CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on April 6th for Study Session and April 13th for Voting Session at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street to consider the following:

1. Organization

1.1. Call To Order

1.2. Roll Call

1.3. Welcome Of Visitors/Rules Of Conduct

1.4. Acknowledgement Of Official Communications Of The Columbia City Council On Annexation And Zoning.

1.5. Review Of Bonds And Letters Of Credit

Documents:

April Letters of Credit.pdf

1.6. Approval Of Minutes

Documents:

cmpc_20220309 Minutes Draft.pdf

2. Consent Agenda

2.1. 22-0027 - Final Plat For Summerdale Phase 7

Request from Martin Engineering for approval of a Final Plat with surety of $66,000 for Summerdale Phase 7, located at Tax Map 114 Parcel 19.00.

2.1.A. 22-0027 - Current Submittal And Staff Report

Documents:

22-0027_Final Plat_Summerdale Phase 7 Final Plat.pdf
22-0027_Staff Report_Summerdale Phase 7_Final Plat.pdf

2.1.B. 22-0027 - Supporting Documents

Documents:

22-0027_Application_Summerdale Ph7 Final Plat.pdf
22-0027_Final Plat_Summerdale Phase 7 Final Plat.pdf
22-0027_Subdivision Development Agreement_Summerdale Ph7 Final Plat.pdf
22-0027_Technical Comments.pdf
22-0027_SummerdalePh7_locationmap.jpg

3. Discussion

3.1. 21-0295 - Site Plan Approval Of Legacy At Highland Estates

Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being Tax Map 75 Parcel 51.06.

DEFERRED FROM A PREVIOUS AGENDA

3.1.A. 21-0295 - Current Submittal And Staff Report

Documents:

21-0295_Updated Site Plan_Legacy at Highland.pdf
21-0195 Staff Report Legacy at Highlands Updated.pdf

3.1.B. 21-0295 - Supporting Documents

Documents:

21-0295_Application.pdf
21-0295_Site Plan_Highland Estates.pdf
21-0295_Technical Comments.pdf
21-0295_Revised Site Plan_Highland Estates.pdf
21-0295_Location Map_Highlands Estates.pdf

3.2. 22-0012 - Rezoning 194 Theta Pike

Request from Fulmer Lucas Engineering to rezone a portion of Parcel 46.00 of Tax Map 90B, located at 194 Theta Pike, from General Commercial Services (GCS) to High Density Residential (RM-1).

DEFERRED FROM A PREVIOUS AGENDA

3.2.A. 22-0012 - Current Submittal And Staff Report

Documents:

22-0012_Revised Concept Plan_Rezoning GCS to RM-1.pdf
22-0012_Staff Report_Theta Pike_Rezoning GCS to RM-1_Revised.pdf

3.2.B. 22-0012 - Supporting Documents

Documents:

22-2012_Application_Theta Pike Multifamily.pdf
22-2012_Legal Description_Theta Pike Multifamily.pdf

22-2012_Site Location from Applicant_Theta Pike Multifamily.pdf
22-2012_Concept Plan_Theta Pike Multifamily.pdf
22-0012_Technical Comments_Theta Pike.pdf
22-0012 Technical Comment Responses_Theta Pike.pdf
22-0012 CPWS Letter.pdf
22-0012_Revised Legal Description_Theta Pike.pdf
22-0012_Location Map Zone_Theta Pike.pdf
22-0012_Location Map CompPlan_Theta Pike.pdf

3.3. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B,And 3

Request from McNeely Civil Engineering for approval of a Final PUD and Preliminary Plat for Honey Farms Townhomes Phases 1A, 1B and 3, being Tax Map 51 Parcel 58.02.

3.3.A. 22-0033 - Current Submittal And Staff Report

Documents:

22-0033_Revised Master Plan_Honey Farms Final PUD.pdf
22-0033_Preliminary Plat 0_Honey Farms.pdf
22-0033_Preliminary Plat 1_Honey Farms.pdf
22-0033_Preliminary Plat 2_Hopney Farms.pdf
22-0033_Staff Report_Honey Farms PrePlat Final Pud Master Phases 1A_1B_3.pdf

3.3.B. 22-0033 - Supporting Documents

Documents:

22-0033_Application_Honey Farms Townhomes 1A 1b 3 Preliminary Plat.pdf
22-0033_Preliminary Plat CO.02_Honey Farms Townhomes 1A 1b 3 Preliminary Plat.pdf
22-0033_Preliminary Plat CO.00_Honey Farms Townhomes 1A 1b 3 Preliminary Plat.pdf
22-0033_Preliminary Plat CO.01_Honey Farms Townhomes 1A 1b 3 Preliminary Plat.pdf
22-0033_Technical Comments_Honey Farms.pdf
22-0033_Responses to Technical Commets_Honey Farms.pdf
22-0033_Clubhouse_Honey Farms.pdf
22-0033_Clubhouse Front and Right Elevations_Honey Farms.pdf
22-0033_Clubhouse Rear and Left Elevations_Honey Farms.pdf

3.4. 22-0035 - Rezoning Off Bear Creek Pike

Request from T-Square Engineering to rezone approximately 7.43 acres off Bear Creek Road from (General Commercial Services) GCS to (High Density Residential) RM-1, being Tax Map 72 Parcel 30.02.

THE APPLICANT HAS WITHDRAWN THIS APPLICATION

3.5. 22-0037 Preliminary Plat For Homestead South

Request from T-Square Engineering for approval of a Preliminary Plat for Homestead South Subdivision to consist of 19 single family lots zones RS-6, being Tax Map 52 Parcel 14.00.

3.5.A. 22-0037 - Current Submittal And Staff Report

Documents:

22-0037 Staff Report Homestead South Preliminary.pdf
22-0037_Resubmittal Preliminary Plat_Homestead South.pdf

3.5.B. 22-0037 - Supporting Documents

Documents:

22-0037_Application_Homestead South Preliminary Plat.pdf
22-0037_Preliminary Plat_Homestead South Preliminary Plat.pdf
Frye Road Wastewater Will Serve Letter.pdf
22-0037_Technical Comments_Homestead South.pdf
Homestead South Comment Response.pdf
Homestead South _ Road Name Request.pdf

3.6. 22-0042 - Review And Recommendation On The Proposed City Of Columbia Engineering Standards And Specifications (ESS)

Request by the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.

https://www.columbiatn.com/DocumentCenter/View/1709/ESS-Public-Draft-Feb-9-2022-PDF

3.7. 22-0041 - Review And Action On The Revised City Of Columbia Subdivision Regulations

Request by Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.

https://www.columbiatn.com/DocumentCenter/View/1710/SubRegs-Public-Draft-Feb-9-2022-PDF

4. Other Business

4.1. (Study Session) Discussion Of Access Management Revisions For 2425 Nashville Highway

Documents:

C5.6 DETAILED LAYOUT PLAN.pdf
C6.6 DETAILED GRADING PLAN.pdf

4.2. 2021 Annual Report From The Department Of Development Services

Documents:

2021 Annual Development Report_April_4_2022.pdf

5. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2022 Meeting Schedule can be found on the City of Columbia Municipal Planning Commission webpage.

The City's Comprehensive Plan, Connect Columbia can be found on the Planning & Zoning webpage. For other questions, please contact the Department of Development Services at 931-560-1560.

CURRENT LETTERS OF CREDIT

MARCH 30, 2022

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, Section 1 (rds/drainage)	$ 44,502.69	9/15/2015	$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	$ 108,000.00	10/10/2017	$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	$ 20,000.00	1/11/2017	$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	$ 40,000.00		$40,000.00
5	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	$ 203,500.00	6/27/2017	$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000.00
9	09.11.2020	Shaw Enterprises, LLC	Elan Subdivision, Phase 1 (roads & drainage)	$ 157,000.00	9/30/2019	$157,000.00
10	11.30.2020	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 118,500.00	1/15/2020	$118,500.00
11	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
12	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
13	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
14	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
15	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
16	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
17	09.11.2021	FP TCI CCS, LLC	Homestead @carter's Station Section 2, Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
18	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
19	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
20	11.19.2021	FP,TCI,CCS,LLC	Homestead @ Carter's Station - Section 2.3 & 5.1	$ 190,000.00	12/19/2019	$190,000.00
21	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
22	11.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 4A (roads and drainage)	$ 121,000.00	1/15/2021	$121,000.00
23	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6,& 7	$ 25,000.00		$301,000.00
24	12.16.2021	Quail Run Development Co., LLC	Quail Run Subudivision, Phase 1 (roads & drainage)	$ 157,000.00	1/15/2021	$157,000.00
25	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
26	12.20.2021	FP, TCI, CCS, LLC	Homestead at Carter's Station , Sectin 2, Phase 1	$ 141,000.00		$141,000.00
27	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
28	01.24.2022	FP, TCI,CCS,LLC	Homestead at Carter's Station, Secion 2, Phase 2A	$ 87,000.00	3/13/2018	$87,000.00
29	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
30	02.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
31	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	6/22/2017	$121,000.00
32	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00	2/22/2021	$64,000.00
33	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00	3/19/2021	$32,000.00
34	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$ 50,000.00	2/25/2021	$50,000.00
35	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
36	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	$ 254,000.00	3/23/2021	$254,000.00
37	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station. Section 4, Phase 1A	$ 134,000.00	6/29/2018	$134,000.00
38	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	$ 9,600.00	8/7/2019	$96,000.00
39	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1 B	$ 120,000.00	6/29/2018	$120,000.00
40	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station , Section 4, Phase 2	$ 121,000.00		$121,000.00
41	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
42	06.22.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 2	$ 121,000.00	6/21/2019	$121,000.00
43	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00	11/18/2019	$303,000.00
44	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	$ 48,000.00	6/17/2021	$48,000.00
45	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	$ 72,000.00	7/15/2021	$72,000.00
46	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	$ 78,000.00	7/16/2021	$78,000.00
47	07.08.2022	FP,TCI,CCS,LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	$ 160,000.00	6/12/2020	$160,000.00
48	07.09.2022	Fortuna Capital, LLC	Grove Park Subdivision, Phase 6 (roads & drainage)	$ 12,000.00	10/2/2018	$120,000.00
49	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	$ 165,000.00	7/19/2021	$165,000.00
50	07.31.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads & drainage)	$ 117,000.00	9/10/2020	$117,000.00
51	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
52	08.11.2022	Quail Run Development Co., LLC	Quail Run Subdivision, Phase 1B (roads & drainage)	$ 185,000.00	7/19/2021	$185,000.00
53	09.11.2022	FP TCI CCS, LLC	Homestead @ Carter's Station Section 2 Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
54	09.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 22,500.00	9/26/2019	$90,000.00
55	10.14.2022	P & L Development, LLC	Summerdale Subdivision, Phase 5 (roads & drainage)	$ 55,000.00	10/18/2021	$55,000.00
56	10.15.2022	KCS Property, LLC	Morgan Meadows Subdivision (roads & drainage)	$ 242,000.00	9/20/2021	$242,000.00
57	11.08.2022	Pulte Homes Tennessee Partnership	Independence@ Carter's Station, Section 6, Phase 2	$ 207,000.00	9/21/2021	$207,000.00
58	11.12.2022	Columbia Properties, LLC	Polk Place , Phase 2B (roads & drainage)	$ 56,000.00	11/19/2021	$56,000.00
59	11.19.2022	FP TCI CCS, LLC	Homestead@ Carter's Station Subm Section2 Phase 3	$ 190,000.00		$190,000.00
60	11.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivion, Phase 4A (roads & drainage)	$ 121,000.00	02-26.2021	$121,000.00
61	12.03.2022	Richmond American Homes of Tenn	The Ridge at Carter's Station, Phase 1A	$ 121,000.00	12/22/2021	$121,000.00
62	12.06.2022	Pulte Homes Tennessee Partnership	Independence at Carter's Station, Section 3, Phase 2	$ 372,000.00	10/19/2021	$372,000.00
63	12.20.2022	FP TCI CCS, LLC	Homestead at Carter's Station Section 2, Phase 1	$ 141,000.00		$141,000.00
64	01.24.2023	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	$ 87,000.00		$87,000.00
65	02.01.2023	Smith Douglas, LLC	Armstrong Meadows Subdivision, Section 4	$ 475,000.00	12/20/2021	$475,000.00
66	02.04.2023	Villages at Carter's Station Dev., LLC	Villages at Carter's Station	$ 200,000.00	12/14/2021	$200,000.00
67	02.09.2023	P & L Development, LLC	Summerdale Subdivision, Phase 6 (roads & drainage)	$ 103,000.00	3/1/2022	$103,000.00
68	03.07.2023	McBroom Family Partnership	River Villages Townhomes (roads & drainage)	$ 73,000.00		$73,000.00
69	03.18.2023	Riverstone Homes, LLC	Cottages at Bear Creek , Phase II (roads & drainage)	$ 156,000.00		$156,000.00
70	03.21.2023	P & L Development, LLC	Summerdale Subdivision, Phase 7 (roads & drainage)	$ 66,000.00	2/11/2022	$66,000.00
71	05.14.2023	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	$ 75,500.00	4/8/2020	$75,500.00

City of Columbia

MUNICIPAL PLANNING COMMISSION
March 9, 2022

1. Organization

1.1. Call To Order

Chairman Charlie Goatz called the March Planning Commission meeting for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers at City Hall.

1.2. Roll Call

Quorum present and included the following:

Present were: Mr. Charlie Goatz
Mr. Thomas Hutto
Mr. Randy McBroom
Mayor Chaz Molder
Mr. Ray Pace
Councilman Ken Wiles

Absent was: Dr. Rose McClain

Other attendees: Ms. Gracie Aldridge, Staff Engineer
Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Tony Massey, City Manager
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Douglas Toney, Assistant City Engineer

1.3.Welcome Of Visitors/Rules Of Conduct

1.4 Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

Mr. Keltner stated Ordinance 4389 for final consideration was approved; consideration of Ordinance 4384, which is an RS6 Planned Unit Development known as the Drumwright extension, was approved on first reading; Ordinance 4391 which is a rezoning on Pulaski Highway to RM-1 was approved on first consideration; and, the rezoning of Rutherford Lane to RS-10 was approved on first reading.

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1.5 Review of Bonds And/Or Letters Of Credit:

City Engineer Glenn Harper reported all letters of credit are in order.

1.6 Approval of Minutes:

The February minutes were presented for approval. Mayor Molder moved to approve with Councilman Wiles seconding. Motion carried with a vote of six to zero. The special called meeting minutes were presented for approval. Councilman Wiles moved to approve with Mr. McBroom seconding. Motion carried with a vote of six to zero.

2. Consent Agenda:

2.1 Case #22-0007

Request from Martin Engineering & Surveying for Final Plat approval of Summerdale Phase 6 being Tax Map 114 Parcel 19.00 off Precast Drive with surety in the amount of $103,000.

Discussion:

Mr. Goatz made the motion to approve, subject to technical comments, with Mr. McBroom seconding. Motion to approve passed six to zero.

3. Discussion

3.1 Case #21-0286

Request from Chapdelaine and Associate for Preliminary Plat approval of East 7th Subdivision on the corner of East 7th and East End.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This request is going from four lots down to three lots. Any motion staff would request that it be subject to technical comments. This still needs cleaned up a little, however outside of that it appears to meet the standards.

Discussion:

Ms. Ashley Alsup, Habitat for Humanity, representing the applicant, was present to answer questions. Mayor Molder made the motion to approve subject to any Technical comments, and Councilman Wiles seconded. The motion to approve passed six to zero.

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3.2 Case #21-0289

Request from Lynn Ealey to annex with a plan of services 626 Baker Road being Tax Map 74 Parcel 37.00 with a zoning of RS-10.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. Staff has received a letter from the County Road Superintendent requesting that the City annex the road up to the point of this development.

Discussion:

Mr. Lynn Ealey, applicant, was present to answer questions. Discussion included funding mechanisms, the reason for the previous deferral was to allow the applicant the opportunity to talk with the County, having the applicant provide an overview of the discussion, and Baker Road correction and safety devices. Mr. Ealey stated that there was some direction given to them to go and speak with the County. The County brought in their third party consultant firm, Collier Engineering, and they directed them to focus on what improvements could be made now with this project, and what expansion could be done on improvements to existing roads. The county engineers, and the County themselves recommending that the City annex a large portion of Baker Road and some of North Ridge Road, which Mr. Ealey's team is fine with. He felt that it was more of an insistence of them doing that. They did get a letter from the County Road Superintendent to that affect which lays out the roads expected to be annexed by the city. They reviewed to make sure they were comfortable with that as it relates to their project and they are. He felt they are clear on what they are obligated to do at this point, and how they need to go about it. It doesn't change some of the specifics that have been discussed. They still expect the traffic study to point out the things that it already has like the need to install the signal, the need to widen roads, the need to fix the curb, the dangerous curve in Baker Road, and the need for the turn lanes. They are still expecting to do all that. He also stated that he felt they got things done that they were sent out to do from last month's meeting. Mr. Harper summarized the original traffic study report. Mr. Keltner asked Mr. Harper for his thoughts on the County request, taking a portion of North Ridge Road. Mr. Harper stated he would think taking Baker Road up to the 90-degree curve, the point that it would become a four-leg intersection and city maintenance should stop there. If anything develops further out that road, he stated that he feels that the City should consider taking all of the roadway, so improvements could be required from the developers. Mr. Goatz asked if it is annexed then would it have to conform to city standards. Mr. Harper stated that those improvements were not directly related to the traffic study. They were improvements required by the City and also by the developer to bring the road up to standards. Mr. Goatz stated which it would have to be done if annexed into the City. Mr. Ealey agreed with Mr. Harper stating the traffic study is not going to say that, but they are voluntarily willing to do so as part of this project. Further discussion included improvements before construction get started. Mr. Ealey stated that they will be back before the Commission with a Preliminary Plat, and he thinks

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that would be a great time to start thinking about the details. Mr. McBroom stated the Commission cannot make it a condition that the road be fixed before Preliminary Plat, or make some of the improvements. Mr. Harper stated in a traditional zoned neighborhood, the traffic study and improvements come at the Preliminary Plat phase. The time to make improvements would be during the construction of the development, because they would have equipment there and be pouring the asphalt, and that would be the time that you would make those improvements. Staff can look at what improvements come at what phase, maybe the improvement along Baker Road would have to occur before buildings are issued Certificates of Occupancy. Further discussion included the project being previously a PUD, the concept plan today, processes, recourse, going by base zoning standards, risks, and specific zoning. Mayor Molder stated that the project presents opportunities to some resolutions in portions of Baker Road that needs some attention, and have needed some attention for a long time. He asked if the City can ensure frontage, footage, spacing and all the things, can it not also then include the road improvements as well. Mr. Keltner stated that it can through the traffic impact study which is required. The phasing of that is laid out at the preliminary plat level of what the improvements will be. The Zoning Ordinance as far as the bulk standards for the base district is essentially what would have to be met. Mayor Molder stated there is a check and balance as to the road improvements that they are offering, but as to the actual road frontages, etcetera, they could do a straight zone under RS-10, and it doesn't necessarily require what this developer is offering at this stage. Mr. Keltner stated that the biggest difference would be the Baker Road lots shown are much larger lots than the RS-10. The lots behind that are actually shown as a RS-10 level, the difference is the Baker Road frontage. Mr. McBroom stated that someone else coming in would have to start over from scratch. Mr. Keltner stated yes. Mr. McBroom asked about the road. Mr. Keltner stated that the road is tied into the traffic impact study. Mr. McBroom stated the study will make it clear what condition the road is in and how it needs to be fixed. Mr. Keltner confirmed. Mr. Pace asked if the City is going to accept this road from the County. Mr. Keltner stated the County has requested that the City annex this portion of the road. He also stated that he would be concerned about going all the way into the North Ridge Road. He feels like Mr. Harper, to take the road to the curve where it is going to be straightened out at their furthest entrance way into Baker Road. Mr. Pace stated at that point their will not be any more right-of-way to be bought at any portion of it. Mr. Keltner stated that is a point, staff can establish the right-of-way with the preliminary plat. Mr. Pace inquired all the way up to Bear Creek, and Mr. Keltner stated all the way up to their property. There is a short gap between their property and Bear Creek Pike. Mayor Molder stated that a portion of the road is already in city limits. Mr. Keltner confirmed a portion of it is. Mr. Pace asked for clarification. Mr. Keltner stated when looking at the concept where lot number one starts, back toward Bear Creek Pike is not their property. Mr. Ealey stated that portion is already city right-of-way. Mr. Keltner stated 300 feet is inside the City. Mr. Pace asked if they are going to put that in the City. Mr. Keltner stated the road is what is being requested, staff cannot annex a portion of it

unless the property owner petitions the city to be annexed. Mr. Goatz stated there will be a county road gap. Mr. Keltner stated no. They are asking City to take the entire road portion. Land use wise there will be a gap. Mr. Goatz stated in other words this Commission needs permission from the property owner to take this short portion of land. Mr. Keltner stated no, if more right-of-way is wanted, yes but according to the applicant they do not need the right-of-way in this section for the improvements. Mr. Ealey stated that they have been in communication with the property owner. He also stated that they can do what they have to with what they have to work with today. He also stated in reference to North Ridge Road, the County was explaining to him that with the City annexing property and having future city tax payers living on the property that they would be utilizing these roads most likely more than anyone else immediately adjacent to it. North Ridge Road would not expect a lot of traffic. The point from the County was this is the ability for the City to get improvements out of the developer for as much road as possible. Mr. Keltner stated he does not know what improvements could be done on North Ridge Road, as it is a dead end. Traffic going that way would be so low, he doesn't see it warranting improvements. Mr. Goatz stated if the road is annexed would the portion that has to be widened have the right-of-way taken on the developer side of the road verses the people on the other side of the road. Mr. Harper stated all improvements would be done within the right-of-way, which would be accepting right-of-way from the developer. Mr. Ealey stated the County is saying from where the city right-of-way stops to annex from that point to the other end of the applicant's property. Further discussion included the short section needs to be widened, communication with the property owner to get the right-of-way if needed, preliminary plat stage, maintaining checks and balances, and the effect of the preliminary plat if improvements are not done. Mr. Pace asked who would improve it. Mr. Keltner stated that the developer would do the entire part. Mr. Harper stated that the Commission could put that condition on the motion with the preliminary plat even outside the traffic study for the roadway condition. Mr. McBroom stated that is what needs to happen taking it all the way to North Ridge Road. Mr. Ealey stated that is what the County suggested. Mr. Goatz asked if there is liability to the City to improve roads if this is annexed, rezoned, and city annexes the street, but the developer sells the property and nothing happens. Mr. Keltner stated that it goes back to the preliminary plat, at that point the only real right they would have is to build a house on it. Once they get into subdividing the property is where your traffic impact study kicks in. Mayor Molder stated that it wouldn't be dedicated to the City until meeting specification. Further discussion included standing up if is not right, making sure the preliminary plat is correct, seeing the preliminary plat, lots backing up, process, board recommendation, appropriateness for the comprehensive plan, a lot of things to be worked out once this project passes, annexing including the roads, straight zoning, driveways onto Baker Road, access management, safety of community, city ordinance restrictions, development codes, and preliminary plat timing. Mr. Ealey stated that they plan to follow the new codes one way or the other. They think it is great and it has a lot of good things for the

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public at large. Mr. Marc Munkres, 940 Crosby Court, stated that he has concerns about the project, Baker Road, the road is narrow, easement, drainage ditch for the area, traffic, stop lights, it is not a cement road, it was never meant to handle the traffic, location of the project, and adding traffic. Mr. Mark Cook, 925 Harmony Way, expressed concerns include traffic, with the traffic study not addressing left turn off Highway 31 on to Baker Road, and visions of four lanes. Mr. Chuck Mahan, 654 North Ridge Road, expressed concerns in reference to homes with direct access and new driveways on North Ridge Road, their road is not very well maintained, notification on North Ridge Road, and the liability. Mayor Molder asked Mr. Tisher if Baker Road was a city road and the ability to regulate commercial vehicles traveling on a city road, or prohibiting commercial vehicles from traveling along that road. Mr. Tisher stated that you can regulate the route. Mayor Molder said there is some potential that the County and the City can work together as to Baker Road which would prohibit commercial vehicles from using that as an access to get from Nashville Highway to Bear Creek Pike, or vice versa. Mr. Dave Webb, 507 Jonells Way, stated he agreed with Mayor Molder in reference to restricting commercial traffic on Baker Road, previous traffic study concerns, and the connection of the neighborhoods. Mr. David Henson, 667 Baker Road, expressed concerns with road conditions, and holding to the RS-10 standards. Discussion included this was a previous PUD, several variances, now being straight RS-10, withdrawn from City Council, and no control over larger lots. Mayor Molder stated if it fails then that means all of these road improvements that are being discussed that will be done subject to traffic study and getting the right city specifications which is improving the road, it will come into the city. Baker Road will basically remain as is til the County does improvements then addresses the safety issues that appear tonight have been on the radar up to this point. Baker Road will basically stay as is if this doesn't go forward. He also stated that he is in favor, and he will get to see it again in City Council on two additional readings, but he struggles with if the improvement that is going to be made to Baker Road will have a net impact for the better versus the amount of traffic that will be increased on Baker Road in results of the development. He stated that he feels that it is the Commission's best opportunity, it is an RS-10 development, it is a lower density than what others are in the area, and provides an opportunity for significant Baker Road improvements. It is not going to solve the Baker Road problems, but it certainly seems like it is going to improve a long portion of that off of Bear Creek Pike. He also stated that he would hate to see nothing happen and Baker Road still be in the same terrible unsafe conditions for the foreseeable future. Mayor Molder made the motion to approve subject to the Technical Comments, with Mr. Hutto seconding. Motion to approve passed four to two, with Mr. McBroom, and Mr. Goatz voting nay.

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3.3 Case #21-0295

Request from Civil Design Consultants for site plan approval of Legacy at Highland Estates off Willis Way being Tax Map 75 Parcel 51.06.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant presented a revised plan at study session, but it was submitted several weeks passed the deadline. He did ask staff to take a look at that, and staff, looking at it from a process standpoint, felt that it should follow the resubmittal timeline as established, as all the other applicants. Staff was unable to review that and submit comments, and also solicit comments from all of the different utilities on that revision. The applicant did request that the Commission entertain a motion of deferral on this item.

Discussion:

Mayor Molder moved to defer with Mr. McBroom seconding. Mr. Goatz reiterated that this is the second deferral. Discussion included submitting after the fact, and it is important to enforce the timeline. Motion to defer passed six to zero.

3.4 Case #22-0008

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

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The concept is showing four lots along Riverside Drive now, but it could be reduced down to two, and it does support the RS-6 request.

Discussion:

Mr. Cole, applicant, was present to answer questions. Discussion included going to single family with twelve or less lots, Rinks Circle is no longer apart of the request as the contract expired, and staff did not grant the variance for the sidewalk that would come at Preliminary Plat. Mr. McBroom moved to approve with Mr. Pace seconding. Motion to approve passed six to zero.

3.5 Case #22-0010

Request from Crunk Engineering for approval of a Final Master Development Plan and Preliminary Plat for Greens Mill Planned Unit Development (PUD) being Tax Map 051 Parcel 55.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. There was a lot of discussion at study session about Maury County Water versus Columbia Water Systems. The applicant would like to discuss this item with Planning Commission.

Discussion:

Mr. Adam Crunk, Crunk Engineering, was present to answer questions. Mr. Crunk stated that at the study session he made a comment stating that he had a conversation with Mr. Otero, City of Columbia Fire Marshal, and that they didn't have a preference whether or not fire water could be provided by Maury County Water System or Columbia Power and Water. Mr. McBroom asked for it in writing at the study session. What he got was a different response, and that response came in the form of a letter from the Fire Chief. The letter states to all City of Columbia annexation requests and development shall be served by Columbia Power and Water Systems, and it was signed by Fire Chief Tyler "Ty" Cobb dated 3/9/22. Based on that letter, they will refer back to what was submitted with the original PUD request which is an extension of the water main down Greens Mill Road served by Columbia Power and Water for this development. Mr. Goatz stated with that being said would staff have to review and maybe defer to the following month for a resubmittal. Mr. Keltner stated that he recommends since the water department would be the ultimate governing body over it, they need to sign off on the approval of the system itself, and let them handle it from that standpoint from a staff perspective. The construction of it would strictly be under Columbia Water view. Mr. Crunk stated that in the technical review Columbia Power and Water offered a comment stating that they currently have a four-inch main on Greens Mill Road. Their responses to the technical comments now would be they agree it requires an extension down Greens Mill Road. Mr. Goatz asked Mr. Keltner if staff needed time to review and respond. Mr. Keltner stated it wouldn't manipulate any of the lot configuration or your road network, the flow rate would remain the same whether it be either water districts since it is just the design, review and approval of the water system, which falls back to Columbia Fire and Water. Mr. Keltner stated that the amenities were a part of the pattern book. They have also upgraded the elevations, also a part of this request. For the most part they are following the RS-10 standards. Mr. Crunk stated that the front setbacks were approved by Council. Mr. Pace asked if they still intend to go under the highway on Greens Mill Road. Mr. Crunk confirmed yes. Mr. Pace asked what size water line would that be, and would the property owners be able to tap into the line. Mr. Crunk stated that he will confirm with Columbia Power and Water but he thinks 10 or 12 inches, and yes the property owners would be able to tap into the water line. Mayor Molder moved to approve subject to Technical comments and Columbia Power and Water approval as to water flow. Mr. Pace seconded the motion. Motion to approve passed six to zero.

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3.6 Case #22-0012

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

Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicant is requesting multi-family units which could be either a single owner or it could be a horizontal property regime condo type situation.

Discussion:

Mr. Josh Hutchinson, Fulmer Lucas Engineering, was present to answer questions. Mr. McBroom asked if this is changed, can the Commission require access at Crossfit. Mr. Harper stated that it appears that the driveway separations would meet the prescribed distances in the Access Management ordinance. Discussion included it is a dangerous curve, requesting a connection for the properties to interconnect, and meeting site distance. Mr. Goatz asked what are the concerns in reference to elevations. Mr. Harper stated that there are concerns with the terrain and possible sink holes. Mr. Goatz asked Mr. Keltner to explain to him from the comprehensive plan what it means when a site is not in an area of change. The Connect Columbia Area of Change designation is basically setting up that an area of transition and if a commercial use is already set up, and somebody come in to request for another commercial use next to it, it opens the door up for less scrutiny to the Commission and Council of modifying the comprehensive plan, allowing that to continue. There are areas in Columbia that are not well developed, and this is a way to start some type of pattern. Further discussion including low density, high density, taking in the contents of the area and the opinions of the Commission. Mr. Goatz asked about the adverse effect on the adjourning property owners and grading requirement impacts. Mr. Harper stated in their review of the plan for land disturbance they would make sure that the site would not affect the neighboring property in regards to storm runoff and things of that nature. Additional discussion included widening the road entrance and traffic study. Mr. Hutchinson stated that there is a traffic study currently under way. Further discussion included deferring until after the traffic study is done and the Commission has never required a traffic study prior to a rezone. Mr. Hutchinson stated that the intent with the traffic is to work with the recommendation of their traffic engineer, and the city engineer with any potential road improvement suggestions that might come with that during the site plan review phase. Additional discussion included the school system comments about school buses, private roads within the development, getting the school bus off the street, turn around in the development, safety of the children, turn lane, giving mixed signals, Urban Corridor, deferring to traffic study, improvements, and the Commission's opinion. Mr. McBroom moved to defer hoping to have the traffic study report by then. Mr. Goatz seconded the motion. The motion to defer passed six to zero.

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3.7 Case #22-0013

Request from T-Square Engineering for Preliminary Plat approval of The Highlands Phases 8,9, & 10 being Tax Map 77 Parcels 1.08, 1.09, and a portion of Parcel 1.00.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This does meet the standards. Staff has verified that the phasing is correct.

Discussion:

Mr. Goatz moved to approve subject to any technical comments. Mr. McBroom seconded the motion. Motion to approve passed with a vote of six to zero.

4. Other Business

4.1. Case #21-0273

Request from Development Services for review and recommendation of a new Columbia Development Code.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Discussion included the bulk of the called meeting discussion was sign oriented with discussion of short-term rental as well. Mr. Keltner stated that the use table and standards were sent out previously. Mr. Goatz stated for short-term rental the current zoning is allowed in areas zoned commercial. Mr. Keltner stated that it would be for areas 4, 4C, and 5 for short-term rentals. The current zoning has nothing. It is falling under the description of a hotel. If anyone wanted to operate one currently it would limited to just commercial areas. This one is proposing to push it into areas of tourism such as downtown which is the CD-5, as well as the 4C, with the CD-4 more of a mixed area. He also stated the way it is set up it would need to be owner occupied. Mr. Goatz stated under the new code it will have to be owner occupied even in the CD-4 district. Mr. Keltner stated that the allowed districts would still be owner occupied. When defining dwelling, there is a set of items that defines it. Mayor Molder asked if this would prohibit AirBnB's in residential neighborhoods where the property is not owner occupied. Mr. Keltner stated that is correct. The CD-5 district in downtown buildings that have rental units are still considered live work type situations, residential zonings downtown. Mayor Molder asked where would this put Columbia on the spectrum in terms of AirBnB. Mr. Keltner stated currently we are very restrictive. Staff does get requests for people looking to buy property to turn it into short-term rentals full time. He also stated that most of the short-term rentals are in the county. In regards to the owner occupied, staff has seen regulations all over the place, but there are quite a few cities that require owner occupied, and they do limit it to certain zones within that. If it is felt that it is too restrictive it can be opened up. Mayor Molder

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stated in theory on the restrictive relative to the neighborhoods is that staff doesn't want transient living in an established neighborhood. Mr. Keltner stated that is normally your main argument, as you track this history of short-term rentals, and AirBnB's in bigger cities that have more history than Columbia. That's the experiences that they have run into, some degree of nuisance to the neighboring properties, unsure of who is next to them every single week. Mayor Molder stated that he thinks there is a balance, in large part AirBnB has a different rate of success in Columbia with people coming here, staying at an AirBnB, eating at a restaurant, and spending money in Columbia. He wants to be as accommodating to that, but on the other hand he does recognize a little better now after the special called meeting, the desire to preserve the neighborhoods. Mr. Keltner stated that it is a preference. Maybe if the Commission wants to restrict it just to the CD-5, but not be owner occupied which is closest to where people are going to want to visit. It is easily modified if wanting to allow it in some places and not in others. Mr. Goatz asked about existing AirBnB's on the square. Mr. Keltner stated yes, it is allowed in a commercial zone that can have hotels and that is how they are classified. The ones that are downtown are all classified that way. Mayor Molder inquired about whatever gets approved today and then there will be an updated version that shows incorporating all the changes that have been made from the very first point up until now. Mr. Keltner stated that if it should just move forward to City Council the document they will be seeing, not the actual list unless requested, would be the new document that would have all the changes in it, so there is no confusion as to exactly what they will be looking at. Additional discussion included signage questions, modifications can be made, and development looks at the entire site. Mr. Goatz stated that he is comfortable with 8 seconds across the board for electronic message boards, and he asked if they need to be voted on individually. Mayor Molder asked how to handle that procedure like amending the document and then passing the document as amended. Mr. Goatz made the motion to amend the item to eight seconds for the electronic sign, with Mr. McBroom seconding. The motion to amend was approved five to zero, with Councilman Wiles leaving at 5:41 p.m.

Mr. Keltner stated some of these are just recommendations from staff based on comments to clarify language. Everyone has been agreeable to that from the beginning on all of those.

For Section 7.1.8.B, internally illuminated versus external lit signs, staff recommended modifying the proposed ordinance to allow signs to be internally illuminated in all districts except CD-2 (rural), CD-3L (large lots suburban), and CD-3 (suburban) with all those being residential. In all other districts, signs are allowed to be internally illuminated for all letters and insignia details. Mr. Goatz made the motion to make the aforementioned amended, with Mr. McBroom seconding. Motion to amend passed five to zero. Mr. Keltner stated that the other items were just clarification items with regards to the textural items to help insure that the point is clear.

The next item is the no physically changeable letters, Section 7.1.8.R. The changeable letters that are not electronic are just plastic symbols, letters, and numbers that attach to a reader board per say. The request is to have those put back in it. This is really just a preference of this Commission and City Council whether or not that is to be allowed. Mr. Goatz stated whatever the decision is it will just be going forward. If the Commission allows it what category will it fall in. Mr. Keltner stated that it is just the square footage of the signs. Most of the time they are incorporated in with a static sign that advertises the business and then below that will have whatever sell item or message that they want it to relay. It is still encompassed within your square footage total for that sign. Mr. Goatz asked Mr. Stofel, Columbia Neon Co., if the electronic changing signs are taking the place of the changeable letter signs. Mr. Stofel stated this is for people that don't have a lot of money and still would like to put the message out. Mr. Goatz moved to allow subject to the sign size, with Mr. Pace seconding. Motion passed five to zero.

For multi-tenant signs, staff looked at and recommended adding an additional 32 square feet for basically large scale and multi tenants within the 4C (commercial area) or SD-INT (interstate district). This one is granting more signage allotment for a large scale commercial, and also for multi tenants which will increase about 32 feet which is following your directory sign. Mr. Goatz moved to make the amendment to what staff recommended. The motion was seconded by Mr. McBroom. Motion to amend passed five to zero.

Mr. Keltner continued down the numbered list and explained each item. Number eight is concerning the sign setback. Mr. Keltner stated that basically there isn't a sign setback other than the triangles at the corners and driveways. That is established by the setback that the building elects to have based upon the zone. There is a request to formally have a setback. Staff is recommending to leave as is. Mr. Goatz inquired which agrees with the current zoning. Mr. Keltner stated the proposed one is no setback, rather than the triangles on the corner and the driveways. Mr. Goatz asked about the current zoning setbacks. Mr. Keltner stated that it is whether there is a site triangle, but it has a set back of five feet. Mr. Goatz asked why not have the sign five feet off the road. Mr. Keltner stated that there is going to be certain district where if it is required, the five feet will actually limit their ability to even have the sign because this is encompassing all districts. Mr. Brass stated that an example might be it is five feet from the property line not the right-of-way line, and in the historic district the property setback line is actually two feet. Mr. Goatz asked on Hatcher Lane could the signs be closer to the road. Mr. Brass stated that on Hatcher Lane has a significant amount of right-of-way. Mr. Keltner stated that in the proposal one still can't get into the right-of-way. On Hatcher Lane they are going to be looking for property line, and then also in your driveways there is still going to be site distance that it cannot encroach inside of that. Mr. Goatz moved to approve staff's request. Mr. Tisher stated that it is not necessary to move to approve this request.

Band Signs, Section 7.1.2.B, the height on a band sign. Mr. Keltner stated that staff is recommending to offer some relief within the CD-4, the 4C, and the interstate district were proposing to remove the three-foot sign band. Mr. McBroom asked how would this pertain to the sign at Neapolis. Mr. Keltner stated that he is not familiar with the dimensions of it. He also stated that right now there is not a height limit, it is based upon the percentage of the façade, which is ten percent on the front and five percent on the sides. The City looks at new construction and he understand what Mr. McBroom is saying. In new construction, when looking at the standards for the buildings, it looks at how thick the signs are going to be, and architecture features cannot be covered with the signs. He sees the point with regards to replacing existing ones. Mr. Goatz stated that staff is recommending excluding CD-4C and SD-INT that would be the amendment. Mr. Keltner stated yes, it would be fairly safe to allow that. Staff is comfortable with it. 4C is the commercial corridor. Mr. Goatz moved to amend with the exclusion of CD-4 and the special district, for removing the three-foot requirement, with Mayor Molder seconding. Motion to amend passed five to zero.

Item 11 was in regards to band signs being allowed on the frontage. It does not give a lot of allowance for corner lots or corner building. Staff did put in there within the commercial corridor 4C, and the interstate to provide some relief in the corridor, in that it could be added on to a secondary side. The square footage amount is still limited. Mayor Molder moved to amend to allow it with CD-4C and interstate district, with Mr. McBroom seconding. Motion to amend passed with a vote of five to zero.

Mr. Keltner continued down the numbered list and explained items 15-20.

For item 21, Mr. Keltner stated that it came up about signs 50 years or older at the adoption of the Ordinance, also looking at what if someone wanted to go back to a sign that is historical to the building. They may not fit exactly inside this code book. Staff proposed to let the Historic Zoning Commission modify their authority and review to look at those signs which is outside of the Historic District. They would have the power to do that. We would add language that would basically require the sign to mimic the historic signs in all aspects to be relevant to the original building. An applicant would have to provide proof that the sign was there, and on the original building, but if it is a new building then one couldn't go back and find an old sign and attach it on to a new building. The intent was in trying to restore a building to add to that character to have that allowance. Mr. Goatz asked if the historic district would still be the governing body of this. Mr. Keltner stated since the Historic Zoning Commission already has a process set up for restoration and reconstruction of those, then that body would make that decision. Mr. Goatz made the motion to adopt that language with Mr. McBroom seconding. Motion to adopt passed with a vote of five to zero.

Item 22 was a comment on Murals.

There was a list of various items, and staff recommended items which included adding language to revoke the annual permit in case repeated violations of standards with regards to mobile vending. Staff request to remove the $50.00 if that ever was to be changed by City Council so it could be done without having to amend the actual Ordinance to add the $50.00 to current fee schedule.
Remove the multi-family allowance for short-term rental. It says when you get into apartments it does not allow apartments to have short term rentals within them.
Open porches, and deck encroachments continued allowance up to 25%. Currently it is allowed up to 0 % based upon the encroachment. Staff will be requesting that to be up to 25%.
On page 279, discussion was for removing in district CD-2 in place of other districts.
Driveway separations it is requiring a certain separation and when you get into rear loaded alley situations that separation as written really would not work in that situation. Staff recommend removing that separation for that.
Mayor Molder asked Mr. Keltner on those recommendations if he was asking them to move as amended and subject to the Technical comments. Mr. Keltner stated yes. There is only one more thing in regards to bicycle parking on table 4.3.13. Staff was requesting that it be limited in the districts of 4C and 5. Mayor Molder made the motion to approve the Ordinance as amended subject to Technical comments and recommendations staff has provided and gone over. Mr. McBroom seconded the motion.
Mr. Hill discussed the applicant that was turned down and the new ordinance, Rolling Fields, GCS property, setbacks on commercial property, flood areas, utilities, and density. Mr. Keltner stated in 4C the density is 12 units to the acre, and it would be gross acreage. A duplex may be allowed in a R-10 today. Further discussion included RS-10, with regards to the CD-3, the current calculation for density is net, which allows the deduction of stormwater, floodway, roadways. All those things are deductions and not counted to density. This document bases density upon gross acreage and all of those items are actually counted toward it. There is no discounting of unusable land. Mayor Molder stated that is not the case now. Mr. Keltner stated no. Mayor Molder asked about the case Mr. Hill referenced on Theta Pike. Mr. Keltner stated that staff has scheduled meetings every Wednesday, and they are all aware of the new ordinance. Staff doesn't want anybody to get caught between the two. On the GCS the biggest difference is that his concept would not work if he was to wait until the new proposal come through. The parking lot situation is what was in his concept plan, it wasn't very residentially filling. This proposed document is looking more at the context as opposed to the density. All the GCS should convert over to a 4C. The only ones that go back and forth a little bit are the CD-4, because there is MRC that is mixed in. If it is around a lot of residential it went to CD-4, but if it is mostly commercial areas they let it go to a 4C.

It allows both commercial and residential, it is a little bit of conversion in there. Mr. Toney stated that the one on Theta Pike is converted to a CD-4. Further discussion included Mr. Hill mentioned commercial. Mr. Pace stated he got a call and he was told that the commercial property had to be within five to twenty feet of the right-of-way. Mr. Keltner stated that he thinks it is just confusion. Mr. Keltner stated staff often has to explain what each document is and what it does. When you say right-of-way that is not accurate, everything is set up based on thoroughfares and there are different types of thoroughfares. We think James Campbell as the frontage road, but that is not always correct. One can essentially create your own frontage road with inside that development. Staff has looked at a few that have been challenged, but actually staff can show you how it can work. Further discussion included interpretation, misunderstanding, a thoroughfare does not have to be Nashville Highway, standards, thoroughfare is a road, Chipotle, size and location. Mayor Molder stated that this document is not perfect, and he doesn't feel any zoning ordinance is perfect, or designed to be perfect. He thinks it is more perfect today than it was when staff first started thanks to the input that has been received. Thank you to staff for their hard work on this, and answering questions and emailing, having special called meetings, and just being available. Zoning ordinances are not exactly exciting but are important. He thanked staff again. Mr. Goatz stated that he would like to reiterate that as well and thank the members of the public, Mr. Stofel, and Mr. Hill for their input as well. Motion to approve passed five to zero.

4.2. Case #22-0042

Request from the Development Services Department to review and recommend to the City Council to approve by Ordinance the Proposed Engineering Standards and Specifications.

Discussion:

Mr. McBroom moved to defer, and Mr. Goatz seconded the motion. Motion to defer passed five to zero.

4.3. Case # 22-02041

Request from Development Services Department to review and approve the Revised Subdivision Regulations conditioned upon the approval of the Engineering Standards and Specifications with the same effective date.

Discussion:

Mr. Goatz move to defer, and Mr. McBroom seconded. Motion to defer passed five to zero.

5. OTHER BUSINESS:

Mr. Mc Broom stated that First Fridays are awesome, but getting crowded. The venders are pushing everybody in the street, and that needs addressing. One food truck generator caught on fire and everyone is going to have to work on safety. Mr. Keltner discussed the IPADS.

6. ADJOURNMENT:

Mayor Molder made the motion to adjourn, with Mr. McBroom seconding the motion. Motion to adjourn passed six to zero. Meeting adjourned at 6:31 p.m.

_____ _____

Planning Commission Chairman Date

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PURPOSE NOTE

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

Surveyor's Notes

1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
2. This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
3. Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
4. Bearings based on: Tennessee State Plane, as determined by GPS observation.
5. 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.
6. 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.
7. Total area of property surveyed is 3.54 acres ±.
8. New Right–Of–Way dedication: 0.55 acres ±.
9. There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
10. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
11. Unless otherwise noted, all lot corners are marked with iron rods.
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Utility Notes

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

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

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

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

Owner:

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

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 R2563, page 693, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2022 _____
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2/8, 2022 — Bobby G Moore — 1039
Date — Registered Land Surveyor — Number
BOBBY G. MOORE, RLS
TENNESSEE RLS NO. 1039

BOBBY G. MOORE — REGISTERED LAND SURVEYOR — 1039 — STATE OF TENNESSEE — 2/8/22

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_____ _____
Secretary, Planning Commission — Date
Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E–911,

_____, 2022 _____
Date — Maury County E–911

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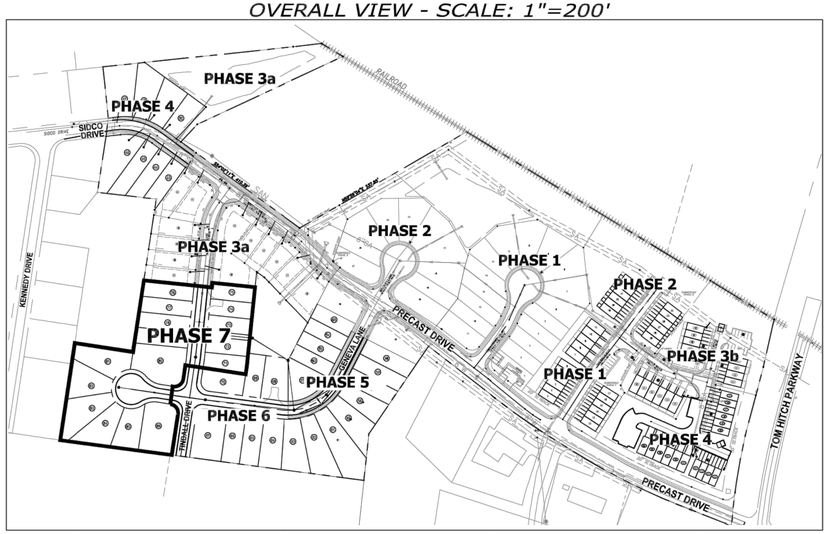
OVERALL VIEW - SCALE: 1"=200'



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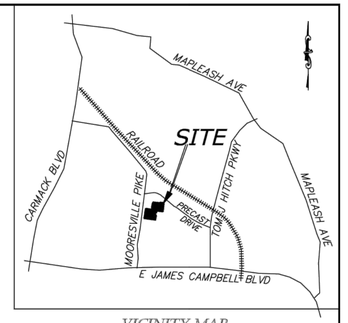
GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

LOT DEVELOPMENT SUMMARY					
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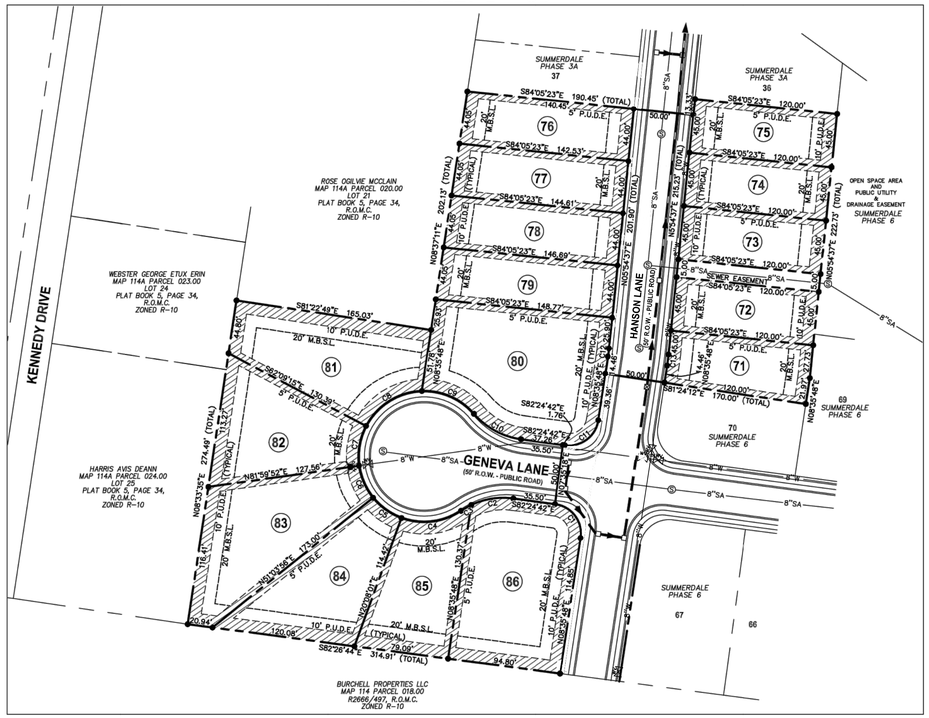

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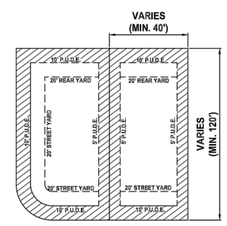


TYPICAL LOT CONFIGURATION FOR LOTS 71–86
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT
=P.U.D.E.

VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

LEGEND

These standard symbols will be found in the drawing.

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

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

Final Plat
Summerdale - Phase 7

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

SHEET 1 OF 1

TAX MAP 114, P/O PARCEL 19.00
ZONED: RM1 PUD

SCALE: 1"= 60'
AREA: 3.54 ACRES±
DATE: FEBRUARY 8, 2022

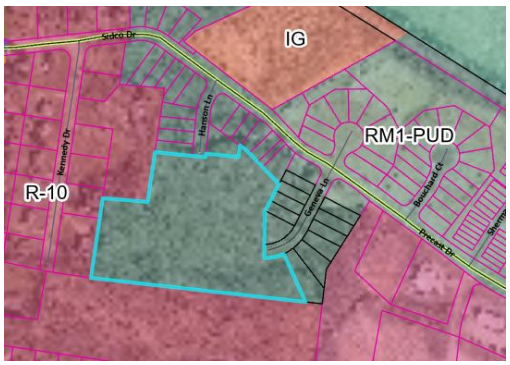
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0027	**Martin Engineering & Surveying, LLC/ P&L Development, LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Precast Drive/ Tax Map 114 Parcel 19.00**

SUMMARY OF REQUEST: **Final Plat (Summerdale Phase 7)**

This request is for a **final plat** approval of Summerdale Phase 7 consisting of 16 single-family lots and an open space area with public utility and drainage easements.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High-Density Residential Planned Unit Development)	Vacant	RM-1 PUD/R-10/IR Residential and Restrictive Industrial	Single-Family Homes	3.54 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor:

The future land use character area of the subject property is Suburban Corridor. The future land use is characterized by a mix of land uses including high density residential. The proposed use is consistent with the Comprehensive Plan.

