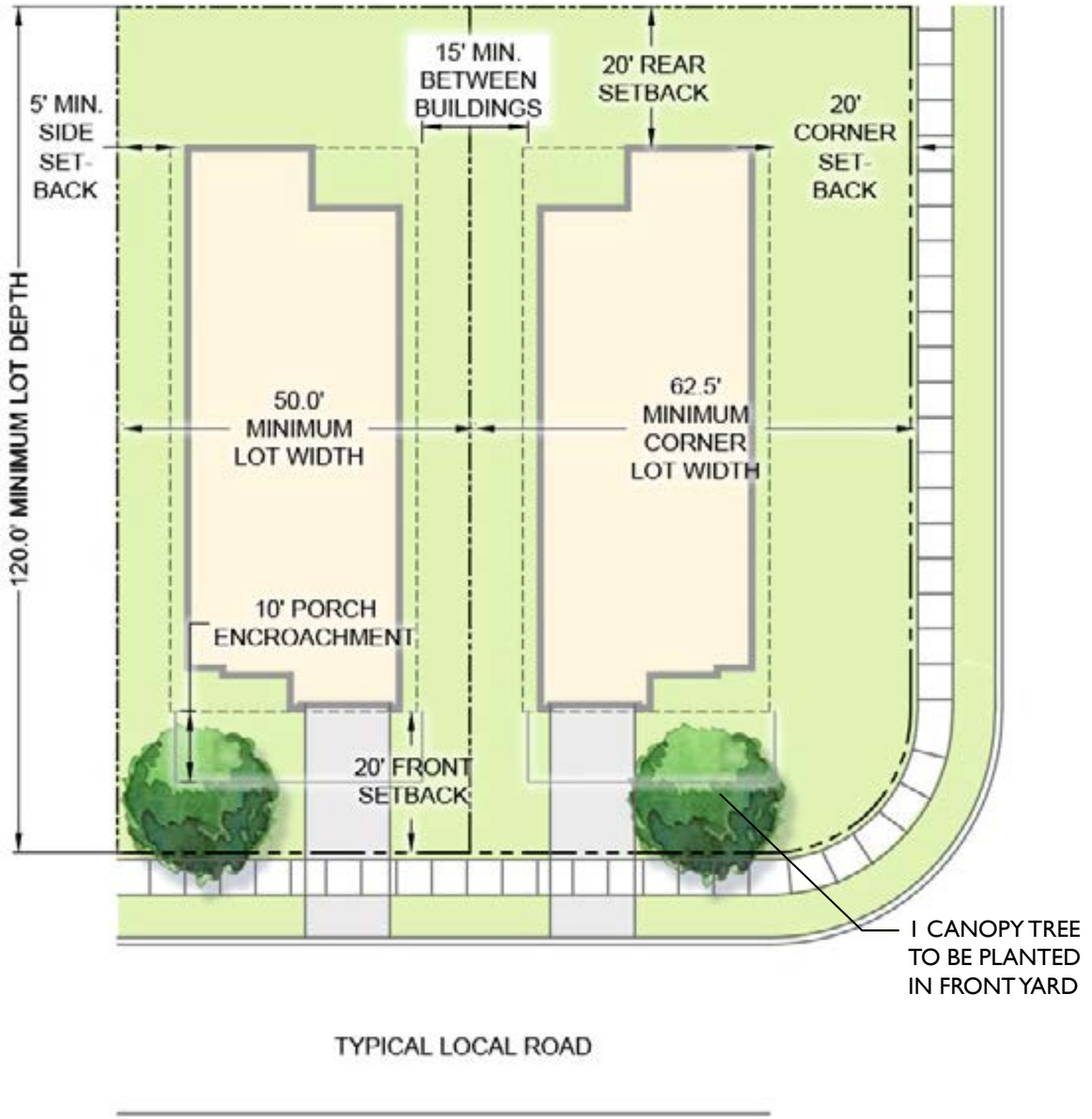
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