PROPERTY HISTORY:

This Final Plat is for final phase of a seven phase Planned Unit Development. Council approved the initial Master Plan in February 2019. Council approved a revised Master Plan in July 2020. Planning Commission approved the final plats for Phases 1, 2, 3, 4, 5, and 6 in January 2020, July 2020, March 2021, April 2021, November 2021, and March 2022 respectively. Development and home construction in these phases is ongoing. Planning Commission approved the Preliminary Plat for Phase 7 in March 2021.

COMPATIBILITY with the ZONING ORDINANCE:

This Final Plat request is compatible with the standards of the Subdivision Regulations (2-9.3), the Zoning Ordinance (Sections 3.5.4, 3.20 and 7.3), and the final approved PUD Master Plan for Summerdale (Planning Case #19-0183). Phase 7 consists of 16 single-family lots. The lot sizes vary between 5,400 square feet and 14,798 square feet. Technical comments included a request from Maury County E911 to correct a street name noted on the Final Plat and request. The revised submittal reflects this change. Approval should be contingent upon the satisfaction of all technical comments from the Fire Marshall and City Engineer.

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

OTHER (DESCRIBE) :
Zoning Ordinance
3.5.4, 3.20 and 7.3

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			
	TAX MAP: 114	GROUP:	PARCEL: 19.00
SUMMARY OF NATURE OF REQUEST AND WORK	FINAL PLAT APPROVAL FOR PHASE 7 OF SUMMERDALE DEVELOPMENT CONSISTING OF 16 SINGLE-FAMILY LOTS		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*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.

REC
FEB 09 2022
By: 22-0027

APPLICANT

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

PROPERTY OWNER

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

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

Martin Engineering
APPLICANT NAME

APPLICANT SIGNATURE

2/8/22
DATE

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

P & L Development, LLC
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

2/8/22
DATE

STAFF USE ONLY

DOCKET NO.	22-0027	FEE PAID	$240.00
RECEIPT NO.	10073349	REQUESTED AGENDA	

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

BOARD ACTION	

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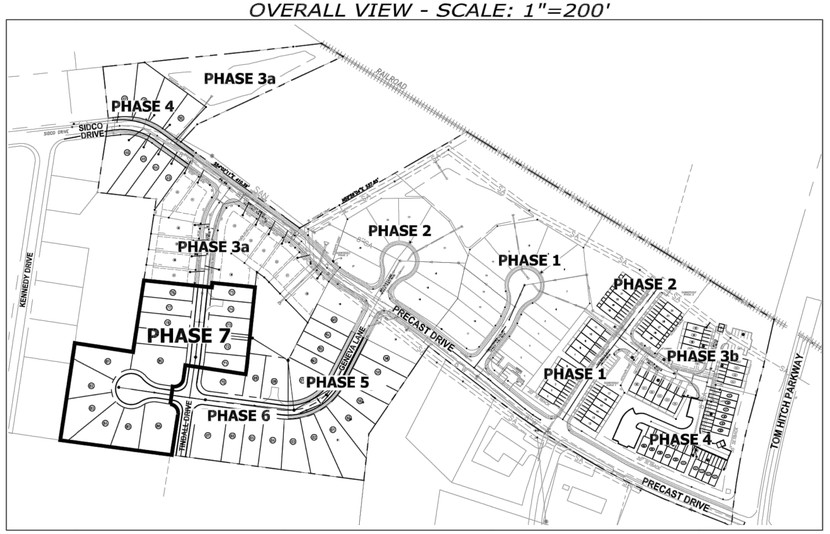

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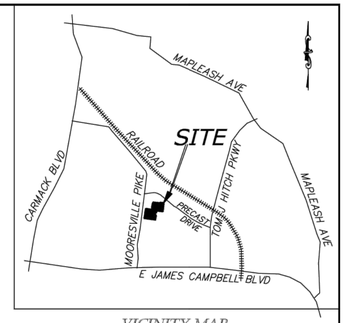

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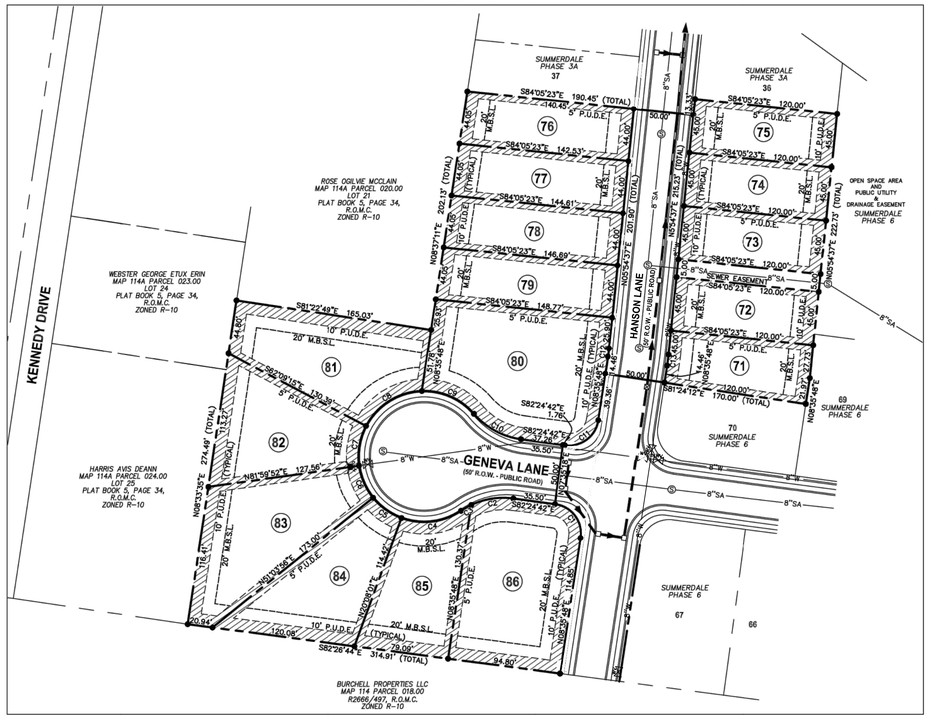

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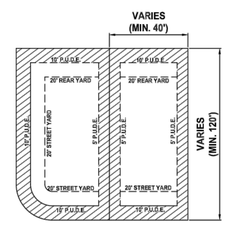


TYPICAL LOT CONFIGURATION FOR LOTS 71–86
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT
=P.U.D.E.

VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

LEGEND

These standard symbols will be found in the drawing.

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

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

Final Plat
Summerdale - Phase 7

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

SHEET 1 OF 1

TAX MAP 114, P/O PARCEL 19.00
ZONED: RM1 PUD

SCALE: 1"= 60'
AREA: 3.54 ACRES±
DATE: FEBRUARY 8, 2022

Summerdale Phase 7

June 20, 2018

APPENDIX B: Subdivision Development Agreement

SUBDIVISION DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into on this 8 day of February, 2022 between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and P & L Development LLC the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

RECEIVED
FEB 9 0 2022
By: .....

22-0027

I. GENERAL CONDITIONS

A. Construction Costs

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

B. Surety

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

C. Inspection

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

D. Right of Entry

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

E. Acceptance of Facilities

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

F. Failure to Install

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

G. Fees Not Refundable

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

H. Legal Expense in Case of Default

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

I. City Ordinances, Rules and Regulations

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

J. Agreement Not Assignable

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

K. Revocation and Interpretation

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

L. No Oral Agreement

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

M. Separability

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

N. Transferability

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

O. Covenants, Conditions and Restrictions to Be Filed

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

P. Time Period for Construction

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

II. DESIGN AND APPROVAL

A. Contents of Plans

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

B. Preparation of Plans

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

C. Design Criteria

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

Conservation. CITY requirements will control if more stringent 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.

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

Member
TITLE

ATTEST:

TITLE

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

Member
TITLE

ATTEST:

TITLE

CITY OF COLUMBIA

BY: _____ _____
MAYOR DATE

APPROVED AS TO FORM:

BY: _____ _____
CITY ATTORNEY DATE

TECHNICAL MEETING
Tuesday, March 8, 2022
ITEM NO.
22-0027

DESCRIPTION: 16 Single-Family Lots

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Note 9: Public Utility and Drainage Easements (PUDE) shall be required, five (5) feet in width on all interior lot lines.

   Should match typical lot configuration.
2. Record stormwater maintenance agreement prior to recordation of the plat.
3. Provide LOC in the amount of $66,000 by 3/21/22

Planning

4. no comment

Building

5. No Comments.

Police

6. No comments provided.

Columbia Power

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

Public Works

8. No comments.

Maury County E911

9. Geneva Lane and Hanson Lane are approved and reserved by Maury County 911 for Summerdale. On the overall view scale 1-200, Phase 6 is showing a street labeled Tindall Drive, this cannot be used due to already an active street name within Maury County.

Maury County Schools

10. No comments provided.

Duck River Electric Membership Corp

11. No comments provided.

Fire

12. Shall provide a fire flow letter from CPWS
13. An approved water supply for fire protection, either temporary or permanent, must be available before combustible materials arrive on site

Atmos Energy

14. No comment.

Wastewater

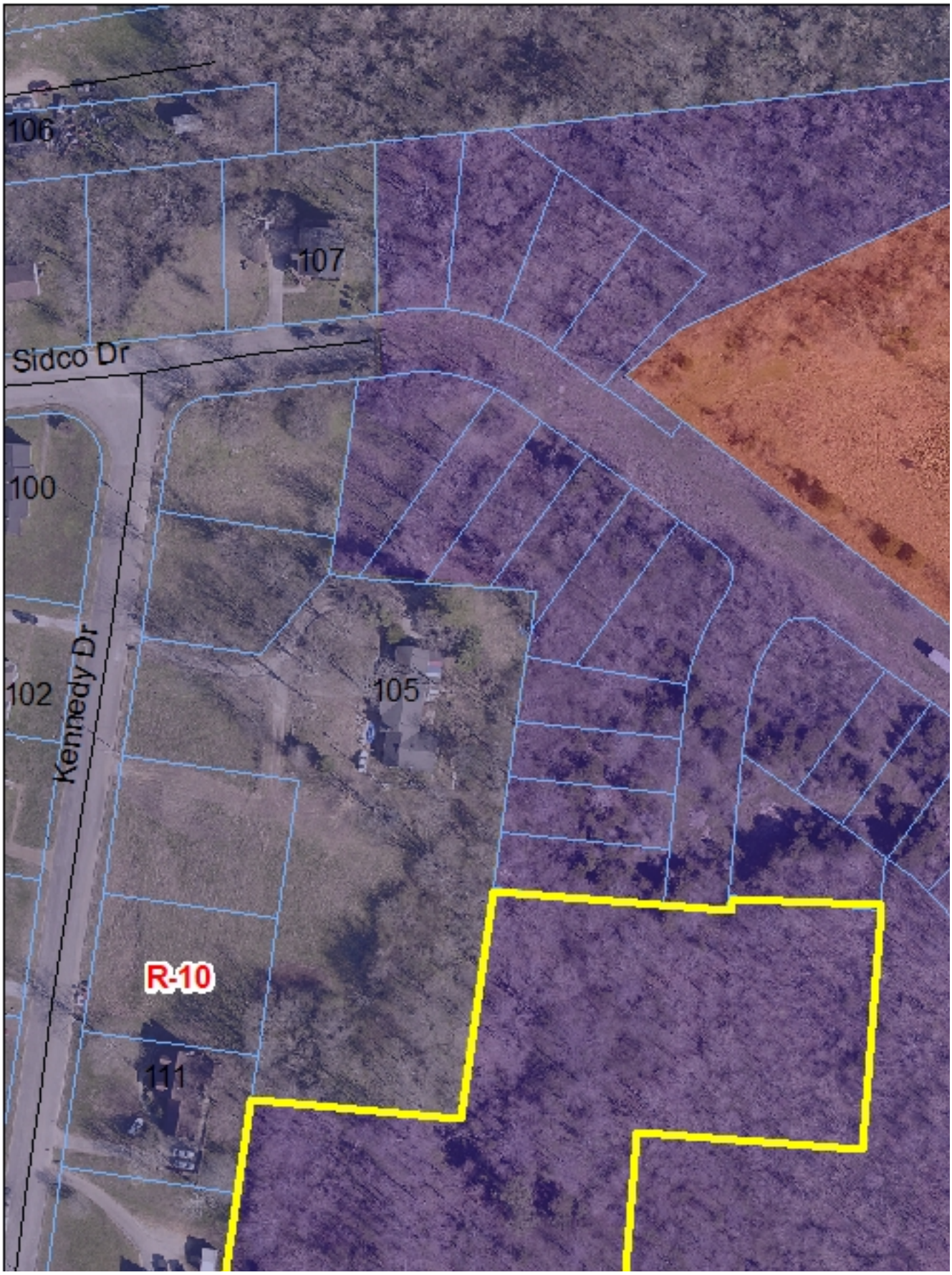
15. Wastewater approves this request.

Columbia Water

16. No comments provided.

ATTACHMENTS: Final Plat

Case #22-0027
Summerdale, Ph 7



SITE PLANS
FOR
LEGACY AT HIGHLAND ESTATES
P-R PORTER LLC

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
4070 COLBY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 519-2744 EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET

CURRENT ZONING: MHP\RS20

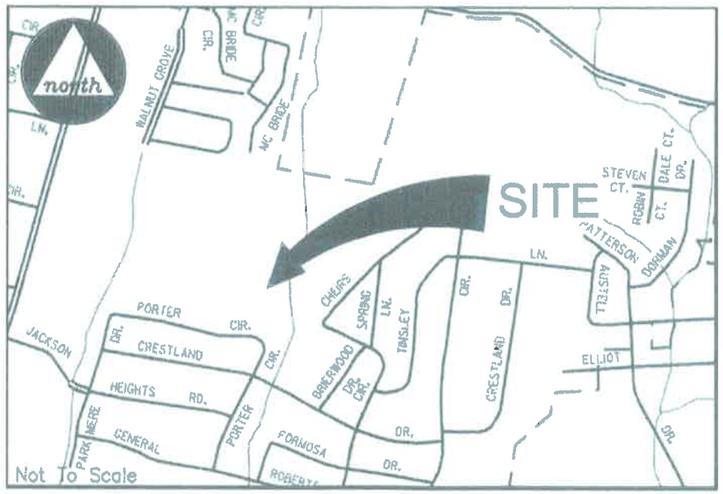
PROPERTY INFORMATION:

OWNER: ALVIN TYLER LUNA
921 BAKER RD.
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 75 PARCEL 51.06
DEED BOOK: 649 PG 28

OPTIONEE\DEVELOPER
BLAKE SEEBERGER
1600 Division St Ste 700
Nashville, TN 37203-2771

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A MANUFACTURED AND MODULAR HOME DEVELOPMENT



LOCATION MAP- NTS

CITY OF COLUMBIA, TENNESSEE
MAURY COUNTY

INDEX OF SHEETS

SHEET	DESCRIPTION
CS	COVER SHEET
C0	EXISTING CONDITIONS PLAN
C1	SITE LAYOUT PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
C3	STORMWATER PLAN - INITIAL
C4	STORMWATER PLAN - INTERMEDIATE
C5	STORMWATER PLAN - FINAL
C6	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

PROPERTY INFORMATION:

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
4070 COLBY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 519-2744 EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET

JARED R. GRAY
108403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE
COVER SHEET

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	NONE
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

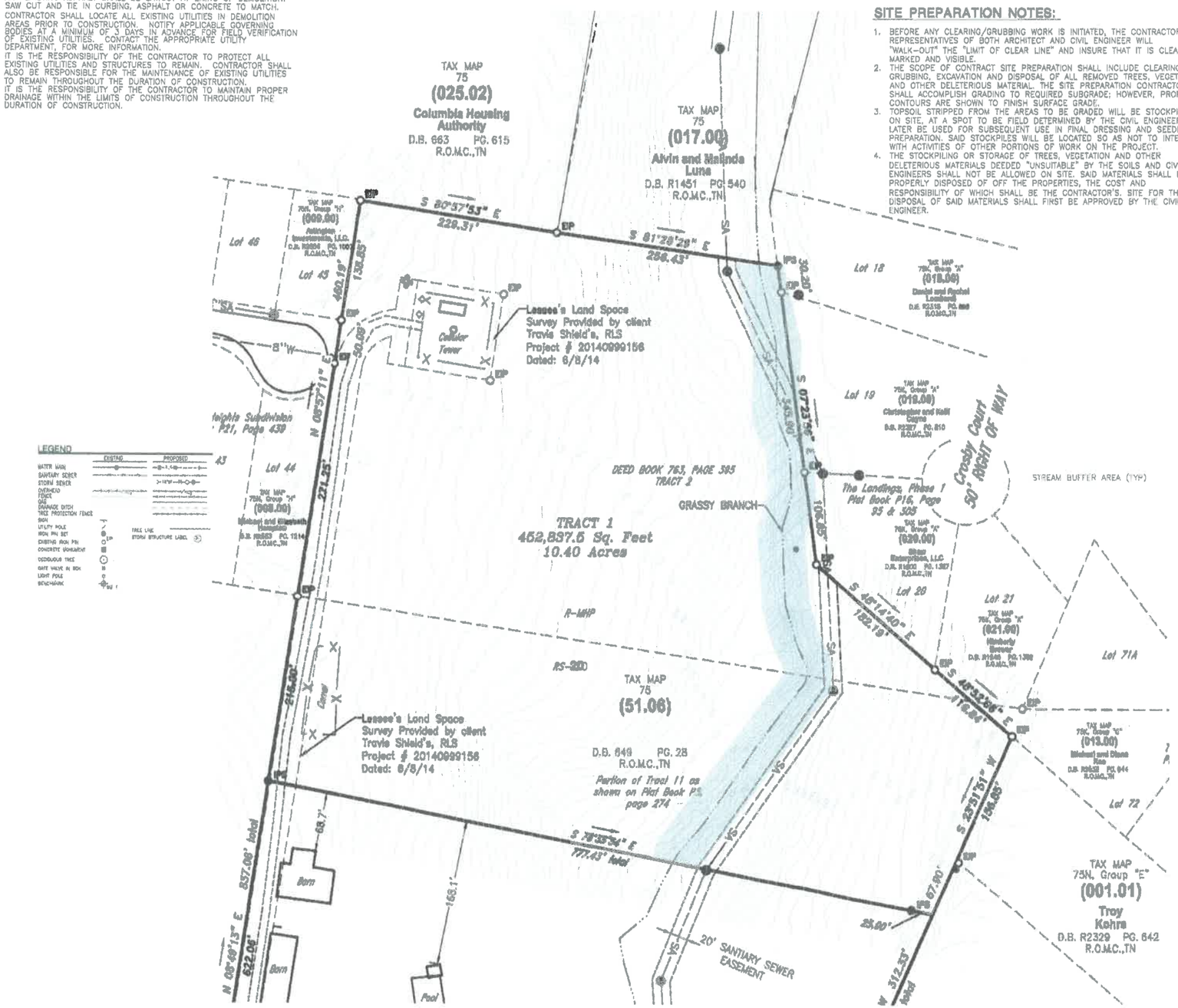
SHEET NO.
CS

3-2-2022 Handout

21-0295

SITE DEMOLITION NOTES:

1. ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION. SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE, FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.



SITE PREPARATION NOTES:

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEDED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

GENERAL NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AS HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES. THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

EXISTING TREES ALONG PROPERTY LINE SHALL BE LOCATED AND PRESERVED WHERE POSSIBLE UPON STAKING OF PROPERTY LINE.
SEE STORMWATER SHEET C4 FOR TREE PROTECTION DETAIL.

SEE SHEET C1 FOR PROPOSED LOCATION OF THE CROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/PUDE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLC
105 LUTHER ROAD
DICKSON, TN PHONE: 615-351-7367

CLEARING AND GRUBBING NOTE:

ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

SITE BENCHMARK NOTE:

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE ACREAGE:

SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP. R20

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. 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 CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, AND OTHERS. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 80 120 160

CIVIL DESIGN CONSULTANTS, LLC
CIVIL • STRUCTURAL • SURVEYING
CDC-ENGINEERS.COM
575 OLDE WORTHINGTON ROAD, SUITE 100, WESTERVILLE, OH 43082
PHONE: (614) 540-6633 FAX: (614) 540-6633

JARED R. GRAY 2
LICENSED PROFESSIONAL ENGINEER
No. 128403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

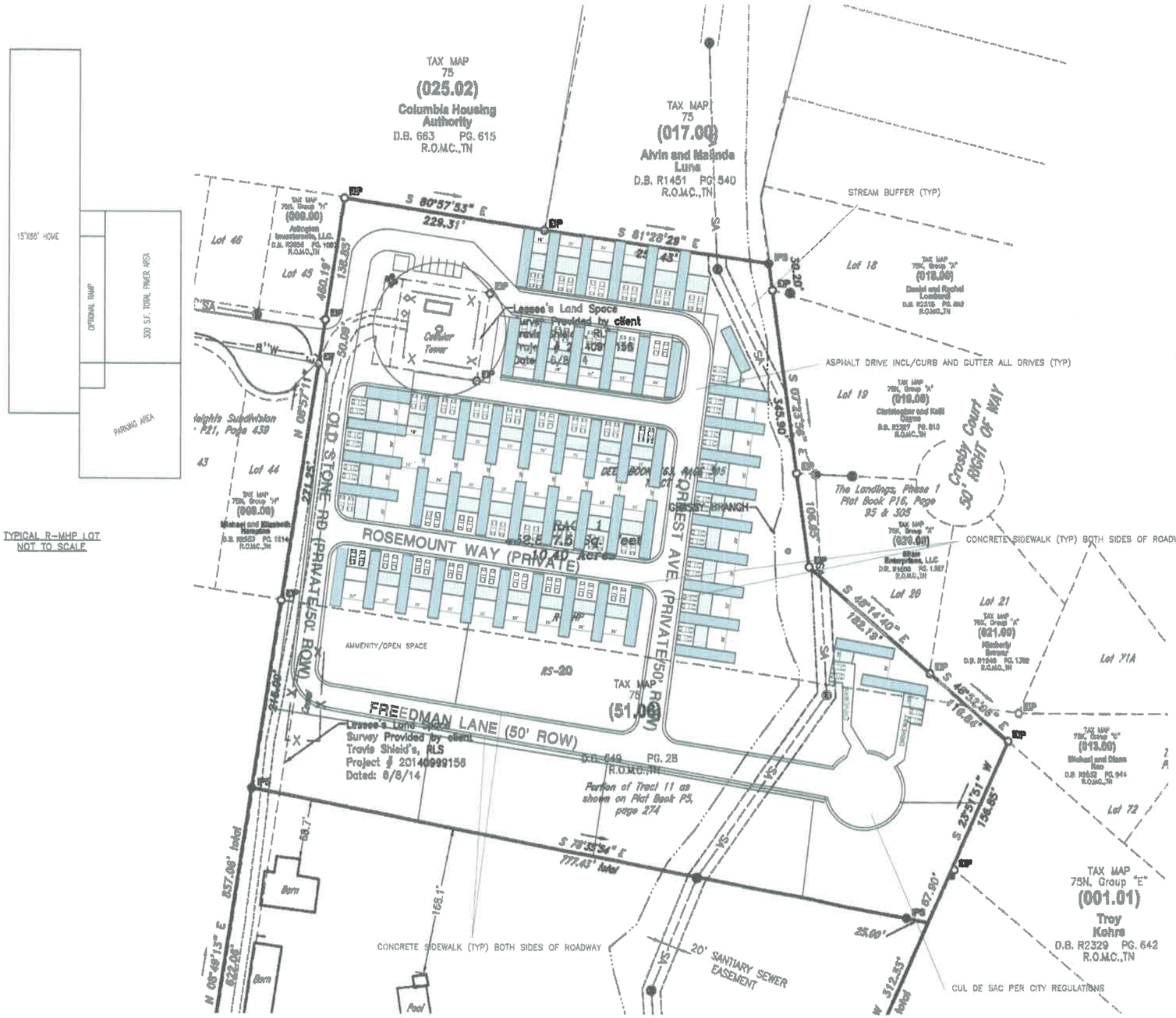
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

EXISTING CONDITIONS PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C0



APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20

ACREAGE OF SITE: 10.40± ACRES

SQUARE FOOTAGE OF SITE: 452,838± S.F.

DISTURBED ACREAGE: 8.48± ACRES

MINIMUM BUILDING SETBACK LINES:
FRONT: HPR
SIDE: HPR
REAR: HPR

OWNER\APPLICANT:

P-R PORTER LLC
1700 N 3RD AVE UNIT A
Nashville, TN 37203-2771

CONTACT:
BLAKE SEEBERGER

APPLICANT: CIVIL ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

THIS DEVELOPMENT WILL BE AN HORIZONTAL PROPERTY REGIME (HPR)

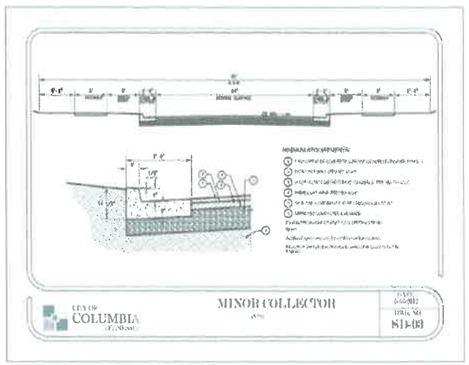
ALL LOT AREAS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY - HPR IS ACROSS THE WHOLE TRACT

PROPOSED BUILDING USE: RESIDENTIAL-MULTI FAMILY

SEE THE FOLLOWING WEBSITE https://www.columbiatn.com/220/Standard-Details-Drawings FOR DETAILS ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



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CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
8170 COLEY DAVIS RD. NASHVILLE, TN. 37221
PHONE: (615) 837-0900 FACSIMILE: (615) 833-2007

JARED R. GRAY LICENSED PROFESSIONAL ENGINEER No. 109403 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C1

54 UNITS
61 LOTS

TAX MAP 75 (025.02) Columbia Housing Authority D.B. 663 PG. 615 R.O.M.C.,TN

TAX MAP 75 (017.00) Alvin and Malinda Luna D.B. R1451 PG. 540 R.O.M.C.,TN

STREAM BUFFER (TYP)

Lot 46

Lot 45

Lot 44

Lot 43

Lot 18 — TAX MAP 75N, Group "A" (018.00) Daniel and Rachel Lombard D.B. R2315 PG. 899 R.O.M.C.,TN

Lot 19 — TAX MAP 75N, Group "A" (019.00) Christopher and Kelli Dagna D.B. R2267 PG. 810 R.O.M.C.,TN

Lot 20 — TAX MAP 75N, Group "A" (020.00) SH GP Enterprises, LLC D.B. R1600 PG. 1,167 R.O.M.C.,TN

Lot 21 — TAX MAP 75N, Group "A" (021.00) Kimberly Bowers D.B. R1948 PG. 1,393 R.O.M.C.,TN

Lot 71A

Lot 72

TAX MAP 75N, Group "E" (001.01) Troy Kehrs D.B. R2329 PG. 642 R.O.M.C.,TN

Crosby Court 50' RIGHT OF WAY

The Landings, Phase 1 Plat Book P16, Page 95 & 325

Collier Tower

Lessee's Land Space Provided by client

OLD STONE RD. (PRIVATE 50' ROW)

ROSEMOUNT WAY (PRIVATE)

FOREST AVE. (PRIVATE 50' ROW)

CREEK BRANCH

AMMENITY/OPEN SPACE

10.40 Acres

RS-20

TAX MAP 75 (51.00)

FREEDMAN LANE (50' ROW)

Lessee's Land Space Survey Provided by client Travis Shield's, RLS Project # 20140099156 Dated: 6/6/14

D.B. 649 PG. 28 R.O.M.C.,TN

Portion of Tract 11 as shown on Plat Book P5, page 274

20' SANITARY SEWER EASEMENT

Barn

Barn

Pool

S 80°57'53" E 229.31'

S 81°28'29" E 25.43'

S 07°33'55" E 365.90'

S 45°14'40" E 182.19'

S 45°32'06" E 116.84'

S 23°51'51" W 156.85'

S 78°33'54" E 777.43' total

N 08°49'13" E 837.08' total

N 08°57'11" W 211.23'

S 67.90'

W 312.33' total

138.85'

462.19'

50.09'

214.60'

168.1'

68.7'

322.06'

365.90'

100.35'

30.20'

25.60'

CIVIL DESIGN CONSULTANTS, LLC
CIVIL • DESIGN • CONSULTANTS, LLC
P.O. BOX 1447 COLUMBIA, TN. 38402
PHONE: (931) 626-0376 EMAIL: JARED@CDCTN.NET

JARED R. GRAY — No. 108402 — STATE OF TENNESSEE

HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT DIMENSION PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO. C1A

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

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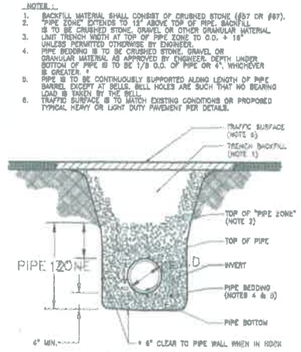
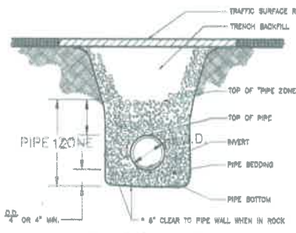


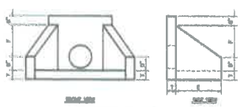
SEWER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

NOTE :
SEE PROJECT SPECIFICATIONS FOR TRENCHING BEDDING, PIPELAYING, BACKFILLING, TRAFFIC SURFACE REPAIR AND OTHER PERTINENT REQUIREMENTS IN TRAFFIC AREAS .



WATER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

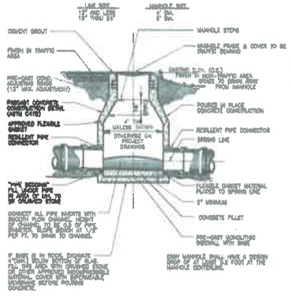
TABLE OF DIMENSIONS					
SIZE	A	B	C	E	F
24"	24"	12"	6"	6"	6"
30"	30"	15"	6"	6"	6"
36"	36"	18"	6"	6"	6"
42"	42"	21"	6"	6"	6"
48"	48"	24"	6"	6"	6"
54"	54"	27"	6"	6"	6"
60"	60"	30"	6"	6"	6"
66"	66"	33"	6"	6"	6"
72"	72"	36"	6"	6"	6"



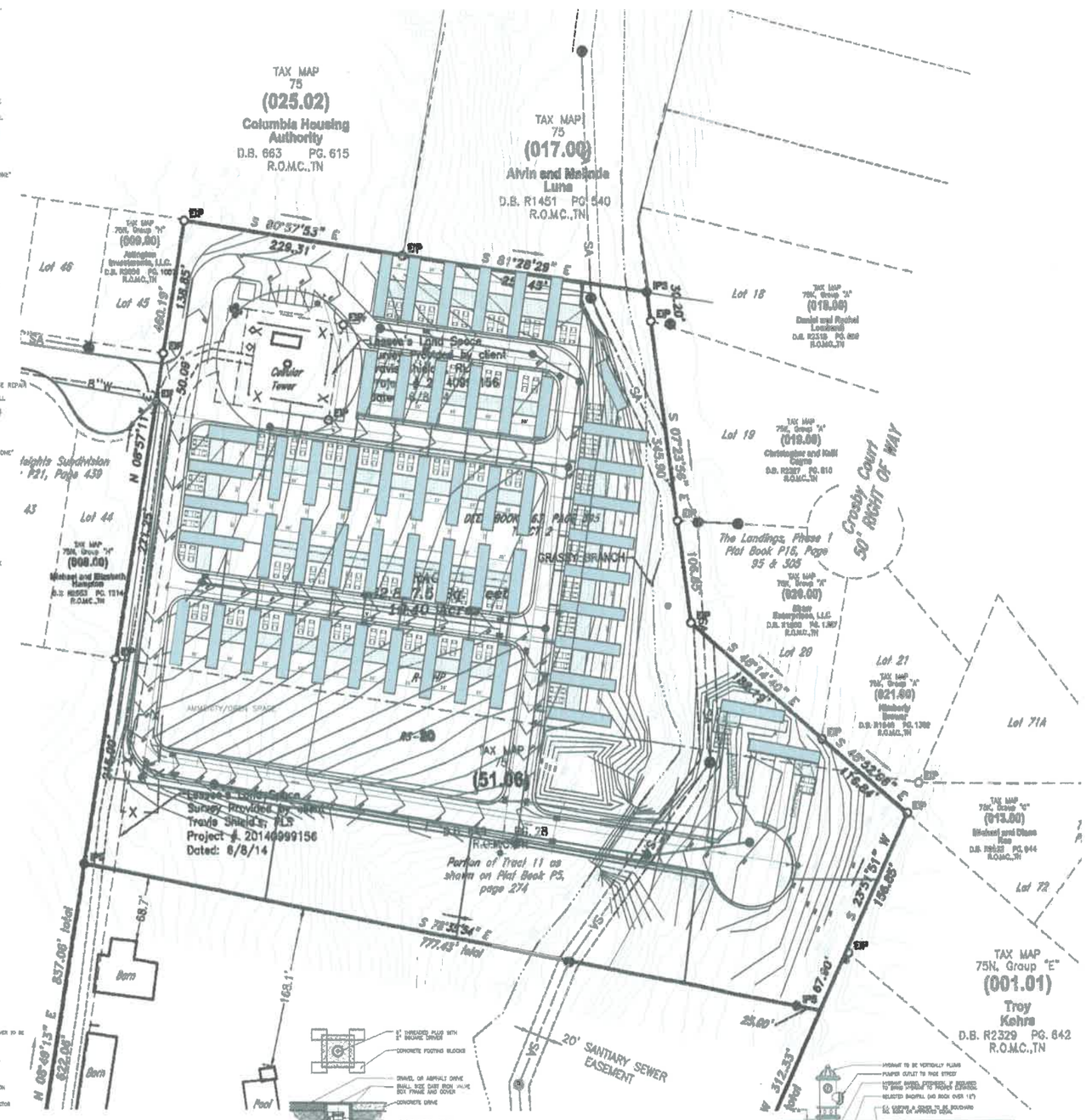
CONCRETE HEADWALL
NOT TO SCALE

NOTE : MANHOLE DIAMETER SIZING SHALL BE AS FOLLOWS

LINE SIZE	MANHOLE SIZE
12" AND LESS	4' DIA.
15" AND 18"	5' DIA.



STANDARD MANHOLE
(PRE-CAST AND POURED IN PLACE CONSTRUCTION)


TAX MAP 75N, Group "E" (009.00) Ashington Investments, LLC D.B. R2604 PG. 1007 R.O.M.C.,TN
TAX MAP 75N, Group "E" (008.00) Michael and Elizabeth Hampton D.B. R2553 PG. 1314 R.O.M.C.,TN
TAX MAP 75N, Group "E" (010.00) Alvin and Malinda Luna D.B. R1451 PG. 540 R.O.M.C.,TN
TAX MAP 75N, Group "A" (018.00) Daniel and Rachel Lockhart D.B. R2318 PG. 859 R.O.M.C.,TN
TAX MAP 75N, Group "A" (019.00) Christopher and Kelli Capps D.B. R2327 PG. 810 R.O.M.C.,TN
TAX MAP 75N, Group "A" (020.00) Silver Enterprises, LLC D.B. R1880 PG. 1367 R.O.M.C.,TN
TAX MAP 75N, Group "A" (021.00) Kimberly Bennett D.B. R1948 PG. 1392 R.O.M.C.,TN
TAX MAP 75N, Group "A" (013.00) Michael and Diane Rau D.B. R2533 PG. 944 R.O.M.C.,TN
TAX MAP 75N, Group "E" (001.01) Troy Kahrs D.B. R2329 PG. 842 R.O.M.C.,TN
TAX MAP 75 (025.02) Columbia Housing Authority D.B. 663 PG. 615 R.O.M.C.,TN
TAX MAP 75 (017.00) Alvin and Malinda Luna D.B. R1451 PG. 540 R.O.M.C.,TN
TAX MAP 75 (51.06) Larry's Land Surveying Survey Provided by: Travis Shields, PLS Project # 20140999156 Dated: 8/8/14
Lot 46
Lot 45
Lot 44
Lot 43
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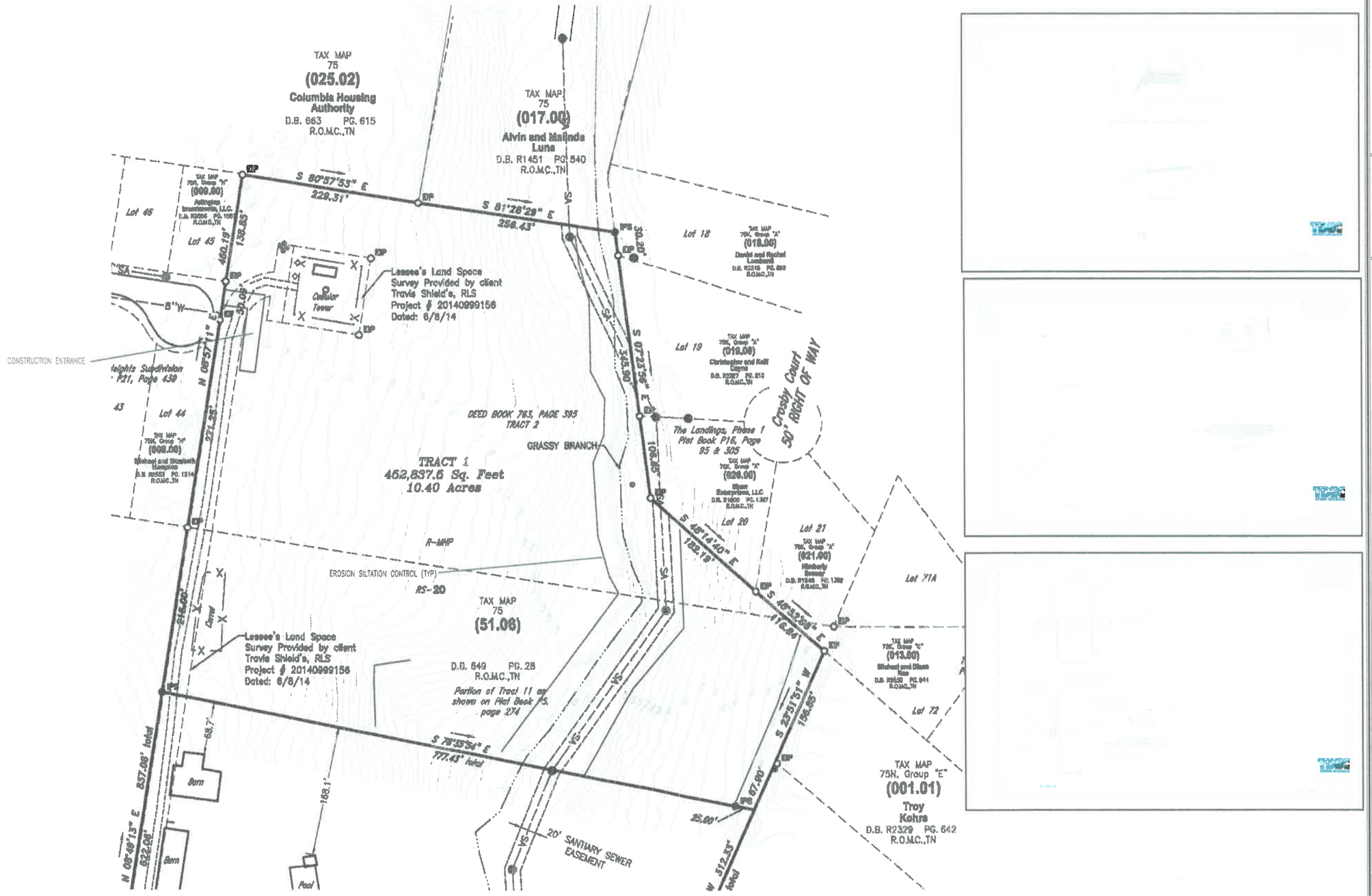


IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC

JARED R. GRAY LICENSED PROFESSIONAL ENGINEER No. 128403 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

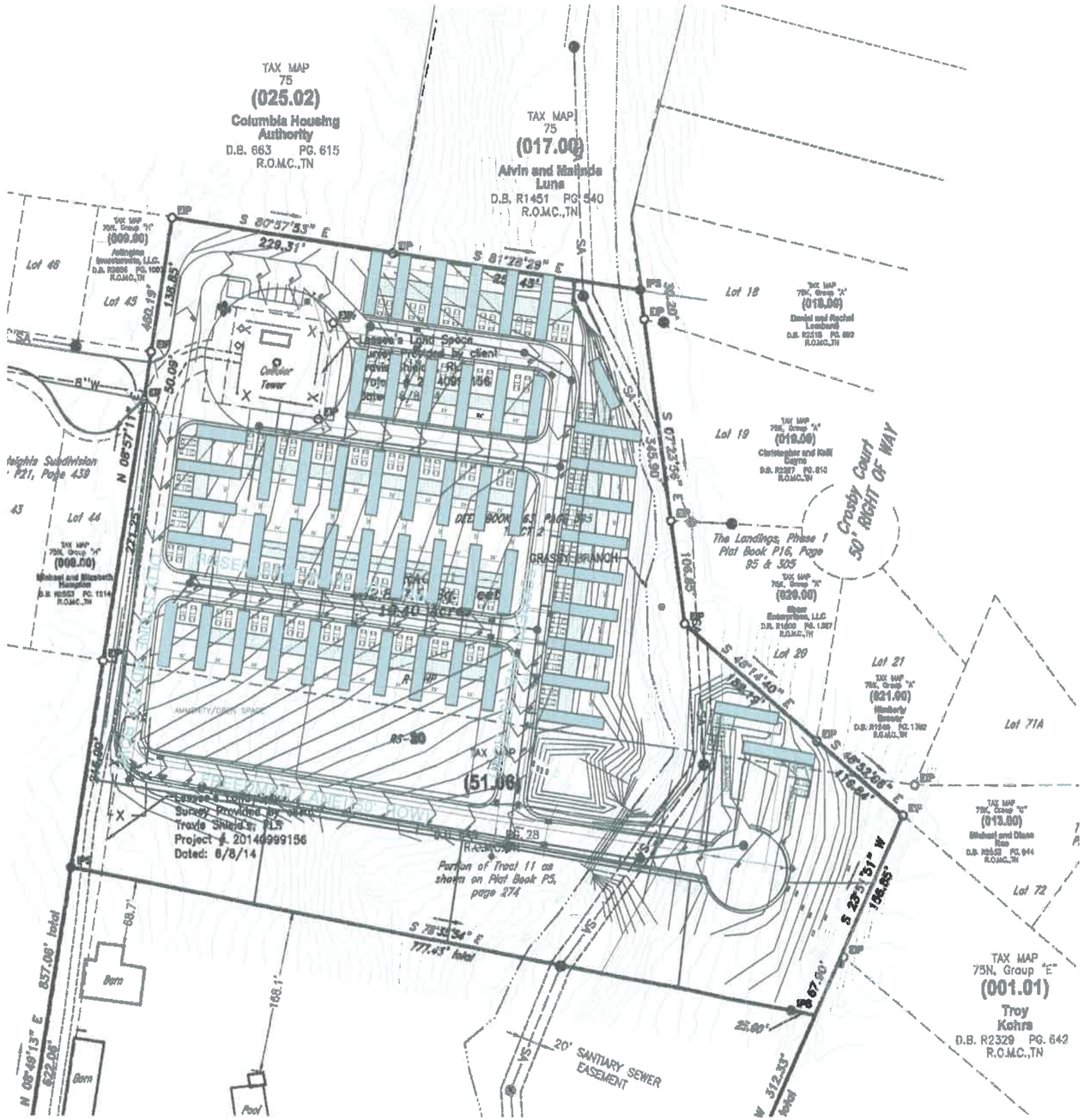
STORMWATER PLAN – INITIAL

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.

C3



AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

ENGINEER 12-20-21 DATE

I, JARED GRAY, PE, CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION CONTROL SPECIALIST 12-20-21 DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS ---- ---- ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

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CIVIL DESIGN CONSULTANTS, LLC
CIVIL • DESIGN • CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
1178 CROFT PARK DR. • MURFREESBORO, TN 37130
PHONE: (615) 217-0900 • WWW.CIVILDESIGNLLC.COM

JARED R. GRAY — LICENSED PROFESSIONAL ENGINEER — No. 108403 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

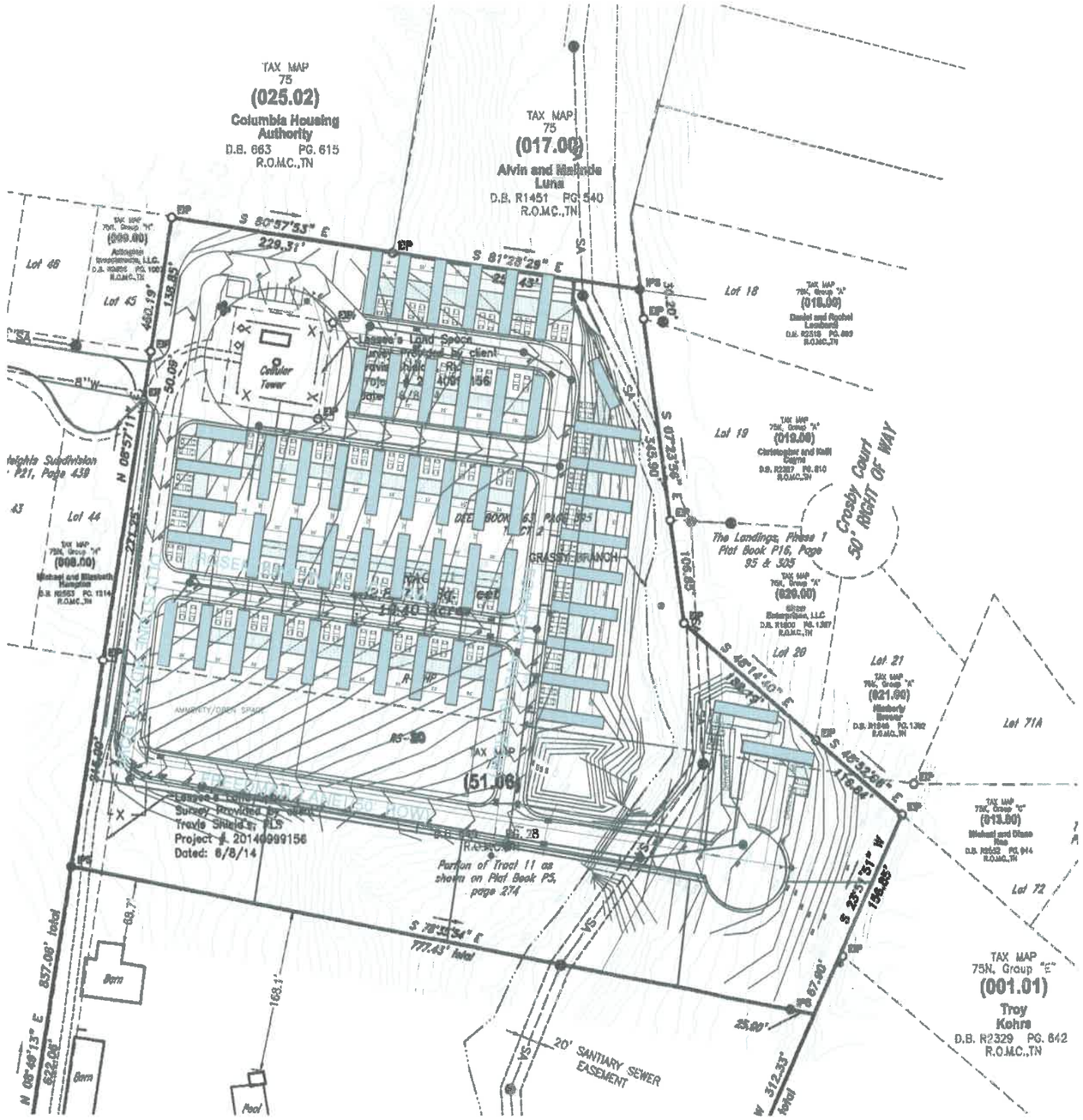
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INTERMEDIATE

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C4



STORMWATER MAINTENANCE NOTE:

HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE RECORDED LONG TERM MAINTENANCE PLAN.

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1-615-366-1987
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CIVIL DESIGN CONSULTANTS, LLC
CIVIL • CONSTRUCTION • CONSULTANTS, LLC
1308 NOLENSVILLE PIKE, NASHVILLE, TENNESSEE 37217
PHONE: (615) 776-4054 WWW.CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY
LICENSED PROFESSIONAL ENGINEER
No. 109403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

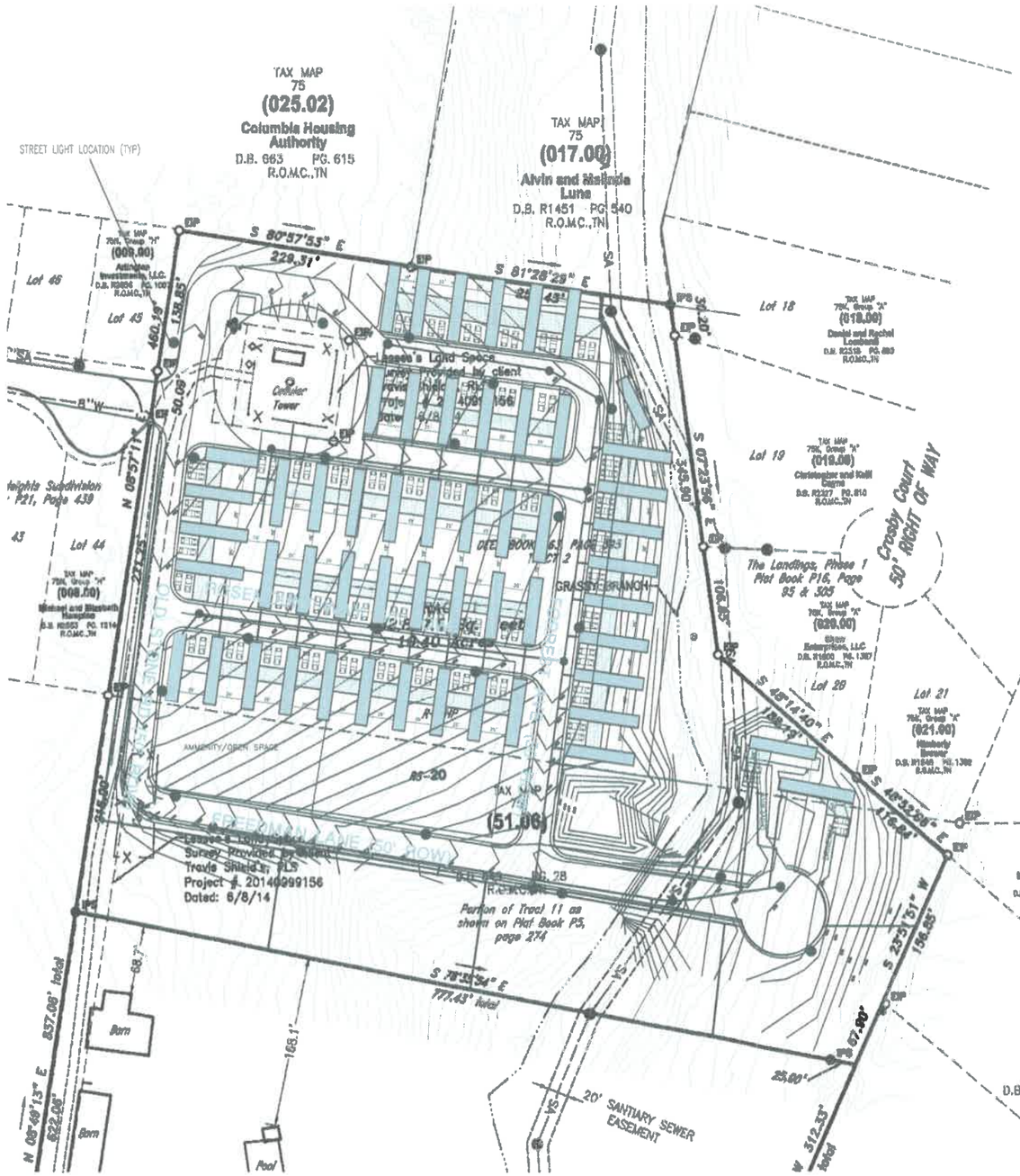
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

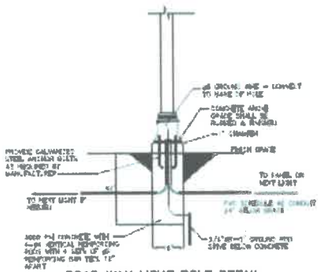
SHEET NO.
C5



CITY OF COLUMBIA TENNESSEE

STANDARD STREET LIGHT

DATE 4-13-201
DWG NO. PD-03



ROAD WAY LIGHT POLE DETAIL

TYPE "G" FIXTURE DETAIL

APPROXIMATE FOOTCANDLE PER FIXTURE

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1-615-366-1987
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CIVIL DESIGN CONSULTANTS, LLC
DESIGN ENGINEERS
CIVIL DESIGN CONSULTANTS, LLC
1661 INTERNATIONAL BLVD., SUITE 100
OAKBROOK TERRACE, IL 60181
PHONE: (615) 319-2724 WWW.CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY
LICENSED PROFESSIONAL ENGINEER
No. 108403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

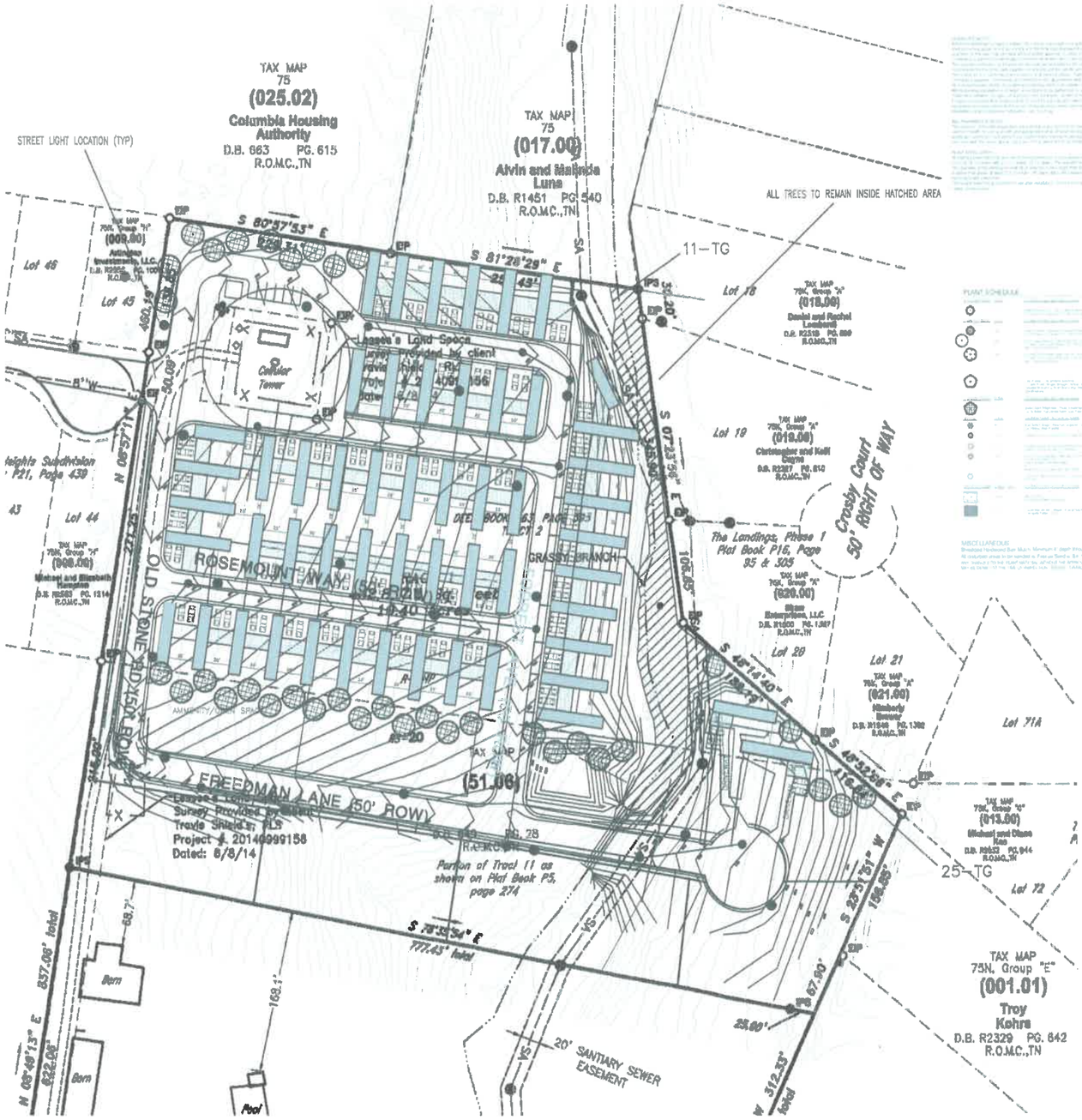
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE PHOTOMETRIC PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C6



FENCING NOTE: ENTIRE BOUNDARY OF R-MHP SHALL BE SURREOUNDED BY A OPAQUE 6' TALL MINIMUM FENCE. FENCE IS TO BE MAINTAINED BY HOA ORNAMENTAL SHRUBS SHALL BE PLANTED IN BETWEEN THE UNITS AS REQUIRED BY CITY REGULATIONS.

The minimum width of a landscaped zone is 5 feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.

The minimum area of a landscaped zone is 75 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square feet landscaped areas or zones shall be saturated with profuse groundcover and/or brushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.

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1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
Civil Engineering & Land Planning
CIVIL DESIGN CONSULTANTS, LLC
1661 Murfreesboro Pike, Suite 200
Nashville, TN 37217
PHONE: (615) 319-4500 FAX: (615) 319-4501

JARED R. GRAY
LICENSED
No. 108402
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LANDSCAPE ARCHITECTURE PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
L1

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
21-0195

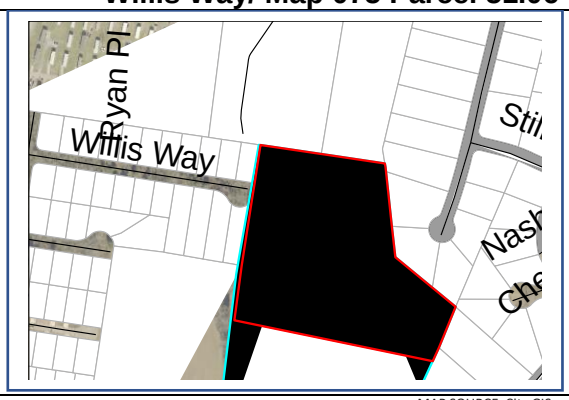
APPLICANT/PROPERTY OWNER
Civil Design Consultants / Alvin Luna

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Willis Way/ Map 075 Parcel 51.06

SUMMARY OF REQUEST: **Site Plan Approval (Manufactured Home Park).**

This request is for the site plan approval of a 54-lot manufactured home park (*Legacy at Highland Estates*). The property has a zoning of RMHP (*Residential Manufactured Home Park*) and RS-20 (*Low-Density Residential*).



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-20 (*Low-Density Residential*); R-MHP (*Residential Mobile Home Park*).	Vacant Land	R (RS-10); RM-1 (Multi-Family) RS-20/ RS-40	54 Lot Manufactured Home Park	10.40 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood. This future land use characterized for the subject property includes low density single-family residential where infrastructure is available to support new development.

PROPERTY HISTORY:

November 10th, 2021. 21-0199. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to RS-10. Denied recommendation by Planning Commission.

September 8th, 2021. 21-0174. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to R-6 (*medium-density residential)*. Denied recommendation by Planning Commission.

July 14th, 2021. 21-0119. Request from Civil Design Solutions for the annexation and plan of services for tax map 075, parcel 51.06 & 17 from R-MHP (*Manufactured Home Park*) to RM-1 (*high-density residential)*. Denied recommendation by Planning Commission.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

As highlighted in section 8.3.2 below; this proposed manufactured home park would not meet the criteria of the limited use standards in that the stand layout does not indicate the minimum setback of 10' feet from the nearest edge of the street and that the manufactured home does not indicate that it will cover more than 25% of the manufactured home stand (*lot*). Proposed lots are shown on the site plan within the section of the property that is zoned RS-20 that do not indicate proposed use. Two additional mobile homes pads are shown with access from a proposed right-of-way outside the confides of the manufactured home park. Any proposed residential use on these lots would be required to follow the minimum RS-20 building setbacks with a 30' front and rear setback when including a 15' side setback.

Landscaping/Buffering:

Article 11.2.7 of the City of Columbia Zoning Code highlights the required buffering opacity between this zoning district of R-MHP and RS-10 as having a 0.6/ 25' wide landscaping buffer. This landscape buffer shall be provided on the east and west property lines. A 0.4/ 15' wide landscape buffer shall be provided on the north property line abutting an RM-1 Zoning District, and 0.6/ 25' landscape buffer shall be provided for the manufactured home park property abutting an RS-40 Zoning District. The Manufactured Home Park Zoning abutting an RS-20 Zoning District to the south shall provide a 15' wide landscaping buffer. In addition to 11.2.7, the zoning code has additional requirements (11.2.7 B) that projects in the R-MHP District provide a continuous, opaque fence at least eight feet in height. No landscape buffer or fence has been shown on this master site plan.

Parking:

The parking ratio for the development requires 1 parking stall per unit. Adequate parking has been indicated.

Amenities:

No specific amenities have been indicated in this proposed manufactured home park. An amenity lot has been shown in the RS-20 zoned section of the parcel that is not part of the manufactured home park under review.

See additional Technical Comments attached.

***MANUFACTURED HOME STAND**: That part of an individual manufactured home space which has been reserved for the placement of the manufactured home.*

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

Section 8.3.2 Limited Use Standards for Residential Uses. Manufactured Home Parks

Commentary: *Manufactured home parks should be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy residential environment.*
Manufactured home parks shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:

General

a. Applications for a multi-family dwelling shall be subject to the Site Development Plan Review requirements of Sec. 3.5 and shall require Planning Commission approval.
b. Where permitted, manufactured homes shall be located to minimize hazards due to possible subsidence, flood or erosion, or insect or rodent infestation.
c. Landscaping and buffering shall be provided in conformance with Article 11. A planting plan shall be submitted with the final site development plan.

Services and Facilities 2.

Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982) including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), which is hereby adopted by reference.
a. Each manufactured home park shall be served by a public water supply of adequate quantity, quality and pressure. Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each manufactured home located within the park.
b. Each and every manufactured home within a manufactured home park shall be served by a central sewage collection and treatment system.
c. Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Sec. 12.5, Screening.
d. Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
e. All manufactured home sites shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.

Access and Circulation 3.

a. A safe, convenient, all season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
b. Direct vehicular access to the manufactured home park shall be provided by means of an abutting improved public street or way and access to each manufactured home stand shall be by a permanently maintained private street or way which is protected by a permanent easement. Sole vehicular access shall not be by an alley.
c. All vehicular use areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the project.

The Individual Manufactured Home Lot

a. The limits of each manufactured home lot shall be marked on the ground by suitable means. Location of lot limits on the ground shall be the same as shown on accepted plans.

b. Manufactured homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

Site plan based off of typical lot submitted does indicate that manufactured homes will have a minimum side-to-side clearance of 25 feet; however, one lot does indicate a side to side clearance of only 18'.

c. There shall be a minimum distance of ten feet between the nearest edge of any manufactured home stand and an abutting street.

Site plan based off of typical lot does not indicate that manufactured homes will have a minimum 10-foot setback from nearest edge to abutting street.

d. Manufactured home lot coverage may not exceed 50%. The manufactured home stand may not cover more than 25% of the lot.

Site plan based off does not indicate that manufactured home will not cover more than 25% of the lot.

e. Each manufactured home lot shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than 300 square feet with a minimum dimension of 15 feet. This area shall not be counted towards required Open Space

f. All manufactured home stands shall be connected to common walks, streets, driveways, garages, and parking spaces by individual walks. Such individual walks shall have a minimum width of two feet and be constructed of concrete, pavers, or similar dust-free, all-weather material. Sec.

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	221 PORTER CIRCLE		
	TAX MAP: 075		PARCEL: 51.06
SUMMARY OF NATURE OF REQUEST AND WORK	REQUEST FOR SITE PLAN APPROVAL STRAIGHT ZONE COMPLIANCE FOR MANUFACTURED AND MODULAR HOMES		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	MTG HELD NOV 15	*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 MHP SITE PLAN	<u>Annexations/Rezoning:</u> • 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 <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. 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	CIVIL DESIGN CONSULTANTS	PHONE	615-638-8207
ADDRESS	8170 Coley Davis Rd., Nashville 37221	EMAIL	jared@civilconsultants.net

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

PROPERTY OWNER

NAME	Alvin Luna	PHONE	
ADDRESS	911 Baker Rd.	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.

Jared R. Gray, PE		12-20-2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE

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

Alvin and Malinda Luna	Submittal allowed by Affidavit	
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

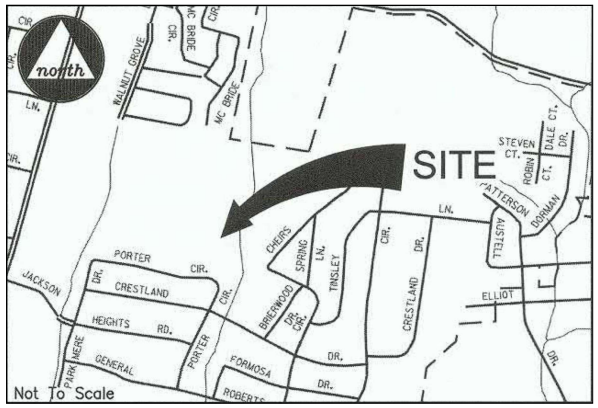
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

SITE PLANS
FOR
LEGACY AT HIGHLAND ESTATES
PENTAGON HOLDINGS LLC - DEVELOPER
WILLIS WAY

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC



LOCATION MAP- NTS

INDEX OF SHEETS

SHEET	DESCRIPTION
CS	COVER SHEET
C0	EXISTING CONDITIONS PLAN
C1	SITE LAYOUT PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
C3	STORMWATER PLAN - INITIAL
C4	STORMWATER PLAN - INTERMEDIATE
C5	STORMWATER PLAN - FINAL
C6	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

CURRENT ZONING: MHP\RS20

PROPERTY INFORMATION:

OWNER: ALVIN TYLER LUNA
921 BAKER RD.
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 75 PARCEL 51.06
DEED BOOK: 649 PG 28

OPTIONEE\DEVELOPER
BLAKE SEEBERGER
1600 Division St Ste 700
Nashville, TN 37203-2771

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A MANUFACTURED AND MODULAR HOME DEVELOPMENT

CITY OF COLUMBIA, TENNESSEE
MAURY COUNTY

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

CIVIL DESIGN CONSULTANTS, LLC

JAMES R. GRAY
No. 108403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE
COVER SHEET

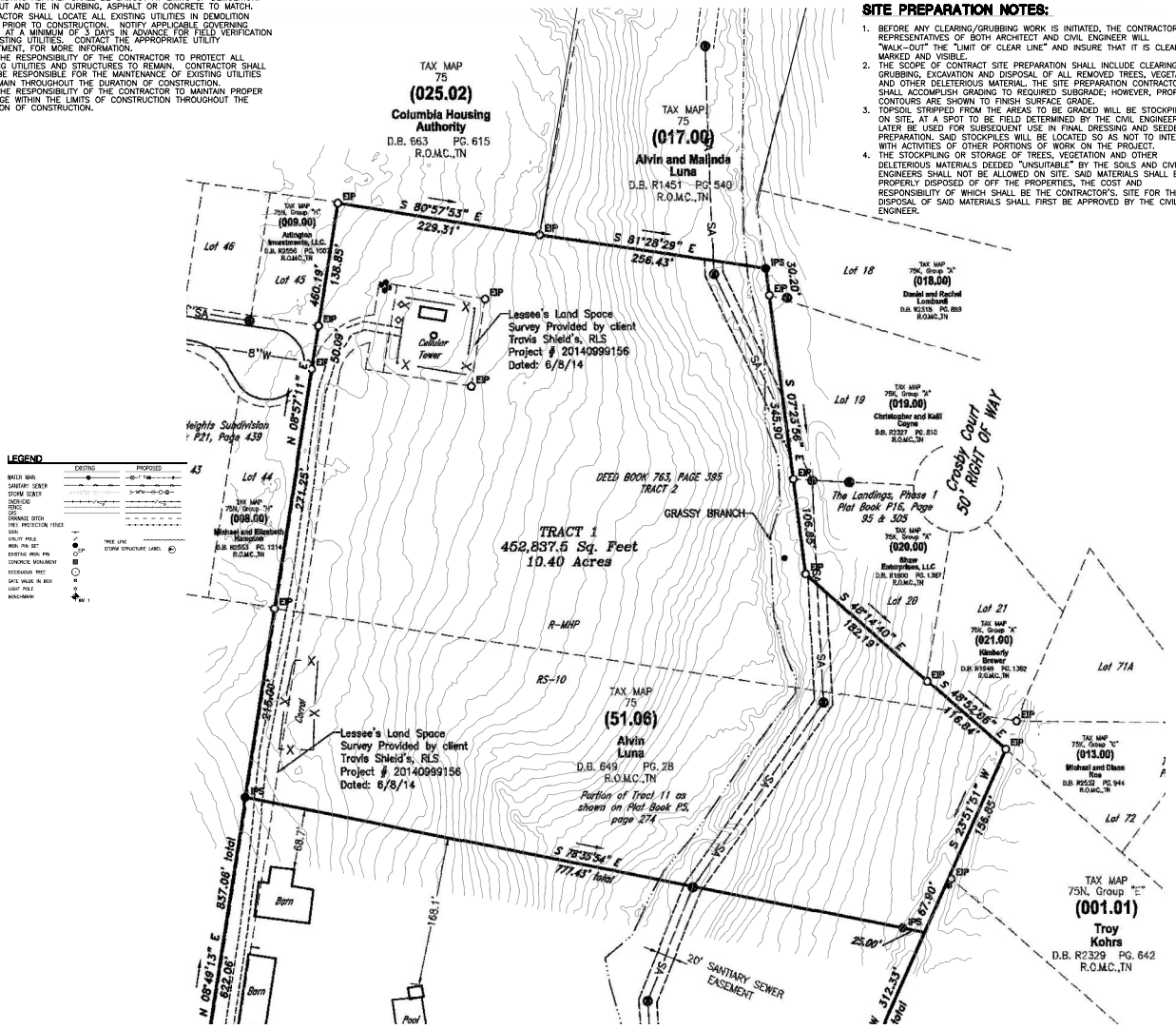
REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	NONE
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
CS

SITE DEMOLITION NOTES:

1. ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION. SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.



SITE PREPARATION NOTES:

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEDED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

GENERAL NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AS HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

EXISTING TREES ALONG PROPERTY LINE SHALL BE LOCATED AND PRESERVED WHERE POSSIBLE UPON STAKING OF PROPERTY LINE.
SEE STORMWATER SHEET C4 FOR TREE PROTECTION DETAIL.

SEE SHEET C1 FOR PROPOSED LOCATION OF THE CROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/PUDE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLC
100 LUTHER ROAD
DICKSON, TN PHONE: 615-351-7367

CLEARING AND GRUBBING NOTE:

ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

SITE BENCHMARK NOTE:

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE ACREAGE:

SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP. R20

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. 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 CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, AND OTHERS. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

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1-615-366-1987
TENNESSEE ONE CALL IT'S THE LAW

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CIVIL ENGINEERING • LAND PLANNING
972 HIGHLAND MANOR DRIVE, SUITE 100, FRANKLIN, TN 37067
PHONE: (615) 599-8406 FAX: (615) 599-8407 WWW.CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY — No. 109851 — STATE OF TENNESSEE

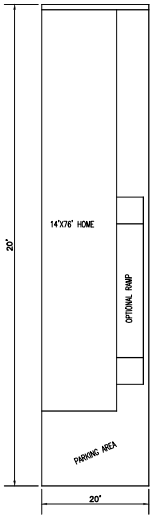
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

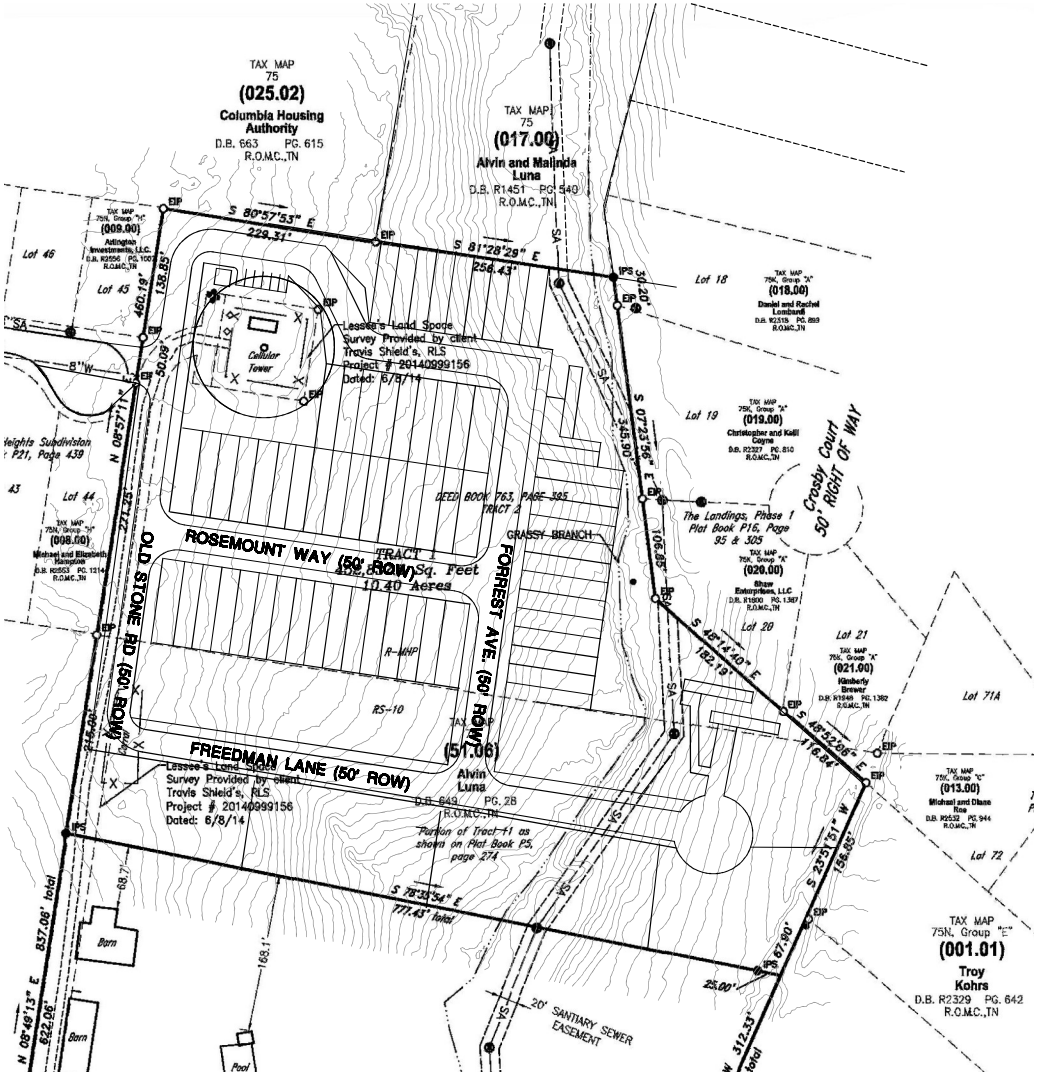
EXISTING CONDITIONS PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C0



TYPICAL R-MHP LOT
NOT TO SCALE



APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20

ACREAGE OF SITE: 10.40± ACRES

SQUARE FOOTAGE OF SITE: 452,838± S.F.

DISTURBED ACREAGE: 8.48± ACRES

MINIMUM BUILDING SETBACK LINES:

FRONT: HPR
SIDE: HPR
REAR: HPR

OWNER\APPLICANT:

PENTAGON HOLDINGS LLC
1600 Division St Ste 700
Nashville, TN 37203-2771

CONTACT:
BLAKE SEEBERGER

APPLICANT: CIVIL ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

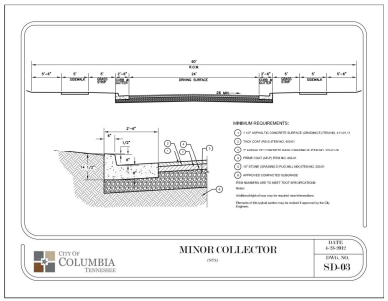
THIS DEVELOPMENT WILL BE AN HORIZONTAL PROPERTY REGIME (HPR)
67 SINGLE FAMILY MANUFACTURED HOMES IN R-MHP ZONE
5 RS20 MODULAR HOMES PROPOSED AGAIN WITHIN HPR
ALL LOT AREAS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY - HPR IS ACROSS THE WHOLE TRACT

PROPOSED BUILDING USE: RESIDENTIAL-MULTI FAMILY

SEE THE FOLLOWING WEBSITE https://www.columbiatn.com/220/Standard-Details-Drawings FOR DETAILS
ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



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JARED R. GRAY
No. 109853
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

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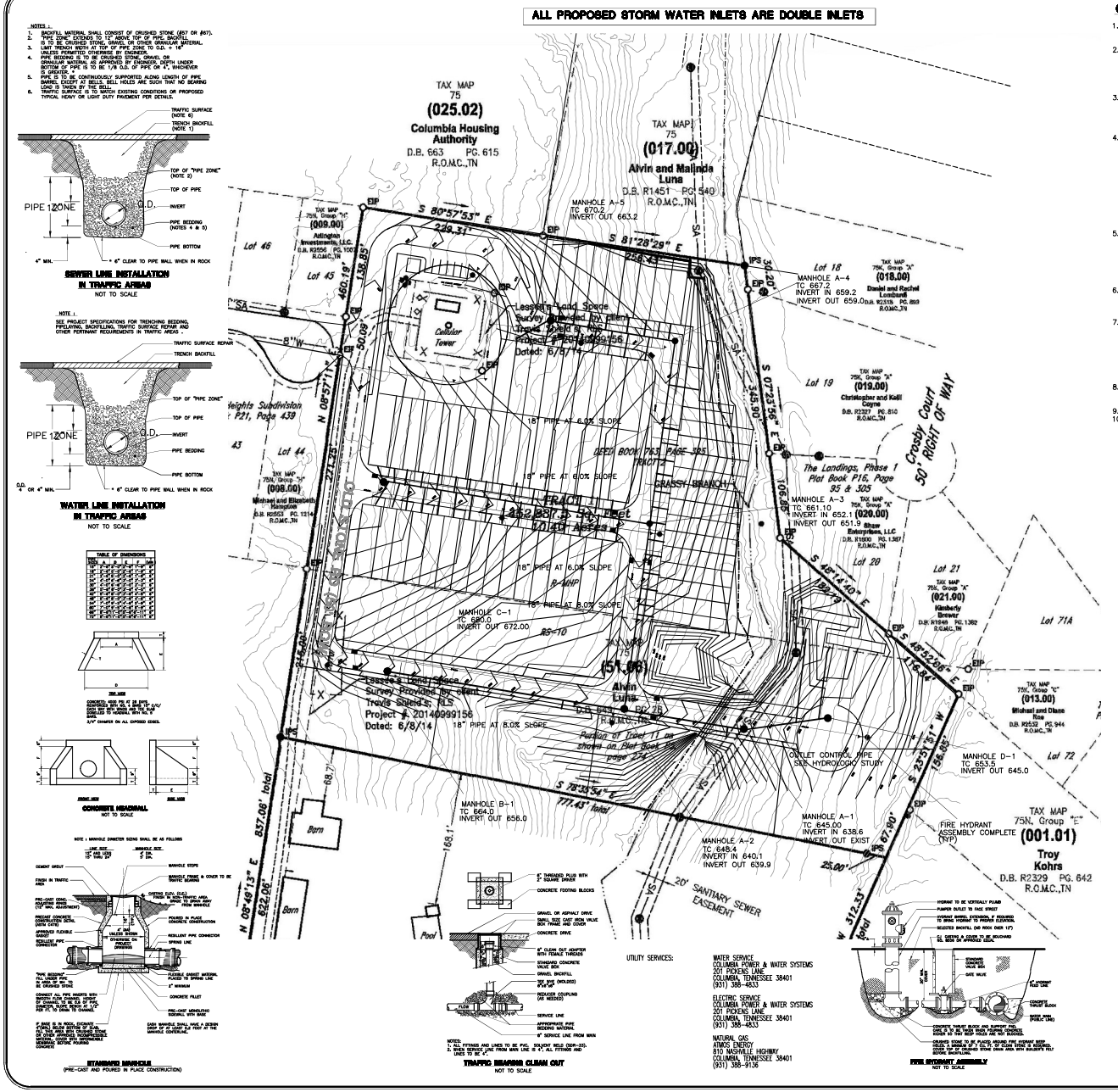

GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE CITY AUTHORITY, UTILITY PROVIDER & STATE AGENCY.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES 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.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH MAXIMUM THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

GENERAL SEWER NOTES:

1. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE ENTITIES AND WATER AUTHORITY 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE SANITARY SEWER LINE EXTENSIONS.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
3. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED FROM PROVIDER PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
6. TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
7. ALL SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN LINE.
8. SANITARY SEWER SERVICES MAY BE EXTENDED FROM MANHOLES AT THE END OF A SEWER LINE ONLY.
9. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES, AND AROUND ALL UTILITIES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES AND LINES, THE ELECTRIC AND/OR GAS COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES. INCLUDING PUBLIC LINES.
11. FOR LOCATIONS AND LENGTHS OF 6-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
12. SANITARY SEWER SERVICE LINES THAT SERVE LOTS ON THE ROADWAY'S LOWER SIDE SHALL BE CONSTRUCTED ON A SLOPE OF 2.00% UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
13. ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
14. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
15. "AS BUILT" DRAWINGS REQUIRED; SEE AUTHORITIES STANDARD SPECIFICATIONS.
16. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
17. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTHEN ASSOCIATES, INC. CIVIL DESIGN CONSULTANTS LLC, ASSUMES NO LIABILITY AS TO ITS ACCURACY. CONTRACTOR TO VERIFY PROPOSED LENGTHS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

CONCRETE WASH DOWN/EQUIPMENT FUELING NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CURRENT LATEST EDITION OF TDECS EROSION AND SEDIMENT CONTROL HANDBOOK.

ADA GRADING NOTE:

CONTRACTOR TO COMPLY WITH THE CURRENT ADA MANDATES WITH RESPECT TO DETECTABLE WARNING STRIPS AND SLOPE REQUIREMENTS FOR ALL HANDICAP ACCESSIBLE PATHS AND PARKING SPACES.

WATER SERVICE LINE NOTE:

ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

SEWER UTILITY NOTE:

CONTRACTOR TO UNEARTH AND VERIFY INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION ALL SEWER MAIN LINES TO BE 8" ALL SEWER SERVICE LINES ARE TO BE 4"

SEWER CLEANOUT NOTE:

CLEANOUTS TO BE PLACED 5' OUTSIDE OF BUILDING – SEE BUILDING PLUMBING PLANS
ALL CLEANOUTS AND MANHOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.

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CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
1775 HOSPITAL RD., FRANKLIN, TN 37067
PHONE: (615) 599-8406 • WEBSITE: CIVILDESIGNLLC.COM

JARED R. GRAY — No. 108651 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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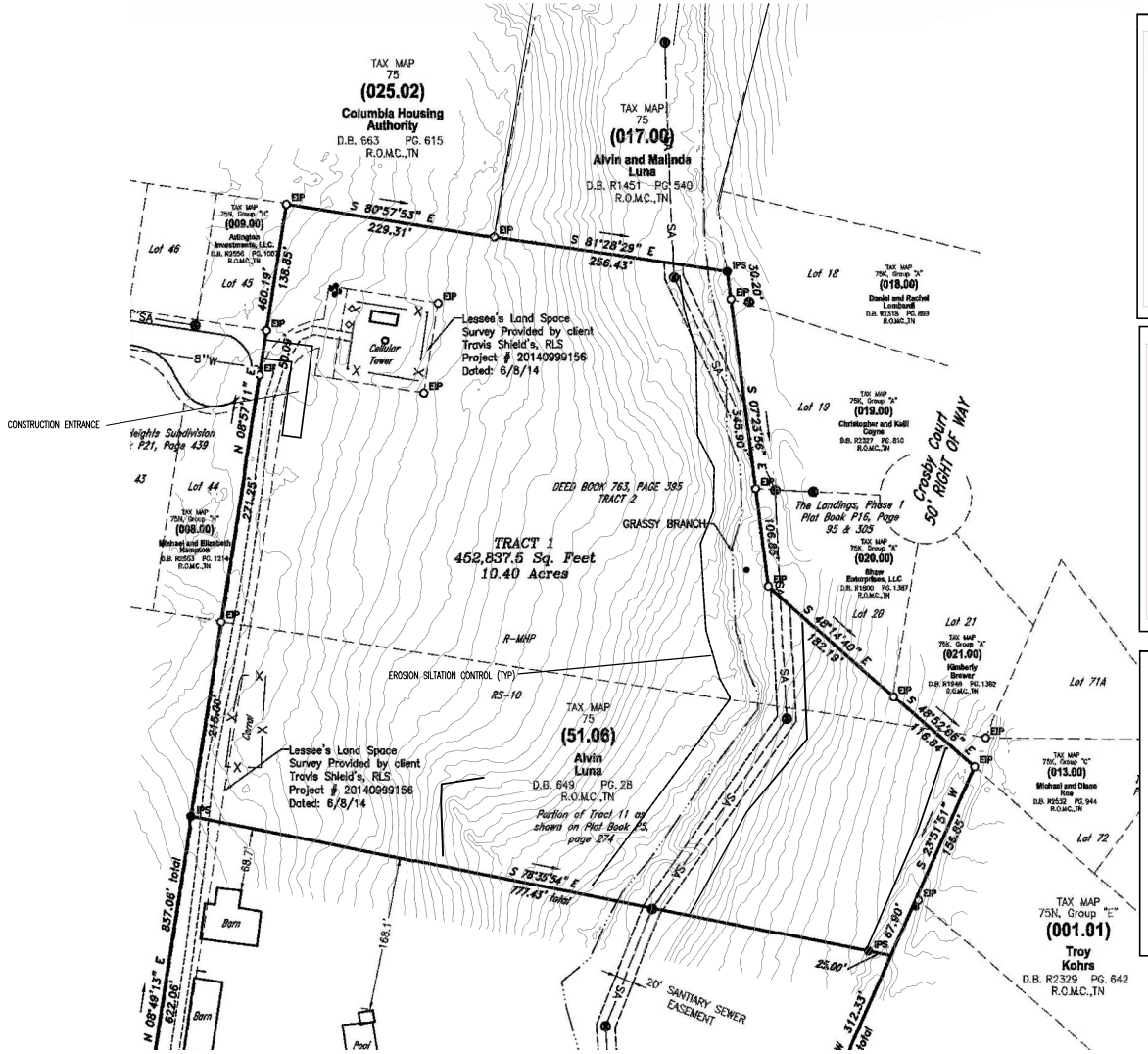

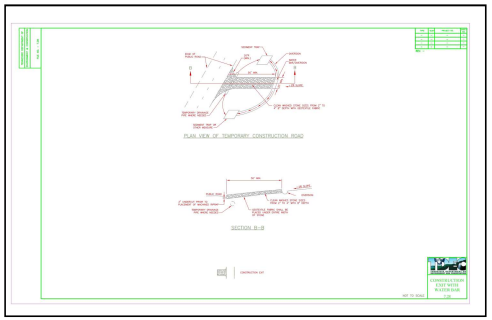

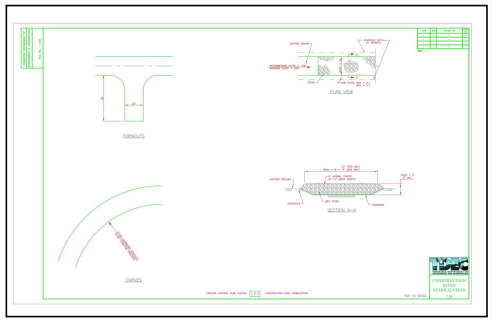

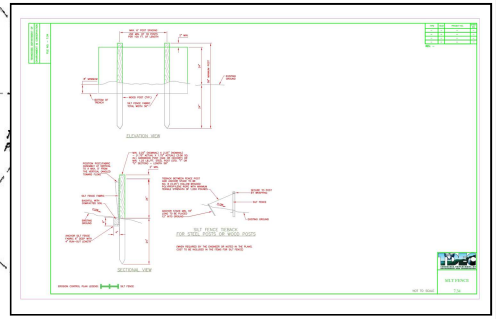

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No. 108403
STATE OF TENNESSEE

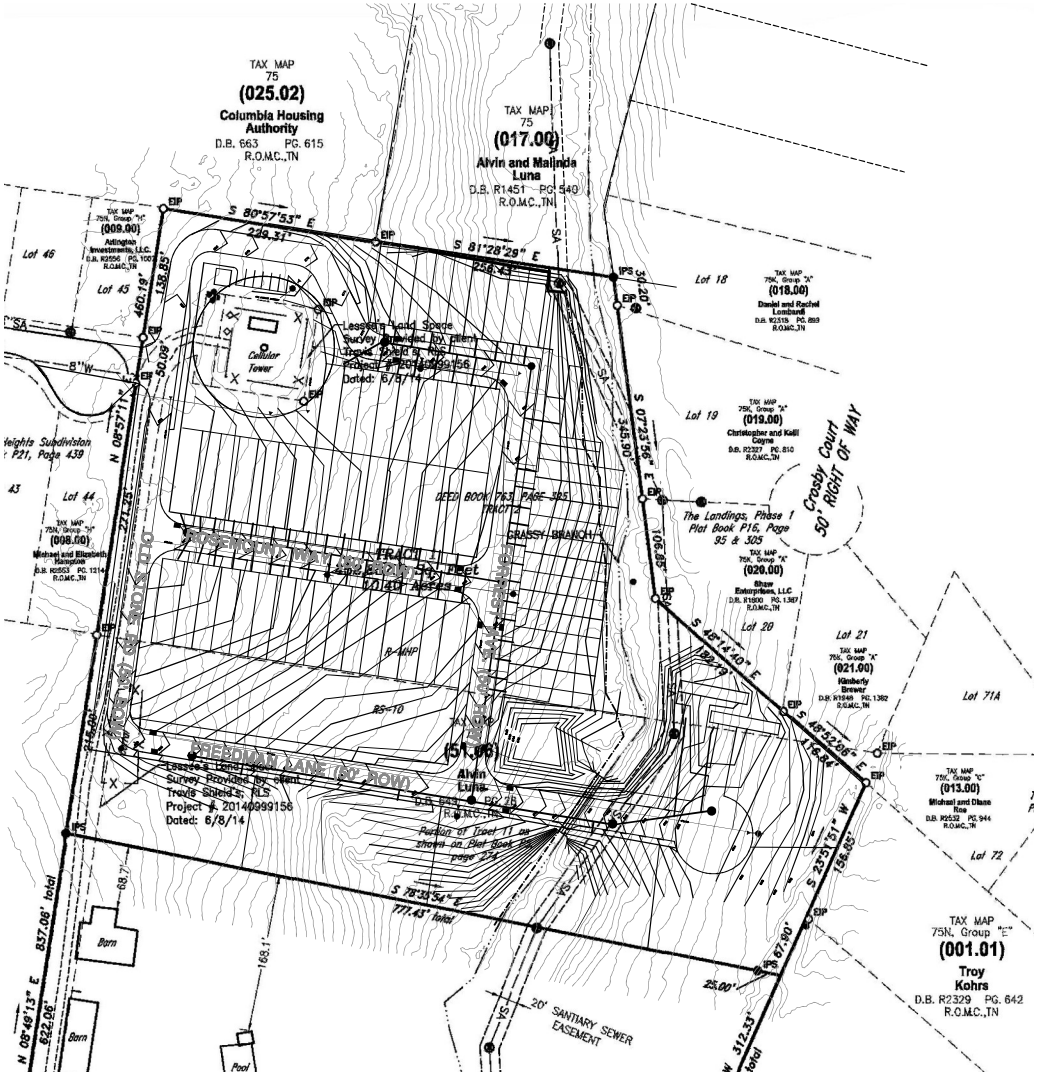
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN – INITIAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C3



AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

ENGINEER — 12-20-21 DATE

I, JARED GRAY, PE , CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION CONTROL SPECIALIST — 12-20-21 DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS ---- ---- ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
P.O. BOX 24, COLUMBIA, TN 38402-0024
PHONE: (931) 388-0673 FAX: (931) 388-0674

JARED R. GRAY No. 109803 STATE OF TENNESSEE REGISTERED PROFESSIONAL ENGINEER

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INTERMEDIATE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
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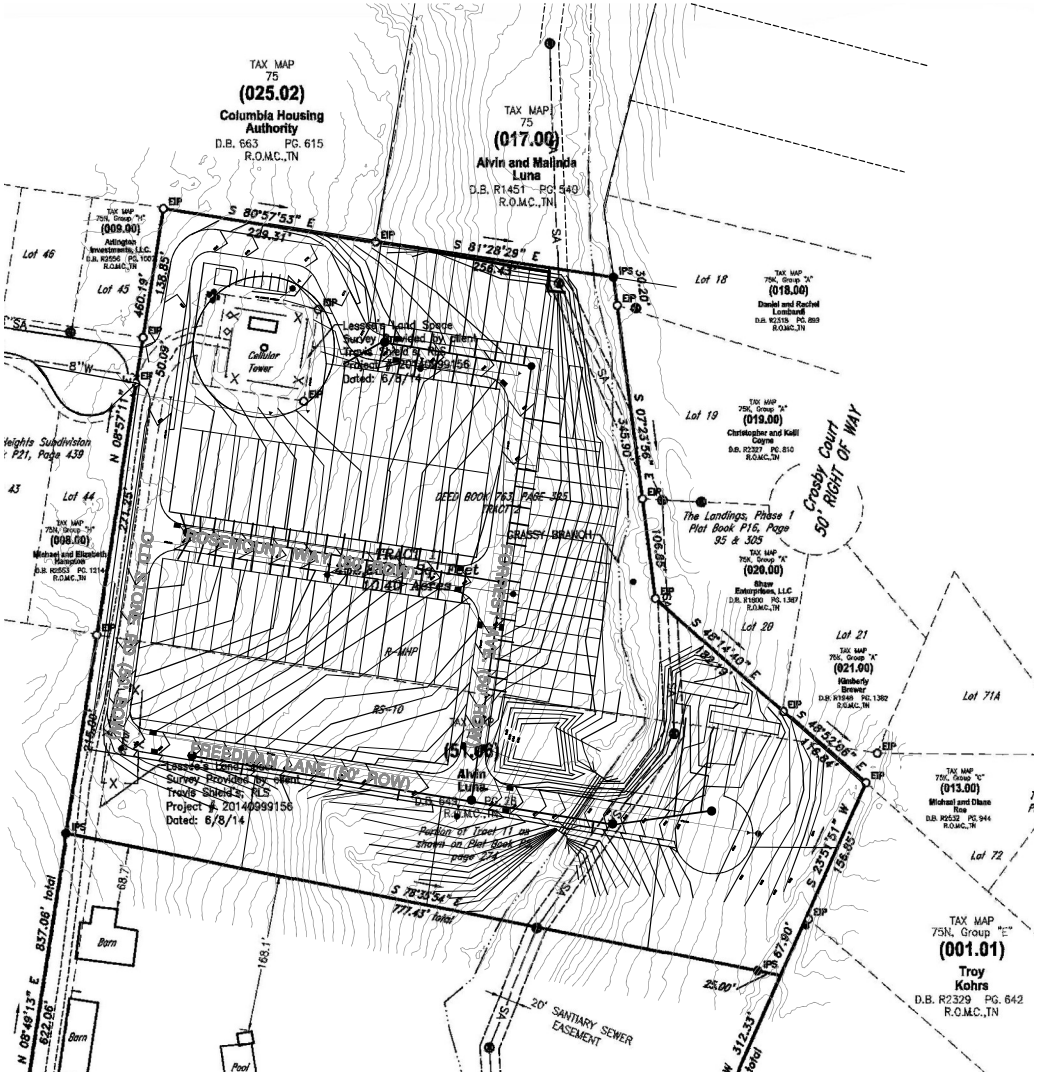
SHEET NO.
C4



STORMWATER MAINTENANCE NOTE:

HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE RECORDED LONG TERM MAINTENANCE PLAN.

IF YOU DIG TENNESSEE...
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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
972 HIGHWAY 96, FRANKLIN, TN
PHONE: 615-771-3005 • FAX: 615-771-3006

JARED R. GRAY
No. 109803
STATE OF TENNESSEE

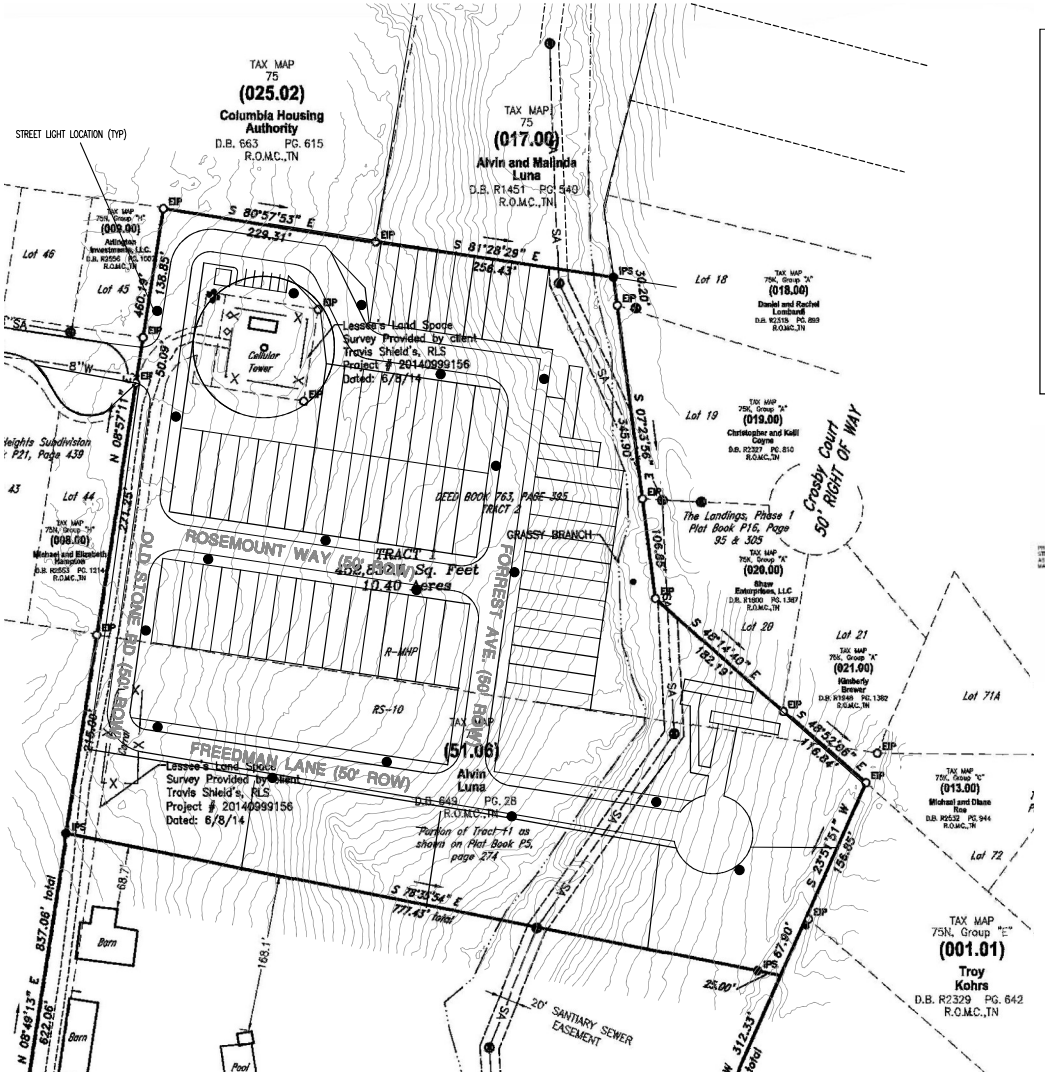
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C5

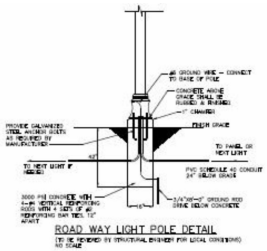


CITY OF COLUMBIA TENNESSEE

STANDARD STREET LIGHT

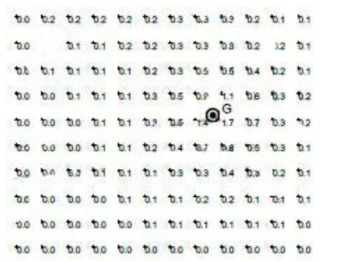
DATE: 6-15-2021

DWG. NO. PD-03



ROAD WAY LIGHT POLE DETAIL

TYPE "G" FIXTURE DETAIL



APPROXIMATE FOOTCANDLE PER FIXTURE

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING / LAND PLANNING
972 HIGHLAND AVE., MURFREESBORO, TN
PHONE: 615-217-2200 / EMAIL: INFO@CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY — No. 128823 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

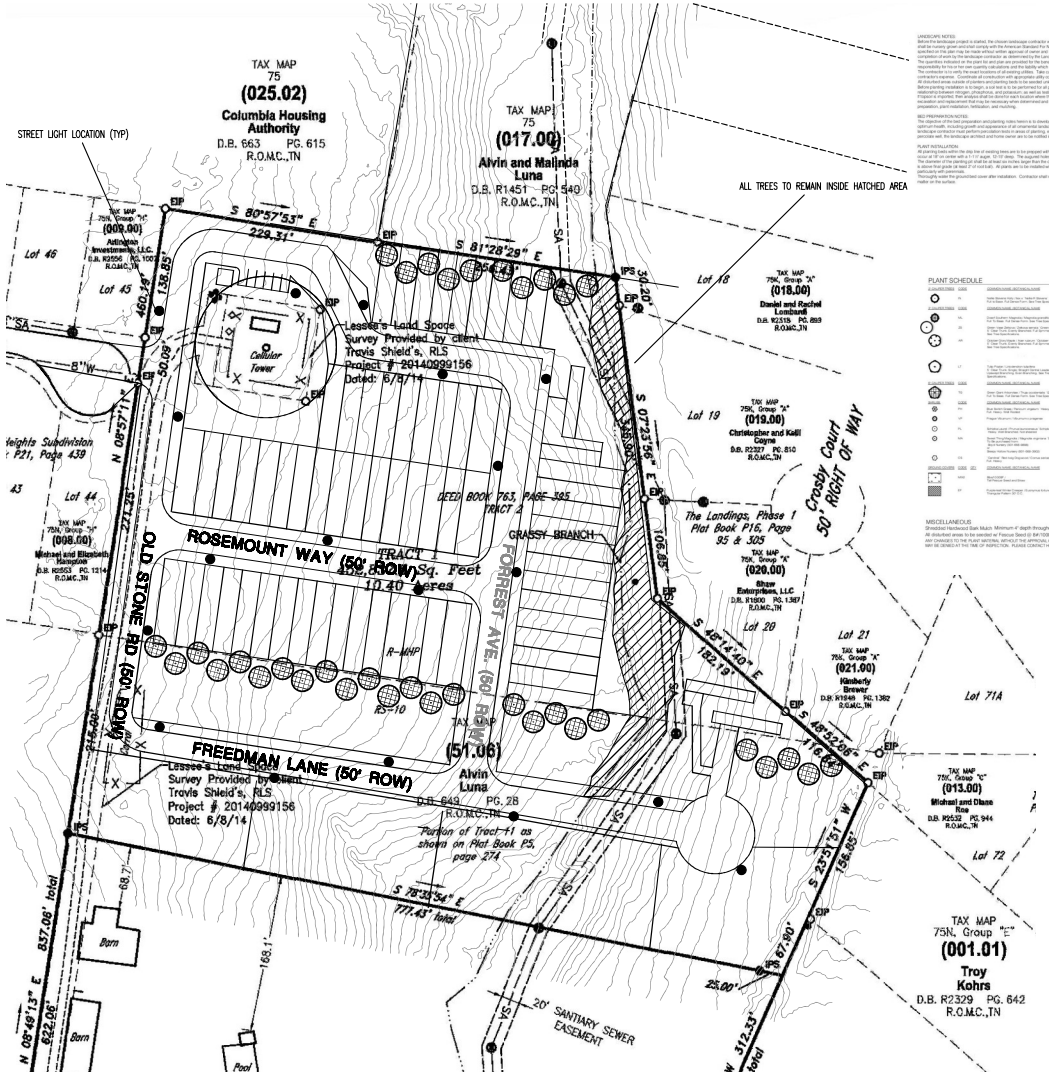
WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

SITE PHOTOMETRIC PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO. C6



PLANT SCHEDULE

QUANTITIES	CODE	COMMON NAME - BOTANICAL NAME	SIZE	CAL	NOTES
	N	Native Mixed Hardwood Trees - Native Hardwood Trees Shall Be Planted From Seed Or Bare Root Specifications	B & B	2" Cal.	8' o.c.
QUANTITIES	CODE	COMMON NAME - BOTANICAL NAME	SIZE	CAL	NOTES
	NL	Green Southern Magnolia - Magnolia grandiflora 'Little Gem'	B & B	2" Cal.	10' - 12' o.c.
	AR	Green Vase Shape or Oakland Jacinto - Zelkova Cathedral - 3" Caliper Trunk, Evenly Balanced Full and Pyramidal Crown - See Plant Specifications	B & B	2" Cal.	10' - 12' o.c.
	AR	Columnar Zelkova Green Vase - Zelkova Cathedral - 3" Caliper Trunk, Evenly Balanced Full and Pyramidal Crown - See Plant Specifications	B & B	2" Cal.	10' - 12' o.c.
QUANTITIES	CODE	COMMON NAME - BOTANICAL NAME	SIZE	CAL	NOTES
	LT	Tulip Poplar - Liriodendron tulipifera	B & B	2" Cal.	10' - 12' o.c.
		Green Mound Holly - Ilex crenata 'Green Mound' - Full to Base, Full Spread From Two Specifications			
QUANTITIES	CODE	COMMON NAME - BOTANICAL NAME	SIZE	CAL	NOTES
	TD	Green Giant Arborvitae - Thuja standishii x plicata 'Green Giant' - Full to Base, Full Spread From Two Specifications	B & B	6'Cal.	10' - 12' o.c.
SHRUBS	CODE	COMMON NAME - BOTANICAL NAME	SIZE		
	PH	Blue Muppet Hydrangea - Hydrangea macrophylla 'Blue Muppet'	#3 Cont.	18" o.c.	
	LP	Prague Viburnum - Viburnum x pragense	3# CT		
	YL	Windsor Lace Chrysanthemum - Chrysanthemum 'Windsor Lace' - Full to Base, Full Spread From Two Specifications	3# CT		
	SH	Sweet Pink Hydrangea - Hydrangea macrophylla 'Sweet Thing' - Full to Base, Full Spread From Two Specifications	3# CT		
	CS	Carnival - Red Hedge Dogwood - Cornus sericea 'Carnival' - Full to Base	3# CT		
GROUND COVER	CODE	QTY	COMMON NAME - BOTANICAL NAME	SIZE	SPACING
	MIND		Mind Ground Cover - Full Natural Spread and Shape	sized	
	EF		Purple Leaf Fountain Grass - Pennisetum setaceum 'Rubrum' - Full to Base, Full Spread From Two Specifications	1 Quart	36" o.c.