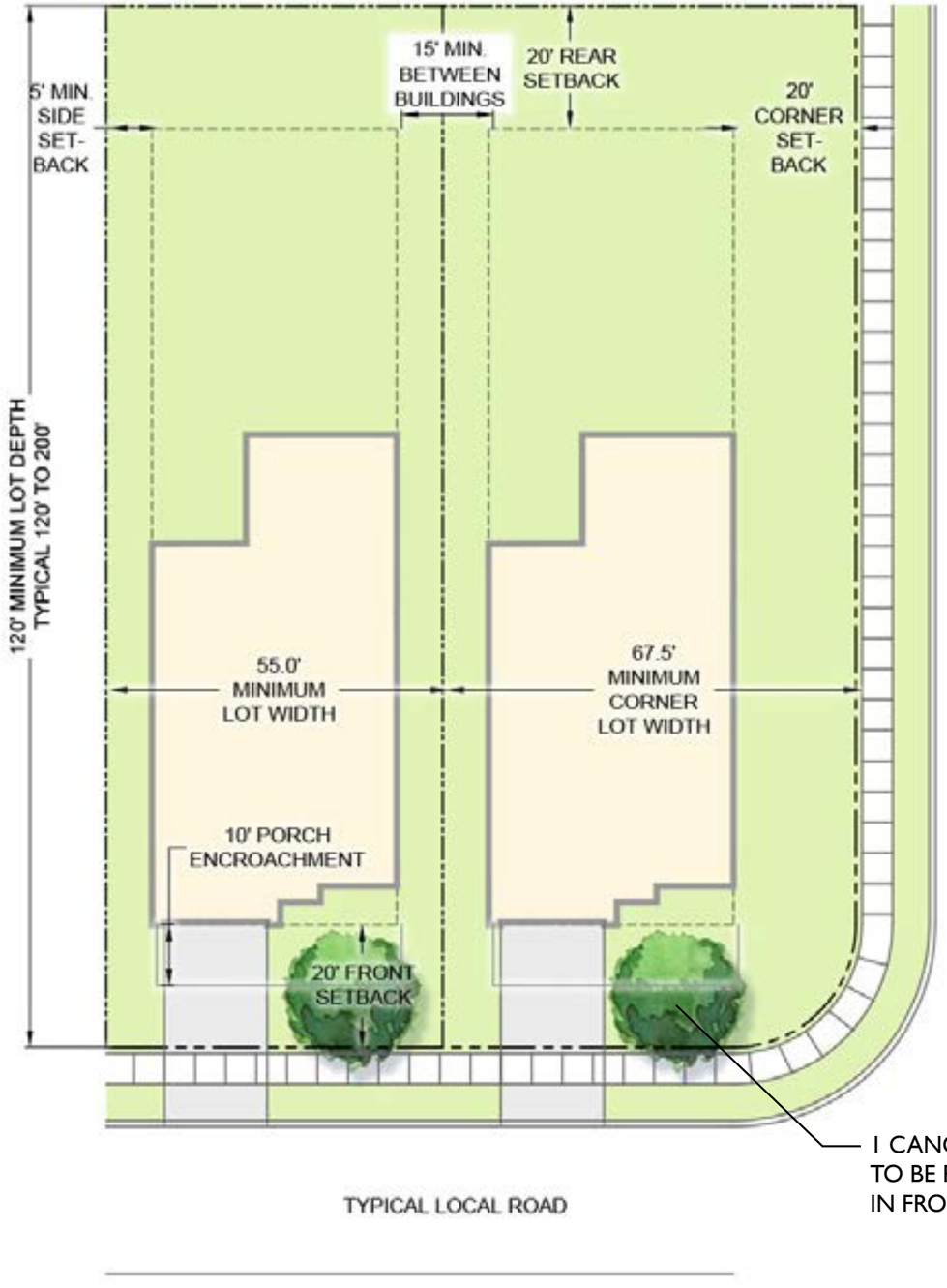
TYPE 1 SINGLE-FAMILY DETACHED LOT



TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 2 SINGLE-FAMILY DETACHED LOT



55' LOTS: 192 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5' MIN (15' MIN BETWEEN BUILDINGS)
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 STREET TREE
- FOUNDATION PLANTING

TYPICAL SINGLE-FAMILY LOT DIAGRAMS

CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	5’ MIN (15’ MIN BETWEEN BUILDINGS)
CORNER:	20’

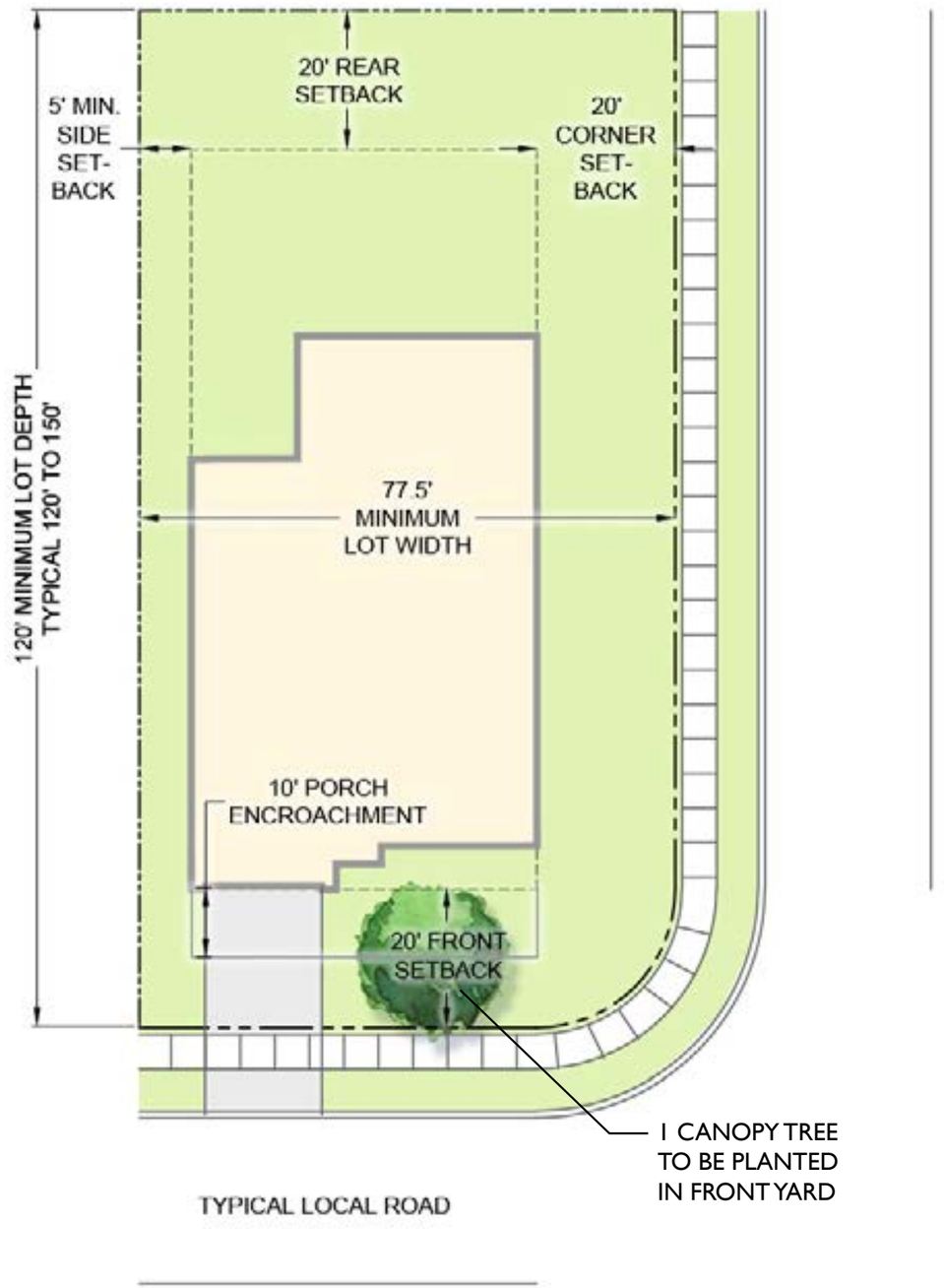
ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20’ FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