MISCELLANEOUS

Shredded Hardwood Bark Mulch Minimum 4" depth throughout
All disturbed areas to be seeded with Fescue Seed @ #4/1000
ANY CHANGES TO THE PLANT MATERIAL WITHOUT THE APPROVAL OF HERBERT L BALL LAND DESIGN MAY BE DENIED AT THE TIME OF INSPECTION. PLEASE CONTACT H-B FOR ANY SUBSTITUTION REQUESTS.

SUBSTITUTION NOTE:
1. Requirements shown are as per City Zoning Ordinance.
Substitutions are not allowed unless approved by Herbert i Ball, Land Design.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
No trees shall be planted under overhead utilities (within 20') with proposed or existing overhead utility locations; the landscape contractor shall stop work and contact Herbert i Ball, Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict within 10' with proposed or existing light pole locations, the landscape contractor shall stop work and contact Herbert i Ball, Land Design immediately for coordination and field adjustment.

UTILITY SCREENING:
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened after the utilities are added to the site, contact Herbert i Ball, Land Design for screening recommendations.

PLANT STANDARDS:
1. The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants shall be typical of their species or variety, have normal habit of growth, and conform to characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point of the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
a. The fork occurs in the upper 1/3 of the tree.
b. One fork is less than 2/3 the diameter of the dominant trunk.
c. The fork has a crotch angle sufficient to support the weight of the leader.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch.
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are inserted nearly opposite to each other.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
8. Crown spread shall look proportional to the tree.
9. No flush cuts or open trunk wounds or other bark injury.
10. Trees shall be free of insects, disease, and mechanical injury.

RESTRICTIONS NOT ACCEPTED:	LANDSCAPE SHALL NOT OBSTRUCT
1. 10' clearance on 5% of branches	VISIBILITY OR ACCESS TO FIRE
2. Low branches not removed	PROTECTION EQUIPMENT INCLUDING,
3. Included bark	BUT NOT LIMITED TO, FIRE HYDRANTS
4. Major Branches touching	AND FIRE DEPARTMENT CONNECTIONS
5. Asymmetrical branching	

The minimum width of a landscaped zone is 5 feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.

The minimum area of a landscaped zone is 75 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square feet landscaped areas or zones shall be saturated with profuse groundcover and/or brushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.

FENCING NOTE: ENTIRE BOUNDARY OF R-MHP SHALL BE SURREOUNDED BY A OPAQUE 6' TALL MINIMUM FENCE. FENCE IS TO BE MAINTAINED BY HOA ORNAMENTAL SHRUBS SHALL BE PLANTED IN BETWEEN THE UNITS AS REQUIRED BY CITY REGULATIONS.

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING / LAND PLANNING
972 GLENCLIFF RD., NASHVILLE, TN 37204
PHONE: (615) 269-2232 FAX: (615) 269-2233 EMAIL: CDC@CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY REGISTERED LANDSCAPE ARCHITECT No. 708403 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LANDSCAPE ARCHITECTURE PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
L1

PHOTOS TAKEN FROM HAMILTON HOMES https://www.hamiltonhb.com/our-homes/

CIVIL DESIGN CONSULTANTS, LLC

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

ARCHITECTURAL REPRESENTATIVE ELEVATION RMHP HOME

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.

L1

TECHNICAL MEETING
Tuesday, January 11, 2022
ITEM NO.
21-0295

DESCRIPTION: Request from Jared Gray for site development plan of 71 units at Tax Map 75 Parcel 51.06 off Porter Circle.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Columbia Power

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

Maury County E911

2. Any new streets/subdivision names will need approval through Maury County 911.

Engineering

3. Subject to construction plans
4. Roadways shall be private.
5. What is the intent of the subdivision process. Will lots be subdivided and parceled?
6. Horizontal centerline curve radius shall be 125' minimum.
7. Label and number lots.
8. Provide correct zoning for RS-20 area.
9. Show aquatic buffer
10. Label existing and proposed grades. Proposed grades have same linetype as other linework and it is difficult to read.
11. Show sidewalks
12. Preliminary and Final Plats required for ROW/easements and parceling of the site.
13. Show all buffers
14. Roadway outside of MHP will require Preliminary and Final Plat and/or Site Development plan for that portion.
15. What is the function of the two areas off the culdesac on Freedom Lane?
16. Road names to be approved by E911
17. Show wall elevations (top and bottom)
18. Wall above sewer line shall require approval by Wastewater Department
19. Provide dimensions
20. Linework and labelling is particularly difficult to read.

Fire

21. Shall provide a fire flow report from CPWS.

Wastewater

22. Wastewater approves this request.

Building

23. No comments.

Police

24. No comments.

Public Works

25. No comments provided.

Atmos Energy

26. No comments provided.

Maury County Schools

27. No comment provided.

Duck River Electric Membership Corp

28. No comments provided.

Columbia Water

29. No comments provided.

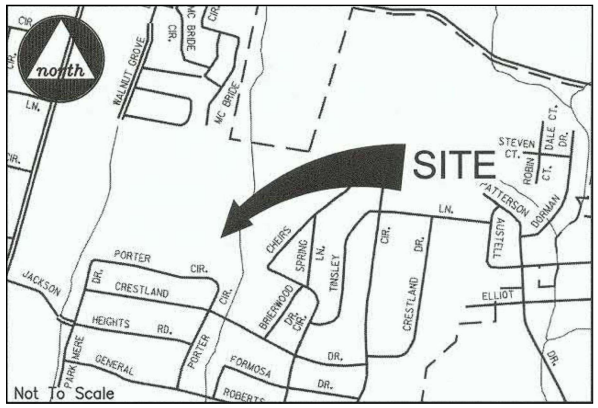
Planning

30. Refer to Sec. 8.3.2.F Manufactured Home Standards. Details not given on 4.a., b., c., d., e., and f.
31. Note streets are to be private.
32. Correct zoning references on southern portion and in site acreage to reflect RS-20.
33. Typical lot layout dimensions shown as 20'

ATTACHMENTS: Site Plan

SITE PLANS
FOR
LEGACY AT HIGHLAND ESTATES
PENTAGON HOLDINGS LLC - DEVELOPER
WILLIS WAY

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC



LOCATION MAP- NTS

INDEX OF SHEETS

SHEET	DESCRIPTION
CS	COVER SHEET
C0	EXISTING CONDITIONS PLAN
C1	SITE LAYOUT PLAN
C2	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
C3	STORMWATER PLAN - INITIAL
C4	STORMWATER PLAN - INTERMEDIATE
C5	STORMWATER PLAN - FINAL
C6	SITE PHOTOMETRIC PLAN
L1	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

CURRENT ZONING: MHP\RS20

PROPERTY INFORMATION:

OWNER: ALVIN TYLER LUNA
921 BAKER RD.
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 75 PARCEL 51.06
DEED BOOK: 649 PG 28

OPTIONEE\DEVELOPER
BLAKE SEEBERGER
1600 Division St Ste 700
Nashville, TN 37203-2771

PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO ALLOW FOR CONSTRUCTION OF A MANUFACTURED AND MODULAR HOME DEVELOPMENT

PROPERTY INFORMATION:

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

NATURAL GAS
ATMOS ENERGY
810 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401
(931) 388-9136

CITY OF COLUMBIA, TENNESSEE
MAURY COUNTY

CIVIL DESIGN CONSULTANTS, LLC

JAMES R. GRAY
No. 108021
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE
COVER SHEET

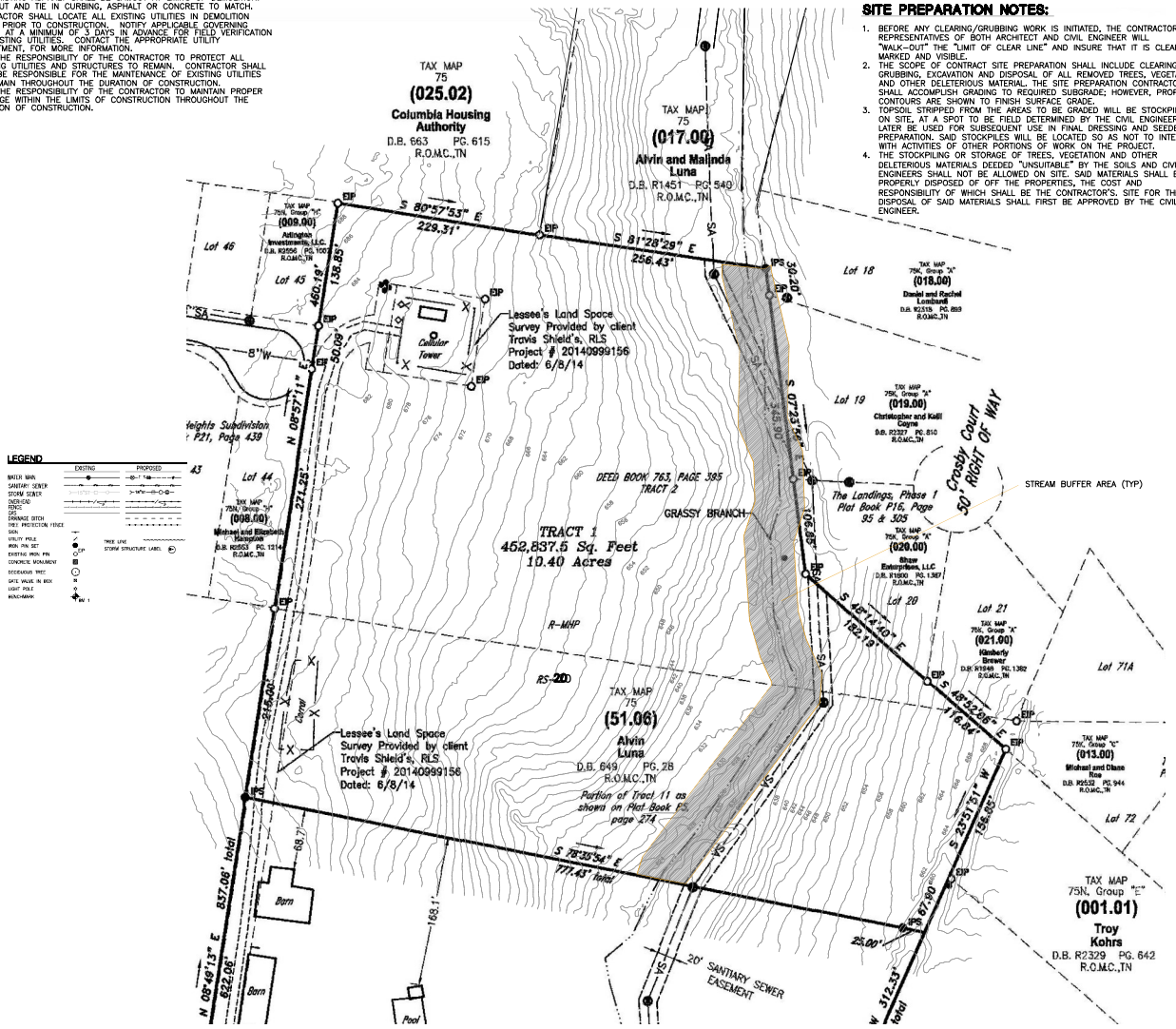
REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	NONE
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
CS

SITE DEMOLITION NOTES:

1. ANY EXISTING ASPHALT SHALL BE SAWCUT AT LIMITS OF DEMOLITION. SAW CUT AND TIE IN CURBING, ASPHALT OR CONCRETE TO MATCH.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN DEMOLITION AREAS PRIOR TO CONSTRUCTION. NOTIFY APPLICABLE GOVERNING BODIES AT A MINIMUM OF 3 DAYS IN ADVANCE FOR FIELD VERIFICATION OF EXISTING UTILITIES. CONTACT THE APPROPRIATE UTILITY DEPARTMENT, FOR MORE INFORMATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING UTILITIES TO REMAIN THROUGHOUT THE DURATION OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER DRAINAGE WITHIN THE LIMITS OF CONSTRUCTION THROUGHOUT THE DURATION OF CONSTRUCTION.



SITE ACREAGE:

SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP. R20

GEOTECHNICAL NOTE:

NO GEOTECHNICAL STUDY HAS BEEN CONDUCTED ON THIS SITE. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. 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 CIVIL DESIGN CONSULTANTS, LLC AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE PREPARATION NOTES:

1. BEFORE ANY CLEARING/GRUBBING WORK IS INITIATED, THE CONTRACTOR AND REPRESENTATIVES OF BOTH ARCHITECT AND CIVIL ENGINEER WILL "WALK-OUT" THE "LIMIT OF CLEAR LINE" AND INSURE THAT IT IS CLEARLY MARKED AND VISIBLE.
2. THE SCOPE OF CONTRACT SITE PREPARATION SHALL INCLUDE CLEARING AND GRUBBING, EXCAVATION AND DISPOSAL OF ALL REMOVED TREES, VEGETATION AND OTHER DELETERIOUS MATERIAL. THE SITE PREPARATION CONTRACTOR SHALL ACCOMPLISH GRADING TO REQUIRED SUBGRADE; HOWEVER, PROPOSED CONTOURS ARE SHOWN TO FINISH SURFACE GRADE.
3. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF WORK ON THE PROJECT.
4. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATERIALS DEEDED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

EXISTING CONDITIONS NOTE:

EXISTING CONDITIONS SHOWN ON THIS PLAN TAKEN FROM FIELD RUN SURVEY DATA COMPLETED BY BROWN LAND SURVEYING, AND OTHERS. CIVIL DESIGN CONSULTANTS LLC, AND THIS ENGINEER, ASSUME NO LIABILITY AS TO THE COMPLETENESS OR ACCURACY OF WHAT IS SHOWN TO BE EXISTING. CONTRACTOR SHALL VERIFY IF NECESSARY ALL EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPENCIES EXIST.

UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

GENERAL NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BEAR ALL EXPENSES OF FIELD STAKING NECESSARY FOR SITE LAYOUT. ALL LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH DETAIL PLANS AS OUTLINED IN THE PROPOSED PROFILE PLAN PROPER PLANS SHOULD BE USED FOR ALL NEEDED STAKING
3. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
4. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AS HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS, AND LIGHTS.
5. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
6. IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
7. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
9. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
10. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.
11. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 100% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS.

EXISTING TREES ALONG PROPERTY LINE SHALL BE LOCATED AND PRESERVED WHERE POSSIBLE UPON STAKING OF PROPERTY LINE.
SEE STORMWATER SHEET C4 FOR TREE PROTECTION DETAIL.

SEE SHEET C1 FOR PROPOSED LOCATION OF THE CROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/PUDE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLC
108 LUTHER ROAD
DICKSON, TN PHONE: 615-351-7367

CLEARING AND GRUBBING NOTE:

ALL CLEARING AND GRUBBING SHALL BE COMPLETED PER CITY OF COLUMBIA REQUIREMENTS.

SITE BENCHMARK NOTE:

SITE BENCHMARK SHALL BE SET BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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1-615-366-1987
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CIVIL ENGINEERING • LAND PLANNING
972 HIGHWAY 96, WEST, SUITE 4, FRANKLIN, TN 37064
PHONE: (615) 599-2274 • FAX: (615) 599-2275

JARED R. GRAY — No. 109851 — STATE OF TENNESSEE — REGISTERED ENGINEER

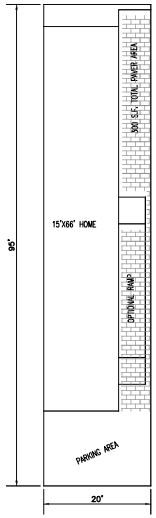
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

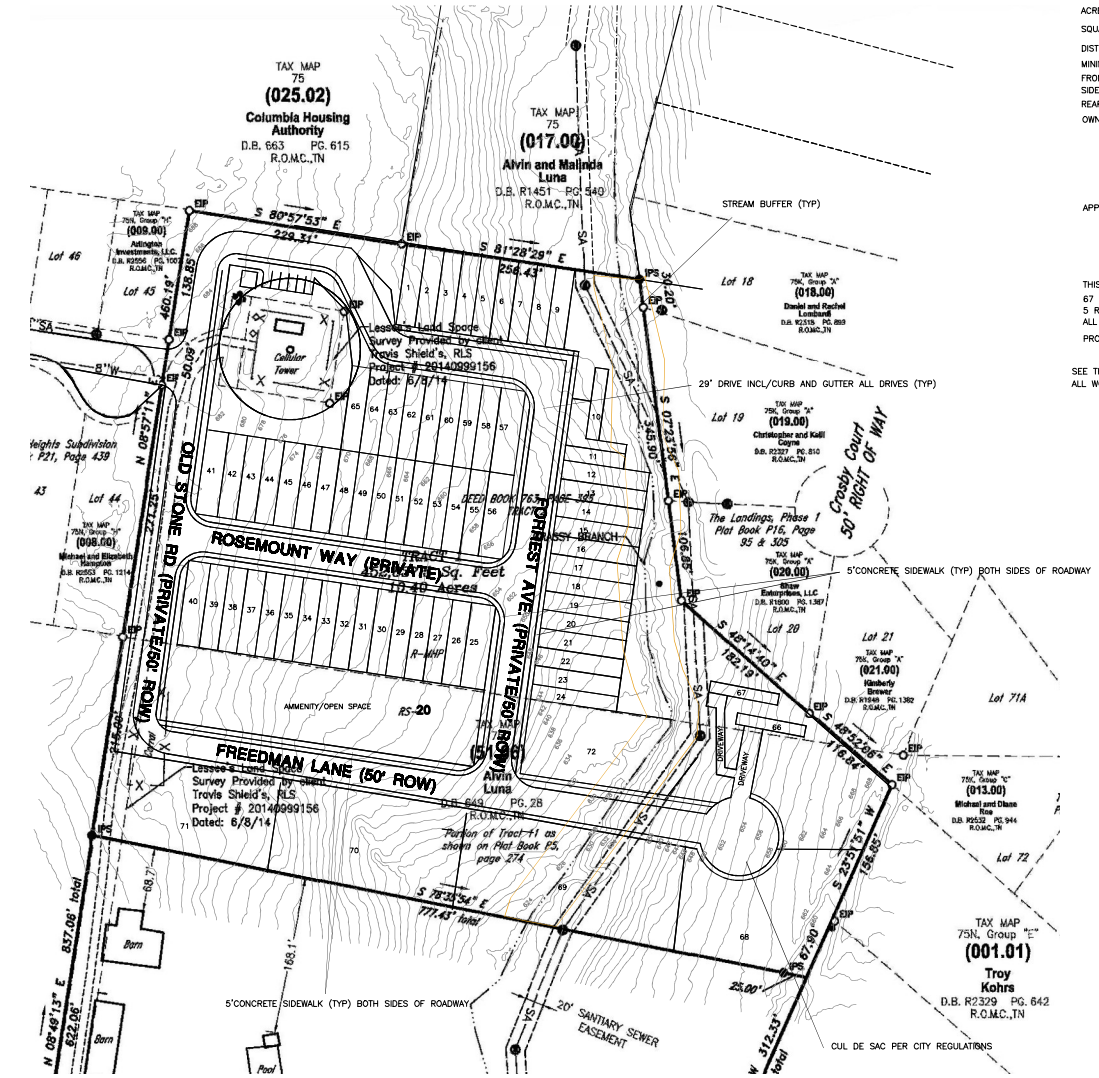
EXISTING CONDITIONS PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C0



TYPICAL R-MHP LOT
NOT TO SCALE



ALL ROADWAYS IN MHP ZONE TO BE PRIVATE
PRIOR TO CONSTRUCTION WATER FLOW DATA SHALL BE PROVIDED TO CWSCOPY
AS AN HPR THIS SITE PLAN MEETS THE REQUIREMENTS OF OPEN SPACE PER REGULATIONS
HPR IS ALLOWED FOR THE ENTIRE TRACT PER THE CITY OF COLUMBIA AND TN STATE LAW

APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20

ACREAGE OF SITE: 10.40± ACRES

SQUARE FOOTAGE OF SITE: 452,838± S.F.

DISTURBED ACREAGE: 8.48± ACRES

MINIMUM BUILDING SETBACK LINES:
FRONT: HPR
SIDE: HPR
REAR: HPR

OWNER\APPLICANT:
PENTAGON HOLDINGS LLC
1600 Division St Ste 700
Nashville, TN 37203-2771

CONTACT:
BLAKE SEEBERGER

APPLICANT: CIVIL ENGINEER
MR. JARED R. GRAY, P.E.
CIVIL DESIGN CONSULTANTS, LLC.
8170 COLEY DAVIS RD.
NASHVILLE, TN 37221
(615) 638-8207

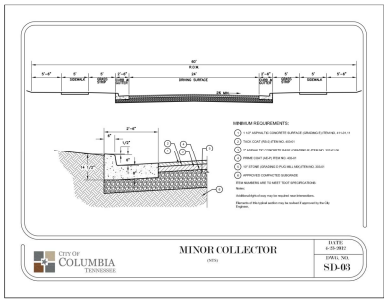
THIS DEVELOPMENT WILL BE AN HORIZONTAL PROPERTY REGIME (HPR)
67 SINGLE FAMILY MANUFACTURED HOMES IN R-MHP ZONE
5 RS20 MODULAR HOMES PROPOSED AGAIN WITHIN HPR
ALL LOT AREAS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY - HPR IS ACROSS THE WHOLE TRACT

PROPOSED BUILDING USE: RESIDENTIAL-MULTI FAMILY

SEE THE FOLLOWING WEBSITE https://www.columbiatn.com/220/Standard-Details-Drawings FOR DETAILS
ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
8. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



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JARED R. GRAY No. 109853 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

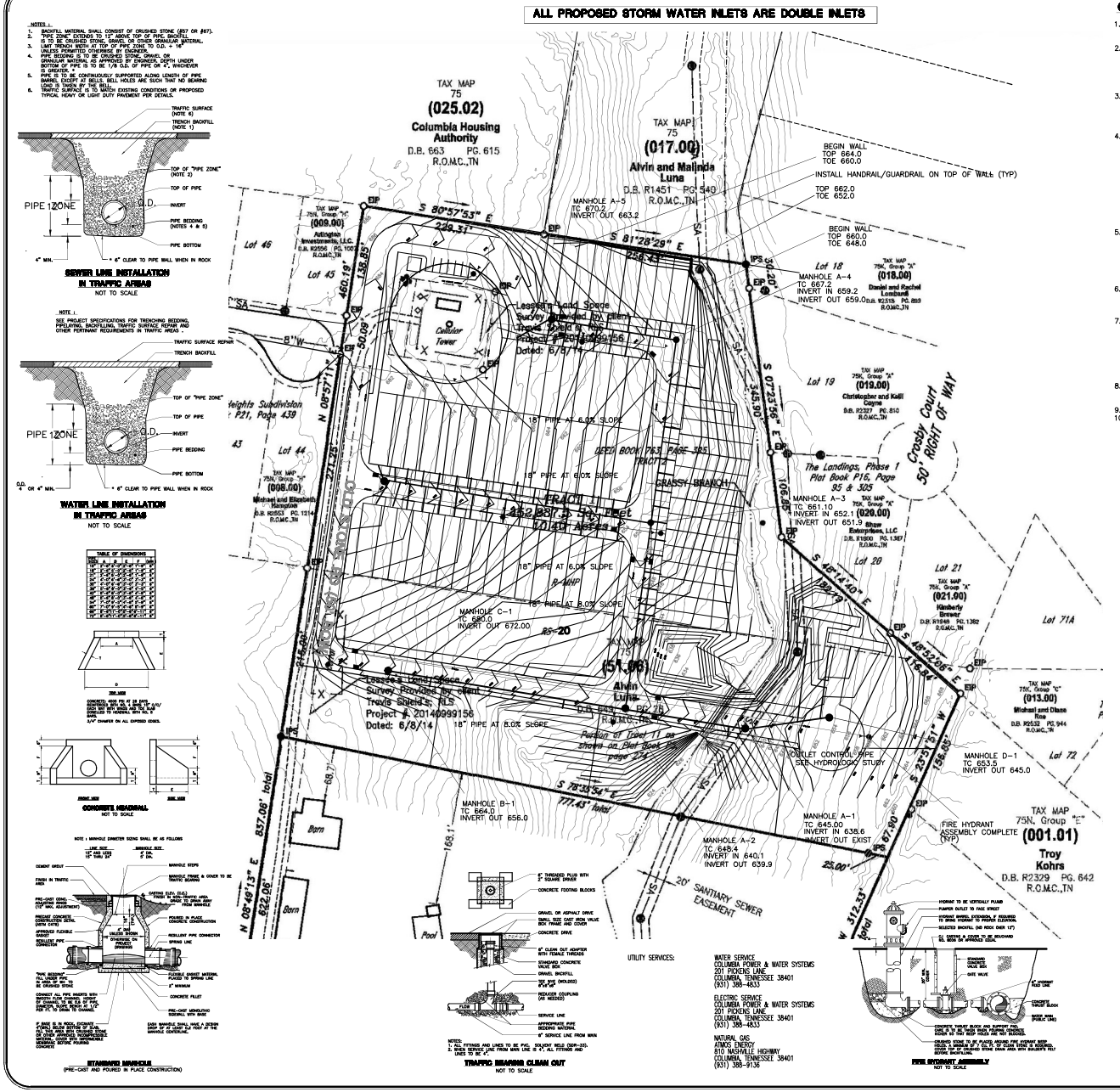
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C1



GENERAL, GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN WILL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE APPROPRIATE CITY AUTHORITY, UTILITY PROVIDER & STATE AGENCY.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR WILL BE THE COST OF THE CONTRACTOR AND BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC. AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION PROVIDED, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES; HOWEVER THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND ELECTRICAL/TELEPHONE WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC OR TELEPHONE COMPANIES 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.
6. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING WILL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 95% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
8. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
9. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
10. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. ALL SLOPES 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.

GENERAL SEWER NOTES:

1. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE ENTITIES AND WATER AUTHORITY 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE SANITARY SEWER LINE EXTENSIONS.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
3. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED FROM PROVIDER PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
4. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
5. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
6. TEN-FOOT MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
7. ALL SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN LINE.
8. SANITARY SEWER SERVICES MAY BE EXTENDED FROM MANHOLES AT THE END OF A SEWER LINE ONLY.
9. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES, AND AROUND ALL UTILITIES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES AND LINES, THE ELECTRIC AND/OR GAS COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES. INCLUDING PUBLIC LINES.
11. FOR LOCATIONS AND LENGTHS OF 6-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
12. SANITARY SEWER SERVICE LINES THAT SERVE LOTS ON THE ROADWAY'S LOWER SIDE SHALL BE CONSTRUCTED ON A SLOPE OF 2.00% UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
13. ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
14. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
15. "AS BUILT" DRAWINGS REQUIRED; SEE AUTHORITIES STANDARD SPECIFICATIONS.
16. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
17. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTHEN ASSOCIATES, INC. CIVIL DESIGN CONSULTANTS LLC, ASSUMES NO LIABILITY AS TO ITS ACCURACY. CONTRACTOR TO VERIFY PROPOSED LENGTHS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

CONCRETE WASH DOWN/EQUIPMENT FUELING NOTE:

CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CURRENT LATEST EDITION OF TDECS EROSION AND SEDIMENT CONTROL HANDBOOK.

ADA GRADING NOTE:

CONTRACTOR TO COMPLY WITH THE CURRENT ADA MANDATES WITH RESPECT TO DETECTABLE WARNING STRIPS AND SLOPE REQUIREMENTS FOR ALL HANDICAP ACCESSIBLE PATHS AND PARKING SPACES.

WATER SERVICE LINE NOTE:

ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

SEWER UTILITY NOTE:

CONTRACTOR TO UNEARTH AND VERIFY INVERT OF EXISTING SEWER PRIOR TO CONSTRUCTION ALL SEWER MAIN LINES TO BE 8" ALL SEWER SERVICE LINES ARE TO BE 4"

SEWER CLEANOUT NOTE:

CLEANOUTS TO BE PLACED 5' OUTSIDE OF BUILDING – SEE BUILDING PLUMBING PLANS
ALL CLEANOUTS AND MANHOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.

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CIVIL DESIGN CONSULTANTS, LLC
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PHONE: (615) 599-8406 FAX: (615) 599-8407

JARED R. GRAY — No. 108453 — STATE OF TENNESSEE

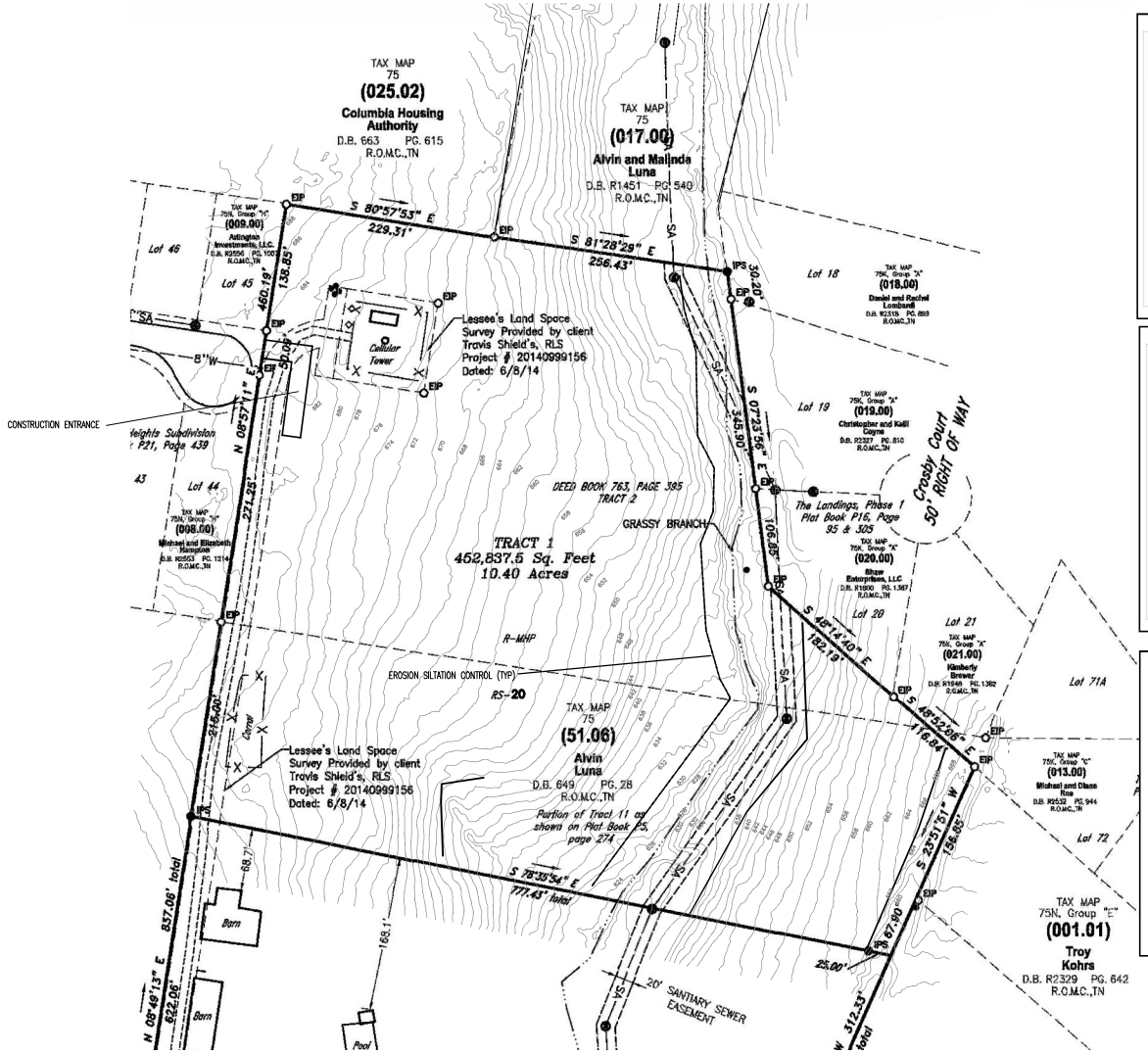
LEGACY AT HIGHLAND ESTATES

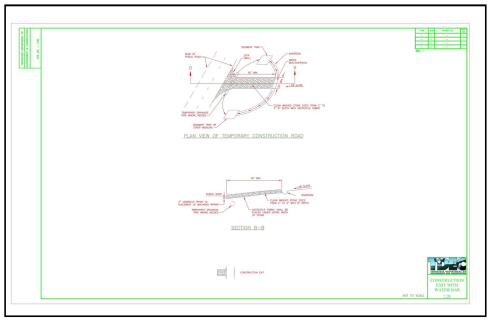
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

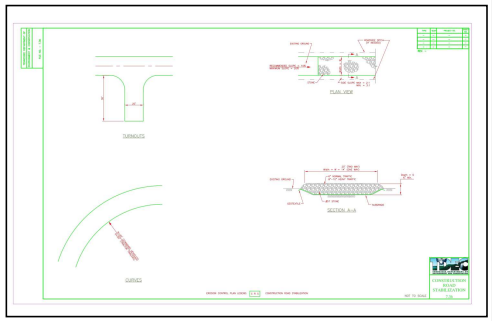
GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

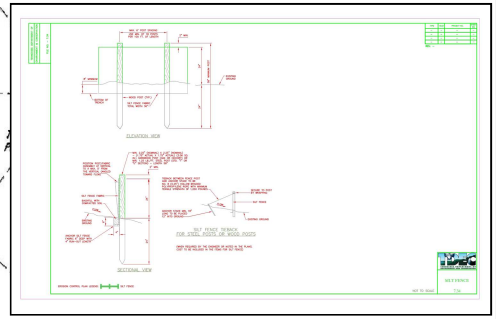
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO. C2









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972 GLEN HILL RD., MURFREESBORO, TN 37129
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JARED R. GRAY
No. 128403
STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN – INITIAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
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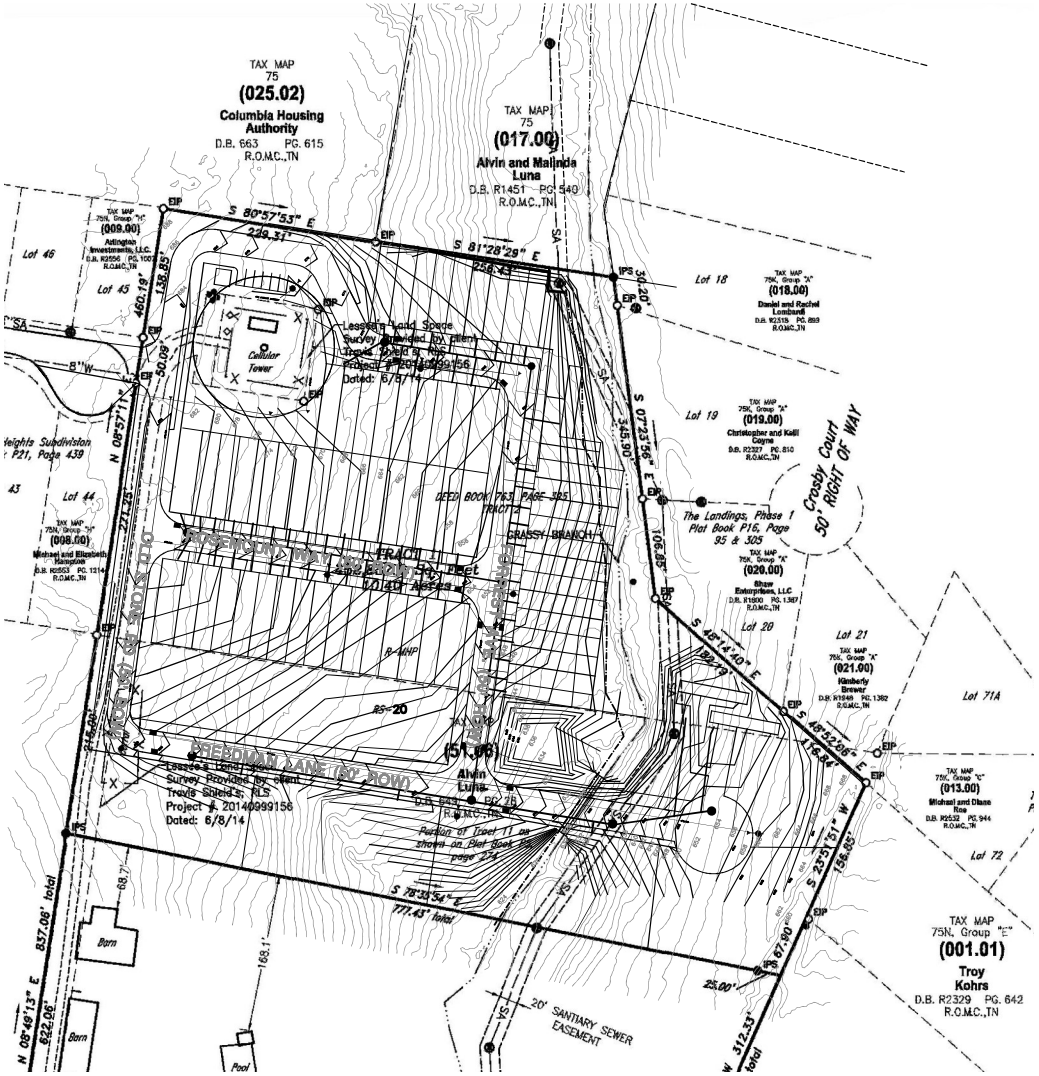


AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

ENGINEER 12-20-21 DATE

I, JARED GRAY, PE , CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION CONTROL SPECIALIST 12-20-21 DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
5. EROSION CONTROL SHOWN THUS ---- ---- ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. FENCING IS TO BE PLACED IN TRENCH AND FIRMLY ANCHORED TO THE GROUND WITH STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 8 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
11. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
12. SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

IF YOU DIG TENNESSEE... CALL US FIRST! 1-800-351-1111 1-615-366-1987 TENNESSEE ONE CALL IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
P.O. BOX 24, COLUMBIA, TN 38402-0024
PHONE: (931) 840-0552 FAX: (931) 840-0553

JARED R. GRAY — No. 109403 — STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

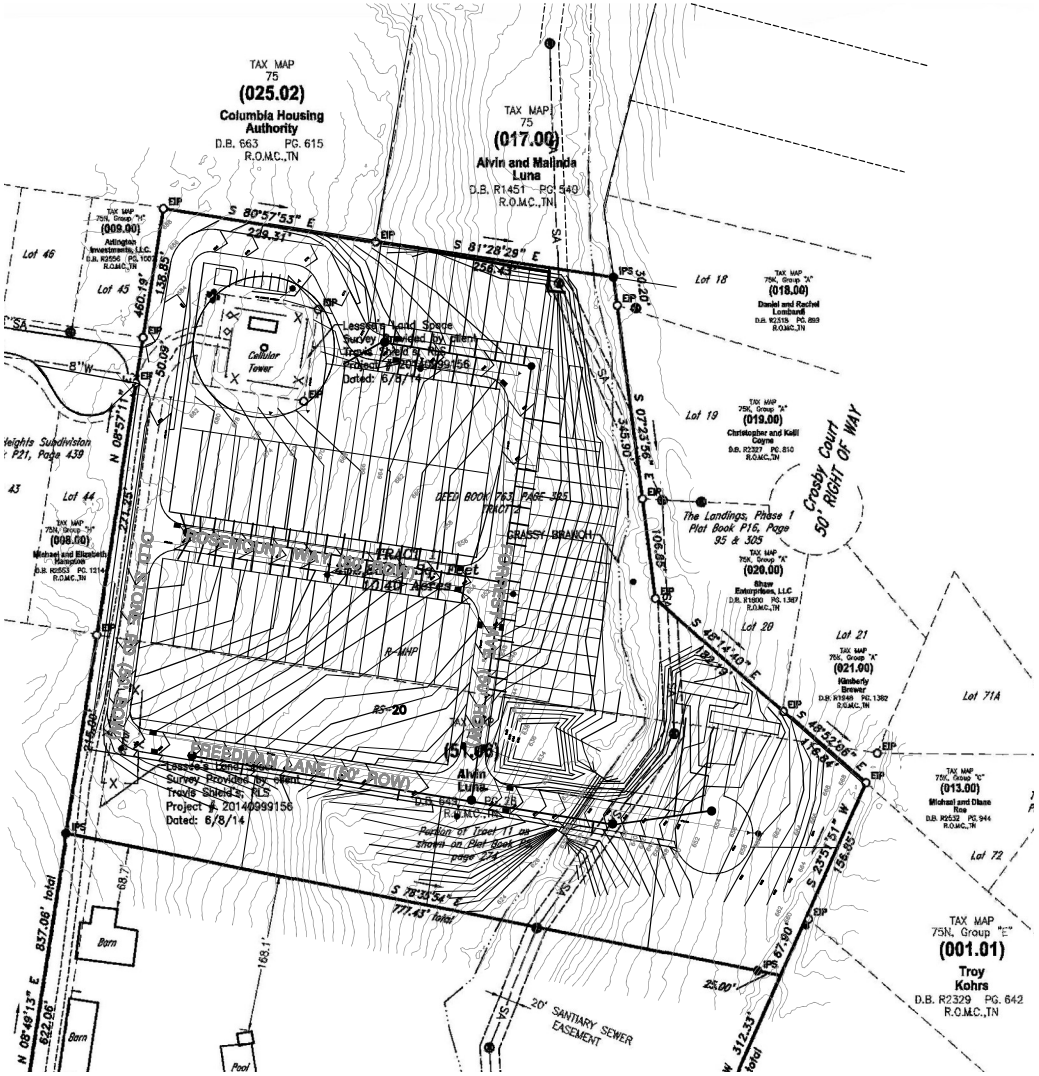
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN INTERMEDIATE

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.

C4



STORMWATER MAINTENANCE NOTE:

HOME OWNERS ASSOCIATION SHALL MAINTAIN STORMWATER FACILITIES AS PER REQUIRED BY TDEC AND THE CITY OF COLUMBIA AS NOTED IN THE RECORDED LONG TERM MAINTENANCE PLAN.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
972 HIGHWAY 50, CLIFTON, TN 38425
PHONE: 931-676-3457 • FAX: 931-676-3458

JARED R. GRAY
No. 109803
STATE OF TENNESSEE

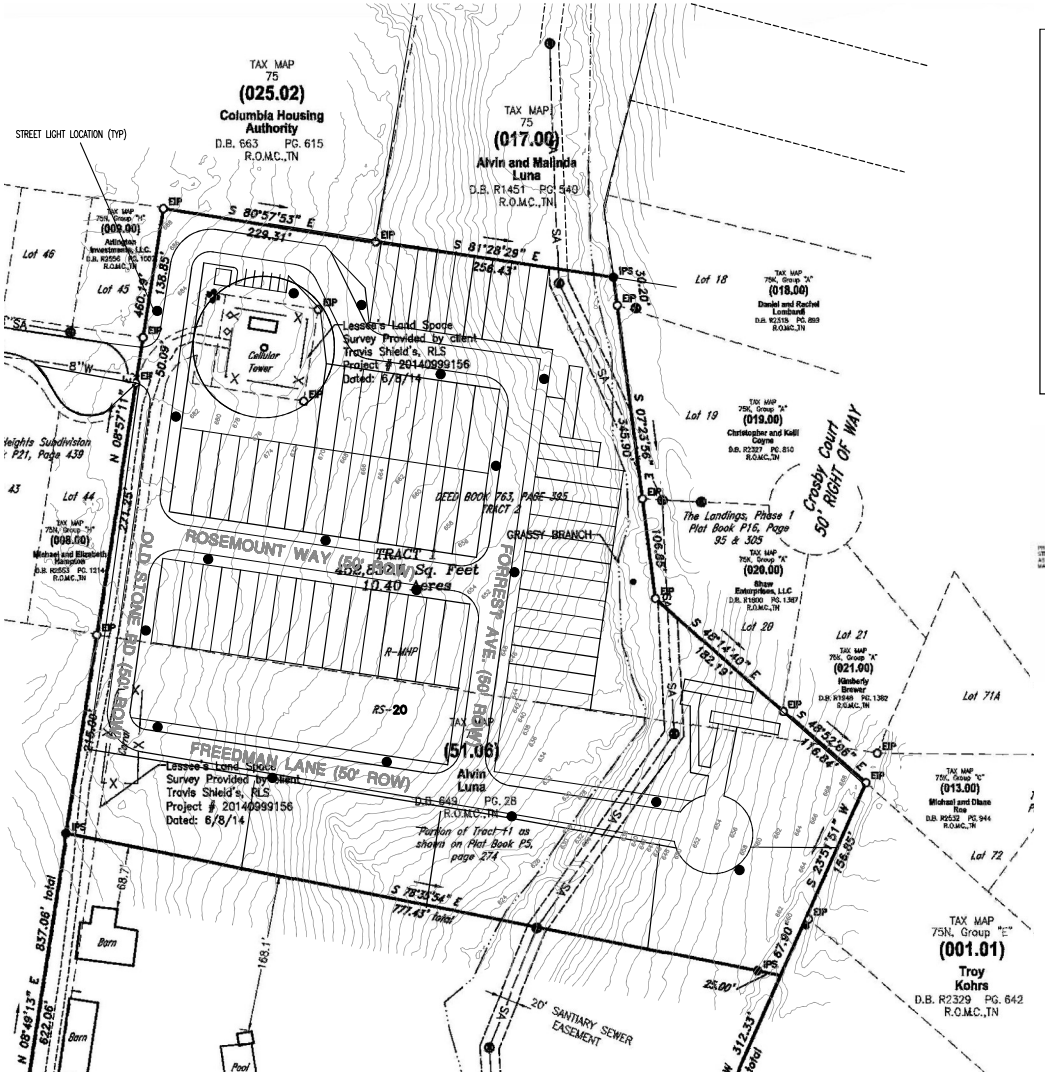
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

STORMWATER PLAN FINAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C5

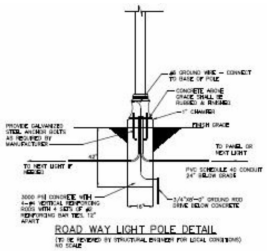


CITY OF COLUMBIA TENNESSEE

STANDARD STREET LIGHT

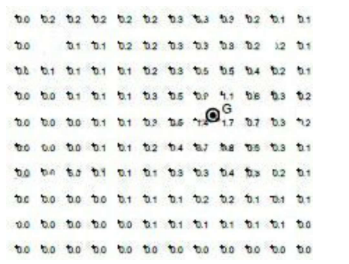
DATE: 6-15-2021

DWG. NO. PD-03



ROAD WAY LIGHT POLE DETAIL

TYPE "G" FIXTURE DETAIL



APPROXIMATE FOOTCANDLE PER FIXTURE

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0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING • LAND PLANNING
972 HIGHLAND AVE., MURFREESBORO, TN 37130
PHONE: 615-217-7245 • WEBSITE: CDCTN.COM

JARED R. GRAY
No. 128823
STATE OF TENNESSEE

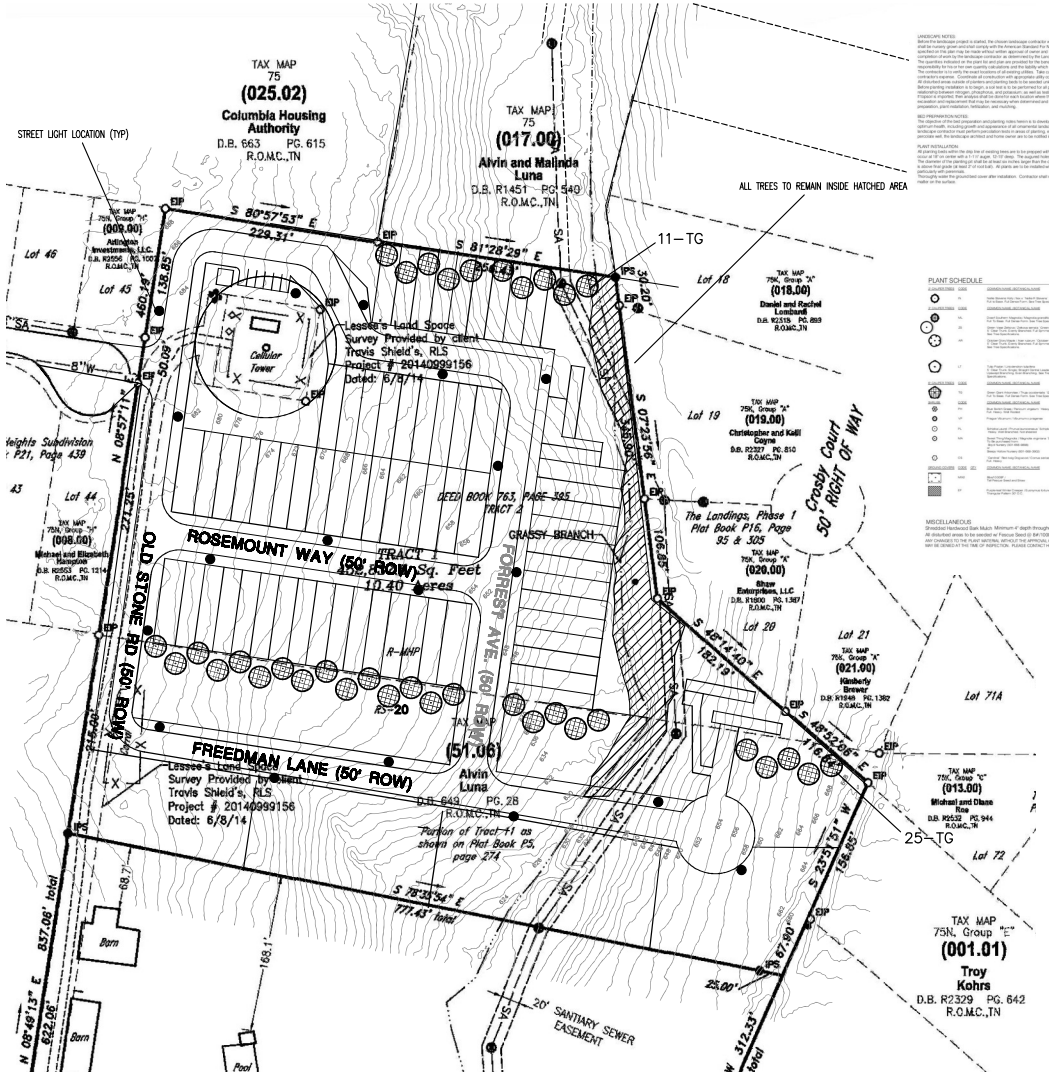
LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE PHOTOMETRIC PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
C6



FENCING NOTE: ENTIRE BOUNDARY OF R-MHP SHALL BE SURREOUNDED BY A OPAQUE 6' TALL MINIMUM FENCE. FENCE IS TO BE MAINTAINED BY HOA ORNAMENTAL SHRUBS SHALL BE PLANTED IN BETWEEN THE UNITS AS REQUIRED BY CITY REGULATIONS.

The minimum width of a landscaped zone is 5 feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.

The minimum area of a landscaped zone is 75 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square feet landscaped areas or zones shall be saturated with profuse groundcover and/or brushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.

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0 60 120 180

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERING / LAND PLANNING
972 GLENROSE DR., MURFREESBORO, TN 37129
PHONE: (615) 217-7245 FAX: (615) 217-7246 EMAIL: CDC@CIVILDESIGNCONSULTANTS.COM

JARED R. GRAY No. 108403 STATE OF TENNESSEE

LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

SITE LANDSCAPE ARCHITECTURE PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.
L1

PHOTOS TAKEN FROM HAMILTON HOMES https://www.hamiltonhb.com/our-homes/

CIVIL DESIGN CONSULTANTS, LLC

LEGACY AT HIGHLAND ESTATES

WILLIS WAY

MAURY COUNTY, COLUMBIA TENNESSEE

ARCHITECTURAL REPRESENTATIVE ELEVATION RMHP HOME

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER
2021-12	001

SHEET NO.

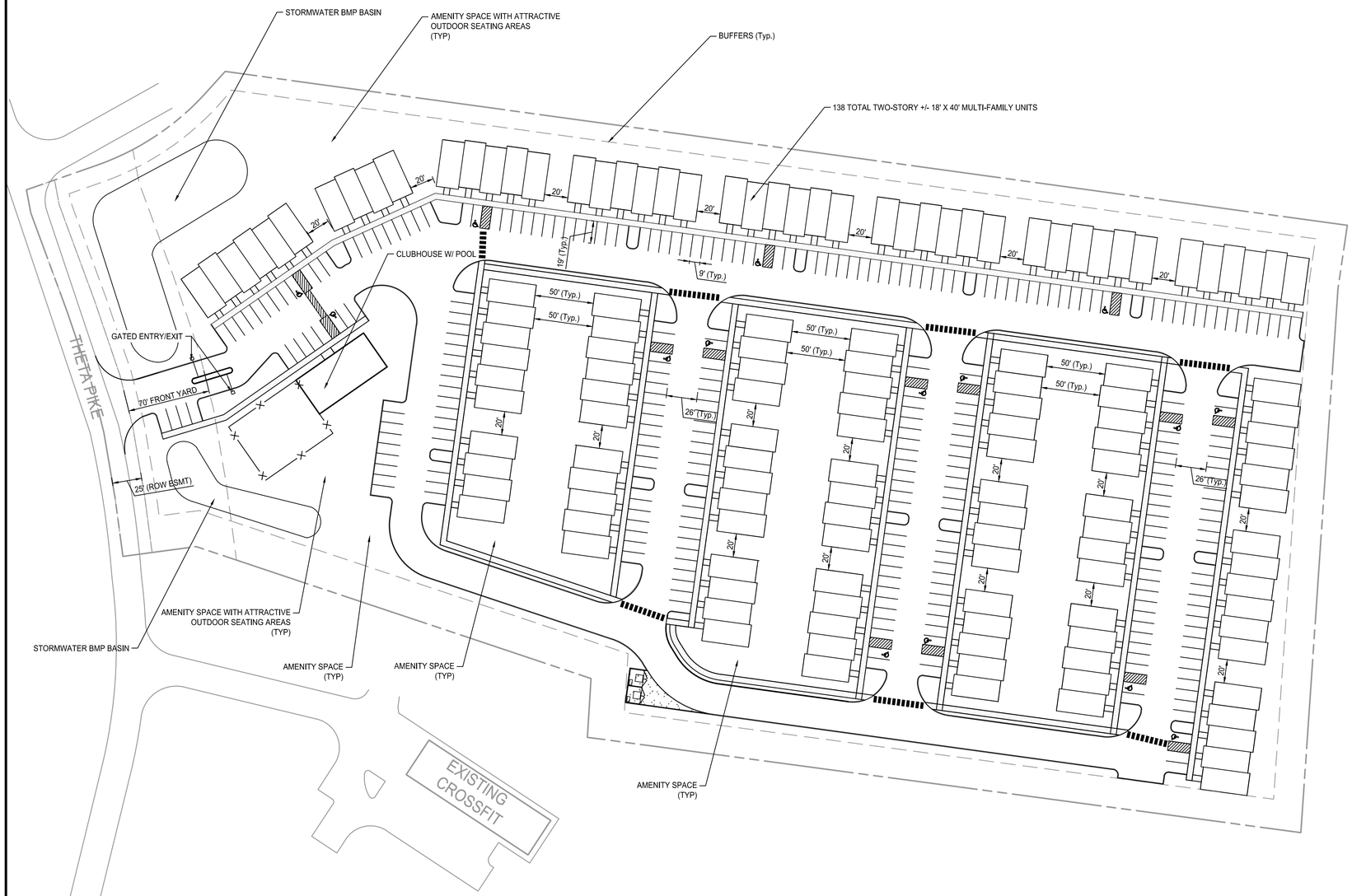
L1

Case #21-0295
The Legacy at Highland Estates

811
Know what's **below.**
Call before you dig.

DEVELOPMENT SUMMARY
MAP: 090B GROUP B
PARCEL: 46.00
DEED BOOK/PAGE: R2422/859
FEMA FLOOD MAP: 47119C0170E (04/16/2007)
EXISTING ZONING: GCS
PROPOSED ZONING: RM-1
SITE AREA: 11.58 ACRES
OPEN SPACE EXCLUDING STREETS, PARKING LOTS, AND YARD SPACES: 3.10 ACRES 27% (12% REQUIRED)
PROPOSED MULTI-FAMILY UNITS: 138

MULTI-FAMILY PARKING SUMMARY
PARKING REQUIREMENT: 1.5 SPACES PER 2 BEDROOMS
BEDROOMS: 385 (109 3-BEDROOM UNITS, 29 2-BEDROOM UNITS)
PARKING REQUIRED: 289 SPACES
PARKING PROVIDED: 293 SPACES



PAVING LEGEND

SIDEWALK SECTION

0 25 50 100 150
SCALE: 1" = 50'

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

HARRISON R. LUCAS
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
No. 103565
STATE OF TENNESSEE

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

DR.	DATE	DESCRIPTION
HRL	02/14/2022	REZONING APPLICATION

SITE SCHEMATIC

C1.0

1298-01 COLUMBIA MULTI-FAMILY

Monday, February 14, 2022
Z:\1298-01 Columbia Multi-Family\Cad\Sheets\1298-01_Site Layout Plan UPDATED.dwg

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, Planning Associate II, kmccarthy@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
22-0012

APPLICANT/PROPERTY OWNER
Ross Lucas, Fulmer Lucas Engineering / Bernie Rees

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
194 Theta Pike, Tax Map 090B Parcel 46.00

SUMMARY OF REQUEST**: Rezoning from GCS to RM-1**

This request is for rezoning of 11.58 +/- acres from General Commercial Service (GCS) to High Density Residential (RM-1). The subject site is the vacant portion of a larger parcel. Existing improvements and uses are to remain on a separate 3.4 +/- acre parcel which will retain GCS zoning. The proposed RM-1 zoning is consistent with the Urban Corridor future land use; however, the property is not located in an Area of Change. Access to the site is via Theta Pike.

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
General Commercial Service (*GCS*)	Vacant Land/ Commercial (Retail Sales and Service)	RM-1/ R-20/GCS (Single Family, Religious Facilities, Commercial)	Concept plan indicates 138 units of multifamily housing	11.58 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Urban Corridor. The future land use character area supports high density residential uses. The plan calls for a wide-range of land uses and emphasizes access control, connectivity, and context-responsive development. The general pattern is largely urban and the appropriateness of a specific development within the Corridor relies on the Area of Change designation.

The proposed RM-1 zoning is consistent with the future land use designation but is located outside of an Area of Change.

PROPERTY HISTORY:

The current owner of record, BKR ENTERPRISES LLC, acquired the property in March 2017. The subject property is part of a larger 15.2 +/- parcel. Existing improvements on the property consist of a 3,800 square foot commercial building constructed in 2019.The structure is located on the southern portion of the property and is currently utilized as a conforming retail sales and service use, specifically, as an “athletic, tennis, swim or health club.” According to the Applicant’s concept, the existing improvements are to remain on a separate 3.4 +/- acre parcel which will retain its current GCS zoning. The 11.58 +/- acre portion of the property that is the subject of this proposal is currently vacant; historic maps indicate that the property has been vacant since at least 1965.

REVISED 3

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced: (*Proposed Rezoning from GCS to RM-1 Zoning District*)

In support of this annexation and zoning request, the applicant submitted a concept plan depicting 138 apartments built to physically resemble townhomes. The concept includes 27 residential structures with associated parking, landscaping, amenities, and a gated entrance.

Article 8: Use Regulations

Multifamily dwellings are permitted in an RM-1 zone (Section 8.1), subject to the minimum conventional development standards in Section 6.3.8 of the Ordinance. Multifamily dwellings are subject to additional limited use standards under 8.3.2.E.

Article 6: Development Standards

The applicant's concept plan, as revised following technical comments from staff, generally conforms to the standards of the Ordinance. If City Council approves this rezoning, specific plans for development will be reviewed by the planning commission as part of a multifamily site plan under 3.5.3.B.3.b.

Article 6.3.8 District Development Standards for RM-1

- Variety of housing types permitted.
- 35' minimum street setback (potential additional setback based on average of adjacent)
- Building separation between 20' and 50'.

Article 10: Parking Standards

Minimum parking requirements are listed under Article 10 of the Ordinance. The applicant's concept plan indicates that the required parking could be provided on the site if developed as multifamily dwellings at the density proposed.

Article 11: Landscape Standards

The applicant's concept plan depicts landscape buffers along boundaries and rights-of-way that appear to meet the standards prescribed in Sections 11.2.7 and 11.2.6. Staff will review any subsequent development proposal to ensure adherence with the standards referenced below (existing buffers will likely reduce the requirement).

- Collector Road (i.e. Theta Pike): Canopy trees within a landscaped buffer with an average width of 10' with no portion less than 5'.
- RM-1 adjacent to developed RM-1 (i.e. northern portion of concept plan): up to 15' wide buffer with a 0.40 opacity.
- RM-1 adjacent to developed GCS (i.e. southern portion of concept plan): up to 30' wide buffer with a 0.80 opacity
- RM-a adjacent to developed R-20 (i.e. southeastern and eastern portion of concept plan): up

REVISED 3-8-22

to 25' wide buffer with a 0.60 opacity.

Connectivity

The concept plan shows connectivity of this site via a single gated access point on Theta Pike

ATTACHMENTS (CIRCLE) SUBMITTED PLANS CITY MAPS LEGAL NOTICE LEGAL DESCRIPTION

PUBLIC COMMENTS AGENCY COMMENTS RESPONSE TO STANDARDS

REVISED 3-8-22

3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning agrees with the general plan for the area;

   The Comprehensive Plan (Connect Columbia) designates the subject property as "Urban Corridor". The classification is characterized by "a more citified" mix of uses, including high density residential (Connect Columbia p. 28). The requested RM-1 High Density Residential zoning designation is consistent with the future land character area.

   The subject parcel is not located within an Area of Change under the Comprehensive Plan (Connect Columbia Map 3). The Urban Corridor Character Area Matrix indicates that changes to the overall character of the area should rarely occur. New development that does occur should be emphasize access control, connectivity, and context-responsive development (Connect Columbia p. 29).

2. The legal purposes for which zoning exists are not contravened;

   All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

   The subject property is surrounded by a compatible mix of uses with no foreseeable adverse effects upon adjoining properties.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Although the proposed rezoning will benefit a specific property owner, it is consistent with the duly adopted Comprehensive Plan (Connect Columbia) and is therefore not detrimental to the general public.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

   The demand for housing within the city limits has increased to a sufficient extent to warrant the addition of high-density residential areas to the City's Zoning Map in order to fulfill that demand.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and storm water drainage facilities to support this zoning change.

   No reports from any facilities that the zoning request cannot be serviced (applicant provided a will serve letter from CPWS dated January 5, 2022).

REVISED 3-8-22

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

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	N/A; Previously Conducted	*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.

APPLICANT

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

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

PROPERTY OWNER

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

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

H. Ross Lucas, PE		1/18/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE

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

Bernie Rees (BKR)		1-18-22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

FULMER LUCAS

January 18, 2022

LEGAL DESCRIPTION

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

Description of 14.22-acre tract:

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

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

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

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

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

INCLUDED BUT EXCLUDING FROM THE FOREGOING is the following property:

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

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

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

Exclusion of existing Commercial Development:

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

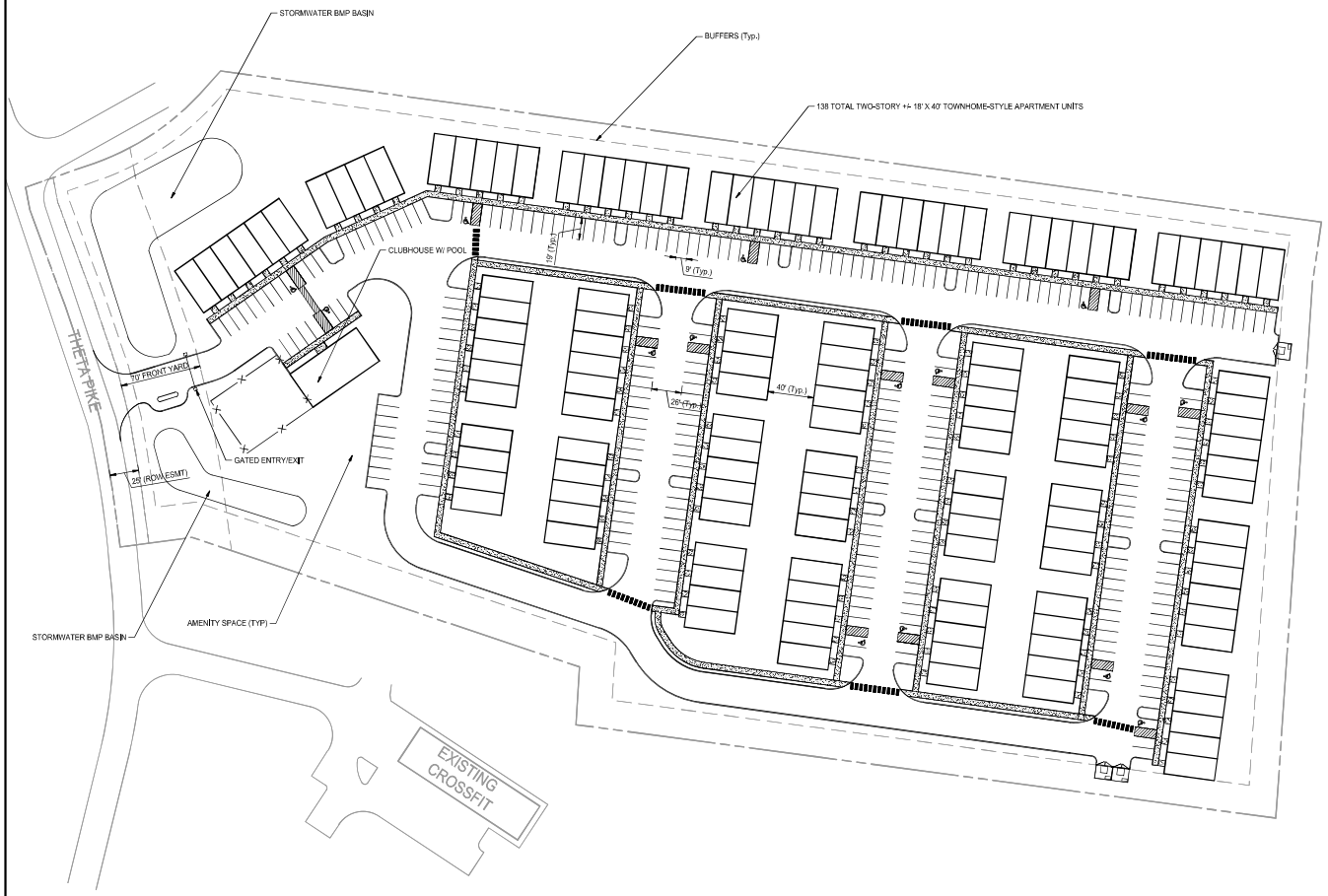
Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING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

SITE LOCATION MAP

811
Know what's **below.**
Call before you dig.

DEVELOPMENT SUMMARY
MAP: 090B GROUP B
PARCEL: 46.00
DEED BOOK/PAGE: R2422/859
FEMA FLOOD MAP: 47119C0170E (04/16/2007)
EXISTING ZONING: GCS
PROPOSED ZONING: RM-1
SITE AREA: 11.58 ACRES
PROPOSED TOWNHOME-STYLE APARTMENT UNITS: 138

MULTI-FAMILY PARKING SUMMARY
PARKING REQUIREMENT: 1.5 SPACES PER 2 BEDROOMS
BEDROOMS: 385 (109 3-BEDROOM UNITS, 29 2-BEDROOM UNITS)
PARKING REQUIRED: 289 SPACES
PARKING PROVIDED: 289 SPACES



PAVING LEGEND

SIDEWALK SECTION

0 25 50 100 150

SCALE: 1" = 50'

FULMER LUCAS
2002 RICHARD JONES RD • SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM • (615) 345-3770

SITE DEVELOPMENT CONCEPT FOR:

COLUMBIA MULTI-FAMILY

+/-194 THETA PIKE

COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
HRL	01/18/2022	REZONING APPLICATION

SITE SCHEMATIC

C1.0

129401 COLUMBIA MULTI-FAMILY

TECHNICAL MEETING
Tuesday, February 8, 2022
ITEM NO.
22-0012

DESCRIPTION: Request from Ross Lucas to rezone an 11.58 portion of property at 194 Theta Pike from GCS to RM-1

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Building

1. No comments provided.

Police

2. No comments provided.

Atmos Energy

3. Contact Tim Brown 931-384-0397 for gas.

Maury County E911

4. Contact Maury 911 to reserve street names.

Maury County Schools

5. No comments provided.

Duck River Electric Membership Corp

6. No comments provided.

Engineering

7. TIS required at preliminary plat/site development plan.
8. Requires subdivision plat for properties.
9. Sinkholes and depressions will require geotechnical evaluation.

Columbia Power

10. Columbia Power System has an existing power line near your proposed development to be located near 194 Theta Pike. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Columbia Water

11. CPWS does not serve this property.

Wastewater

12. Wastewater approves this request.

Public Works

13. No comments.

Fire

14. No comments

Planning

15. Noting this is just concept, but Townhomes are 22' wide unless rear parked. Depending on timing layout may need adjusting should proposed development code moved forward.
16. Advisory re: concept:
    a. Concept describes “townhome-style apartments.”
    b. Townhomes are attached single-family units located on separately owned lots (6.1.2)
    c. Multifamily buildings are residential structures containing three or more dwelling units.
    d. Units are less than 22’ which conforms for MF but not TH.
    e. Parking calculation are correct for MF; if developed as for sale townhouses will require 2

spaces per unit.

f. See requirements of 8.3.2E. Concept shows recreation facilities with little detail and does not show “attractive outdoor sitting areas.” These will be required at multifamily site plan review.

g. Concept shows dumpsters and enclosures encroaching into required landscape buffers. Not permitted under 11.2.11, 11.2.12.

h. Buffer distances to adjacent properties are correct.

i. At site plan, show open space calculation exclusive of streets, parking lots, and required yard spaces per 12.7.

j. “End to End” Spacing between some buildings appears to be less than 20’. Concept shows internal “Face to Face” spacing between buildings less than required 50’. AS defined by the ordinance, a multifamily building’s “face” includes both exterior horizontal planes of a building exceeding 40’. At site plan, ensure spacing meets requirements of 6.3.8.D.

ATTACHMENTS: Concept Plan

FULMER LUCAS

February 14, 2022

CITY OF COLUMBIA TENNESSEE
700 N Garden Street,
Columbia, TN 38401
Re: Technical Meeting Comments- Item No. 22-012

Good afternoon,

Comments were received following the technical review of the rezoning application. Those comments have been addressed as follows:

1. Comment: Contact Tim Brown for gas.
   Response: Initial contact has been made with Piedmont to confirm availability. Tim Brown will be contacted to coordinate service.

2. Comment: Contact Maury 911 to reserve street names.
   Response: Maury County 911 will be contacted in regards to street name reservation at this property prior to site plan application.

3. Comment: TIS required at preliminary plat/site development plan.
   Response: Noted. TIS will be acquired prior to site plan submission.

4. Comment: Requires subdivision plat for properties.
   Response: Noted. Subdivision plat will be submitted after rezoning approval.

5. Comment: Sinkholes and depressions will require geotechnical evaluation.
   Response: Noted. Geotechnical evaluation is in process and will be submitted as part of subsequent applications.

6. Comment: CPWS does not serve this property.
   Response: CPWS was contacted and previously confirmed service is available for this property. A will-serve letter has been attached to this re-submittal for reference.

7. Columbia Power System has an existing power line near your proposed development to be located near 194 Theta Pike. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.
   Response: Noted.

8. Comment: Noting this is just concept, but Townhomes are 22' wide unless rear parked. Depending on timing layout may need adjusting should proposed development code moved forward.
   Response: Buildings are intended to be multi-family units. Buildings are now labeled on the site plan as "multi-family Units". "Townhome" notation has been removed.

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9. Comment: Advisory re: concept:
   a. Concept describes "townhome-style apartments."
   b. Townhomes are attached single-family units located on separately owned lots (6.1.2)
   c. Multifamily buildings are residential structures containing three or more dwelling units.
   d. Units are less than 22' which conforms for MF but not TH.
   e. Parking calculations are correct for MF; if developed as for sale townhouses will require 2 spaces per unit.
   Response: Buildings are intended to be multi-family units. Buildings are now labeled on the site plan as "multi-family Units". "Townhome" notation has been removed.

10. Comment: See requirements of 8.3.2E. Concept shows recreation facilities with little detail and does not show "attractive outdoor sitting areas." These will be required at multifamily site plan review.
    Response: Amenity areas with "attractive outdoor seating areas" have been notated on Site Plan. Following rezoning approval, more information will be provided in these areas as part of the site plan application.

11. Comment: Concept shows dumpsters and enclosures encroaching into required landscape buffers. Not permitted under 11.2.11, 11.2.12.
    Response: Dumpsters and enclosers have been moved as to not encroach required landscape buffers. See Site Schematic.

12. Comment: At site plan, show open space calculation exclusive of streets, parking lots, and required yard spaces per 12.7.
    Response: Open space calculation is now shown in data table on top right of Site Schematic sheet.

13. Comment: "End to End" Spacing between some buildings appears to be less than 20'. Concept shows internal "Face to Face" spacing between buildings less than required 50'. AS defined by the ordinance, a multifamily building's "face" includes both exterior horizontal planes of a building exceeding 40'. At site plan, ensure spacing meets requirements of 6.3.8.D.
    Response: "End to End" and "Face to Face" spacing has been dimensioned on all buildings to meet requirements. See Site Schematic.

If you have any questions or require additional information, please contact me via email (ross@fulmerlucas.com) or phone (615-335-0392).

Sincerely,

H Ross Lucas

Ross Lucas, PE

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

January 5, 2022

Spencer Annis
194 Theta Pike
Map-090B group B , Parcel 46.00.
Columbia, Tenn. 38401

RE: Water Service Availability for the development at 194 Theta Pike . Map-090B group B , Parcel 46.00.

Dear Mr. Annis

Thank you for your water availability request on the property listed above. We look forward to working with prospective occupants of this site and providing for their water needs.

Some information relevant is:

1) Service would be established at the property line and Columbia Power & Water System (CPWS) maintains an existing 8-inch ductile iron water main that fronts the subject property on the west side of Theta Pike.

2) The 8-inch water main would supply potable water & fire protection to this project.

3) If a larger water meter or a second water meter may be required, CPWS would perform a review of a plat and use that information, along with your water demand requirements, to help establish an appropriately-sized tap.

4) Tap fees are required for a new tap installation and the fee schedule has been attached to this letter.

5) Once the meter size is determined, you will need to pay the appropriate fees and sign up for service through our customer service office located at 201 Pickens Lane, Columbia, TN 38401.

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The tap fee schedule also outlines the meter sizes that can be provided. If your water tap is 1-inch in size or less, the water tap can be performed within a 7-10 business day timeframe, by CPWS, after payment has been received. Water taps greater than 1-inch in size will be installed by your licensed utility contractor to all relevant CPWS specifications.

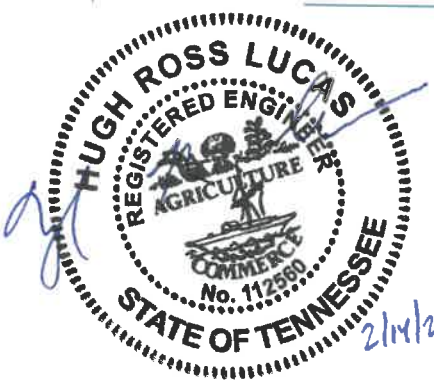
A water service drawing has been created from our GIS system and attached for informational purposes. Feel free to submit plans for CPWS review as soon as they are available. If you should have any additional questions, please do not hesitate to let me know.

Sincerely,

Columbia Power & Water Systems

Tommy Pulley
Water Distribution Superintendent

FULMER LUCAS



February 14, 2022

LEGAL DESCRIPTION

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

Description of 14.22-acre tract:

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

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

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

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

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

INCLUDED BUT EXCLUDING FROM THE FOREGOING is the following property:

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

Exclusion of existing Commercial Development:

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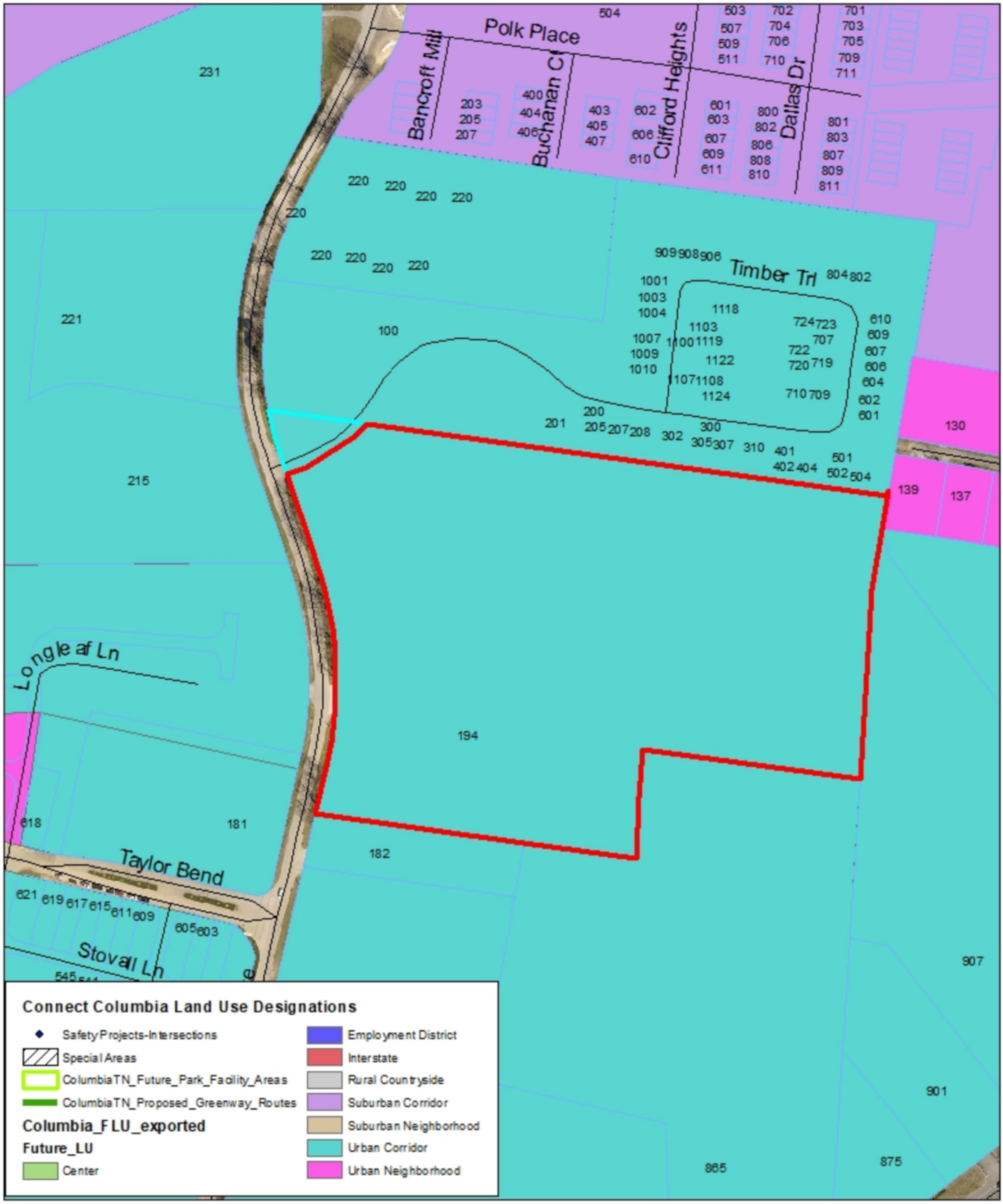
minutes and 56.58 seconds East 62.72' to a point; thence run South 73 degrees 01 minute and 3.42 seconds East 353.15' to a point; thence run South 2 degrees 8 minutes 23.58 seconds West 50' to a point, said point being the Northwest Corner of AREA A as described above; then South 2 degrees 8 minutes 22 seconds West 201.31' to a point; thence North 84 degrees 3 minutes four seconds West 391.84' to a point; thence 84 degrees 3 minutes 4 seconds West 25', back to the POINT OF BEGINNING. Containing 2.65 acres.

Case #22-0012
194 Theta Pike, portion of

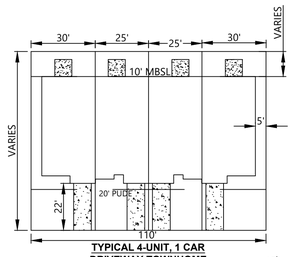
Case #22-0012
194 Theta Pike, portion of



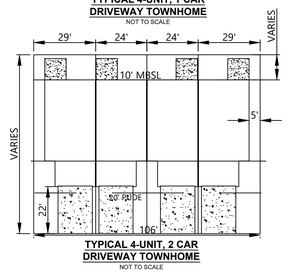
DEVELOPMENT SUMMARY		
	BUILDING TYPE	NUMBER OF MULTIFAMILY UNITS
BUILDING TYPE A		
2-UNIT BUILDINGS	2 X 3 =	6
4-UNIT BUILDINGS	21 X 4 =	84
6-UNIT BUILDINGS	9 X 6 =	54
BUILDING TYPE B		
3-UNIT BUILDINGS	3 X 3 =	9
4-UNIT BUILDINGS	9 X 4 =	36
5-UNIT BUILDINGS	3 X 5 =	15
6-UNIT BUILDINGS	2 X 6 =	12
EXISTING		34
TOTAL		250

SITE USE SUMMARY - TOWNHOMES								
USE	PHASE 1A	PHASE 1B	PHASE 2 SECTION 1	PHASE 2 SECTION 2	PHASE 2 SECTION 3	PHASE 3	TOTAL	% SITE TOTALS
BUILDINGS	0.48 AC.	2.67 AC.	0.41 AC.	0.32 AC.	0.88 AC.	1.51 AC.	6.27 AC.	17.79%
PAVEMENT	0.53 AC.	1.42 AC.	0.38 AC.	0.84 AC.	0.29 AC.	0.60 AC.	4.06 AC.	11.51%
DRIVEWAYS	0.15 AC.	0.69 AC.	0.12 AC.	0.19 AC.	0.29 AC.	0.44 AC.	1.88 AC.	5.33%
SIDEWALKS	0.06 AC.	0.18 AC.	0.06 AC.	0.13 AC.	0.02 AC.	0.10 AC.	0.55 AC.	1.56%
OPEN SPACE	2.23 AC.	6.38 AC.	1.10 AC.	1.86 AC.	7.66 AC.	3.27 AC.	22.50 AC.	63.81%
PHASE TOTALS (AC.)	3.45 AC.	11.34 AC.	2.07 AC.	3.34 AC.	9.14 AC.	5.92 AC.	35.26 AC.	100%

PARKING SUMMARY		
TYPE UNIT	UNIT QTY.	PARKING PROVIDED
PROPOSED TYPE A (2-CAR DRIVEWAY)	144	288
GARAGES (30% OF 144 GARAGES)		43
PROPOSED TYPE B (1-CAR DRIVEWAY)	72	72
OFFSTREET PARKING	-	81
EXISTING DRIVEWAYS	34	54
TOTAL	250	538



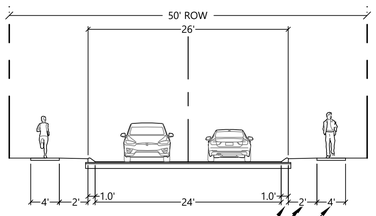
TYPICAL 4-UNIT, 1 CAR DRIVEWAY TOWNHOME
NOT TO SCALE



TYPICAL 4-UNIT, 2 CAR DRIVEWAY TOWNHOME
NOT TO SCALE

LOT CONFIGURATION

P.U.D.E = PUBLIC USE AND DRAINAGE EASEMENT



STREET SECTION - PRIVATE ROAD (HONEY FARMS PUD)

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83/27

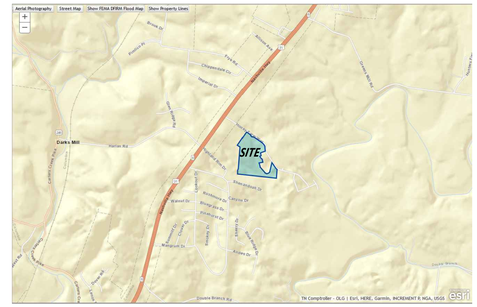
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S62°07'28"W	55.34'
L2	S49°25'37"E	44.25'
L3	S33°22'00"E	57.11'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	49.89'	65.00'	43°58'21"	26.24'	S33°08'25"E	48.67'
C2	102.83'	67.00'	87°56'10"	64.63'	S55°07'20"E	93.03'
C3	49.89'	65.00'	43°58'36"	26.25'	S77°06'07"E	48.67'
C4	235.21'	270.00'	49°54'45"	125.65'	S30°10'11"E	227.84'
C5	53.06'	113.00'	26°54'13"	27.03'	S25°55'01"E	52.57'
C6	251.79'	113.00'	127°39'59"	229.98'	N76°47'53"E	202.84'
C7	99.46'	225.00'	25°19'43"	50.55'	S46°01'52"E	98.66'
C8	8.17'	225.00'	2°04'47"	4.08'	N59°38'14"W	8.17'

TOWNHOME COMMON OPEN SPACE SUMMARY			
OPEN SPACE	AREA (AC)	PERCENT OF SITE	
OPEN SPACE	3	8.50%	
PRIVATE OPEN SPACE REQUIREMENTS			
UNIT TYPE	AREA REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
ATTACHED TOWNHOME	500 S.F./UNIT	250 x 500 =125,000 S.F.	3 AC.

PROPOSED FEATURES LEGEND

- WATER LINE
- FORCE MAIN LINE
- SANITARY SEWER LINE WITH CLEANOUT
- STORMWATER LINE
- FIRE HYDRANT
- WATER LINE WITH 90° THRUST BLOCK
- DRAINAGE PATH



VICINITY MAP
NOT TO SCALE

PURPOSE OF SUBMITTAL - TO SUBMIT REVISED HONEY FARMS FINAL MASTER PUD PLAN FOR A TOTAL OF 250 TOWNHOME UNITS ON THE PROPERTY, PARCEL 58.02 IN TAX MAP 51

PROJECT DESCRIPTION - REVISED FINAL MASTER PUD PLAN FOR A TOTAL OF 250 ATTACHED TOWNHOME UNITS ON APPROXIMATELY 35.27 ACRES OF LAND. PHASE 2 SECTION 1 AND PHASE 2 SECTION 2 HAVE BEEN DEVELOPED WITH A TOTAL OF 34 OCCUPIED TOWNHOMES AND 42 HOMESITES CURRENTLY UNDER CONSTRUCTION. PHASE 1 AND PHASE 3 TO BE DEVELOPED FOR A TOTAL OF 174 TOWNHOME SITES.

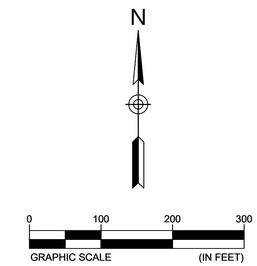
PROPERTY OWNER - TN HONEY FARMS, LLC
909 N. PACIFIC COAST HIGHWAY SUITE 840
EL SEGUNDO, CA 90245
TAX MAP 51 PARCEL 58.02 DEED BOOK R2776 **PAGE** 753

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBERS 47119C0018E AND 47119C019E, DATED APRIL 16TH, 2007.

CURRENT ZONING: MU-PUD

SITE USE AND PROJECTED DEVELOPMENT SCHEDULE				
PHASE	ACRES	UNITS	BUILDINGS	PROJECTED TIMELINE
1	14.79 AC.	118	77-194	FALL 2022
2	8.79 AC.	42	35-76	FALL 2021
3	5.92 AC.	56	195-250	FALL 2023
EXISTING PH. 2	5.41 AC.	34	1-34	-
TOTAL	34.91 AC.	250	-	-

REMAINING CONSTRUCTION PHASES		
PHASE	UNITS	LOTS
1	118 UNITS	77-194 AND AMENITY
2	42 UNITS	35-76
3	56 UNITS	195-250



REVISED HONEY FARMS FINAL PUD MASTER PLAN

REVISED FINAL PUD MASTER PLAN

COLUMBIA, TENNESSEE

MARCH 21, 2022

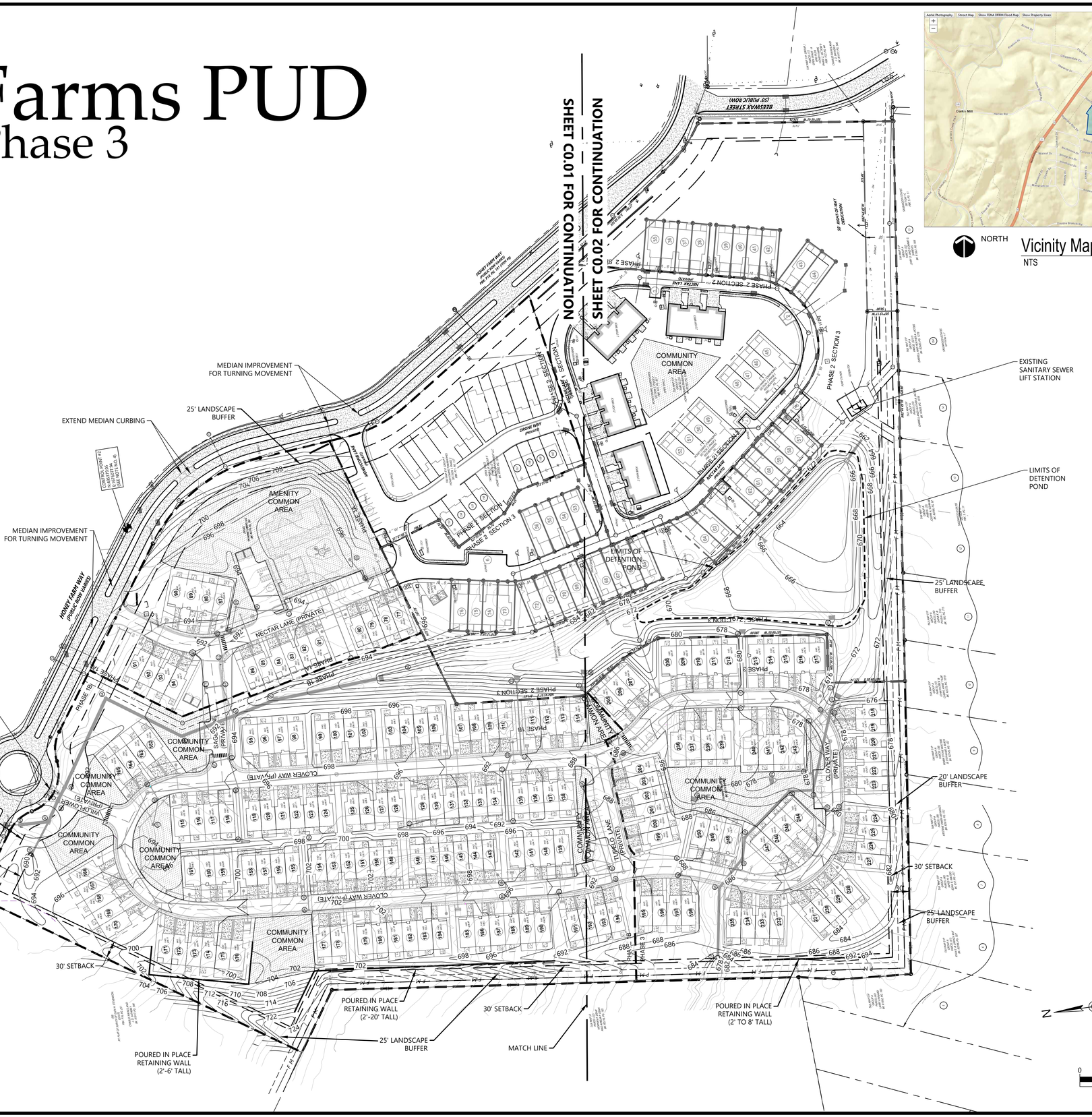
PRELIMINARY PLAT

Honey Farms PUD

Phase 1 and Phase 3

DATE: MARCH 21ST, 2022

Tax Map 51 / Parcel 58.02
Maury County, Tennessee



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

Permit-Seal:

ERIC M. MCNEELY — REGISTERED ENGINEER — AGRICULTURE & ENVIRONMENT — COMMERCE — STATE OF TENNESSEE — 02-24-2022

Client/Project:

TN HONEY FARMS, LLC

909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:

Item:	Date:

Project No. : MCE 210009

Designed By:

Drawn By:

Checked By: E. MCNEELY

Date: 02-02-2022

Scale:

Title:

HONEY FARMS PHASE 1A,1B&3 PRELIMINARY PLAT

Drawing No.