TYPE 3 SINGLE-FAMILY DETACHED LOT



TYPICAL SINGLE-FAMILY LOT DIAGRAMS

TYPE 4 SINGLE-FAMILY DETACHED LOT

80' LOTS: 41 HOMES

BUILDING SETBACKS:

FRONT:	20'
REAR:	20'
SIDE:	5' MIN (15' MIN BETWEEN BUILDINGS)
CORNER:	20'

ALL LOTS TO HAVE FRONT LOADED GARAGES
- MINIMUM 20' OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10' INTO FRONT SETBACK. IN NO CASE SHALL GARAGE FACE BE CLOSER THAN 20' FROM ROW.

TYPICAL LANDSCAPE:

- 1 YARD TREE
- FOUNDATION PLANTING

CORNER LOTS: 50 HOMES

BUILDING SETBACKS:

FRONT:	20’
REAR:	20’
SIDE:	5’ MIN (12’ MIN BETWEEN BUILDINGS)
CORNER:	12’

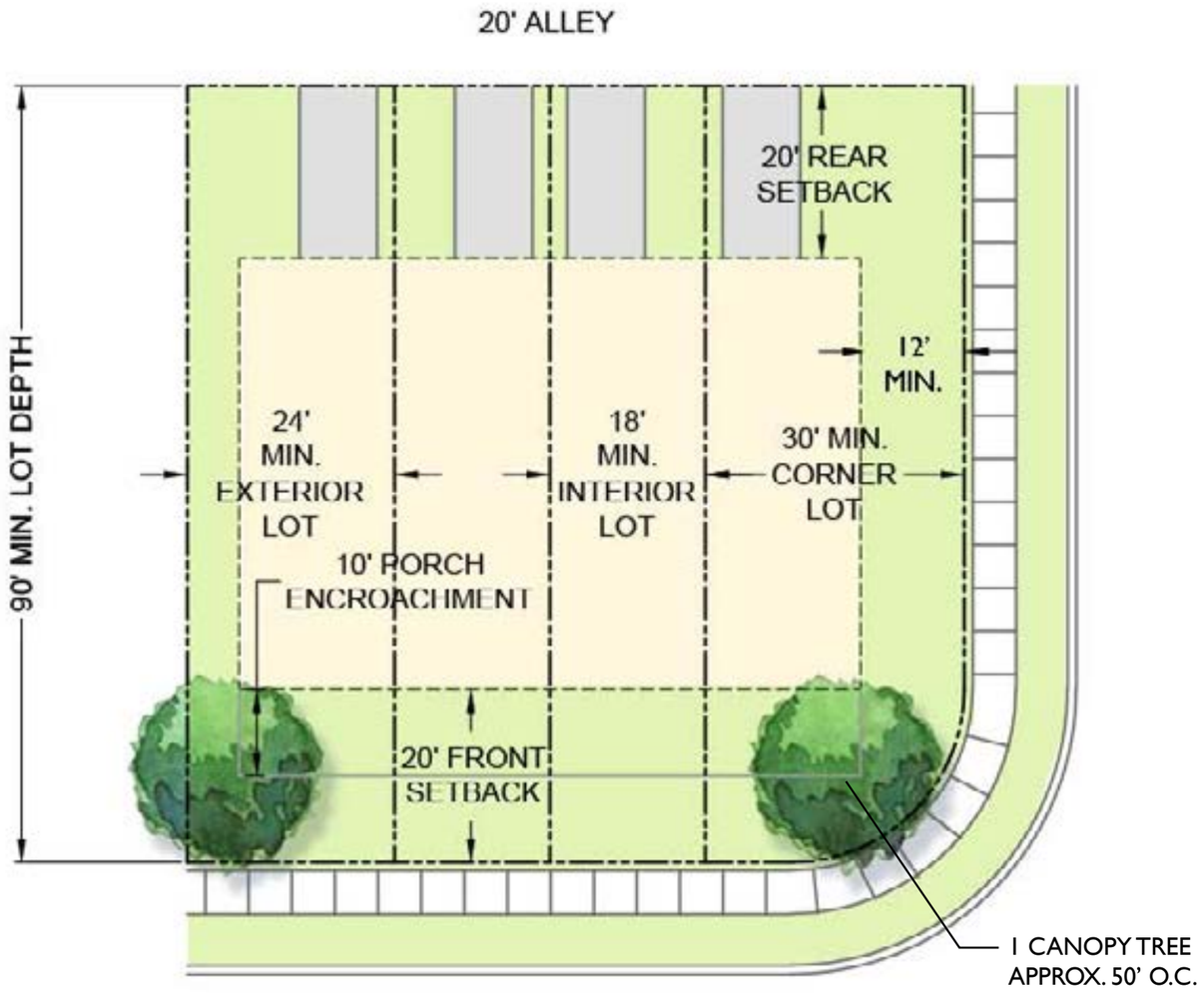
ALL LOTS TO HAVE ALLEY-LOADED GARAGES
- MINIMUM 20’ OF DRIVEWAY ON LOT

*NOTE: PORCHES MAY EXTEND UP TO 10’ INTO FRONT SETBACK.

TYPICAL LANDSCAPE:

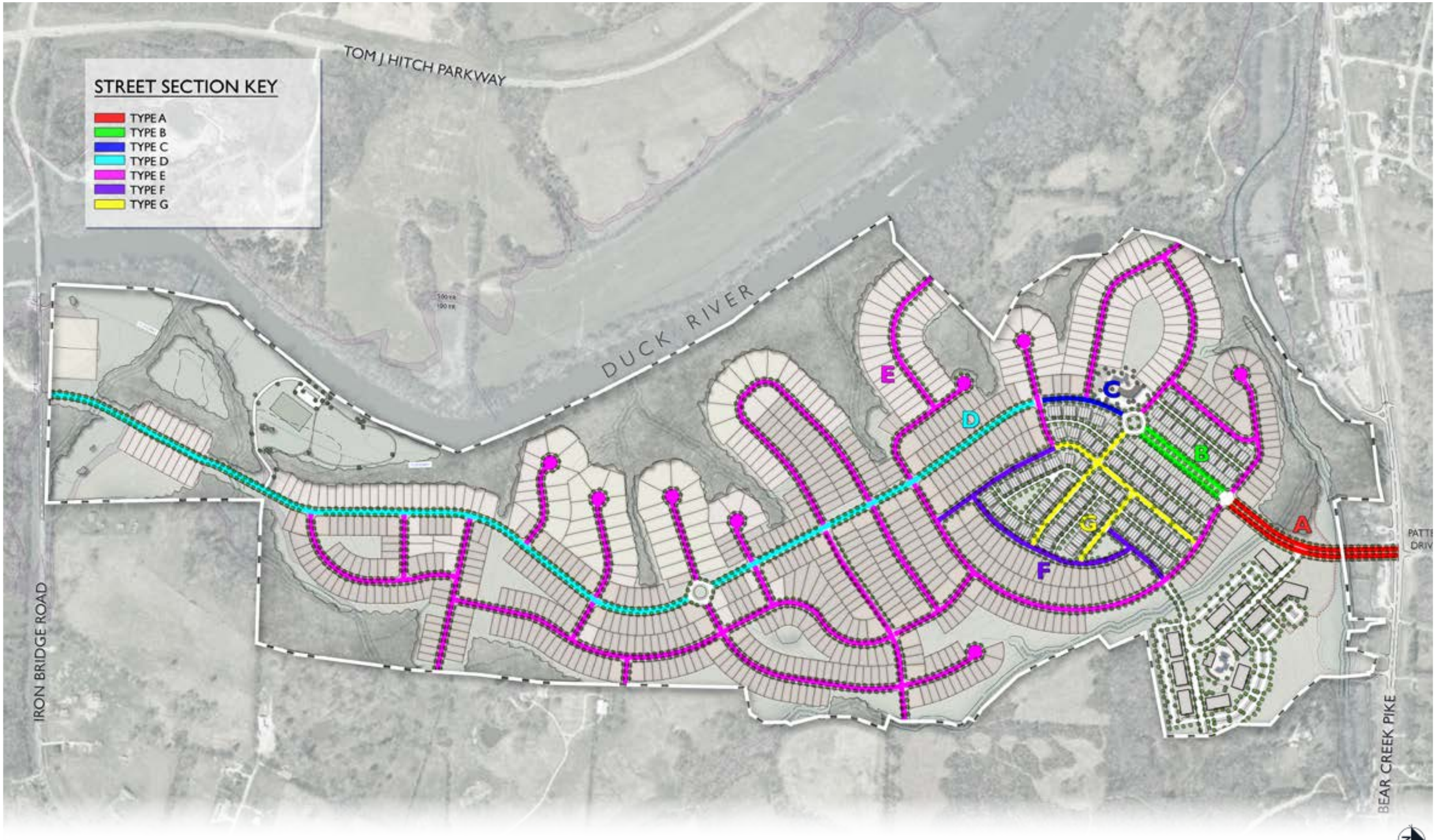
- 1 CANOPY TREE APPROXIMATELY 50’ O.C.
- FOUNDATION PLANTING

TOWNHOME SINGLE-FAMILY ATTACHED LOTS



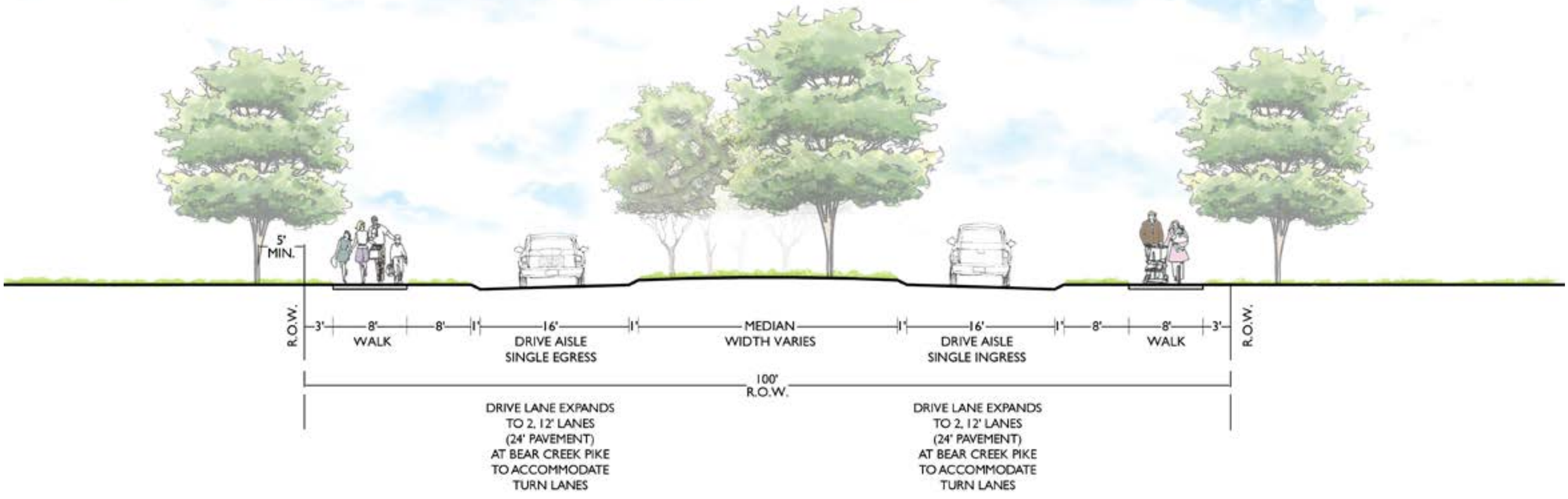