C0.00

Sheet: of

LEGEND

- PARCEL NO. (xx)
- LOT NUMBER (SINGLE FAMILY) (77)
- IRON ROD (OLD) IR(O)
- IRON ROD (SET)
- IRON PIPE (OLD) IP(O)
- P K NAIL (OLD) PK(O)
- CONCRETE MON (OLD) MON(O)
- PROPERTY LINE
- FENCE LINE
- SANITARY SEWER LINE 8"SAN
- STORM SEWER LINE 15"ST
- WATER LINE 8"W
- ROAD CENTER LINE
- CONCRETE
- UTILITY POLE
- GUY WIRE
- ELECTRIC TRANSFORMER
- UTILITY POLE W/ LIGHT
- SANITARY SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE

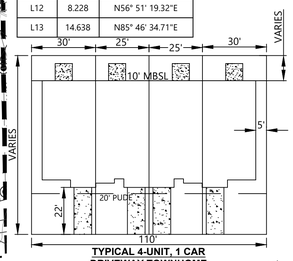
Parcel Curve Table						
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11.168	163.000	003.9257	5.59'	S10° 46' 40.17"E	11.17'
C2	32.329	131.000	014.1396	16.25'	S02° 25' 40.10"E	32.25'
C3	25.552	131.000	011.1756	12.82'	S10° 13' 47.32"W	25.51'
C4	25.056	131.000	010.9590	12.57'	S21° 17' 49.66"W	25.02'
C5	18.491	131.000	008.0875	9.26'	S30° 49' 13.45"W	18.48'
C6	20.117	163.000	007.0711	10.07'	S31° 19' 42.98"W	20.10'
C7	24.504	163.000	008.6134	12.28'	S23° 29' 10.82"W	24.48'
C8	7.650	163.000	002.6891	3.83'	S17° 50' 06.21"W	7.65'
C9	22.858	29.000	045.1616	12.06'	N39° 04' 17.47"E	22.27'
C10	8.171	23.000	020.3541	4.13'	N14° 46' 48.08"E	8.13'
C11	17.243	131.000	007.5414	8.63'	S00° 49' 55.02"W	17.23'
C12	20.839	87.000	013.7243	10.47'	N02° 15' 34.14"W	20.79'
C13	26.765	287.000	005.3433	13.39'	S01° 55' 51.69"W	26.76'
C14	9.398	137.000	003.9306	4.70'	N06° 34' 04.66"E	9.40'
C15	30.581	137.000	012.7895	15.35'	N14° 55' 40.76"E	30.52'
C16	22.913	119.000	011.0320	11.49'	N00° 54' 48.09"W	22.88'
C17	24.961	119.000	012.0179	12.53'	N12° 26' 18.06"W	24.91'
C18	24.093	119.000	011.6003	12.09'	N24° 14' 50.80"W	24.05'
C19	25.926	119.000	012.4829	13.01'	N36° 17' 20.41"W	25.87'
C20	32.844	119.000	015.8136	16.53'	S88° 54' 10.36"E	32.74'
C21	25.402	119.000	012.2305	12.75'	N77° 04' 30.10"E	25.35'
C22	25.071	119.000	012.0713	12.58'	N64° 55' 26.73"E	25.03'
C23	25.914	119.000	012.4769	13.01'	N52° 38' 59.88"E	25.86'
C24	25.640	119.000	012.3449	12.87'	S40° 14' 20.62"W	25.59'
C25	30.014	169.000	010.1757	15.05'	S28° 33' 48.66"W	29.97'
C26	24.130	169.000	008.1809	12.09'	S19° 23' 06.87"W	24.11'
C27	24.047	169.000	008.1526	12.04'	N11° 13' 26.66"E	24.03'
C28	7.491	169.000	002.5396	3.75'	N05° 52' 20.83"E	7.49'
C29	24.430	319.000	004.3880	12.22'	S02° 24' 31.25"W	24.42'
C30	24.017	319.000	004.3138	12.01'	S01° 56' 31.85"E	24.01'
C31	23.954	319.000	004.3024	11.98'	S06° 14' 56.63"E	23.95'
C32	12.827	319.000	002.3038	6.41'	S09° 34' 00.74"E	12.83'
C33	16.314	281.000	003.3264	8.16'	N09° 03' 20.18"W	16.31'
C34	20.765	281.000	004.2340	10.39'	N02° 02' 56.64"W	20.76'
C35	24.099	281.000	004.9138	12.06'	N05° 14' 02.29"E	24.09'
C36	24.035	281.000	004.9007	12.02'	N11° 08' 28.40"E	24.03'
C37	29.596	281.000	006.0345	14.81'	N16° 36' 31.82"E	29.58'
C38	30.170	131.000	013.1956	15.15'	S35° 35' 52.47"E	30.10'
C39	22.257	119.000	010.7164	11.16'	N38° 04' 47.75"W	22.22'
C40	26.768	119.000	012.8884	13.44'	N26° 16' 39.19"W	26.71'
C41	31.883	119.001	015.3511	16.04'	N12° 09' 28.38"W	31.79'
C42	24.399	119.000	011.7477	12.24'	N01° 23' 29.91"E	24.36'
C43	15.863	119.000	007.6378	7.94'	N11° 05' 03.88"E	15.85'
C44	25.812	119.000	012.4279	12.96'	N21° 07' 02.20"E	25.76'
C45	28.110	119.000	013.5345	14.12'	N34° 05' 54.49"E	28.04'
C46	17.416	119.000	008.3855	8.72'	N45° 03' 30.34"E	17.40'
C47	22.666	119.000	010.9130	11.37'	N61° 36' 12.72"E	22.63'
C48	22.410	119.000	010.7898	11.24'	N72° 27' 17.86"E	22.38'
C49	24.690	119.000	011.8876	12.39'	N83° 47' 37.19"E	24.65'
C50	14.952	119.000	007.1992	7.49'	S86° 39' 45.55"E	14.94'
C51	6.994	119.000	003.3676	3.50'	S81° 22' 46.30"E	6.99'
C52	24.068	119.000	011.5884	12.08'	S73° 54' 05.51"E	24.03'
C53	24.836	119.000	011.9579	12.46'	S62° 07' 42.23"E	24.79'
C54	17.360	119.000	008.3583	8.70'	S51° 58' 13.04"E	17.34'
C55	16.033	119.000	007.7197	8.03'	S31° 23' 49.43"E	16.02'
C56	24.536	119.000	011.8137	12.31'	S21° 37' 49.26"E	24.49'
C57	23.884	119.000	011.4998	11.98'	S09° 58' 24.95"E	23.84'
C58	25.758	119.000	012.4020	12.93'	S01° 58' 38.37"W	25.71'
C59	24.108	119.000	011.6074	12.10'	S13° 58' 55.38"W	24.07'
C60	31.779	87.000	020.9290	16.07'	N11° 03' 42.40"W	31.60'
C61	25.515	87.000	016.8034	12.85'	N17° 44' 22.26"E	25.42'
C62	35.021	87.000	023.0637	17.75'	N37° 40' 23.06"E	34.78'
C63	33.681	87.000	022.1817	17.05'	S63° 54' 13.17"E	33.47'
C64	25.272	87.000	016.6434	12.73'	S44° 29' 28.11"E	25.18'
C65	16.478	87.000	010.8522	8.26'	S29° 49' 50.97"E	16.45'
C66	33.052	87.000	021.7671	16.73'	S13° 31' 16.30"E	32.85'
C67	5.808	313.000	001.0631	2.90'	N20° 00' 28.92"E	5.81'
C68	30.080	313.000	005.5063	15.05'	N16° 43' 24.01"E	30.07'

Parcel Line Table		
Line #	Length	Direction
L1	6.917	S12° 44' 26.44"E
L2	9.815	N04° 45' 07.13"E
L3	5.410	S04° 36' 09.59"W
L4	5.233	S75° 41' 33.50"E
L5	0.292	S76° 05' 18.31"E
L6	3.597	N22° 18' 53.13"W
L7	5.369	N82° 43' 09.94"W
L8	24.269	N40° 44' 55.82"W
L9	29.091	N22° 13' 03.79"W
L10	7.462	N22° 13' 03.79"W
L11	15.701	N42° 12' 31.99"E
L12	8.228	N56° 51' 19.32"E
L13	14.638	N85° 46' 34.71"E

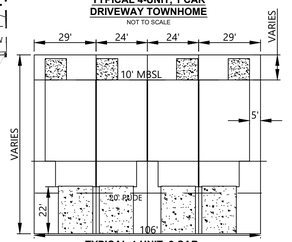
Parcel Table	
Parcel #	Area
77	2528.39
78	2108.14
79	2108.14
80	2547.34
81	2428.81
82	2010.05
83	2010.05
84	2010.05
85	2010.05
86	2430.24
87	2823.98
88	2541.59
89	2577.82
90	2972.44
91	2637.80
92	2192.21
93	2264.96
94	2889.51
95	2538.01
96	2116.37
97	2114.74
98	2535.54
99	2448.79
100	2024.93
101	2023.43
102	2442.97
103	2442.23
104	2019.50
105	2018.00
106	2436.41
107	2430.48
108	2009.79
109	2008.25
110	2426.68
111	2503.97
112	2085.01
113	2083.38
114	2492.44
115	2495.57
116	2093.80
117	2093.80
118	2512.57
119	2428.81
120	2010.05
121	2010.05
122	2010.05
123	2010.05
124	2428.81
125	2428.81
126	2010.05
127	2010.05
128	2428.81
129	2428.81
130	2010.05
131	2010.05
132	2010.05
133	2010.05
134	2428.81
135	2512.57
136	2093.80

Parcel Table	
Parcel #	Area
137	2093.80
138	2512.57
139	2503.96
140	2095.89
141	2095.89
142	2515.06
143	2428.81
144	2010.05
145	2010.05
146	2010.05
147	2010.05
148	2428.81
149	2428.81
150	2010.05
151	2010.05
152	2010.05
153	2010.05
154	2428.81
155	2428.81
156	2010.05
157	2010.05
158	2428.81
159	2638.83
160	2198.01
161	2564.41
162	3124.35
163	2319.46
164	2221.32
165	2722.29
166	2914.75
167	2221.44
168	2183.12
169	2278.78
170	3072.26
171	2762.00
172	2171.34
173	2157.36
174	2221.34
175	2315.34
176	2923.67
177	2439.57
178	2439.57
179	2522.66
180	2102.21
181	2102.21
182	2102.21
183	2102.21
184	2522.66
185	2522.66
186	2102.21
187	2102.21
188	2102.21
189	2102.21
190	2522.66
191	2496.71
192	2021.32
193	2027.13
194	2514.52
195	2563.97
196	2167.18

Parcel Table	
Parcel #	Area
197	2155.36
198	2517.70
199	2469.21
200	2043.48
201	2043.48
202	2043.48
203	2043.48
204	2415.96
205	2589.58
206	2105.95
207	2559.17
208	2773.63
209	2157.20
210	2138.39
211	2139.63
212	2569.20
213	2571.59
214	2149.92
215	2237.08
216	2470.16
217	3270.59
218	3017.44
219	2275.48
220	2089.30
221	2014.71
222	2010.05
223	2428.81
224	2472.44
225	2015.44
226	2102.78
227	2646.21
228	2463.00
229	2016.53
230	2074.40
231	2704.31
232	2452.46
233	2025.35
234	2111.45
235	2698.28
236	2771.59
237	2425.63
238	2428.87
239	2914.65
240	3234.86
241	2695.66
242	2652.37
243	2871.22
244	2705.96
245	2463.53
246	2465.20
247	2739.91
248	2454.88
249	2046.50
250	2480.86



TYPICAL 4-UNIT, 1 CAR DRIVEWAY TOWNHOME
NOT TO SCALE



TYPICAL 4-UNIT, 2 CAR DRIVEWAY TOWNHOME
NOT TO SCALE

NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.

2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

3. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051, PARCEL NUMBERS SHOWN AS THUS (58.02) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.

4. DEED REFERENCE: RECORD BOOK R2776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010E, DATED APRIL 16, 2007.

6. ALL OPEN SPACE AND COMMON OPEN SPACE AREAS ARE TO BE DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS AND MAINTAINED BY HOMEOWNER'S ASSOCATION.

7. OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

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

Permit-Seal:

Client/Project:

TN HONEY FARMS, LLC

909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:

Item:	Date:

Project No. : MCE 210009

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

Scale:

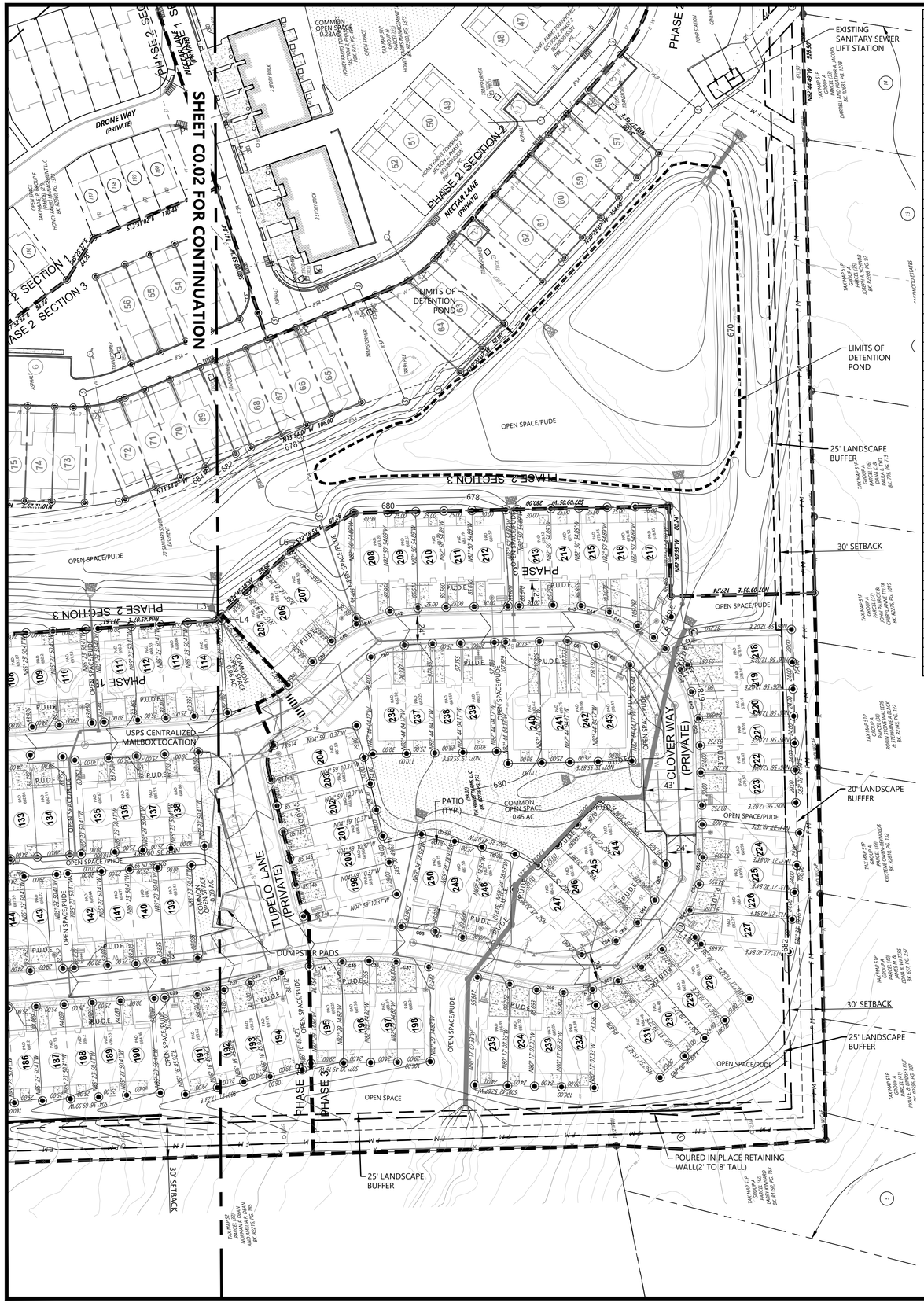
Title:

HONEY FARMS
PHASE 1A,1B&3
PRELIMINARY
PLAT

Drawing No.

C0.01

Sheet: of



Parcel Curve Table						
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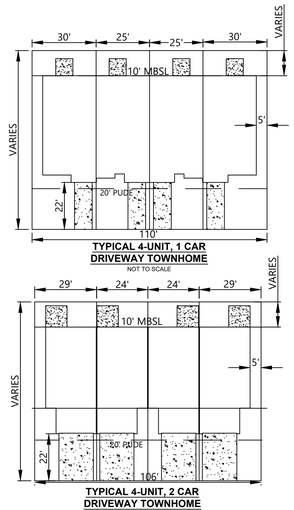
C1	11.168	163.000	003.9257	5.59'	S10° 46' 40.17"E	11.17'
C2	32.329	131.000	014.1396	16.25'	S02° 25' 40.10"E	32.25'
C3	25.552	131.000	011.1756	12.82'	S10° 13' 47.32"W	25.51'
C4	25.056	131.000	010.9590	12.57'	S21° 17' 49.66"W	25.02'
C5	18.491	131.000	008.0875	9.26'	S30° 49' 13.45"W	18.48'
C6	20.117	163.000	007.0711	10.07'	S31° 19' 42.98"W	20.10'
C7	24.504	163.000	008.6134	12.28'	S23° 29' 10.82"W	24.48'
C8	7.650	163.000	002.6891	3.83'	S17° 50' 06.21"W	7.65'
C9	22.858	29.000	045.1616	12.06'	N39° 04' 17.47"E	22.27'
C10	8.171	23.000	020.3541	4.13'	N14° 46' 48.08"E	8.13'
C11	17.243	131.000	007.5414	8.63'	S00° 49' 15.02"W	17.23'
C12	20.839	87.000	013.7243	10.47'	N02° 15' 34.14"W	20.79'
C13	26.765	287.000	005.3433	13.39'	S01° 55' 51.69"W	26.76'
C14	9.398	137.000	003.9306	4.70'	N06° 34' 04.66"E	9.40'
C15	30.581	137.000	012.7895	15.35'	N14° 55' 40.76"E	30.52'
C16	22.913	119.000	011.0320	11.49'	N00° 54' 48.09"W	22.88'
C17	24.961	119.000	012.0179	12.53'	N12° 26' 18.06"W	24.91'
C18	24.093	119.000	011.6003	12.09'	N24° 14' 50.80"W	24.05'
C19	25.926	119.000	012.4829	13.01'	N36° 17' 20.41"W	25.87'
C20	32.844	119.000	015.8136	16.53'	S88° 54' 10.36"E	32.74'
C21	25.402	119.000	012.2305	12.75'	N77° 04' 30.10"E	25.35'
C22	25.071	119.000	012.0713	12.58'	N64° 55' 26.73"E	25.03'
C23	25.914	119.000	012.4769	13.01'	N52° 38' 59.88"E	25.86'
C24	25.640	119.000	012.3449	12.87'	S40° 14' 20.62"W	25.59'
C25	30.014	169.000	010.1757	15.05'	S28° 33' 48.68"W	29.97'
C26	24.130	169.000	008.1809	12.09'	S19° 23' 06.87"W	24.11'
C27	24.047	169.000	008.1526	12.04'	N11° 13' 06.66"E	24.03'
C28	7.491	169.000	002.5396	3.75'	N05° 52' 20.83"E	7.49'
C29	24.430	319.000	004.3880	12.22'	S02° 24' 31.25"W	24.42'
C30	24.017	319.000	004.3138	12.01'	S01° 56' 31.85"E	24.01'
C31	23.954	319.000	004.3024	11.98'	S06° 14' 56.63"E	23.95'
C32	12.827	319.000	002.3038	6.41'	S09° 34' 00.74"E	12.83'
C33	16.314	281.000	003.3264	8.16'	N09° 03' 20.18"W	16.31'
C34	20.765	281.000	004.2340	10.39'	N00° 02' 56.64"W	20.76'
C35	24.099	281.000	004.9138	12.06'	N06° 14' 02.29"E	24.09'
C36	24.035	281.000	004.9007	12.02'	N11° 08' 28.40"E	24.03'
C37	29.596	281.000	006.0345	14.81'	N16° 36' 31.82"E	29.58'
C38	30.170	131.000	013.1956	15.15'	S35° 35' 52.47"E	30.10'
C39	22.257	119.000	010.7164	11.16'	N38° 04' 47.75"W	22.22'
C40	26.768	119.000	012.8864	13.44'	N26° 16' 39.19"W	26.71'
C41	31.883	119.001	015.3511	16.04'	N12° 09' 28.38"W	31.79'
C42	24.399	119.000	011.7477	12.24'	N01° 23' 29.91"E	24.36'
C43	15.863	119.000	007.6378	7.94'	N11° 05' 03.88"E	15.85'
C44	25.812	119.000	012.4279	12.96'	N21° 07' 02.20"E	25.76'
C45	28.110	119.000	013.5345	14.12'	N34° 05' 54.49"E	28.04'
C46	17.416	119.000	008.3855	8.72'	N45° 03' 30.34"E	17.40'
C47	22.666	119.000	010.9130	11.37'	N61° 36' 12.72"E	22.63'
C48	22.410	119.000	010.7898	11.24'	N72° 27' 17.81"E	22.38'
C49	24.690	119.000	011.8876	12.39'	N83° 47' 37.19"E	24.65'
C50	14.952	119.000	007.1992	7.49'	S86° 39' 46.55"E	14.94'
C51	6.994	119.000	003.3676	3.50'	S81° 22' 46.30"E	6.99'
C52	24.068	119.000	011.5884	12.08'	S73° 54' 05.51"E	24.03'
C53	24.836	119.000	011.9579	12.46'	S62° 07' 42.23"E	24.79'
C54	17.360	119.000	008.3583	8.70'	S51° 58' 13.04"E	17.34'
C55	16.033	119.000	007.7197	8.03'	S31° 23' 49.43"E	16.02'
C56	24.536	119.000	011.8137	12.31'	S21° 37' 49.26"E	24.49'
C57	23.884	119.000	011.4998	11.98'	S09° 58' 24.95"E	23.84'
C58	25.758	119.000	012.4020	12.93'	S01° 58' 38.37"W	25.71'
C59	24.108	119.000	011.6074	12.10'	S13° 58' 55.38"W	24.07'
C60	31.779	87.000	020.9290	16.07'	N11° 03' 42.40"W	31.60'
C61	25.515	87.000	016.8034	12.85'	N17° 44' 22.26"E	25.42'
C62	35.021	87.000	023.0637	17.75'	N37° 40' 23.06"E	34.78'
C63	33.681	87.000	022.1817	17.05'	S63° 54' 13.17"E	33.47'
C64	25.272	87.000	016.6434	12.73'	S44° 29' 28.11"E	25.18'
C65	16.478	87.000	010.8522	8.26'	S29° 49' 50.97"E	16.45'
C66	33.052	87.000	021.7671	16.73'	S13° 31' 16.30"E	32.85'
C67	5.808	313.000	001.0631	2.90'	N20° 00' 28.92"E	5.81'
C68	30.080	313.000	005.5063	15.05'	N16° 43' 24.01"E	30.07'

Parcel Line Table		
Line #	Length	Direction
L1	6.917	S12° 44' 26.44"E
L2	9.815	N04° 45' 07.13"E
L3	5.410	S04° 36' 09.59"W
L4	5.233	S75° 41' 33.50"E
L5	0.292	S76° 05' 18.31"E
L6	3.597	N22° 18' 53.13"W
L7	5.369	N82° 43' 09.94"W
L8	24.269	N40° 44' 55.82"W
L9	29.091	N22° 13' 03.79"W
L10	7.462	N22° 13' 03.79"W
L11	15.701	N42° 12' 31.99"E
L12	8.228	N56° 51' 19.32"E
L13	14.638	N85° 46' 34.71"E

Parcel Table	
Parcel #	Area
77	2528.39
78	2108.14
79	2108.14
80	2547.34
81	2428.81
82	2010.05
83	2010.05
84	2010.05
85	2010.05
86	2430.24
87	2823.98
88	2541.59
89	2577.82
90	2972.44
91	2637.80
92	2192.21
93	2264.96
94	2889.51
95	2538.01
96	2116.37
97	2114.74
98	2535.54
99	2448.79
100	2024.93
101	2023.43
102	2442.97
103	2442.23
104	2019.50
105	2018.00
106	2436.41
107	2430.48
108	2009.79
109	2008.25
110	2426.68
111	2503.97
112	2085.01
113	2083.38
114	2492.44
115	2495.57
116	2093.80
117	2093.80
118	2512.57
119	2428.81
120	2010.05
121	2010.05
122	2010.05
123	2010.05
124	2428.81
125	2428.81
126	2010.05
127	2010.05
128	2428.81
129	2428.81
130	2010.05
131	2010.05
132	2010.05
133	2010.05
134	2428.81
135	2512.57
136	2093.80

Parcel Table	
Parcel #	Area
137	2093.80
138	2512.57
139	2503.96
140	2095.89
141	2095.89
142	2515.06
143	2428.81
144	2010.05
145	2010.05
146	2010.05
147	2010.05
148	2428.81
149	2428.81
150	2010.05
151	2010.05
152	2010.05
153	2010.05
154	2428.81
155	2428.81
156	2010.05
157	2010.05
158	2428.81
159	2638.83
160	2198.01
161	2564.41
162	3124.35
163	2319.46
164	2221.32
165	2722.29
166	2914.75
167	2221.44
168	2183.12
169	2278.78
170	3072.26
171	2762.00
172	2171.34
173	2157.36
174	2221.34
175	2315.34
176	2923.67
177	2439.57
178	2439.57
179	2522.66
180	2102.21
181	2102.21
182	2102.21
183	2102.21
184	2522.66
185	2522.66
186	2102.21
187	2102.21
188	2102.21
189	2102.21
190	2522.66
191	2496.71
192	2021.32
193	2027.13
194	2514.52
195	2563.97
196	2167.18

Parcel Table	
Parcel #	Area
197	2155.36
198	2517.70
199	2469.21
200	2043.48
201	2043.48
202	2043.48
203	2043.48
204	2415.96
205	2589.58
206	2105.95
207	2559.17
208	2773.63
209	2157.20
210	2138.39
211	2139.63
212	2569.20
213	2571.59
214	2149.92
215	2237.08
216	2470.16
217	3270.59
218	3017.44
219	2275.48
220	2089.30
221	2014.71
222	2010.05
223	2428.81
224	2472.44
225	2015.44
226	2102.78
227	2646.21
228	2463.00
229	2016.53
230	2074.40
231	2704.31
232	2452.46
233	2025.35
234	2111.45
235	2698.28
236	2771.59
237	2425.63
238	2428.87
239	2914.65
240	3234.86
241	2695.66
242	2652.37
243	2871.22
244	2705.96
245	2463.53
246	2465.20
247	2739.91
248	2454.88
249	2046.50
250	2480.86



LEGEND

- PARCEL NO. (XX)
- LOT NUMBER (SINGLE FAMILY) (77)
- IRON ROD (OLD) IR(O)
- IRON ROD (SET) IR(S)
- IRON PIPE (OLD) IP(O)
- P K NAIL (OLD) PK(O)
- CONCRETE MON (OLD) MON(O)
- PROPERTY LINE
- FENCE LINE — X —
- SANITARY SEWER LINE — 8" SAN —
- STORM SEWER LINE — 15" ST —
- WATER LINE — 8" W —
- ROAD CENTER LINE
- CONCRETE
- UTILITY POLE
- GUY WIRE
- ELECTRIC TRANSFORMER
- UTILITY POLE W/ LIGHT
- SANITARY SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE

NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.

2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

3. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THUS (58.02) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.

4. DEED REFERENCE: RECORD BOOK R2776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010E, DATED APRIL 16, 2007.

6. ALL OPEN SPACE AND COMMON OPEN SPACE AREAS ARE TO BE DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS AND TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

7. OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

SITE BM: CONTROL POINT #2
N: 495379.05
E: 1676077.94
ELEVATION: 702.92

N

0 25 50 100 150
GRAPHIC SCALE

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

Permit-Seal:

Client/Project:

TN HONEY FARMS, LLC

909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:

Item:	Date:

Project No.: MCE 210009

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

Scale:

Title:

HONEY FARMS PHASE 1A,1B&3 PRELIMINARY PLAT

Drawing No.

C0.02

Sheet: of

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
22-0033

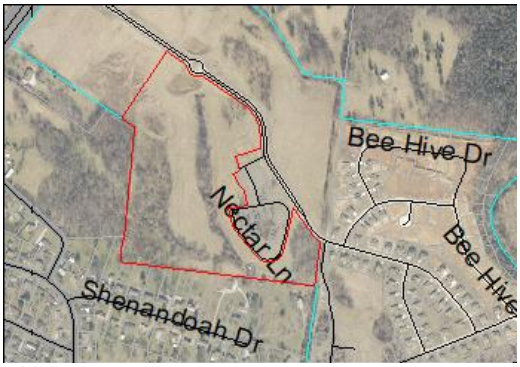
APPLICANT/PROPERTY OWNER
McNeely Civil Engineering/ TN Honey Farms LLC.

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Honey Farms PUD/ Tax Map 51 Parcel 38.02

SUMMARY OF REQUEST: **Planned Unit Development Preliminary Plat and Final Master Development Plan (Phases 1, A, B, &3).**

This request is for the preliminary plat approval for phases 1A, 1B, & 3 consisting of 174 townhome units.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RM-1 PUD (High Density Planned Unit Development)	Townhomes	CEG PUD/ RM-1 PUD	174 Townhome Units	29.86 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A (Previously Approved PUD Master Plan)

PROPERTY HISTORY:

21-0043, Request for final plat for 34-lot attached townhomes, approved.

21-0044, Request for final plat approval for phase 2 section 2, approved.

21-0045, Request for RM-1 PUD Master Plan revision to allow for a new townhome product type for 240 townhome units.

2017-23, Master Plan Revision.

Rezoning No. 3650, MU PUD, approved in August 2006.

Annexation No. 1507, RS-40, approved in 1986.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

A preliminary plat has been submitted to for the development of 174 townhome units. Design of these units consists of a 4 unit building with each unit consisting of a width of 24' per unit and 2 stories. Each unit will have a front loaded 2 car garages. Façade materials approved consisted of fiber cement siding with brick on the front with vinyl cladding on the rear and side elevations. Design elevations of the clubhouse consist of an articulated structure with board and batten cladding with a brick base. This preliminary plat aligns with a previously approved PUD master plan revision (21-0045). Any approval from the Planning Commission would be subject to technical comments as attached.

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

Section 3.20.12 (D) of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items (*Final Approval of the Proposed PUD*).

Final Master Development Plan of A PUD

The application for final approval shall be sufficiently detailed to indicate the ultimate operation and appearance of the development, or portion thereof, and shall include, but not limited to the following:

Final development plan drawings at a scale no smaller than one inch to 200 feet indicating:

a. The anticipated finished topography of the area involved (contours at vertical intervals as specified by the city engineer but not to exceed five feet.

b. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing thoroughfares. This shall specifically include: Width of proposed streets; a plan of any sidewalks or proposed pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern.

c. An off – street parking and loading plan indicating ground coverage of parking areas.

d. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, and other public or semi – public open space uses including any improvements which are to be deeded as part of any common use area.

e. Information regarding the physical characteristics of the surrounding area and developments within 300 feet of the proposed PUD.

f. A plot plan for each building site and common open area, showing the approximate location of all buildings, structures, and improvements and indicating the open spaces around buildings and structures.

g. A plan for proposed utilities including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems.

A plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.

A generalized land use map and a tabulation of land area to be devoted to various uses and activities.
A tabulation of proposed densities to be allocated to various parts of the area to be developed.
A plan which indicates the location, function, and ownership of all open spaces, excepting those open spaces included in fee simple lots.
Final drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).

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	Honey Farms Townhomes Phase 1A, 1B + 3		
	TAX MAP: 51	GROUP:	PARCEL: 38.02
SUMMARY OF NATURE OF REQUEST AND WORK	Honey Farms Phase 1A, 1B, & 3 Preliminary Plat for 174 attached single family units.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ 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) Honey Farms Townhomes Phase 1A, 1B, 3 • Total Number of Lots 174 • Total acreage 29.86 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.

RECEIVED
FEB 18
FEB 18 2022
By
22.0033

APPLICANT

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

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

PROPERTY OWNER NAME	TN Honey Farms, LLC	PHONE	616-402-2518
ADDRESS	909 N. Pacific Coast Highway Suite 840 El Segundo, CA 90245	EMAIL	mrobbe@havenrc.com

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

Eric McNeely		2.14.2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Sudhakar Reddy, Managing Principal TN Honey Farms, LLC	Sudhakar Reddy	2/9/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.	22-0033	FEE PAID	$3,480.00
RECEIPT NO.	10073502	REQUESTED AGENDA	

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

BOARD ACTION	

RECEIVED
FEB 14 2022
22.0033

Receipt Date: 2/14/2022

City Of Columbia

700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10073502

Miscellaneous Receipt

Name: TN HONEY FARMS, LLC

Code: 206-ZONING PERMITS AND FEES
Amt: $3,480.00
MR #: 10058244

Description: PRELIMINARY PLAT- 174
Reference: HONEY FARMS PHASE 1A, 1B, 3
Notes:

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

Payment Information

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

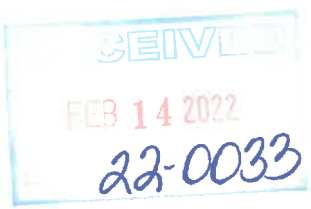
Amount Tendered:	$3,480.00
Total Paid:	$3,480.00
Change:	$0.00

☐ Voided

Batch: LS - 2/14/2022

Collecting Official, City Of Columbia

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



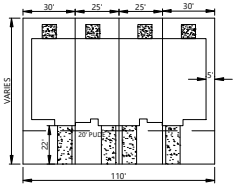
Parcel Curve Table					
CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11.168	160.000	003.931°	5.59'	S19° 46' 43.73"E	11.17'
C2	32.329	131.000	014.136°	16.25'	S32° 21' 43.10"E	32.25'
C3	23.552	131.000	010.300°	11.82'	S37° 13' 47.32"W	23.51'
C4	25.856	131.000	010.906°	12.97'	S27° 17' 49.66"W	25.82'
C5	18.491	131.000	008.087°	9.26'	S18° 49' 15.45"W	18.48'
C6	20.177	160.000	007.227°	10.11'	S37° 19' 42.98"W	20.16'
C7	24.004	160.000	008.596°	12.28'	S29° 29' 19.82"W	23.98'
C8	7.410	160.000	002.654°	3.71'	S15° 10' 06.21"W	7.41'
C9	22.858	29.000	045.161°	12.06'	N39° 06' 17.47"E	22.27'
C10	8.171	25.000	018.724°	4.12'	N12° 36' 43.93"E	8.13'
C11	17.265	131.000	007.549°	8.64'	S00° 49' 53.50"W	17.25'
C12	20.839	87.000	013.724°	10.47'	N02° 15' 34.14"W	20.79'
C13	26.760	287.000	005.342°	13.39'	S01° 33' 57.09"W	26.76'
C14	9.198	131.000	003.606°	4.60'	S00° 38' 59.84"E	9.20'
C15	30.581	107.000	016.786°	15.39'	N10° 35' 43.76"E	30.52'
C16	22.913	119.000	011.032°	11.49'	N00° 56' 49.09"W	22.88'
C17	24.961	119.000	012.017°	12.53'	N12° 36' 13.93"W	24.91'
C18	24.890	119.000	011.985°	12.09'	N24° 14' 50.80"W	24.85'
C19	25.926	119.000	012.486°	13.01'	N36° 17' 20.41"W	25.87'
C20	22.866	119.000	010.810°	14.53'	S89° 54' 10.36"E	22.79'
C21	25.402	119.000	012.233°	12.73'	N77° 09' 55.19"E	25.35'
C22	25.071	119.000	012.073°	12.58'	N64° 55' 26.73"E	25.02'
C23	25.914	119.000	012.474°	13.01'	N52° 38' 19.85"E	25.86'
C24	23.660	119.000	012.168°	12.87'	S45° 14' 20.42"W	23.59'
C25	30.014	169.000	010.175°	15.03'	S28° 33' 48.48"W	29.97'
C26	24.130	169.000	008.180°	12.09'	S19° 23' 06.87"W	24.11'
C27	24.047	169.000	008.150°	12.04'	N11° 13' 59.06"E	24.02'
C28	7.491	169.000	002.539°	3.75'	N05° 32' 20.83"E	7.49'
C29	24.430	319.000	004.388°	12.22'	S00° 24' 31.25"W	24.42'
C30	24.017	319.000	004.314°	12.01'	S07° 58' 31.85"E	24.01'
C31	23.954	319.000	004.303°	11.98'	S04° 14' 04.61"E	23.95'
C32	12.827	319.000	002.303°	6.41'	S00° 14' 03.76"E	12.83'
C33	16.314	281.000	003.326°	8.16'	N00° 32' 22.13"W	16.31'
C34	20.761	281.000	004.234°	10.39'	N03° 32' 54.67"W	20.76'
C35	24.099	281.000	004.915°	12.06'	N08° 14' 02.29"W	24.09'
C36	24.035	281.000	004.902°	12.02'	N13° 08' 28.60"E	24.03'
C37	29.096	281.000	005.936°	14.57'	N18° 36' 17.82"E	29.08'
C38	30.170	131.000	013.195°	15.15'	S35° 35' 52.47"E	30.10'
C39	22.257	119.000	010.716°	11.16'	N58° 06' 47.75"W	22.22'
C40	26.768	119.000	012.886°	13.46'	N26° 16' 19.19"W	26.71'
C41	31.883	119.000	015.351°	16.04'	N12° 09' 28.30"W	31.79'
C42	24.899	119.000	011.987°	12.64'	N01° 27' 09.91"E	24.86'
C43	15.863	119.000	007.637°	7.94'	N11° 05' 03.88"E	15.85'
C44	23.812	119.000	012.427°	12.98'	N21° 57' 02.25"E	23.76'
C45	28.110	119.000	013.535°	14.12'	N34° 05' 54.09"E	28.05'
C46	17.474	119.000	008.385°	8.72'	N45° 05' 30.54"E	17.45'
C47	22.666	119.000	010.913°	11.37'	N61° 36' 12.72"E	22.63'
C48	22.418	119.000	010.799°	11.24'	N72° 27' 17.86"E	22.38'
C49	24.680	119.000	011.887°	12.39'	N83° 45' 27.19"E	24.65'
C50	14.952	119.000	007.196°	7.49'	S86° 39' 46.55"E	14.94'
C51	9.198	119.000	004.429°	4.60'	S81° 22' 46.30"E	9.19'
C52	24.958	119.000	012.016°	12.58'	S73° 54' 05.51"E	24.91'
C53	24.836	119.000	011.957°	12.49'	S61° 47' 42.21"E	24.79'
C54	17.382	119.000	008.368°	8.70'	S51° 58' 13.05"E	17.36'
C55	16.355	119.000	007.716°	8.20'	S43° 27' 49.45"E	16.02'
C56	24.536	119.000	011.813°	12.31'	S27° 17' 49.26"E	24.49'
C57	21.886	119.000	011.098°	11.00'	S09° 58' 28.95"E	21.86'
C58	25.758	119.000	012.403°	12.93'	S01° 58' 38.37"W	25.71'
C59	24.108	119.000	011.607°	12.10'	S13° 58' 55.38"W	24.07'
C60	31.779	87.000	020.926°	16.07'	N11° 01' 42.65"W	31.60'
C61	25.315	87.000	016.863°	12.82'	N17° 34' 22.91"E	25.22'
C62	33.021	87.000	020.863°	17.15'	N37° 41' 23.91"E	34.78'
C63	33.681	87.000	022.181°	17.03'	S69° 54' 15.17"E	33.47'
C64	25.272	87.000	016.642°	12.72'	S48° 29' 28.11"E	25.18'
C65	16.476	87.000	010.852°	8.26'	S39° 49' 33.97"E	16.45'
C66	33.052	87.000	021.767°	16.72'	S13° 21' 16.30"E	32.85'
C67	5.808	210.000	001.585°	2.90'	N20° 00' 28.92"E	5.81'
C68	30.060	210.000	008.204°	15.05'	N14° 45' 43.61"E	30.03'

Parcel Line Table		
Line #	Length	Direction
L1	6.917	S12° 44' 26.44"E
L2	9.815	N04° 45' 07.13"E
L3	5.410	S04° 36' 09.59"W
L4	5.233	S75° 41' 33.50"E
L5	0.292	S76° 05' 18.31"E
L6	3.597	N22° 18' 53.13"W
L7	5.369	N82° 43' 09.94"W
L8	24.269	N40° 44' 55.82"W
L9	29.091	N22° 13' 03.79"W
L10	7.462	N22° 13' 03.79"W
L11	15.701	N42° 12' 31.99"E
L12	8.228	N56° 51' 19.32"E
L13	14.638	N85° 46' 34.71"E

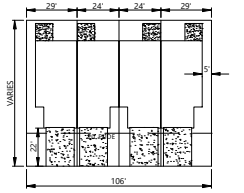
Parcel Table	
Parcel #	Area
77	2528.39
78	2108.14
79	2108.14
80	2547.34
81	2428.81
82	2010.05
83	2010.05
84	2010.05
85	2010.05
86	2430.24
87	2823.98
88	2541.59
89	2577.82
90	2972.44
91	2637.80
92	2192.21
93	2264.96
94	2889.51
95	2538.01
96	2116.37
97	2114.74
98	2535.54
99	2448.79
100	2024.93
101	2023.43
102	2442.97
103	2442.23
104	2019.50
105	2018.00
106	2436.41
107	2430.48
108	2009.79
109	2008.25
110	2426.68
111	2503.97
112	2085.01
113	2083.38
114	2492.44
115	2495.57
116	2093.80
117	2093.80
118	2512.57
119	2428.81
120	2010.05
121	2010.05
122	2010.05
123	2010.05
124	2428.81
125	2428.81
126	2010.05
127	2010.05
128	2428.81
129	2428.81
130	2010.05
131	2010.05
132	2010.05
133	2010.05
134	2428.81
135	2512.57
136	2093.80

Parcel Table	
Parcel #	Area
137	2093.80
138	2512.57
139	2503.96
140	2095.89
141	2095.89
142	2515.06
143	2428.81
144	2010.05
145	2010.05
146	2010.05
147	2010.05
148	2428.81
149	2428.81
150	2010.05
151	2010.05
152	2010.05
153	2010.05
154	2428.81
155	2428.81
156	2010.05
157	2010.05
158	2428.81
159	2638.83
160	2198.01
161	2564.41
162	3124.35
163	2319.46
164	2221.32
165	2722.29
166	2914.75
167	2221.44
168	2183.12
169	2278.78
170	3072.26
171	2762.00
172	2171.34
173	2157.36
174	2221.34
175	2315.34
176	2923.67
177	2439.57
178	2439.57
179	2522.66
180	2102.21
181	2102.21
182	2102.21
183	2102.21
184	2522.66
185	2522.66
186	2102.21
187	2102.21
188	2102.21
189	2102.21
190	2522.66
191	2496.71
192	2021.32
193	2027.13
194	2514.52
195	2563.97
196	2167.18

Parcel Table	
Parcel #	Area
197	2155.36
198	2517.70
199	2469.21
200	2043.48
201	2043.48
202	2043.48
203	2043.48
204	2415.96
205	2589.58
206	2105.95
207	2559.17
208	2773.63
209	2157.20
210	2138.39
211	2139.63
212	2569.20
213	2571.59
214	2149.92
215	2237.08
216	2470.16
217	3270.59
218	3017.44
219	2275.48
220	2089.30
221	2014.71
222	2010.05
223	2428.81
224	2472.44
225	2015.44
226	2102.78
227	2646.21
228	2463.00
229	2016.53
230	2074.40
231	2704.31
232	2452.46
233	2025.35
234	2111.45
235	2698.28
236	2771.59
237	2425.63
238	2428.87
239	2914.65
240	3234.86
241	2695.66
242	2652.37
243	2871.22
244	2705.96
245	2463.53
246	2465.20
247	2739.91
248	2454.88
249	2046.50
250	2480.86



TYPICAL 4-UNIT, 1 CAR DRIVEWAY TOWNHOME
NOT TO SCALE



TYPICAL 4-UNIT, 2 CAR DRIVEWAY TOWNHOME
NOT TO SCALE

LEGEND

- **PARCEL NO.** (##)
- **LOT NUMBER (SINGLE FAMILY)** (77)
- **IRON ROD (OLD)** IR(O)
- **IRON ROD (SET)** IR(S)
- **IRON PIPE (OLD)** IP(O)
- **P K NAIL (OLD)** PK(O)
- **CONCRETE MON (OLD)** MON(O)
- **PROPERTY LINE**
- **FENCE LINE** -X-
- **SANITARY SEWER LINE** 8" SAN
- **STORM SEWER LINE** 15" S T
- **WATER LINE** 8" W
- **ROAD CENTER LINE**
- **CONCRETE**
- **UTILITY POLE**
- **GUY WIRE**
- **ELECTRIC TRANSFORMER** E
- **UTILITY POLE W/ LIGHT**
- **SANITARY SEWER MANHOLE** S
- **CURB INLET**
- **CATCH BASIN**
- **FIRE HYDRANT**
- **WATER METER** W
- **WATER VALVE**

NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.

2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

3. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THUS (58.02) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.

4. DEED REFERENCE: RECORD BOOK R2776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C0110E, DATED APRIL 16, 2007.

6. OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

SITE BM: CONTROL POINT #2
N: 4953.79.05
E: 1676077.94
ELEVATION: 702.92

0 25 50 100 150
GRAPHIC SCALE

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

Permit-Seal:

Client/Project:

TN HONEY FARMS, LLC

909 N. PACIFIC COAST HWY
SUITE 640
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:

Item:	Date:

Project No.: MCE 210009

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

Scale:

Title:

HONEY FARMS PHASE 1A,1B&3 PRELIMINARY PLAT

Drawing No.

C0.02

Sheet: of

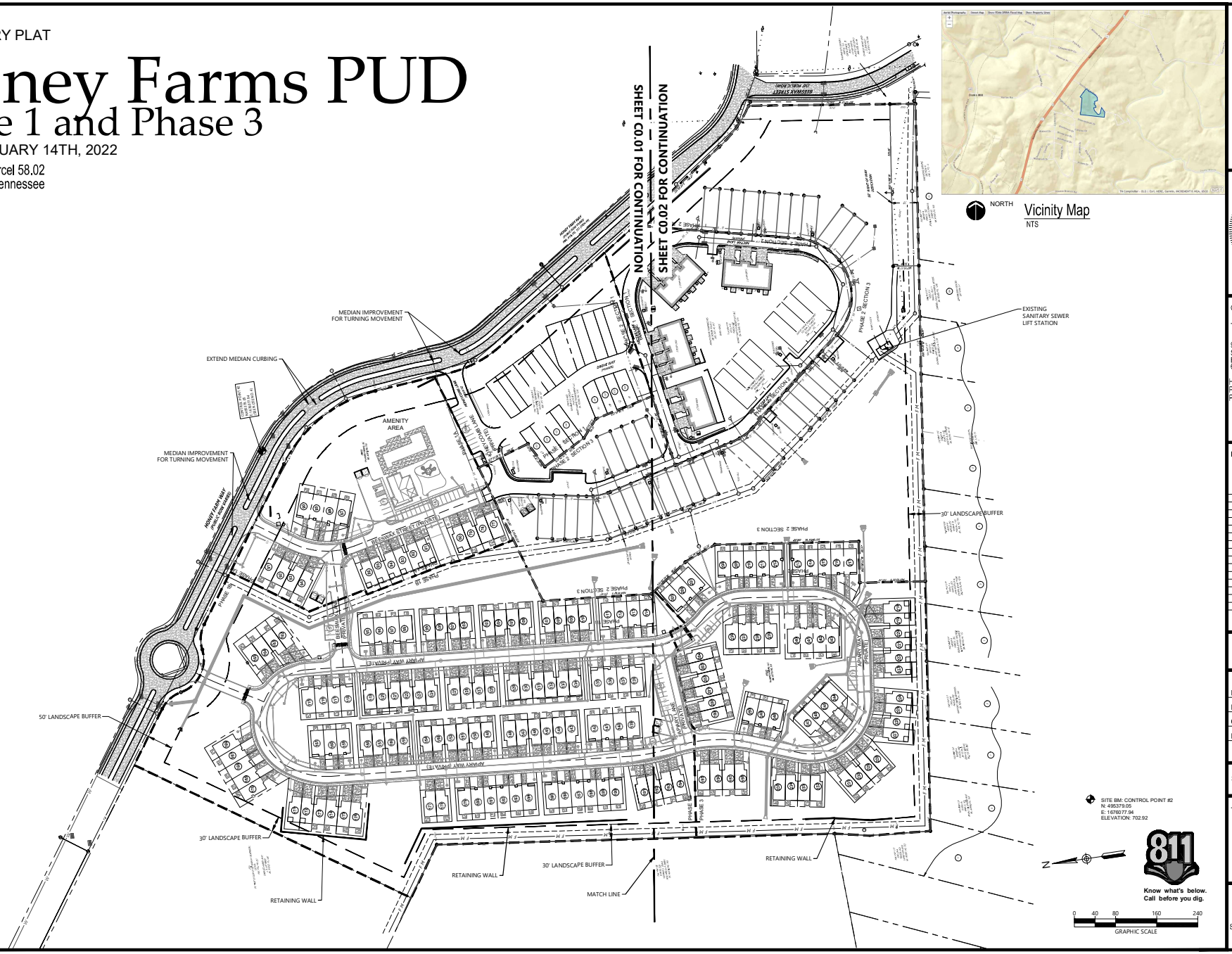
PRELIMINARY PLAT

Honey Farms PUD

Phase 1 and Phase 3

DATE: FEBRUARY 14TH, 2022

Tax Map 51 / Parcel 58.02
Maury County, Tennessee



NORTH

Vicinity Map
NTS

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

Permit-Seal:

Client/Project:

TN HONEY FARMS, LLC

909 N. PACIFIC COAST HWY
SUITE 640
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:

Item:	Date:

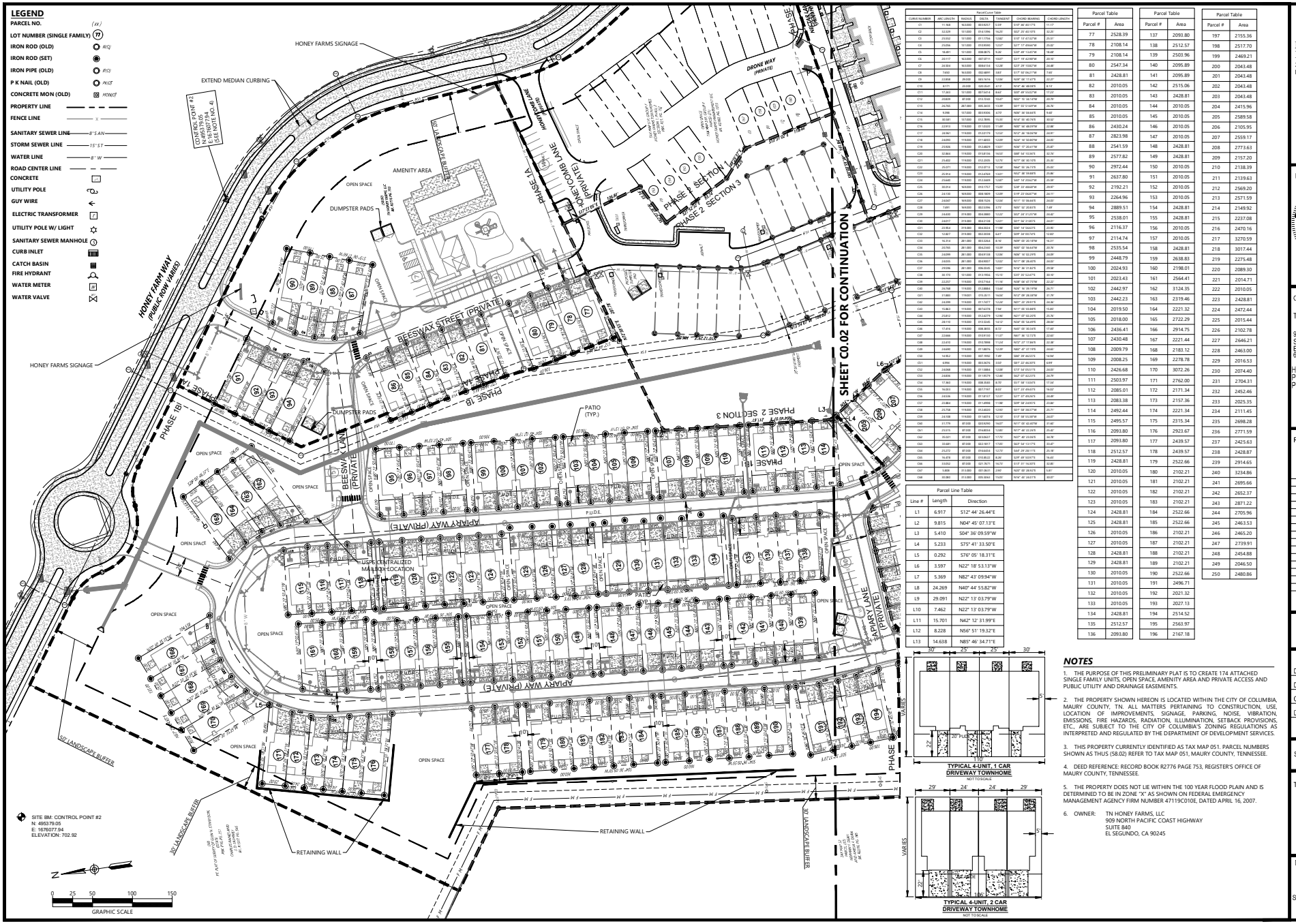
Project No.: MCE 210009

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

Scale:

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

Drawing No.
C0.00
Sheet: of



CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11.168	50.000	012.47.11	5.59	S19° 26' 49.17"E	11.17'
C2	32.329	111.000	016.41.06	16.29	S07° 29' 40.10"E	32.20'
C3	25.552	111.000	013.11.56	12.82	S10° 17' 47.62"W	25.50'
C4	25.856	111.000	013.20.01	13.01	S23° 17' 49.66"W	25.80'
C5	18.891	111.000	008.08.75	9.46	S30° 49' 15.85"W	18.88'
C6	20.117	163.000	007.04.11	10.07	S21° 19' 42.84"W	20.10'
C7	34.904	163.000	012.16.12	17.52	S31° 28' 13.62"W	34.84'
C8	7.850	163.000	002.46.01	3.93	S13° 50' 06.21"W	7.85'
C9	23.858	39.00	083.18.16	14.86	N09° 08' 17.47"E	23.27'
C10	8.171	25.00	018.43.41	4.13	N14° 46' 48.04"E	8.13'
C11	15.083	163.000	005.18.14	8.82	S05° 49' 53.52"W	15.07'
C12	20.809	87.00	013.42.01	10.47	N60° 10' 34.54"W	20.76'
C13	26.765	287.000	005.20.51	13.39	S71° 51' 13.54"W	26.76'
C14	9.398	57.000	009.26.05	4.72	N06° 36' 58.84"E	9.40'
C15	30.581	113.000	012.38.96	15.50	N14° 55' 40.76"E	30.52'
C16	22.913	113.000	011.37.22	11.69	N00° 46' 48.09"W	22.88'
C17	24.961	113.000	012.39.15	12.82	N12° 36' 18.84"W	24.91'
C18	24.093	113.000	011.46.03	12.09	N24° 16' 04.87"W	24.05'
C19	25.926	113.000	013.08.29	13.01	N36° 17' 29.61"W	25.87'
C20	32.864	113.000	016.40.16	16.57	N49° 58' 13.96"E	32.75'
C21	25.852	113.000	013.06.03	12.70	N71° 46' 30.11"E	25.79'
C22	25.071	113.000	012.42.15	12.68	N84° 55' 26.73"E	25.02'
C23	25.914	113.000	013.08.53	13.01	S52° 58' 59.85"E	25.86'
C24	23.640	113.000	012.00.09	12.07	S40° 14' 23.62"W	23.59'
C25	30.014	163.000	010.33.71	15.05	S49° 33' 49.66"W	29.97'
C26	24.130	163.000	008.28.05	12.09	S19° 23' 06.87"W	24.11'
C27	24.027	163.000	008.26.26	12.04	N11° 12' 06.84"E	24.02'
C28	7.891	163.000	002.46.96	3.95	N03° 36' 39.84"E	7.89'
C29	24.830	113.000	012.35.80	12.47	S03° 24' 31.21"W	24.82'
C30	24.017	113.000	012.10.98	12.07	S15° 46' 21.90"E	24.01'
C31	23.952	113.000	012.08.24	12.00	S27° 54' 13.84"E	23.92'
C32	12.827	113.000	006.30.58	6.67	S39° 50' 03.74"E	12.82'
C33	16.314	287.000	003.15.04	8.16	N09° 05' 25.78"W	16.31'
C34	29.110	113.000	014.45.52	14.66	N03° 30' 56.64"W	29.04'
C35	24.009	287.000	004.47.18	12.00	N06° 16' 32.29"E	24.00'
C36	24.055	287.000	004.48.07	12.02	N11° 08' 28.87"E	24.05'
C37	29.696	287.000	006.03.05	14.87	N16° 46' 21.42"E	29.68'
C38	24.725	113.000	012.32.56	12.46	S21° 45' 52.47"E	24.68'
C39	22.057	113.000	011.10.94	11.16	N38° 06' 47.57"W	22.02'
C40	26.768	113.000	013.34.64	13.68	N26° 16' 29.19"W	26.71'
C41	31.883	113.000	016.10.55	16.06	N12° 09' 28.34"W	31.79'
C42	24.699	113.000	011.13.77	12.24	N03° 23' 29.91"E	24.66'
C43	15.863	113.000	007.44.74	7.94	N11° 05' 09.88"E	15.85'
C44	25.812	113.000	013.04.74	12.96	N21° 02' 32.20"E	25.76'
C45	28.110	113.000	014.15.63	14.09	N34° 30' 16.44"E	28.04'
C46	17.416	113.000	008.49.55	8.72	N45° 00' 39.34"E	17.40'
C47	22.666	113.000	010.57.03	11.37	N56° 16' 12.72"E	22.62'
C48	23.472	113.000	011.54.08	11.82	N67° 27' 17.46"E	23.43'
C49	24.040	113.000	012.38.76	12.09	N80° 07' 17.19"E	24.00'
C50	14.952	113.000	007.34.62	7.49	S86° 39' 46.53"E	14.94'
C51	6.996	113.000	003.32.75	3.50	S81° 22' 26.20"E	6.99'
C52	24.868	113.000	012.36.84	12.49	S73° 54' 05.15"E	24.83'
C53	24.806	113.000	012.33.79	12.46	S62° 07' 42.23"E	24.79'
C54	17.360	113.000	008.48.65	8.70	S51° 58' 13.56"E	17.34'
C55	16.053	163.000	005.38.07	8.03	S37° 37' 49.41"E	16.05'
C56	24.536	113.000	012.26.17	12.51	S27° 27' 49.06"E	24.49'
C57	23.884	113.000	012.06.09	11.98	S39° 58' 24.91"E	23.84'
C58	13.776	113.000	006.59.03	6.90	S51° 58' 58.51"E	13.77'
C59	24.108	113.000	012.13.13	12.10	S13° 58' 13.58"W	24.07'
C60	31.779	87.00	020.55.92	16.07	N11° 05' 45.87"W	31.60'
C61	25.575	87.00	016.50.54	12.89	N11° 46' 22.24"E	25.48'
C62	25.021	87.00	016.28.98	12.59	N27° 40' 23.04"E	24.93'
C63	33.681	87.00	022.18.17	17.05	S60° 56' 13.17"E	33.48'
C64	25.272	87.00	016.54.54	12.72	S44° 29' 28.11"E	25.18'
C65	16.473	87.00	010.51.15	8.26	S29° 49' 53.91"E	16.45'
C66	13.052	87.00	021.75.71	16.72	S13° 21' 16.50"E	12.90'
C67	5.808	113.00	001.08.51	2.90	N20° 08' 28.92"E	5.81'
C68	30.083	113.00	015.15.43	15.05	N16° 46' 24.01"E	30.00'

Parcel Table	
Parcel #	Area
77	2528.39
78	2108.14
79	2108.14
80	2547.34
81	2428.81
82	2010.05
83	2010.05
84	2010.05
85	2010.05
86	2430.24
87	2823.98
88	2541.59
89	2577.82
90	2972.44
91	2637.80
92	2192.21
93	2264.96
94	2889.51
95	2538.01
96	2116.37
97	2114.74
98	2535.54
99	2448.79
100	2024.93
101	2023.43
102	2442.97
103	2442.23
104	2019.50
105	2018.00
106	2436.41
107	2430.48
108	2009.79
109	2008.25
110	2426.68
111	2503.97
112	2085.01
113	2083.38
114	2492.44
115	2495.57
116	2093.80
117	2093.80
118	2512.57
119	2428.81
120	2010.05
121	2010.05
122	2010.05
123	2010.05
124	2428.81
125	2428.81
126	2010.05
127	2010.05
128	2428.81
129	2428.81
130	2010.05
131	2010.05
132	2010.05
133	2010.05
134	2428.81
135	2512.57
136	2093.80

Parcel Table	
Parcel #	Area
137	2093.80
138	2512.57
139	2503.96
140	2095.89
141	2095.89
142	2515.06
143	2428.81
144	2010.05
145	2010.05
146	2010.05
147	2010.05
148	2428.81
149	2428.81
150	2010.05
151	2010.05
152	2010.05
153	2010.05
154	2428.81
155	2428.81
156	2010.05
157	2010.05
158	2428.81
159	2638.83
160	2198.01
161	2564.41
162	3124.35
163	2319.46
164	2221.32
165	2722.29
166	2914.75
167	2221.44
168	2183.12
169	2278.78
170	3072.26
171	2762.00
172	2171.34
173	2157.36
174	2221.34
175	2315.34
176	2923.67
177	2439.57
178	2439.57
179	2522.66
180	2102.21
181	2102.21
182	2102.21
183	2102.21
184	2522.66
185	2522.66
186	2102.21
187	2102.21
188	2102.21
189	2102.21
190	2522.66
191	2496.71
192	2021.32
193	2027.13
194	2514.52
195	2563.97
196	2167.18

Parcel Table	
Parcel #	Area
197	2155.36
198	2517.70
199	2469.21
200	2043.48
201	2043.48
202	2043.48
203	2043.48
204	2415.96
205	2589.58
206	2105.95
207	2559.17
208	2773.63
209	2157.20
210	2138.39
211	2139.63
212	2569.20
213	2571.59
214	2149.92
215	2237.08
216	2470.16
217	3270.59
218	3017.44
219	2275.48
220	2089.30
221	2014.71
222	2010.05
223	2428.81
224	2472.44
225	2015.44
226	2102.78
227	2646.21
228	2463.00
229	2016.53
230	2074.40
231	2704.31
232	2452.46
233	2025.35
234	2111.45
235	2698.28
236	2771.59
237	2425.63
238	2428.87
239	2914.65
240	3234.86
241	2695.66
242	2652.37
243	2871.22
244	2705.96
245	2463.53
246	2465.20
247	2739.91
248	2454.88
249	2046.50
250	2480.86

Parcel Line Table		
Line #	Length	Direction
L1	6.917	S12° 44' 26.44"E
L2	9.815	N04° 45' 07.13"E
L3	5.410	S04° 36' 09.59"W
L4	5.233	S75° 41' 33.50"E
L5	0.292	S76° 05' 18.31"E
L6	3.597	N22° 18' 53.13"W
L7	5.369	N82° 43' 09.94"W
L8	24.269	N40° 44' 55.82"W
L9	29.091	N22° 13' 03.79"W
L10	7.462	N22° 13' 03.79"W
L11	15.701	N42° 12' 31.99"E
L12	8.228	N56° 51' 19.32"E
L13	14.638	N85° 46' 34.71"E

NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.

2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.

3. THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THUS (58.02) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.

4. DEED REFERENCE: RECORD BOOK R2776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010E, DATED APRIL 16, 2007.

6. OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

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

Permit-Seal:

Client/Project:

TN HONEY FARMS, LLC

909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7968

HONEY FARMS PUD
PHASE 1 AND PHASE 3
PRELIMINARY PLAT

Revisions:

Item:	Date:

Project No.: MCE 210009

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

Scale:

Title:

HONEY FARMS PHASE 1A,1B&3 PRELIMINARY PLAT

Drawing No.

C0.01

Sheet: of

TECHNICAL MEETING
Tuesday, March 8, 2022
ITEM NO.
22-0033

DESCRIPTION: Honey Farms Phase 1A, 1B, & 3 Preliminary Plat for 174 attached single family units.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide directionalization median at Honey Farm Way roundabout and Apiary Way.
2. Provide approximate heights of retaining walls.
3. Provide concurrence from E911 on street names. There are several repeated names with differing suffixes.
4. Provide existing and proposed contours.
5. Identify stormwater detention area(s)
6. Location and size of all common/open space areas.
7. Subject to construction plans.
8. Provide street lighting along frontage of Honey Farm Way.

Planning

9. Remove utilities from parking row end islands to eliminate landscaping conflicts.
10. How tall with the retainer wall be and material used as it was not shown on the Master Plan?
11. Remove landscaping buffer from newly shown sewer force main.
12. Show details of amenities area
13. Confirm detail items from Zoning Ordinance 3.20.12-D are addressed
14. Please show rear setback on typical. If it varies please state that (e.g. 10' to 15').

Building

15. No comments.

Police

16. No comments provided.

Columbia Power

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

Maury County Schools

18. No comments provided.

Duck River Electric Membership Corp

19. No comments provided.

Public Works

20. Does Beeswax Street in Honey Farms Townhomes connect to the Beeswax Street that comes off Honey Farm Way with single family homes? If not, this may need to be renamed.

Maury County E911

21. No comment

Fire

22. Shall provide a fire flow letter from CPWS
23. An approved water supply for fire protection, either temporary or permanent, shall be available before combustible materials are on site

Wastewater

24. The City of Columbia Wastewater Treatment plant has the capacity to service the proposed project. There is currently unprecedented growth that has been proposed in the area of the Bear Creek Pump Station and its auxiliary infrastructure. The City's Bear Creek Pike Pump Station and its auxiliary infrastructure. The City's Bear Creek Pike pump station that will transport the material from this project is under review at this time, to determine the upgrades required to move the material to our plant. Any extension to the existing sewer infrastructure

would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

Columbia Water

25. No comments provided.

Atmos Energy

26. No comment.

ATTACHMENTS: Preliminary Plat

TECHNICAL MEETING Tuesday, March 8, 2022 ITEM NO. 22-0033

DESCRIPTION: Honey Farms Phase IA, 1B, & 3 Preliminary Plat for 174 attached single family units.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Engineering

1. Provide directionalization median at Honey Farm Way roundabout and Apiary Way. Acknowledged. See revised Preliminary Plat adding median.
2. Provide approximate heights of retaining walls. Acknowledged. See revised Preliminary Plat sheets.
3. Provide concurrence from E911 on street names. There are several repeated names with differing suffixes. Acknowledged. See revised road names on attached preliminary plat sheets.
4. Provide existing and proposed contours. Acknowledged. See attached revised preliminary plat sheets showing existing and proposed contours.
5. Identify stormwater detention area(s). Please see attached preliminary plat sheets showing limits of detention area.
6. Location and size of all common/open space areas. Acknowledged. Common open space is now delineated on both the revised preliminary plat sheets and revised Final Master PUD plan with acreages shown.
7. Subject to construction plans. So noted.
8. Provide street lighting along frontage of Honey Farm Way. Acknowledged. Developer will be working with CPWS for the street lighting along Honey Farm Way. Note has been added to the preliminary plat.

Planning

9. Remove utilities from parking row end islands to eliminate landscaping conflicts. Acknowledged. Utility conflicts have been revised to eliminate landscape conflicts at the ends of parking rows. See attached revised preliminary plat plans.
10. How tall with the retainer wall be and material used as it was not shown on the Master Plan? Retaining wall heights have been added to the revised preliminary plat sheets. The proposed retaining walls will be poured in place concrete walls.
11. Remove landscaping buffer from newly shown sewer force main. Acknowledged. The landscape buffering have been revised in the vicinity of the existing sanitary sewer force main and reflected on the revised preliminary plat sheets and revised Honey Farms Final PUD master plan.

12. Show details of amenities area. See attached clubhouse elevations for the proposed amenities area of Honey Farms.
13. Confirm detail items from Zoning Ordinance 3.20.12-D are addressed. The preliminary plat will be supplemented with a revised Honey Farms Final PUD master plan that addresses the items in the zoning ordinance.
14. Please show rear setback on typical. If it varies please state that (e.g. 10' to 15'). Acknowledged. See revised preliminary plat plans typical lot details showing the minimum building setback. The depth of the rear yards will vary.

Building

15. No comments.

Police

16. No comments provided.

Columbia Power

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

Maury County Schools

18. No comments provided.

Duck River Electric Membership Corp

19. No comments provided.

Public Works

20. Does Beeswax Street in Honey Farms Townhomes connect to the Beeswax Street that comes off Honey Farm Way with single family homes? If not, this may need to be renamed.

Maury County E911

21. No comment

22. Shall provide a fire flow letter from CPWS. CPWS has been in contact and will issue letter to Columbia Fire.
23. An approved water supply for fire protection, either temporary or permanent, shall be available before combustible materials are on site

Wastewater

24. The City of Columbia Wastewater Treatment plant has the capacity to service the proposed project. There is currently unprecedented growth that has been proposed in the area of the Bear Creek Pump Station and its auxiliary infrastructure. The City's Bear Creek Pike Pump Station and its auxiliary infrastructure. The City's Bear Creek Pike pump station that will transport the material from this project is under review at this time, to determine the upgrades required to move the material to our plant. Any extension to the existing sewer infrastructure

    would be initiated by the property owner, and must comply with existing regulations. If, after Department review, the proposed facilities are a logical extension of the City's wastewater system, then the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those sanitary sewer improvements will remain the responsibility of the owner. New customers will be required to pay all fees and charges applicable at the time of connection to the sanitary sewer system. No detail design plan for an extension of the sewer has been proposed at this time.

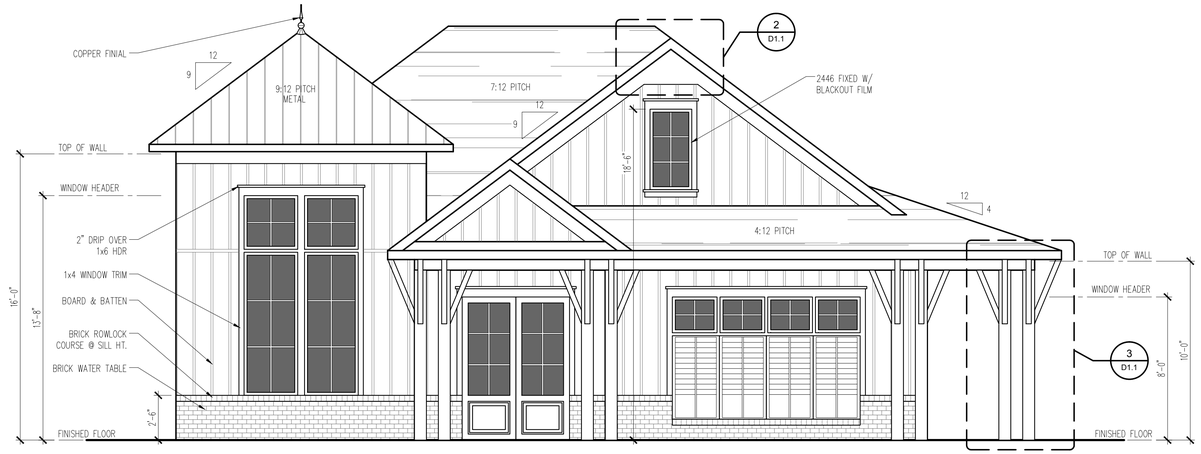
Columbia Water

25. No comments provided.

Atmos Energy

26. No comment.

ATTACHMENTS: Preliminary Plat



FRONT ELEVATION

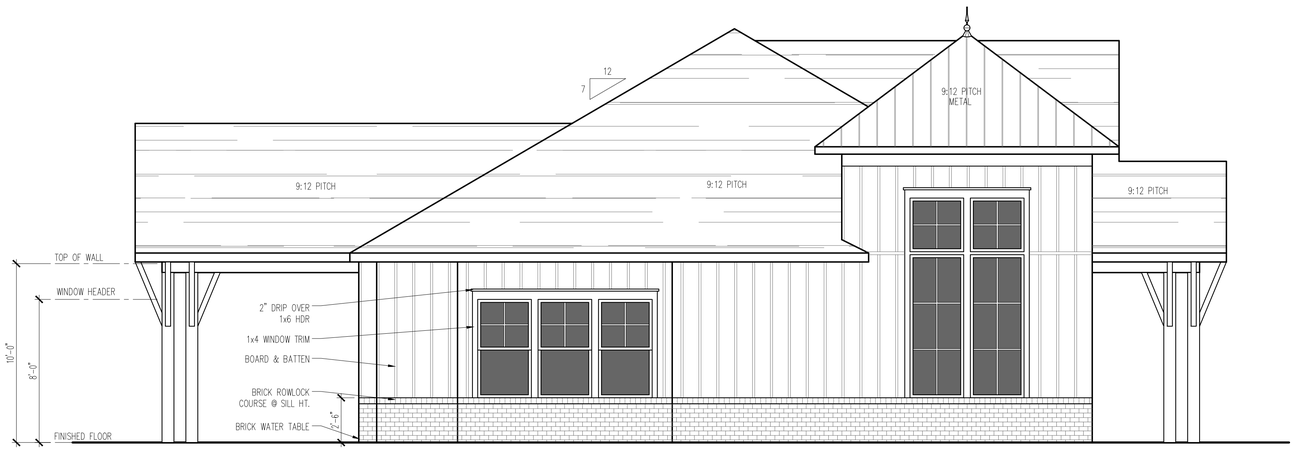
1/4" = 1'-0"

RIGHT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Clubhouse

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
22-0037

APPLICANT/PROPERTY OWNER
T-Square Engineering Inc, NOMAU Partners, LLC.

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
Holiday Lane/ Tax Map 52, Parcel 14.00

SUMMARY OF REQUEST: **Preliminary Plat**

This request is for a **Preliminary Plat** approval for Homestead at Carters Station South subdivision for 18 single-family lots conforming to all standards of an RS-6 Zoning District.

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-6 (Low-Density Residential)	Vacant Land	RS-6 PUD/ RS-40	Single-Family Residential Homes	6.47 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor. This future land use characterized for the subject property includes high and low-density residential uses.

PROPERTY HISTORY:

September 8th, 2021. Request for Annexation & Zoning of RS-6 for Tax Map 52, Parcel 14.00. Recommend Approval.

November 11th, 2021. Request for Annexation & Zoning of RS-6 for Tax Map 52, Parcel 14.00. Approved by City Council.

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced: (RS-6 Zoning District)
Article 6.3.8 District Development Standards

- Minimum of 6,000 SF Lots
- Permits single-family homes. 20’ minimum front setback/ 7.5’ minimum side setback/ 20’ minimum rear setback.
- Minimum 50’ lot width.

This preliminary plat consists of a 6.47-acre tract that has an existing zoning of RS-6 (*low-density residential*). Primary connectivity includes an extension of Holiday Lane, with an additional street extension (*Tonklin Court 50' ROW*) terminating into a cul-de-sac. All proposed single-family residential lots conform to the base standards of an RS-6 Zoning district with a minimum lot width of 50'. Please note that lot 12 will be removed from the plat as it does not conform to the zoning regulations being a lot of less than 6,000 SF.

See additional technical comments attached from fire/utilities/planning & engineering.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

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

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

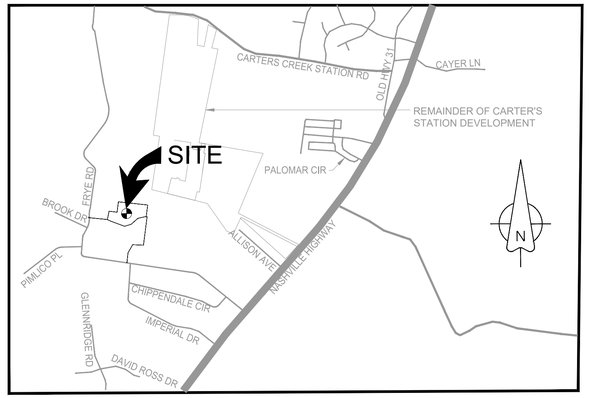
Water: Sloan Delk
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833

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

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

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

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



SITE VICINITY MAP

SHEET SCHEDULE

C-0.0 COVER
C-1.0 EXISTING CONDITIONS
C-2.0 OVERALL SITE LAYOUT
C-2.1 PRELIMINARY PLAT
C-2.2 PRELIMINARY GRADING PLAN

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118OE, REVISED 16 APRIL 2017.

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

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

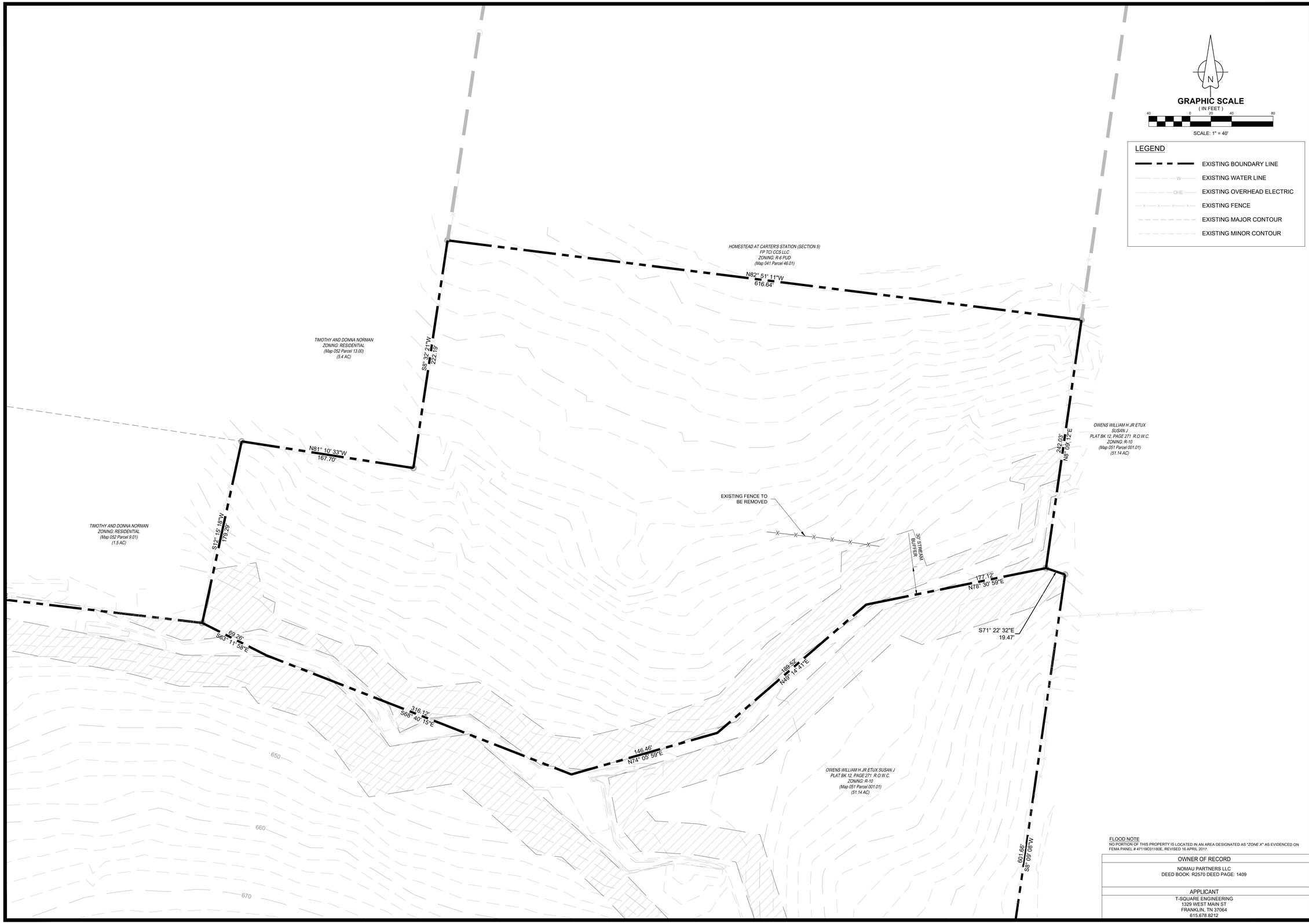
NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE

3/21/22

PROJECT
18-0720

SHEET
C-0.0

T-SQUARE ENGINEERING



N

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
SCALE: 1" = 40'

LEGEND

- EXISTING BOUNDARY LINE
- W — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- X X X — EXISTING FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # 47119C0118OE, REVISED 16 APRIL 2017.

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

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

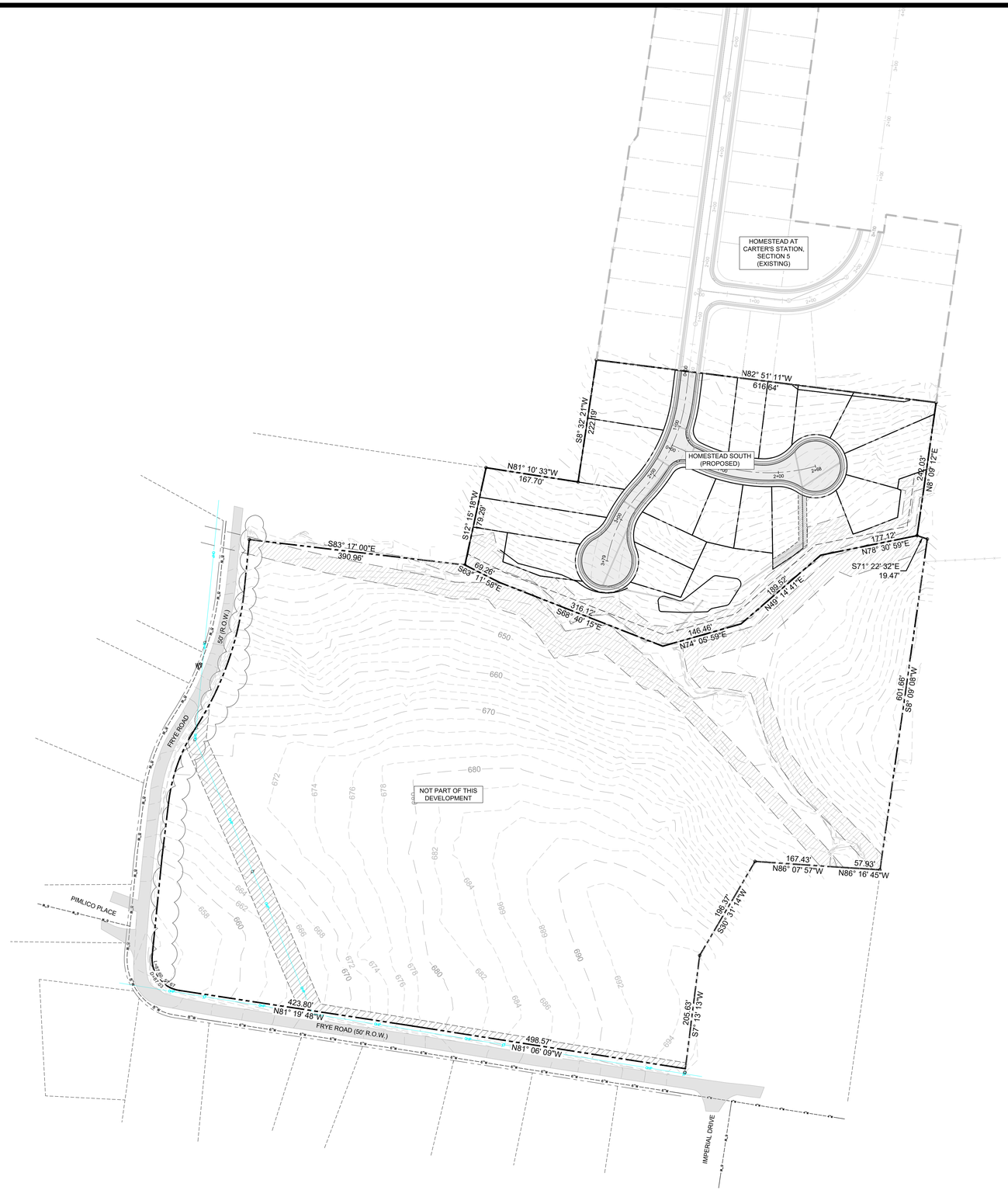
NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE

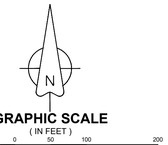
3/21/22

PROJECT
18-0720

SHEET
C-1.0

T-SQUARE ENGINEERING





LEGEND

- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- FM — PROPOSED SANITARY FORCE MAIN
- PROPOSED GRINDER PUMP
- PROPOSED WATER SERVICE
- PROPOSED CURB INLET
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE EASEMENT

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

OVERALL LAYOUT

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

HOMESTEAD SOUTH

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 121159
STATE OF TENNESSEE

3/21/22

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118SE, REVISED 16 APRIL 2017.

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

PROJECT
18-0720

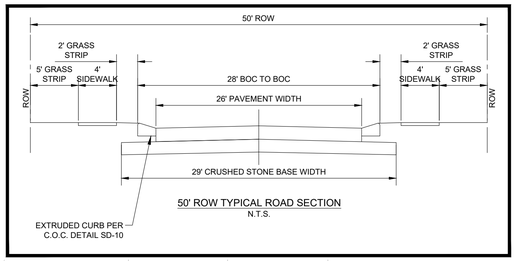
SHEET
C-2.0

T-SQUARE ENGINEERING

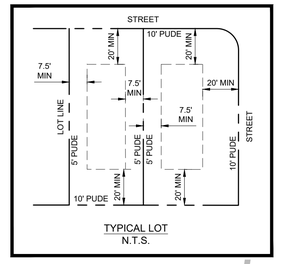
Parcel Line Table		
Line #	Length	Direction
L1	48.90	S7° 08' 48.57"W
L2	137.39	N6° 58' 51.83"E
L3	63.33	N82° 51' 11.43"W
L4	55.00	N82° 51' 11.43"W
L5	139.85	N6° 59' 58.43"E
L6	55.02	S82° 51' 11.43"E
L7	108.60	N6° 13' 33.45"E
L8	100.86	S82° 51' 11.43"E
L9	93.12	S27° 26' 55.40"W
L10	149.39	N82° 51' 11.43"W
L11	21.13	N8° 09' 11.70"E
L12	177.01	N66° 23' 28.19"E
L13	100.57	S8° 09' 11.70"W
L14	25.43	S70° 34' 45.20"W
L15	96.40	N74° 39' 23.42"W
L16	6.91	S63° 48' 44.22"E
L17	48.82	S7° 09' 11.85"W
L18	67.68	S68° 46' 22.93"W
L19	18.13	S71° 53' 56.17"W
L20	84.63	N21° 15' 12.49"W
L21	6.90	S63° 56' 39.94"E
L24	20.35	S51° 14' 11.20"W
L25	46.23	S56° 34' 22.15"W
L26	28.89	N0° 49' 41.81"W
L27	84.63	N21° 15' 12.49"W
L30	49.87	N76° 56' 55.02"W
L31	28.82	N64° 54' 20.64"W
L32	110.39	N22° 43' 27.02"E

Parcel Line Table		
Line #	Length	Direction
L33	99.14	S64° 54' 20.64"E
L34	55.00	S25° 05' 39.36"W
L35	118.61	N64° 54' 20.64"W
L36	55.00	S25° 05' 39.36"W
L37	94.71	N73° 12' 02.66"W
L38	77.54	N82° 50' 57.35"W
L39	71.52	N69° 08' 56.76"W
L40	53.21	N9° 03' 04.28"E
L41	132.44	S80° 56' 55.72"E
L43	195.04	N80° 56' 55.72"W
L44	55.09	N12° 15' 18.40"E
L45	231.69	N80° 56' 55.72"W
L46	54.42	N12° 15' 18.40"E
L47	84.81	N80° 56' 55.72"W
L48	61.27	N8° 32' 20.76"E
L49	55.00	N8° 32' 20.73"E
L50	138.17	N80° 56' 55.72"W
L51	20.59	S40° 54' 19.30"W
L52	105.92	N8° 32' 20.77"E
L53	143.05	S82° 51' 11.43"E
L54	48.71	S7° 08' 48.57"W
L55	177.12	N78° 30' 59.34"E
L56	54.76	S12° 15' 18.40"W

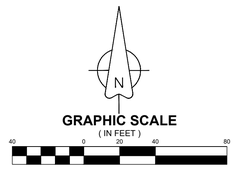
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.60	325.00	8.57	S11° 50' 38"W	48.55
C2	34.76	25.00	79.66	S23° 42' 10"E	32.03
C3	52.89	275.00	11.02	S69° 02' 33"E	52.81
C4	55.11	275.00	11.48	S80° 17' 34"E	55.02
C5	7.24	275.00	1.51	N86° 47' 16"W	7.24
C6	60.26	63.31	54.54	S65° 07' 16"W	58.01
C7	75.51	57.00	75.90	S79° 29' 59"W	70.11
C8	38.74	57.00	38.94	S43° 04' 48"E	38.00
C9	38.74	57.00	38.94	N4° 08' 15"W	38.00
C10	33.94	57.00	34.12	N32° 23' 33"E	33.44
C12	40.03	63.00	36.41	S74° 13' 15"E	39.36
C13	9.06	325.00	1.60	N88° 22' 24"E	9.06
C16	50.02	325.00	8.82	S77° 16' 30"E	49.97
C17	49.50	325.00	8.73	N68° 30' 09"W	49.45
C18	36.35	25.00	83.30	S74° 12' 41"W	33.23
C19	59.50	325.00	10.49	S37° 48' 23"W	59.41
C20	28.39	225.00	7.23	S39° 26' 08"W	28.38
C21	9.65	225.00	2.46	N34° 35' 32"E	9.64
C22	47.93	63.00	43.59	N11° 34' 03"E	46.79
C23	13.42	63.00	12.20	N16° 19' 50"W	13.39
C24	64.10	56.96	64.48	N9° 47' 53"E	60.77
C25	97.56	56.98	98.10	N88° 57' 49"W	86.07
C26	71.59	57.00	71.96	S3° 56' 38"E	66.98
C27	29.29	57.00	29.45	S46° 45' 35"W	28.97
C28	39.55	63.04	35.94	S43° 30' 20"W	38.90
C29	60.07	275.00	12.52	S32° 30' 07"W	59.95
C30	107.81	275.00	22.46	S31° 49' 10"W	107.12
C31	62.36	275.00	12.99	S14° 05' 32"W	62.22



50' ROW TYPICAL ROAD SECTION
N.T.S.



TYPICAL LOT
N.T.S.



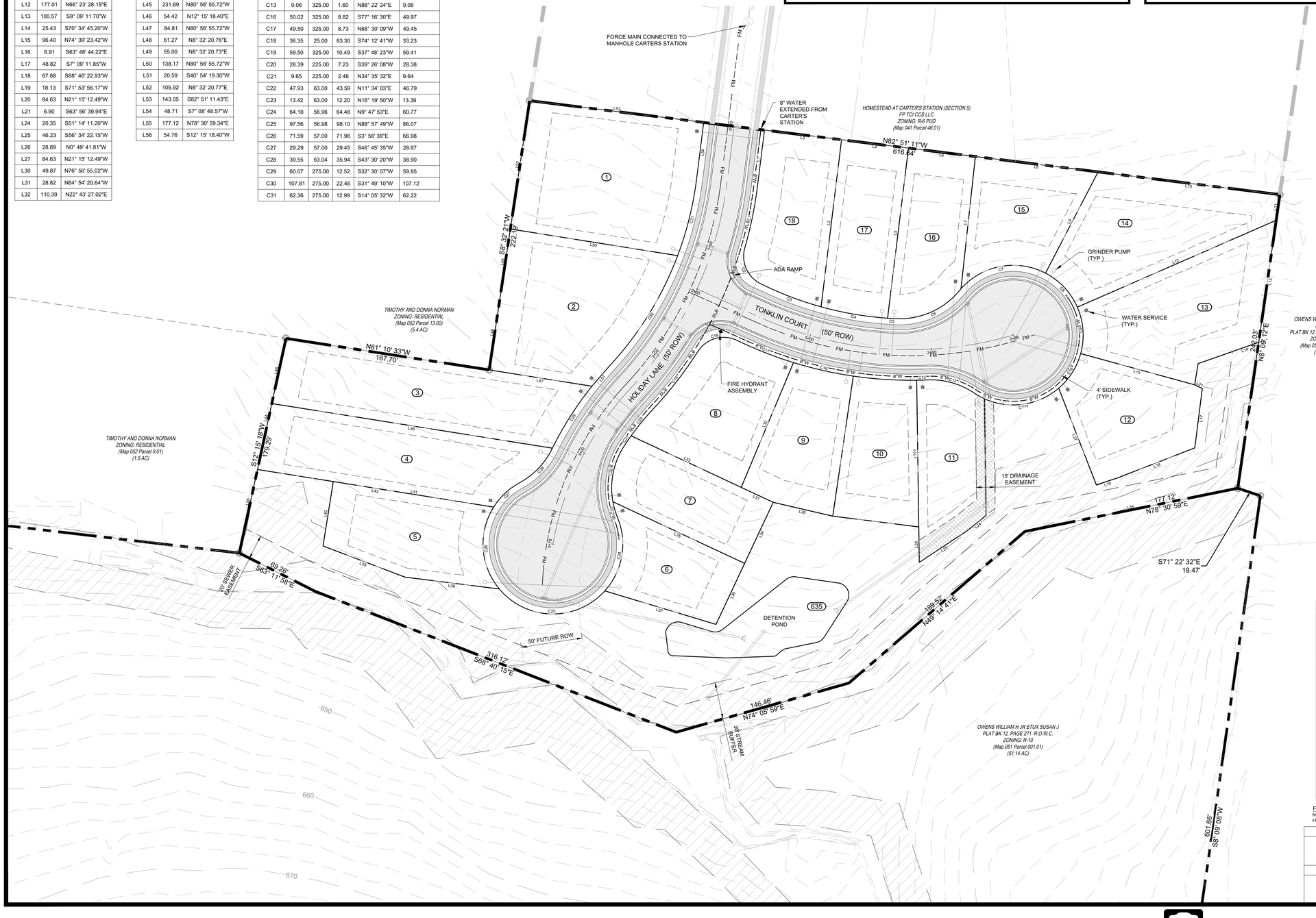
SCALE: 1" = 40'

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- FM — PROPOSED SANITARY FORCE MAIN
- PROPOSED GRINDER PUMP
- PROPOSED WATER SERVICE
- PROPOSED CURB INLET
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE EASEMENT

NOTES:
(1) THIS SECTION TO RECEIVE MAIL SERVICE VIA A SPECIFIED CLUSTER MAIL BOX LOCATION IN HOMESTEAD AT CARTERS STATION.

(2) DEVELOPMENT TO BE SERVED BY GRINDER PUMPS TO GRAVITY SEWER IN HOMESTEAD AT CARTERS STATION.



Parcel Area Table	
PARCEL	SQ. FT.
1	15475.45
2	13513.65
3	13193.17
4	11810.95
5	8406.49
6	6111.50
7	7011.65
8	8940.84
9	7298.74
10	7137.64
11	6952.26
12	8161.29
13	12126.75
14	11513.63
15	7473.42
16	7310.88
17	7671.43
18	8369.80

TOTAL SITE DATA		
PROJECT NAME	HOMESTEAD SOUTH	
PROJECT NUMBER	18-0720	
ADDRESS	FRYE ROAD	
PARCEL ID	MAP 52, PARCEL 14.00	
	EXISTING/REQUIRED	PROPOSED
PROPERTY AREA	6.47 AC	6.47 AC
BASE ZONING	R6	R6
LOT AREA	-	4.22 AC
OPEN SPACE AREA	6.47 AC	1.50 AC (23.1%)
LOT DENSITY	-	18 LOTS
BUILDING SETBACKS		
FRONT	-	20'
REAR	-	20'
SIDE	-	7.5'
MINIMUM LOT SIZE	-	6,000 SF +
ERROR OF CLOSUE	1/10,000	1/10,000

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118E, REVISED 16 APRIL 2017.

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

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

NATHAN S. MCLEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE

3/21/22

PROJECT
18-0720

SHEET
C-2.1

N

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
SCALE: 1" = 40'

LEGEND

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

NO.	DATE	REVISIONS
1	3/21/22	REVISIONS PER CITY COMMENTS

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # 47119C0118SE, REVISED 16 APRIL 2017.

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

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE
3/21/22

PROJECT
18-0720

SHEET
C-2.2

T-SQUARE ENGINEERING

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

REQUEST DATE FOR PRE-APPLICATION CONFERENCE		*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) **Homestead South Subdivision (1 Phase)** • Total Number of Lots **19** • Total acreage **6.47 ac**

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

Rev. 1/24/2022

APPLICANT

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

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

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

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

T-Square Engineering, Inc		2/10/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE
NOMAU PARTNERS LLC	Nelson Crowe	2/10/22
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	

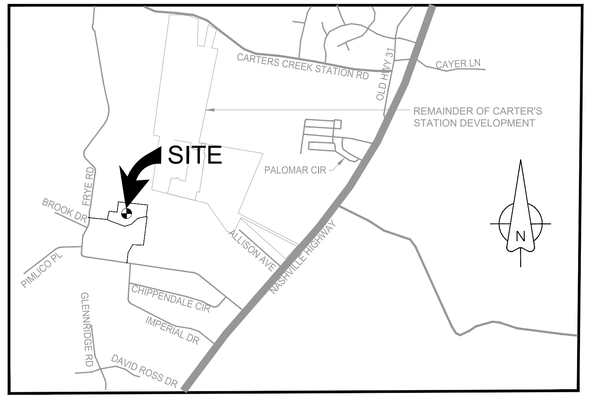
PRELIMINARY PLAT
FOR
TAX MAP 52, PARCEL 14.00
HOMESTEAD SOUTH
COLUMBIA, TN 38401
CITY OF COLUMBIA, WARD #5
ZONE R5-6

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

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

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

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



SITE VICINITY MAP

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

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

SHEET SCHEDULE

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

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118OE, REVISED 16 APRIL 2017.

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

REVISIONS

NO.	DATE

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE

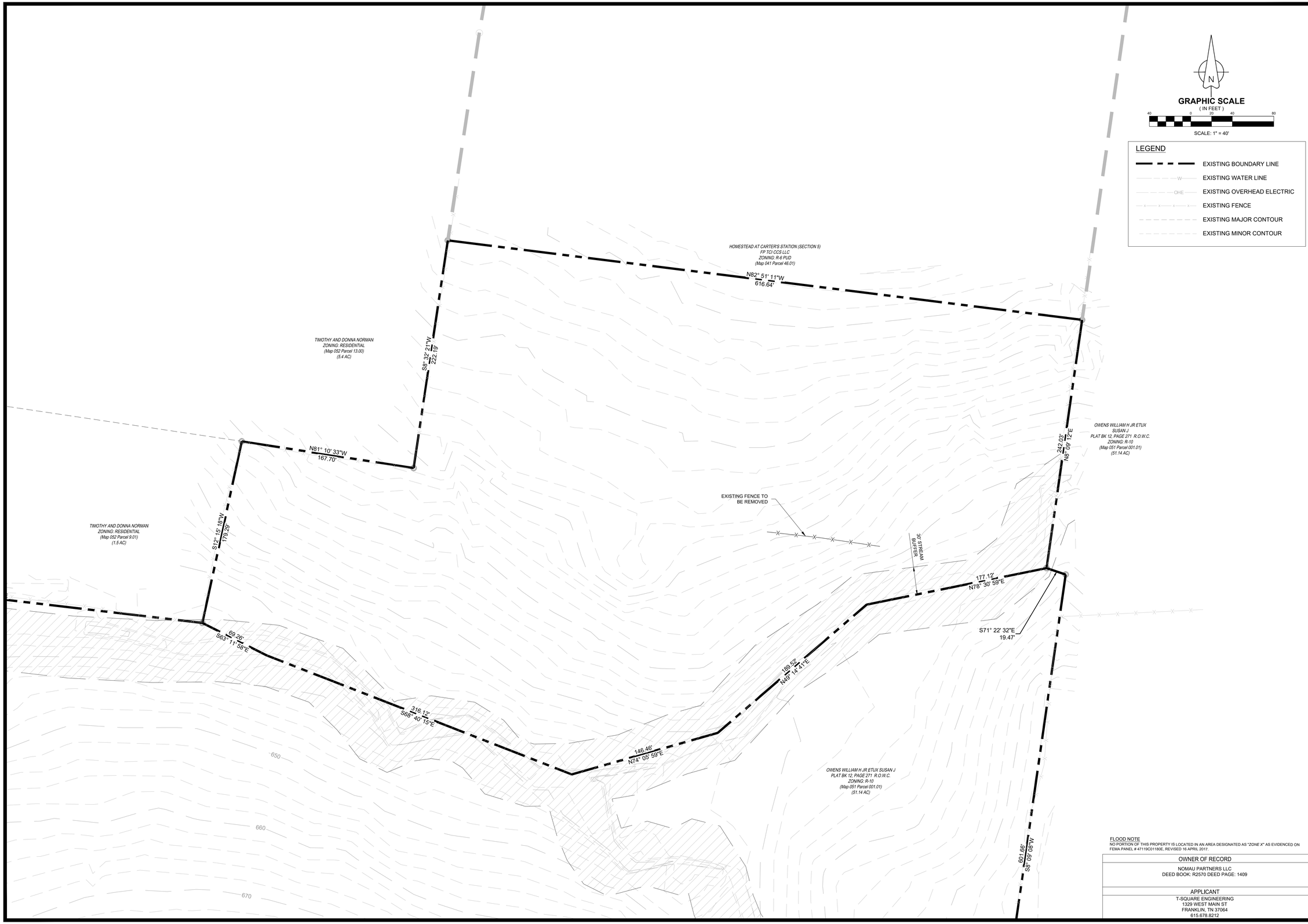
2/14/22

PROJECT
18-0720

SHEET
C-0.0

T-SQUARE ENGINEERING

P:\Projects\2018\18-0720 (Frye Rd - Nelson Crowe)\Production\North\18-0720 North Preliminary Plan.dwg, 2/11/2022 7:25:31 AM



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118DE, REVISED 16 APRIL 2017.

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

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

NATHAN S. MCVEY
REGISTERED ENGINEER
COMMERCE
No. 122159
STATE OF TENNESSEE

2/14/22

PROJECT
18-0720

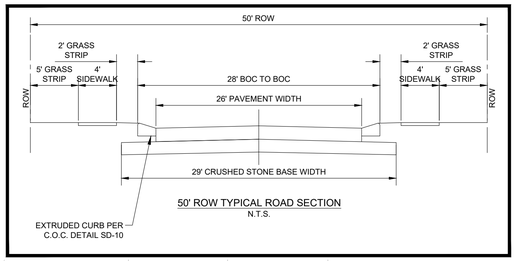
SHEET
C-1.0

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

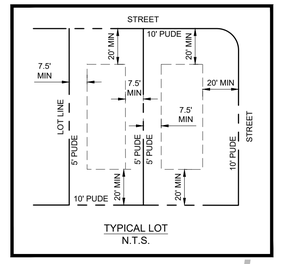
Parcel Line Table		
Line #	Length	Direction
L1	48.90	S7° 08' 48.57"W
L2	137.39	N6° 58' 51.83"E
L3	63.33	N82° 51' 11.43"W
L4	55.00	N82° 51' 11.43"W
L5	139.85	N6° 59' 58.43"E
L6	55.02	S82° 51' 11.43"E
L7	108.60	N6° 13' 33.45"E
L8	100.86	S82° 51' 11.43"E
L9	93.12	S27° 26' 55.40"W
L10	149.39	N82° 51' 11.43"W
L11	21.13	N8° 09' 11.70"E
L12	177.01	N66° 23' 28.19"E
L13	107.64	S8° 09' 11.70"W
L14	52.83	S55° 38' 47.07"W
L15	104.28	N74° 39' 59.02"W
L16	1.71	S55° 43' 01.34"W
L17	56.52	S19° 52' 05.07"W
L18	31.65	S50° 39' 46.53"W
L19	43.46	S82° 44' 35.02"W
L20	84.61	N20° 58' 06.39"W
L21	70.67	S82° 28' 25.49"W
L22	24.96	S51° 14' 11.20"W
L23	95.32	N0° 49' 41.81"W
L24	20.35	S51° 14' 11.20"W
L25	46.23	S56° 34' 22.15"W
L26	148.61	N0° 49' 41.81"W
L27	7.28	S56° 34' 22.15"W
L28	72.94	N64° 54' 20.64"W

Parcel Line Table		
Line #	Length	Direction
L29	126.38	S8° 18' 55.91"W
L30	51.91	N64° 54' 20.64"W
L31	28.82	N64° 54' 20.64"W
L32	110.39	N22° 43' 27.02"E
L33	99.14	S64° 54' 20.64"E
L34	55.00	S25° 05' 39.36"W
L35	118.61	N64° 54' 20.64"W
L36	55.00	S25° 05' 39.36"W
L37	94.71	N73° 12' 02.66"W
L38	76.53	N86° 25' 11.26"W
L39	65.53	N70° 10' 53.20"W
L40	56.77	N84° 17' 37.16"W
L41	16.84	S89° 14' 12.02"W
L42	66.60	N12° 15' 18.40"E
L43	195.04	N80° 56' 55.72"W
L44	55.09	N12° 15' 18.40"E
L45	231.69	N80° 56' 55.72"W
L46	54.42	N12° 15' 18.40"E
L47	84.81	N80° 56' 55.72"W
L48	61.27	N8° 32' 20.76"E
L49	55.00	N8° 32' 20.73"E
L50	138.17	N80° 56' 55.72"W
L51	20.59	S40° 54' 19.30"W
L52	105.92	N8° 32' 20.77"E
L53	143.05	S82° 51' 11.43"E
L54	48.71	S7° 08' 48.57"W
L55	113.26	N8° 09' 11.70"E
L56	3.19	S12° 15' 18.40"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.60	325.00	8.57	S11° 50' 38"W	48.55
C2	34.76	25.00	79.66	S23° 42' 10"E	32.03
C3	52.89	275.00	11.02	S69° 02' 33"E	52.81
C4	55.11	275.00	11.48	S80° 17' 34"E	55.02
C5	7.24	275.00	1.51	N86° 47' 16"W	7.24
C6	60.26	63.31	54.54	S65° 07' 16"W	58.01
C7	75.51	57.00	75.90	S79° 29' 59"W	70.11
C8	38.74	57.00	38.94	S43° 04' 48"E	38.00
C9	38.74	57.00	38.94	N4° 08' 15"W	38.00
C10	33.94	57.00	34.12	N32° 23' 33"E	33.44
C11	64.64	57.00	64.97	N81° 56' 15"E	61.23
C12	9.51	57.00	9.56	S60° 47' 48"E	9.50
C13	40.03	63.00	36.41	S74° 13' 15"E	39.36
C14	9.06	325.00	1.60	N88° 22' 24"E	9.06
C15	51.87	325.00	9.14	N86° 15' 23"W	51.81
C16	50.02	325.00	8.82	S77° 16' 30"E	49.97
C17	49.50	325.00	8.73	N68° 30' 09"W	49.45
C18	36.35	25.00	83.30	S74° 12' 41"W	33.23
C19	59.50	325.00	10.49	S37° 48' 23"W	59.41
C20	28.39	225.00	7.23	S39° 26' 08"W	28.38
C21	9.65	225.00	2.46	N34° 35' 32"E	9.64
C22	47.93	63.00	43.59	N11° 34' 03"E	46.79
C23	13.42	63.00	12.20	N16° 19' 50"W	13.39
C24	64.10	56.96	64.48	N9° 47' 53"E	60.77
C25	97.56	56.98	98.10	N88° 57' 49"W	86.07
C26	71.59	57.00	71.96	S3° 56' 38"E	66.98
C27	29.29	57.00	29.45	S46° 45' 35"W	28.97
C28	39.55	63.04	35.94	S43° 30' 20"W	38.90
C29	60.07	275.00	12.52	S32° 30' 07"W	59.95
C30	107.81	275.00	22.46	S31° 49' 10"W	107.12
C31	62.36	275.00	12.99	S14° 05' 32"W	62.22



50' ROW TYPICAL ROAD SECTION
N.T.S.



TYPICAL LOT
N.T.S.