TYPICAL LOCAL ROAD

TYPICAL SINGLE-FAMILY LOT DIAGRAMS



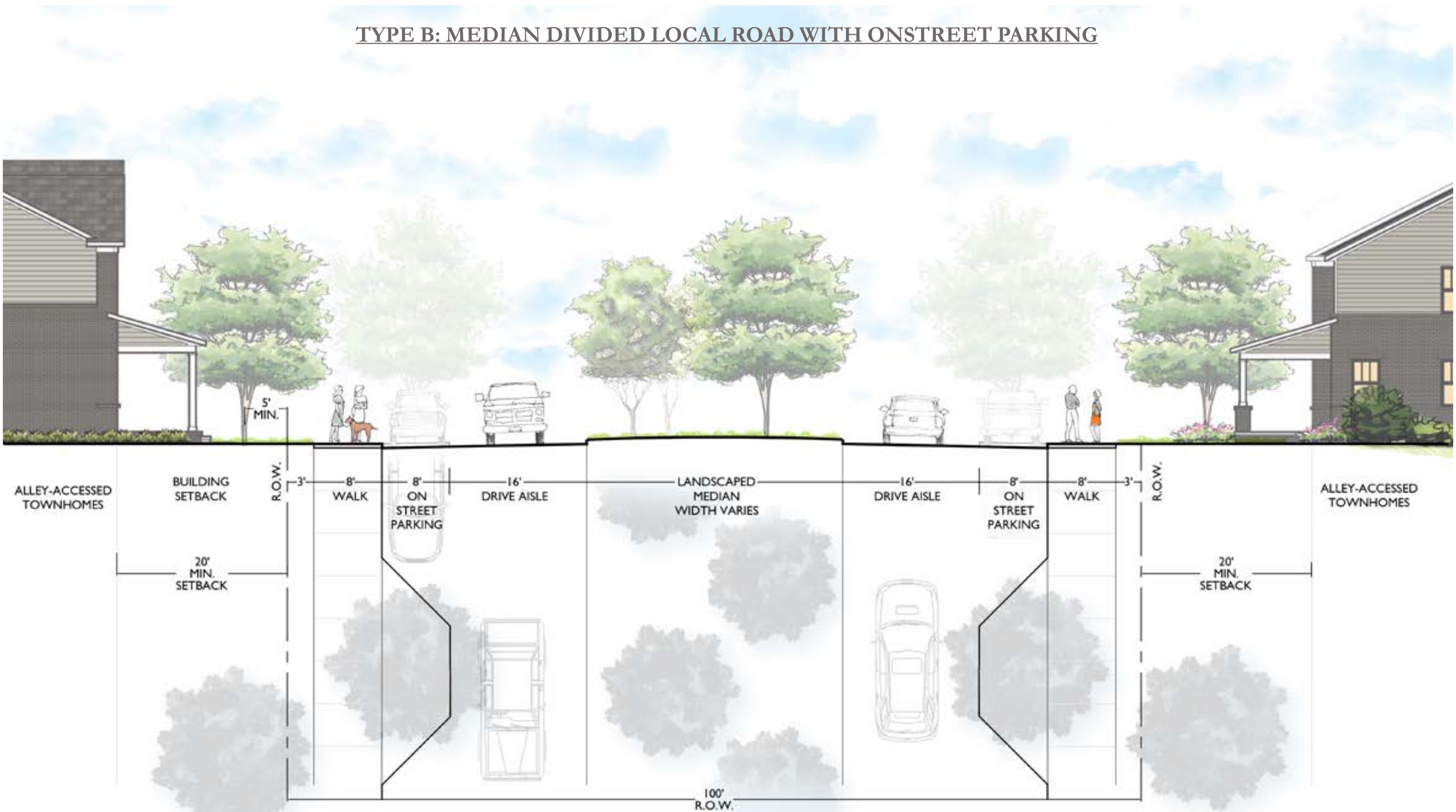
STREET SECTION KEY MAP

TYPE A: MEDIAN DIVIDED LOCAL RAOD



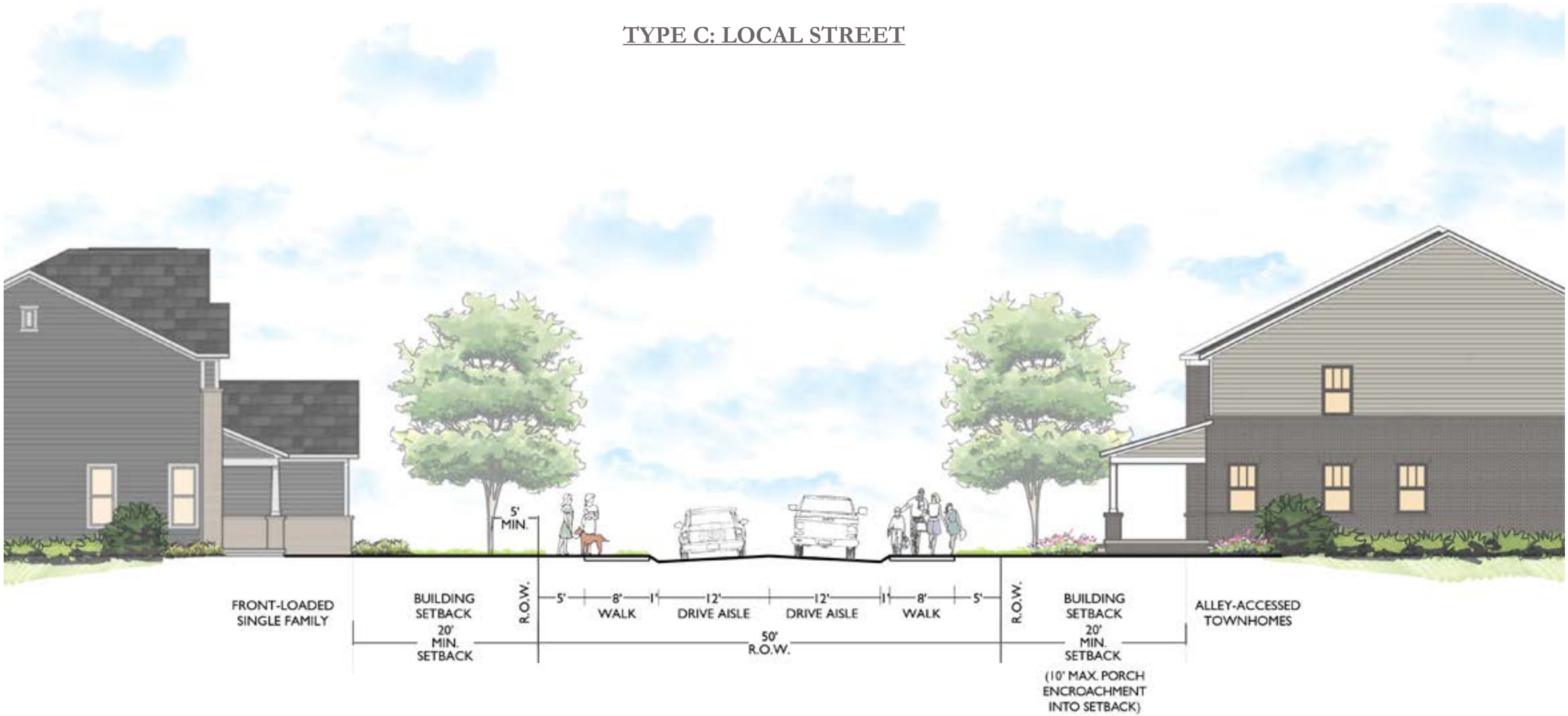
TYPICAL STREET SECTIONS

TYPE B: MEDIAN DIVIDED LOCAL ROAD WITH ONSTREET PARKING



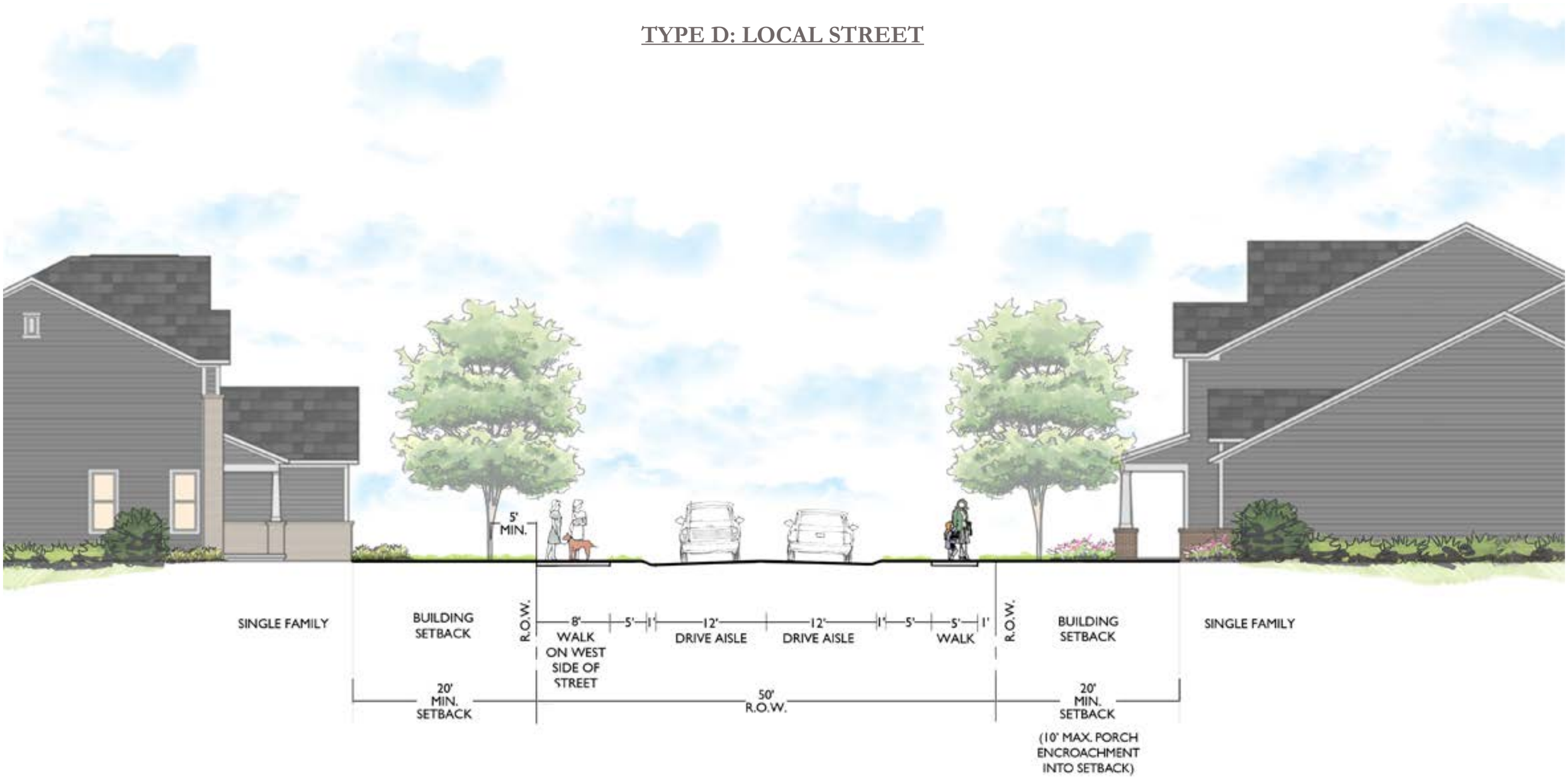
TYPICAL STREET SECTIONS

TYPE C: LOCAL STREET



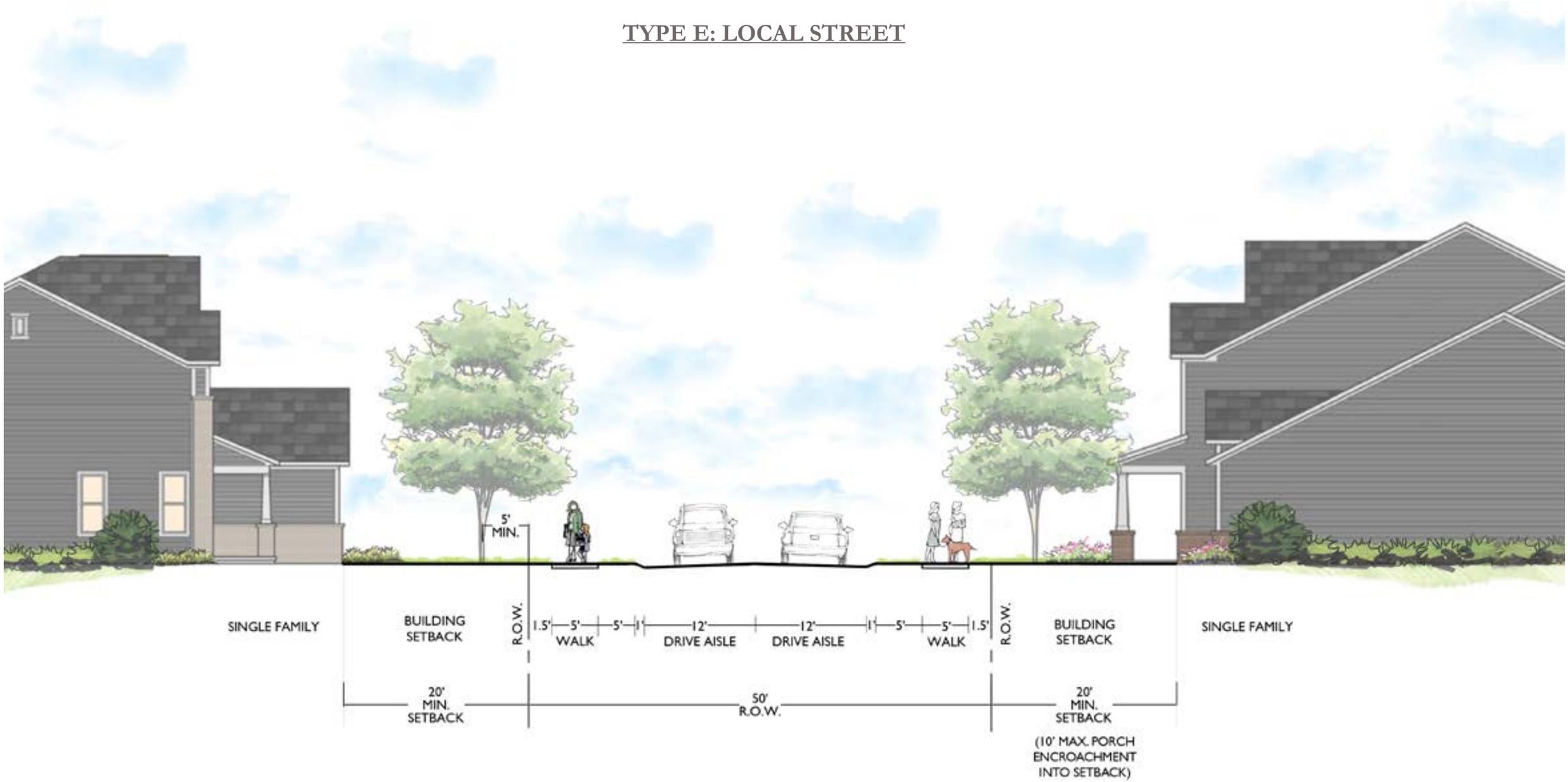
TYPICAL STREET SECTIONS

TYPE D: LOCAL STREET



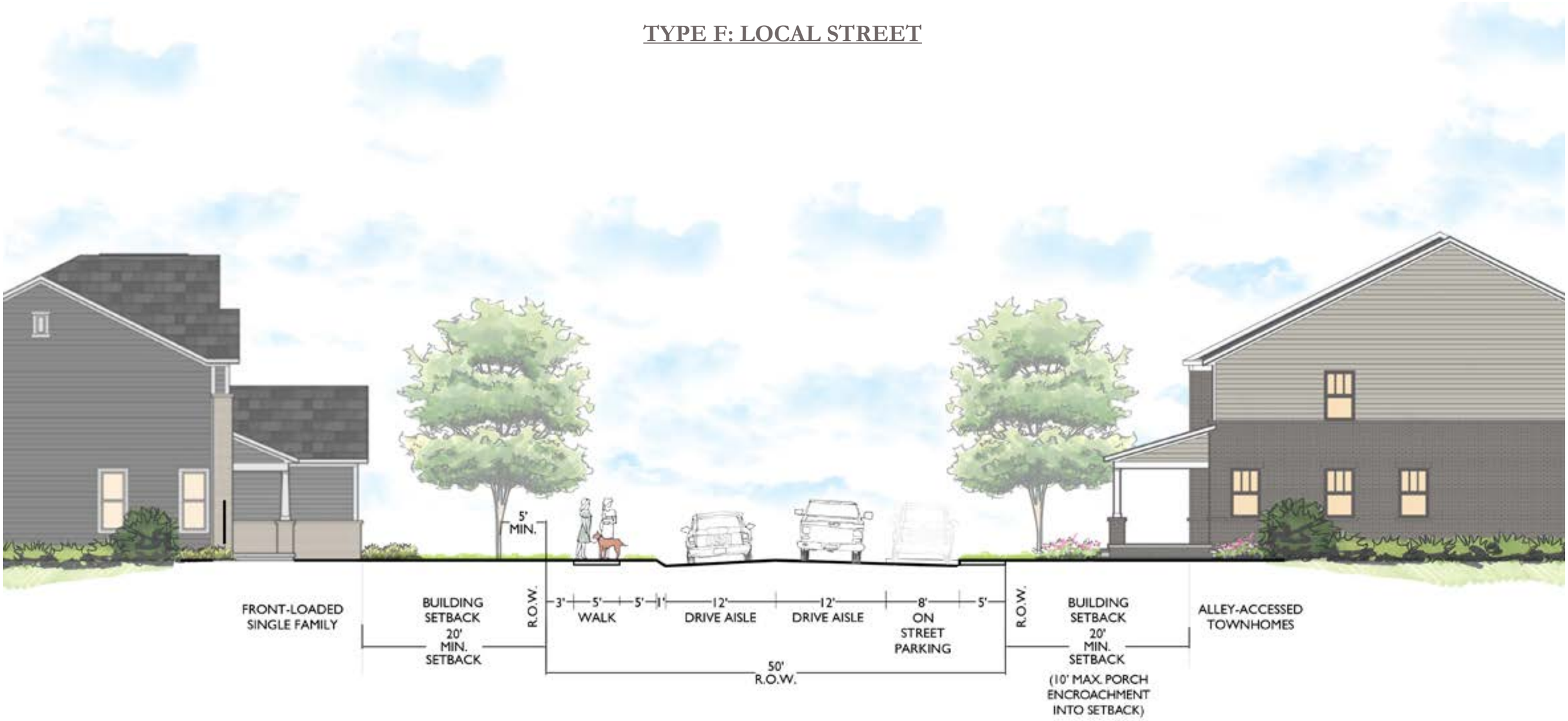
TYPICAL STREET SECTIONS

TYPE E: LOCAL STREET



TYPICAL STREET SECTIONS

TYPE F: LOCAL STREET



TYPICAL STREET SECTIONS

TYPE G: LOCAL STREET

TYPICAL STREET SECTIONS