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
SCALE: 1" = 40'

LEGEND
- EXISTING BOUNDARY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- FM — PROPOSED SANITARY FORCE MAIN
- PROPOSED GRINDER PUMP
- PROPOSED WATER SERVICE
- PROPOSED CURB INLET
- PROPOSED BUILDING SETBACK
- PROPOSED DRAINAGE EASEMENT

NOTES:
(1) THIS SECTION TO RECEIVE MAIL SERVICE VIA A SPECIFIED CLUSTER MAIL BOX LOCATION IN HOMESTEAD AT CARTERS STATION.

(2) DEVELOPMENT TO BE SERVED BY GRINDER PUMPS TO GRAVITY SEWER IN HOMESTEAD AT CARTERS STATION.

FORCE MAIN CONNECTED TO MANHOLE CARTERS STATION

HOMESTEAD AT CARTER'S STATION (SECTION 5)
FP TCI CCS LLC
ZONING: R-6 PUD
(Map 041 Parcel 46.01)

N82° 51' 11"W
616.64'

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

N81° 10' 33"W
167.70'

S8° 32' 21"W
222.79'

TONKLIN COURT (50' ROW)

HOLIDAY LANE (50' ROW)

FIRE HYDRANT ASSEMBLY

GRINDER PUMP (TYP.)

WATER SERVICE (TYP.)

4' SIDEWALK (TYP.)

15' DRAINAGE EASEMENT

30' STREAM BUFFER

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

N0° 09' 12"E
342.03'

177.12'
N78° 30' 59"E

S71° 22' 32"E
19.47'

189.52'
N49° 14' 41"E

601.66'
S8° 09' 08"W

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

S12° 15' 18"W
179.29'

69.26'
S63° 11' 39"E

316.12'
S68° 40' 15"E

146.46'
N74° 05' 59"E

DETENTION POND

OS 1

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

650
660
670

Parcel Area Table	
PARCEL	SQ. FT.
OS 1	51942.29
1	15475.45
2	13513.65
3	13193.17
4	11810.95
5	13007.16
6	6111.50
7	7011.65
8	8940.84
9	7568.81
10	8784.27
11	6952.26
12	5980.41
13	8204.17
14	12853.48
15	11513.63
16	7473.42
17	7310.88
18	7671.43
19	8369.80

TOTAL SITE DATA		
PROJECT NAME	HOMESTEAD SOUTH	
PROJECT NUMBER	18-0720	
ADDRESS	FRYE ROAD	
PARCEL ID	MAP 52, PARCEL 14.00	
	EXISTING/REQUIRED	PROPOSED
PROPERTY AREA	6.47 AC	6.47 AC
BASE ZONING	R6	R6
LOT AREA	-	4.52 AC
OPEN SPACE AREA	6.47 AC	1.19 AC (18.39%)
LOT DENSITY	-	19 LOTS
BUILDING SETBACKS		
FRONT	-	20'
REAR	-	20'
SIDE	-	7.5'
MINIMUM LOT SIZE	-	6,000 SF +
ERROR OF CLOSUE	1/10,000	1/10,000

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118DE, REVISED 16 APRIL 2017.

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

HOMESTEAD SOUTH

NATHAN S. MCKEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE

2/14/22

PROJECT
18-0720

SHEET
C-2.0

P:\Projects\2018\18-0720 (Frye Rd - Nelson Crowe)\Production\North\18-0720 North Preliminary Plan.dwg, 2/11/2022 7:25:41 AM

N

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
SCALE: 1" = 40'

LEGEND

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

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0118OE, REVISED 16 APRIL 2017.

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

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 02/14/22
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

NATHAN S. MCVEY
REGISTERED ENGINEER
No. 122159
STATE OF TENNESSEE
2/14/22

PROJECT
18-0720

SHEET
C-2.0

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

CITY OF COLUMBIA
TENNESSEE

Wastewater Department
1244 Treatment Plant Road
Columbia, TN 38401
Phone: 931.560.1001

September 7, 2021

Nathan McVey, PE
T-Square Engineering, Inc

RE: Frye Road Concept Plan

Nathan,

The proposed concept plan to provide sanitary sewer service for the above referenced project is calling for 19 – 21 lots be serviced by grinder pumps. The Wastewater Department for the City of Columbia, TN is not opposed to this proposal with the understanding that the grinder pumps are an extension of the individual service lines and will remain the responsibility of the homeowner/tenant for the maintenance/upkeep of the system.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

TECHNICAL MEETING
Tuesday, March 8, 2022
ITEM NO.
22-0037

DESCRIPTION: Request from T-Square Engineering for preliminary plat approval for 19 lots in Homestead South subdivision located off Chaplin's Trace

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Planning

1. No comments

Building

2. No comments

Police

3. No comments provided.

Columbia Power

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

Public Works

5. No comments.

Maury County E911

6. Tonkin CT has not been requested, approved, or reserved by Maury County 911. Holiday Ln has been approved and reserved for Homestead Development by Maury County 911.

Fire

7. Shall provide a fire flow letter from CPWS
8. Approved fire protection, either temporary or permanent, must be in place before combustible materials arrive on site

Engineering

9. Subject to construction plans.
10. Max grade of culdesac of 5%. Shown at roughly 6.67%.
11. Grading is shown for conventional/crawl space style foundations. If slab homes are proposed, the city has concern over proposed grades.
12. Stream buffer shall be measured from top of bank. Existing measurement is 60' overall. Averaging must be on the same side of the stream.
13. Continue right-of-way from culdesac of Holiday Lane to southern property line.
14. Lot 12 is below 6000 square feet in area.
15. Chaplin's Trace and Holiday Lane shall be All-Way Stop Controlled due to the proximity of the vertical curve to the intersection.
16. Provide 20 foot PUDE along the stream for future sewer extension.
17. Show entire property on one sheet, including the portion within the County.
18. Provide letter from wastewater concurring with the force main system. Will grinder pumps reach minimum scour velocity. Will the force main be public.

Wastewater

19. Wastewater approves this request.

Columbia Water

20. No comments received.

Atmos Energy

21. Gas Not available.

Duck River Electric Membership Corp

22. No comments provided.

Maury County Schools

23. No comments provided.

ATTACHMENTS: Preliminary Plat

TECHNICAL MEETING COMMENT RESPONSE
Tuesday, March 8, 2022
ITEM NO.
22-0037

DESCRIPTION: Request from T-Square Engineering for preliminary plat approval for 19 (18) lots in Homestead South subdivision located off Chaplin's Trace

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Planning

1. No comments

Building

2. No comments

Police

3. No comments provided.

Columbia Power

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

Public Works

5. No comments.

Maury County E911

6. Tonkin CT has not been requested, approved, or reserved by Maury County 911. Holiday Ln has been approved and reserved for Homestead Development by Maury County 911.

   Request send to E911. Request included in resubmittal.

Fire

7. Shall provide a fire flow letter from CPWS

   Currently coordinating with CPWS. Improvements still underway at Homestead at Carter's station, Section 5.

8. Approved fire protection, either temporary or permanent, must be in place before combustible materials arrive on site

   Noted.

Engineering

9. Subject to construction plans.

   Noted.

10. Max grade of culdesac of 5%. Shown at roughly 6.67%.

    Cul-de-sac grade is 5.0%.

11. Grading is shown for conventional/crawl space style foundations. If slab homes are proposed, the city has concern over proposed grades.

    Homes will be a combination of crawls, basements and slabs. Slabs will not be forced within steeper slopes.

12. Stream buffer shall be measured from top of bank. Existing measurement is 60' overall. Averaging must be on the same side of the stream.

    Stream buffer re-established.

13. Continue right-of-way from culdesac of Holiday Lane to southern property line.

    ROW continued to southern property line past cul-de-sac.

14. Lot 12 is below 6000 square feet in area.

    Lot 12 was removed.

15. Chaplin's Trace and Holiday Lane shall be All-Way Stop Controlled due to the proximity of the vertical curve to the intersection.

    Noted on preliminary plat.

16. Provide 20 foot PUDE along the stream for future sewer extension.

    Added.

17. Show entire property on one sheet, including the portion within the County.

    Overall sheet added.

18. Provide letter from wastewater concurring with the force main system. Will grinder pumps reach minimum scour velocity. Will the force main be public.

    Letter from Columbia Wastewater resubmitted with this packet. Low pressure force main to be designed for use with grinder pumps.

Wastewater

19. Wastewater approves this request. (Grinder pump will-serve included)

Columbia Water

20. No comments received.

Atmos Energy

21. Gas Not available.

Duck River Electric Membership Corp

22. No comments provided.

Maury County Schools

23. No comments provided.

ATTACHMENTS: Preliminary Plat

Maury County 911

E-911 Street Addressing
Crystal Gideon
Telephone (931) 381-3190

2907 Cayce Ln
Columbia, TN 38401
Fax (931) 381-1828

SUBDIVISION ROAD NAME REQUEST

Date: 3/20/22

Subdivision Name: Homestead South

Business Name: _____

Owner's Name: NoMan Partners, LLC

Address: 1470 Frye Road

Telephone Number: _____ Fax/Email: _____

Surveyor: T-Square Engineering

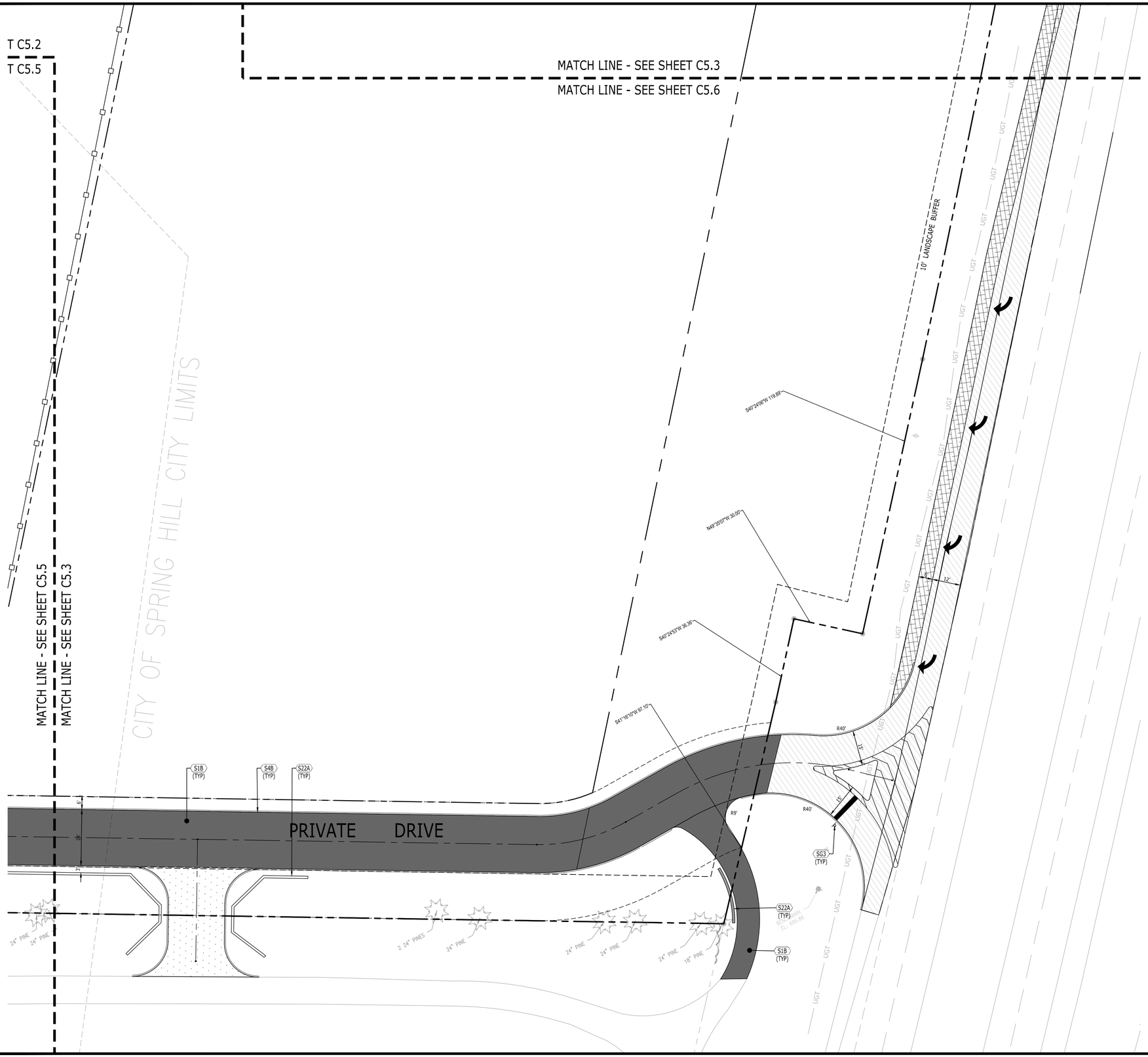
Telephone Number: 615-678-8212 Fax/Email: nathan.mcvey@t2-eng.com

Number of Lots in Subdivision: 18

Phase Number/Name: Phase 1 of 1

Parcel I.D. (Tax Map) (Parcel):
p/o Map 52, Parcel 14.00

Road Name	Approved	Disapproved
Tonklin Court		



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S2	CONCRETE PAVEMENT	2 / C8.0
S3B	CONCRETE POST CURB	3 / C8.0
S4A	CONCRETE SIDEWALK	4 / C8.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	5 / C8.0
S5	SIDEWALK JOINTS	6 / C8.0
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	7 / C8.0
S7	ELEVATED WALK	6 / C8.3
S8	ACCESSIBLE SYMBOL	8 / C8.0
S9	ACCESSIBLE PARKING SPACE	9 / C8.0
S10A	ACCESSIBLE RAMP - 1	1 / C8.3
S10B	ACCESSIBLE RAMP - 2	3 / C8.3
S13B	RAMP WITH HANDRAIL/GUARDRAIL	9 / C8.3
S16	CONCRETE DUMPSTER PAD	12 / C8.0
S18	DIRECTIONAL ARROWS	1 / C8.1
S19	PEDESTRIAN CROSSWALK	2 /C8.1
S20A	FENCE BY OTHERS	3 / C8.1
S22A	RETAINING WALL	BY OTHERS
S23	PAINTED STOP BAR (2')	4 / C8.1
S24	SIDEWALK WITH TURNED BACK CURB	5 / C8.3

SITE SIGNAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
SG1A	ACCESSIBLE PARKING SIGN	10 / C8.0

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

ENDEAVOR REAL ESTATE GROUP
500 WEST 5TH STREET, ST. 700
AUSTIN, TX 78701
512.532.2180

ROBERT ANDREW WISEMAN
REGISTERED ENGINEER
No. 118770
STATE OF TENNESSEE
04/20/2022

CONSTRUCTION SET

CITIZEN HOUSE

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION

DRAWING TITLE

DETAILED LAYOUT PLAN

PROJECT NUMBER
20210055

DRAWING NUMBER
C5.6

P:\2021\20210055\dwg\Construction\20210055_C5.0_LAY.dwg-C5.6 DETAILED LAYOUT PLAN Mar 23, 2022 hfaust

MATCH LINE - SEE SHEET C6.3

MATCH LINE - SEE SHEET C6.6

MATCH LINE - SEE SHEET C6.5

MATCH LINE - SEE SHEET C6.3

DETENTION POND 2

PRIVATE DRIVE

CITY OF SPRING HILL LIMITS

10' LANDSCAPE BUFFER

30" RCP
INV.= 682.00

FOREBAY FOR WATER QUALITY TREATMENT
HEIGHT = 3'
VOLUME = 3,085 CFS

PUBLIC

MATCH EXISTING

NOTE: SEE SHEET C6.7 FOR PIPE AND STRUCTURE TABLES

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
G1A	SINGLE CURB INLET	7 / C8.1
G1B	DOUBLE CURB INLET	8 / C8.1
G1C	TDOT STANDARD CURB INLET (TDOT D-CB-25P)	2 / C5.10
G2A	CATCH BASIN	5 / C8.1
G2B	TDOT STANDARD CATCH BASIN (TDOT D-CB-17S)	1 / C5.10
G3	JUNCTION MANHOLE	6 / C8.1
G4	ADS DRAIN BASIN W/ 15" GRATE	9 / C8.1
G5	TDOT JUNCTION MANHOLE (TDOT D-MH-2)	4 / C5.9
G6	DETENTION POND OUTLET STRUCTURE	1 / C8.2
G7	CLEANOUT	9 / C8.2
G8A	SAFETY HEADWALL (TDOT D-SEW-1A)	4 / C5.10
G8B	CONCRETE HEADWALL - WINGED	2 / C8.2
G9	RIPRAP AT HEADWALL	3 / C8.2
G10	GABION BASKET FOREBAY BERM	4 / C8.3
G11	BUILDING DOWNSPOUT CONNECTION	4 / C8.2

LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
STRAW BALE FILTER	

NOTE: ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND INFRASTRUCTURE

SITE BM:
POWER POLE
ELEV: 695.86

PROJECT BM:
GPS DERIVED (NAD83)

Know what's below.
Call before you dig.

GRAPHIC SCALE
0 10 20 40 60

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

ENDEAVOR REAL ESTATE GROUP
500 WEST 5TH STREET, ST. 700
AUSTIN, TX 78701
512.532.2180

ROBERT ANDREW WISEMAN
LICENSED PROFESSIONAL ENGINEER
No. 118770
STATE OF TENNESSEE
04/29/2022

CONSTRUCTION SET

CITIZEN HOUSE

2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED GRADING PLAN

PROJECT NUMBER
20210055

DRAWING NUMBER
C6.6

P:\2021\20210055\dwg\Construction\20210055_C6.0_GRA.dwg-C6.6 DETAILED GRADING PLAN Mar 23, 2022 hfaust

2021
ANNUAL DEVELOPMENT REPORT

CITY OF COLUMBIA
TENNESSEE

Prepared by the Development Services Department

A Letter From the Director:

In 2021, Columbia experienced a year of unprecedented growth. People were on the move as the coronavirus pandemic receded. Our community experienced a rapid influx of new residents, continuing a 5-year trend. Data from the 2020 Census reveal that Columbia's population has grown nearly twice as fast as its housing supply. In 2021, market forces began to correct this imbalance as developers sought to entitle and subdivide land at a previously unmatched rate. If all their concepts come to fruition, they will increase the City's housing stock by more than 38%. Throughout the year, the Development Services Department reviewed all proposed development. In addition to satisfying the reporting requirements prescribed by the City of Columbia Zoning Ordinance, this report summarizes the work performed by the department's 16 personnel over the course of the year. Together, we have worked hard to improve the quality of the built environment for the citizens of Columbia, preserve the City's history, and protect its quality of life.

On the front-end of the development pipeline our Planning and Engineering divisions were busier than ever in 2021. Annexations increased the physical size of Columbia 4.6%. Staff reviewed and presented to Planning Commission 23 requests for annexation, 4 Comprehensive Plan Amendments, and 35 rezonings. Further down the pipeline, the department reviewed 18 preliminary plats and 23 final plats. Not all items make it to a Planning Commission agenda. Throughout the year staff held 186 pre-application meetings with developers, realtors, and landowners preparing to apply for development review. Most proposed development has been low-density residential with RS-10 zoning accounting for the majority of newly entitled land. New staff joined these divisions during 2021. Engineering welcomed Gracie Aldridge, EI as a Staff Engineer and Kevin McCarthy, AICP joined the Planning division as a Planning Associate.

In 2021, the Building division handled a tremendous work load. Permit volume for residential construction increased 27.9% year-over-year. Although the volume of nonresidential construction increased at a more modest 14.0%, the value of that construction increased 180.0%. The increasing popularity of townhouses is a noteworthy trend. Although detached housing is still more common in Columbia, townhomes accounted for a significant share of new construction in 2021. Near the end of 2021 we celebrated the retirement of Johnny McClanahan and the promotion of Travis Neas to Building Official.

One important role of the Department is the support the Historic Zoning Commission in its efforts to preserve and protect the character of Columbia's four historic districts. During 2021, staff and the Commission reviewed 60 requests for Certificates of Appropriateness. A large share of those requests was for signage in the Downtown Historic District. The remainder were split between residential and commercial renovations, as well as fences.

The Board of Zoning Appeals was the one function of the department that continued at a steady pace in 2021. The Board heard requests for 2 variances and 6 Conditional Use Permits. Interestingly, one property accounted for both variance requests. The newest member of the Board, Council Member Davena Hardinson, joined in 2021.

Code enforcement is one of the least glamorous but most impactful roles of our department. In 2021 it was also our busiest division. A two-person staff issued 1,165 violations and performed 1,955 inspections in a single year. The vast majority of these violations relate to quality-of-life concerns such as overgrown grass, debris, and inoperable vehicles. Most violations stem from citizen complaints. Most importantly, we are often able to resolve the issue with a notice of violation and a re-inspection. Throughout 2021, the Codes Enforcement division preserved residents' quality of life through tactful enforcement of the City's ordinances.

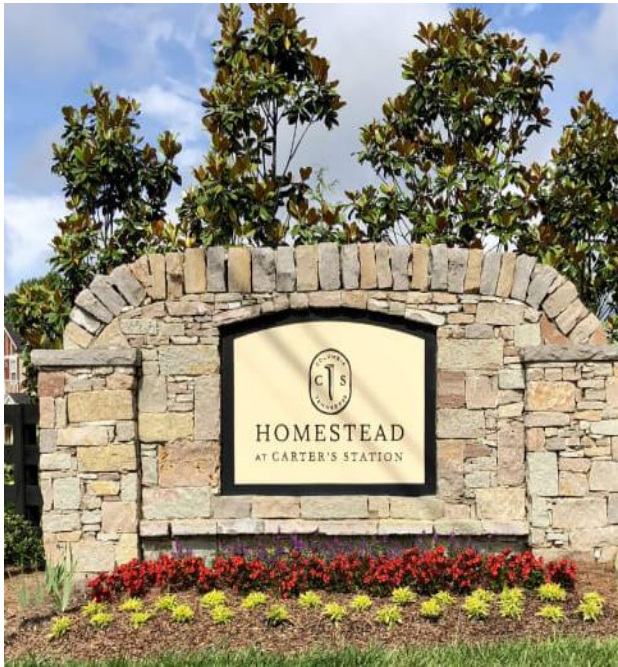
Our experiences throughout 2021 point to the need for long-range planning. Connect Columbia, the City's Comprehensive Plan, is now five years old. Our population has grown rapidly during that time. The expansion of the Arts District in 2021, along with the remarkable increase in home values, is indicative of the ways in which Columbia is changing. However, recent history shows that these trends may not be linear. Columbia's demographic and economic fortunes have never progressed in a straight line. As we move forward in 2022, we are challenged to prepare for multiple potential paths to the future. The Department of Developmental Services is prepared to do that work on behalf of the citizens of Columbia. As we prepare to implement a new zoning ordinance and update Connect Columbia, we will also continue to perform the day-to-day work of ensuring our built environment is of the highest possible quality and that Columbia remains a great place to live and do business.

Sincerely,

Paul Keltner, AICP
Director of Development Services

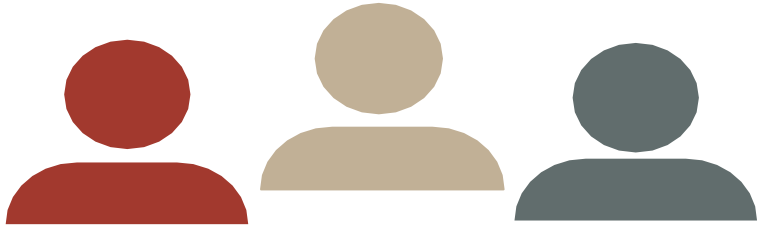
A Year of Rapid Growth

CITY OF COLUMBIA
TENNESSEE



Population & Housing

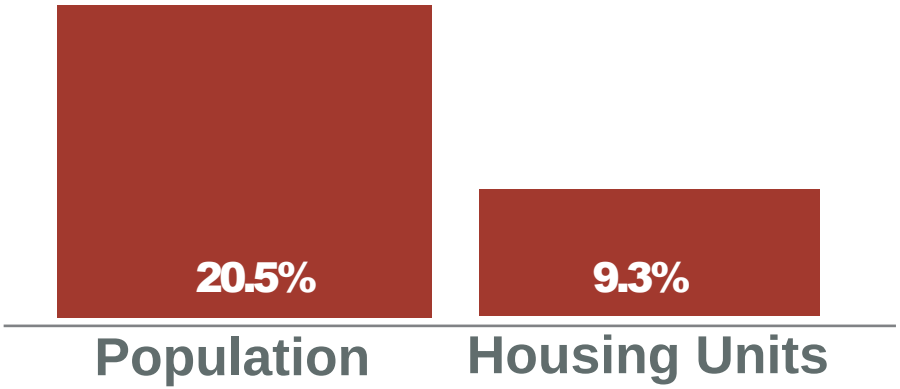
POPULATION



41,690

2020 Decennial Census

GROWTH RATE 2010-2020



HOUSING UNITS*

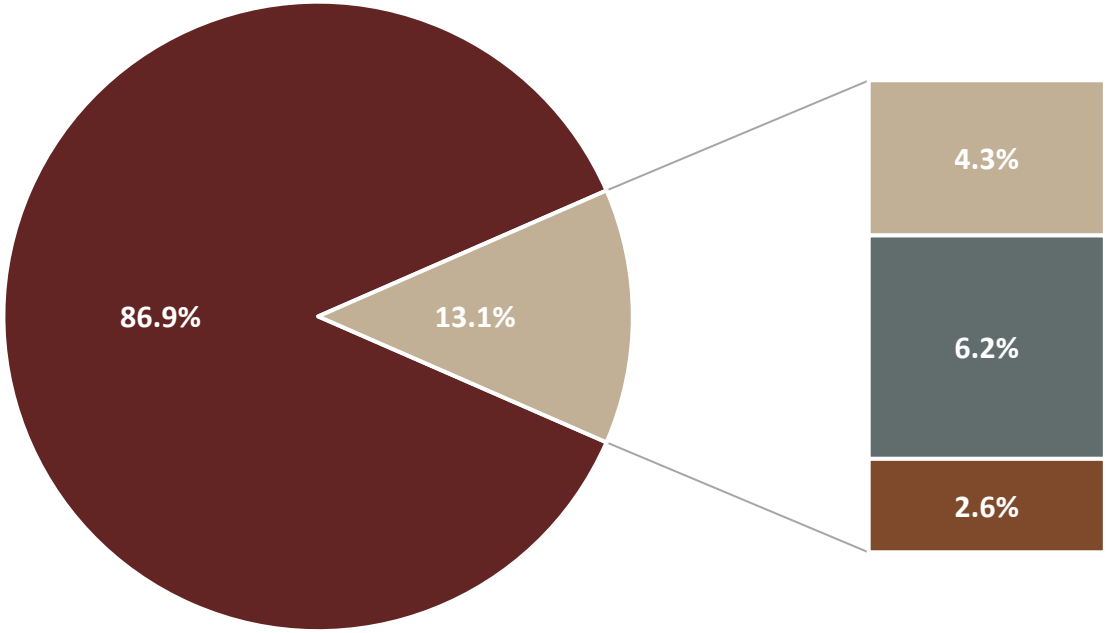
SINGLE FAMILY	**12,367**
SMALL MULTI-FAMILY	**1,459**
MULTIFAMILY	**1,917**
MOBILE HOME*	**1,187**
NON-TRADITIONAL**	**51**

***5+ units in structure**
****RVs, Vans, etc. Estimate was zero in 2015**
***Estimates vary by Census product from n of 16,964 to 18,335**

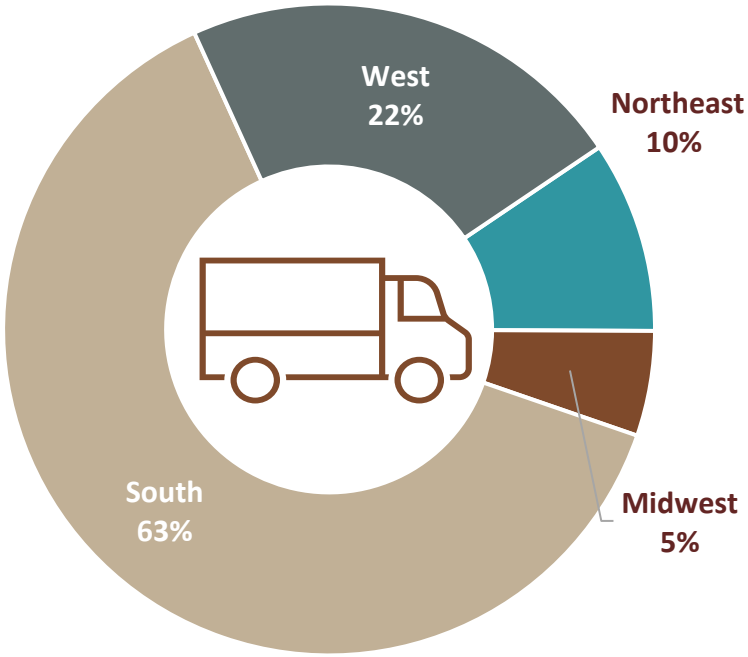
Source: 2020 Census; 2020 ACS 5-year average CP04

Residential Mobility

One-in-Eight Columbia Residents Lived in a Different Home One-Year Ago



- Lived in Same Home One Year Ago
- Moved within Maury County
- Moved from Elsewhere in Tennessee
- Moved from Different State



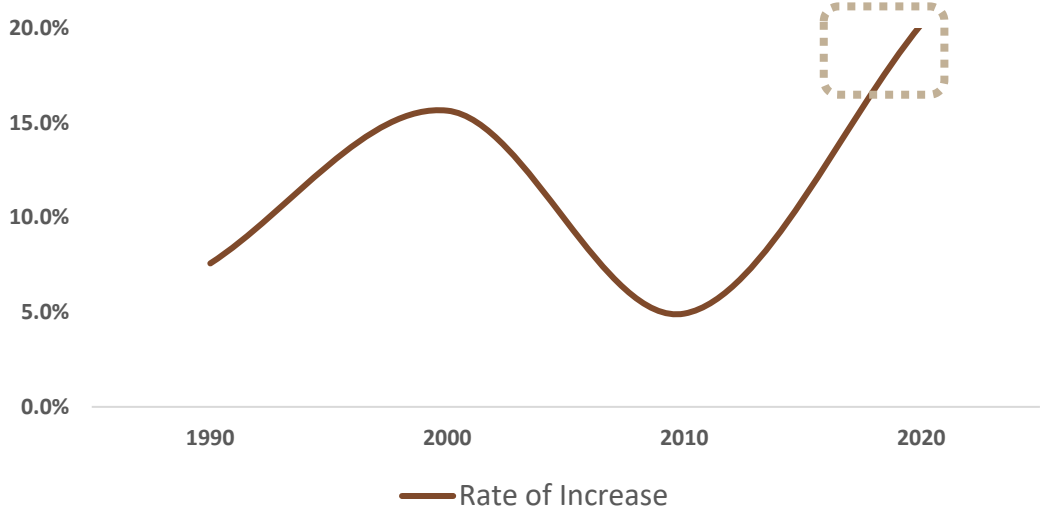
Region of Origin Out of State In-Migration to Columbia

Source: 2020 Census; 2020 ACS 5-year average CP04

Long-Term Growth?

How can Connect Columbia provide for alternative growth Scenarios?

Inter-Census Rate of Increase is Volatile
Will this rate of Growth Continue?

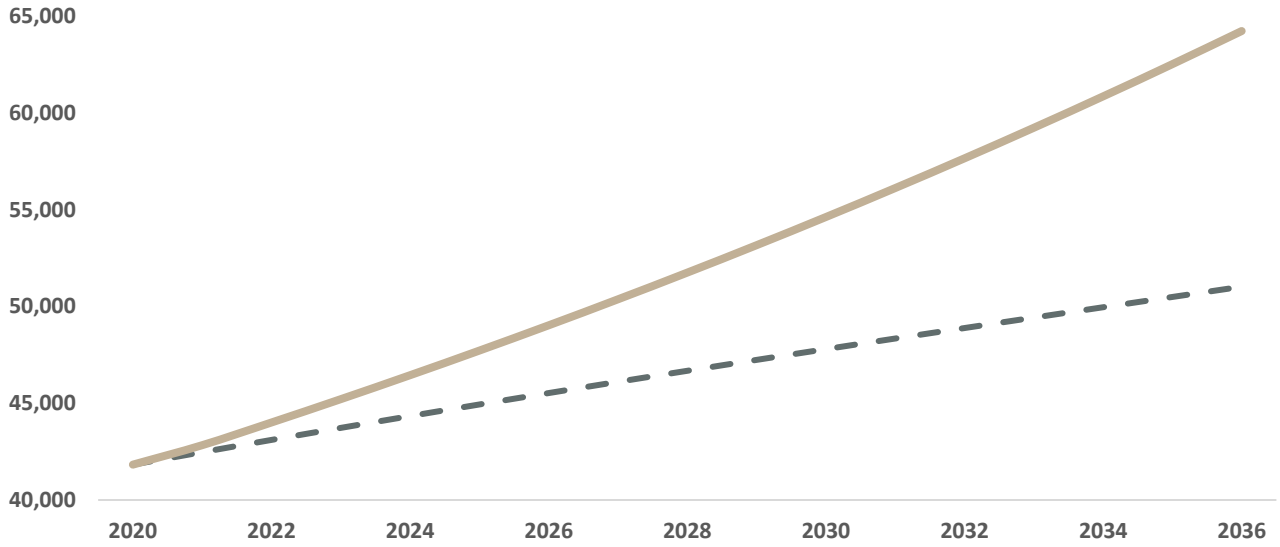


Average Annual Growth Rate

2010-2015 Growth Rate: 1.0%

2016-2020 Growth Rate: 2.7%

Long-Range Projection: 1.4%



Source: Tennessee State Data Center Boyd Center for Business and Economic Research

Planning

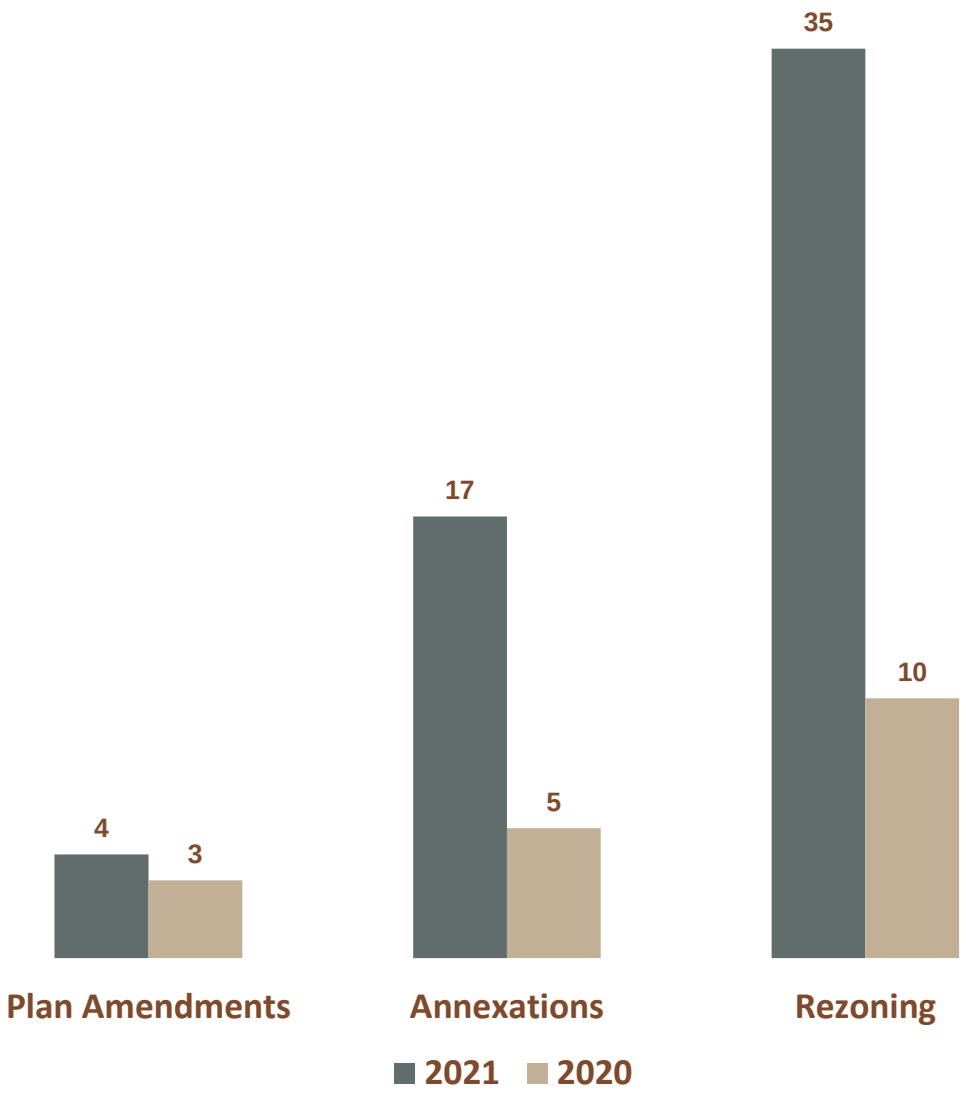
In 2021…

Annexations increased the physical area of the City by 4.6% (1.51 sq. miles)

Concept plans depict a 38.1% increase in residential inventory (if actually built)

Nearly all rezonings were to low density residential districts

Land Entitlement Reviews



Source: Development Services records export from LAMA

Development Review Applications Year-over-Year Increase

Plan Amendments: 33%
Annexations: 240%
Rezonings: 250%
Design Review: 16.7%

186 Pre-application Meetings
9 Site Development Plans

Annexation

In 2021…
Planning Commission considered **23** requests for annexation.

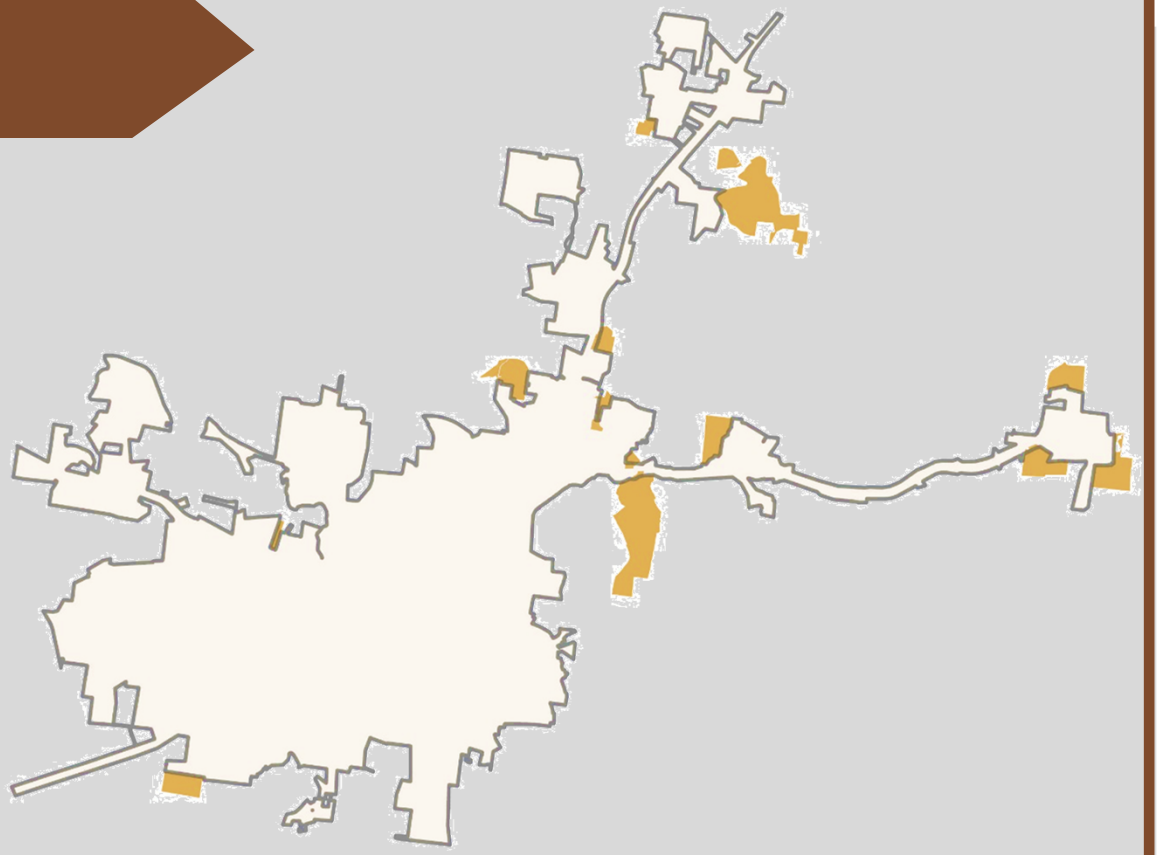
RS-10/RS-10 PUD

50.0%

annexation requests

73.2%

annexed acreage



Annexations added a cumulative total of 965.12 acres (1.51 square miles) to the physical area of the City.

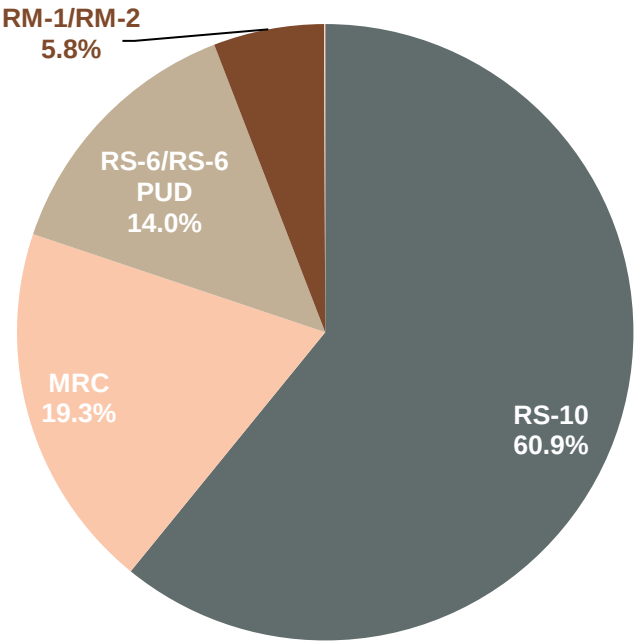
Rezoning

Rezoning – including annexations – were nearly all to residential zones

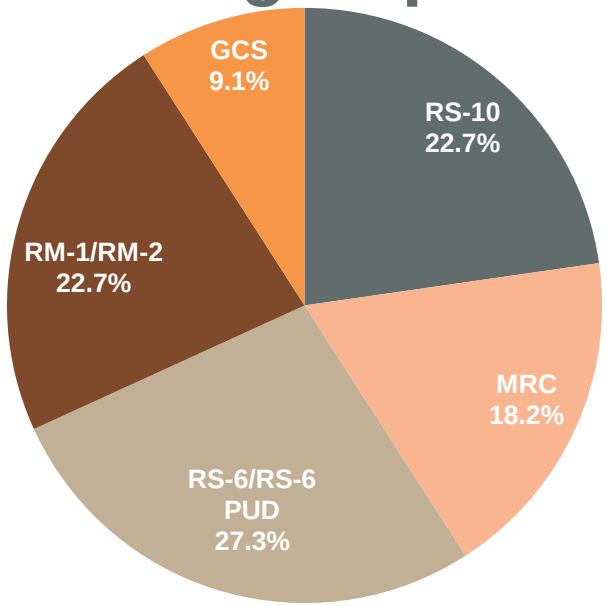
Requests for higher density districts were more frequent than RS-10

Requests for RS-10 zoning involved more land than high density zones

Rezoned Acreage

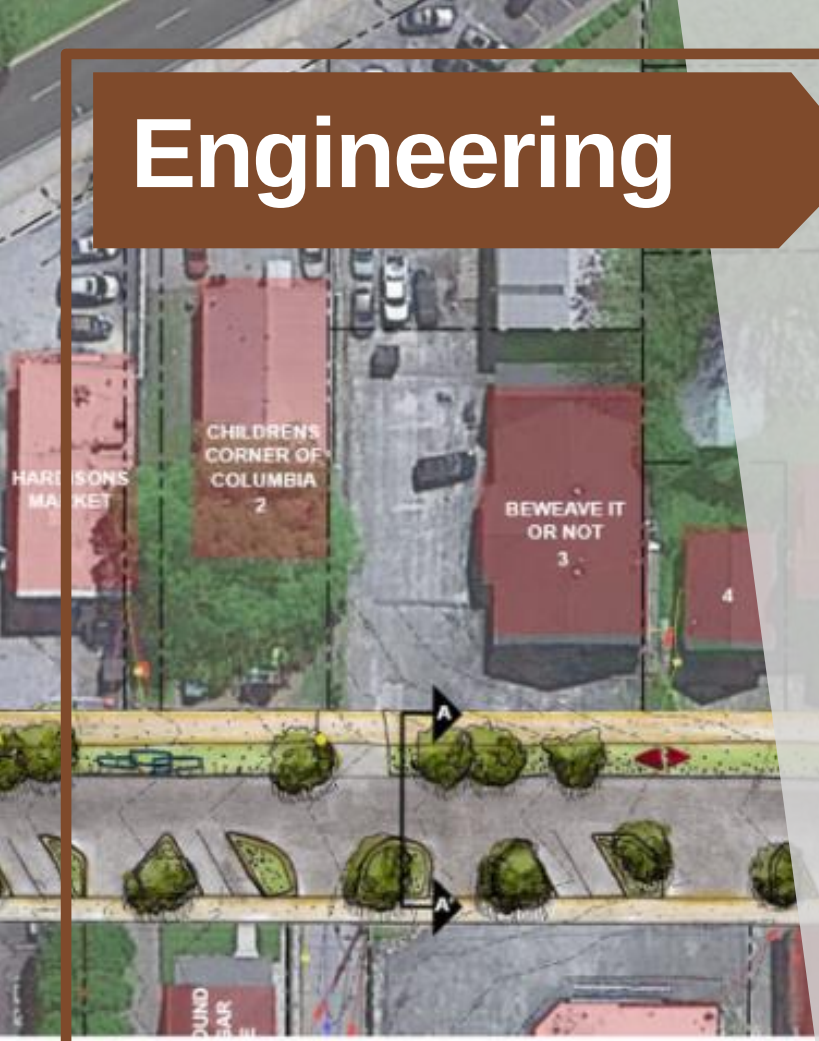


Rezoning Requests



Source: Development Services records export from LAMA

Engineering



In 2021…

There was a substantial increase in land subdivision

The workload for Engineering staff increased significantly

Land development proceeded from previous entitlements

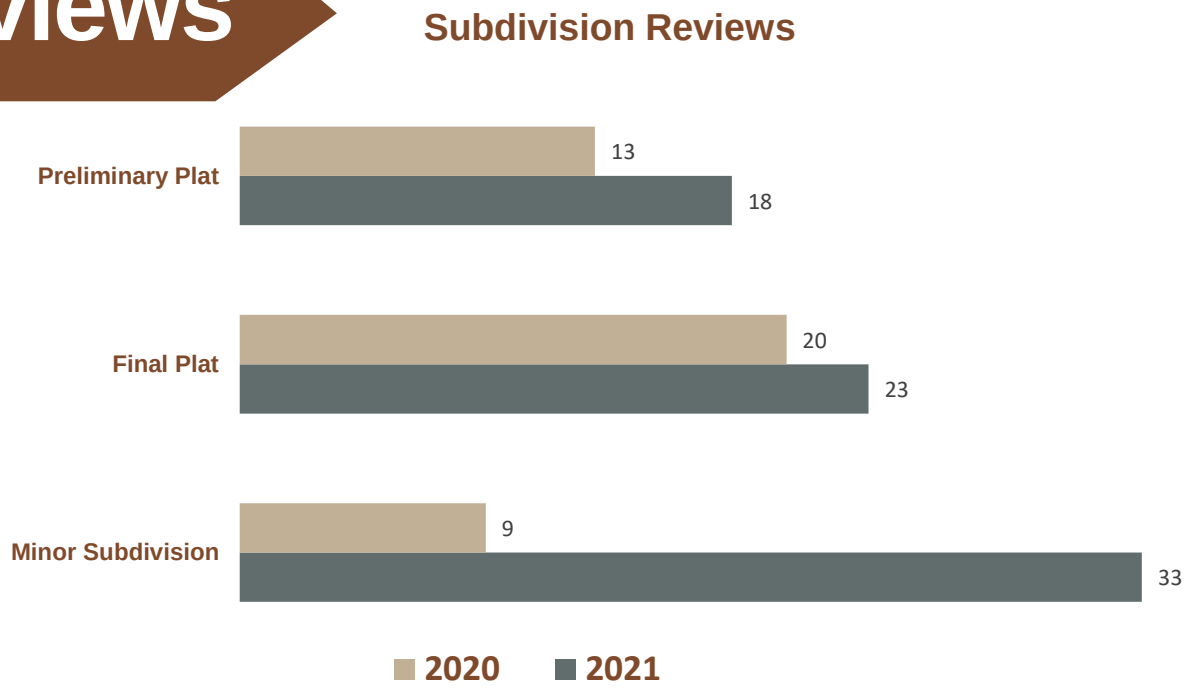
Engineering Reviews

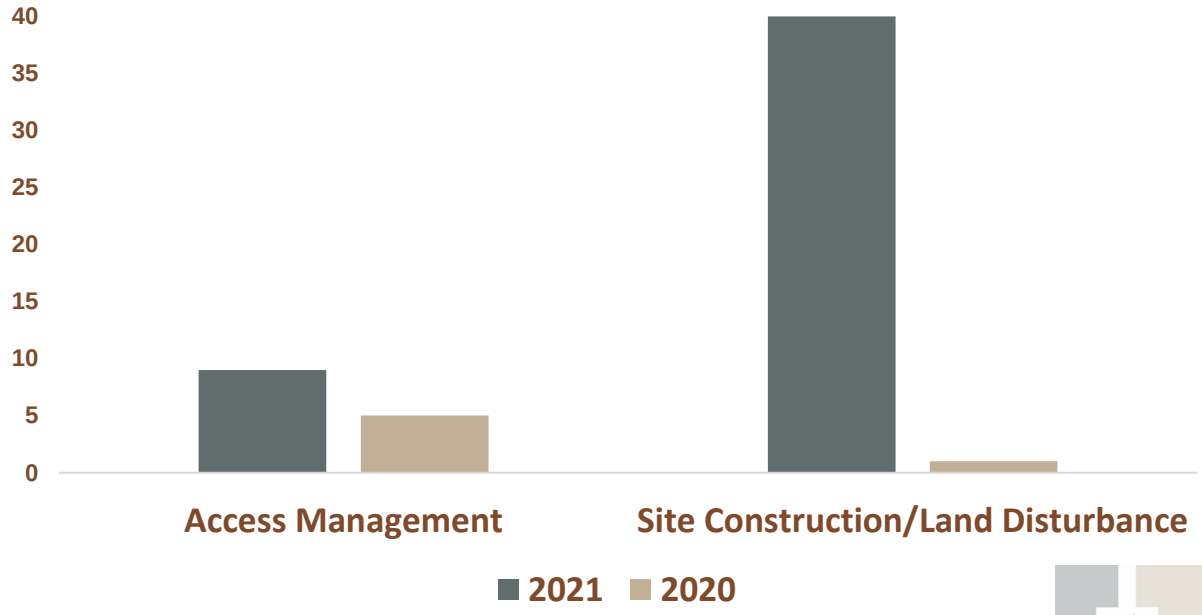
In 2021…

City engineering staff reviewed **33** minor subdivisions

18 Preliminary Plats (**1,684** lots)

23 Final Plats (**623** lots)





Source: Development Services records export from LAMA

Building

In 2021…

Residential Construction Accounted for Most Permit Volume

Townhomes Comprised a Larger Share of Permit Volume

The Value of New Construction Increased Dramatically

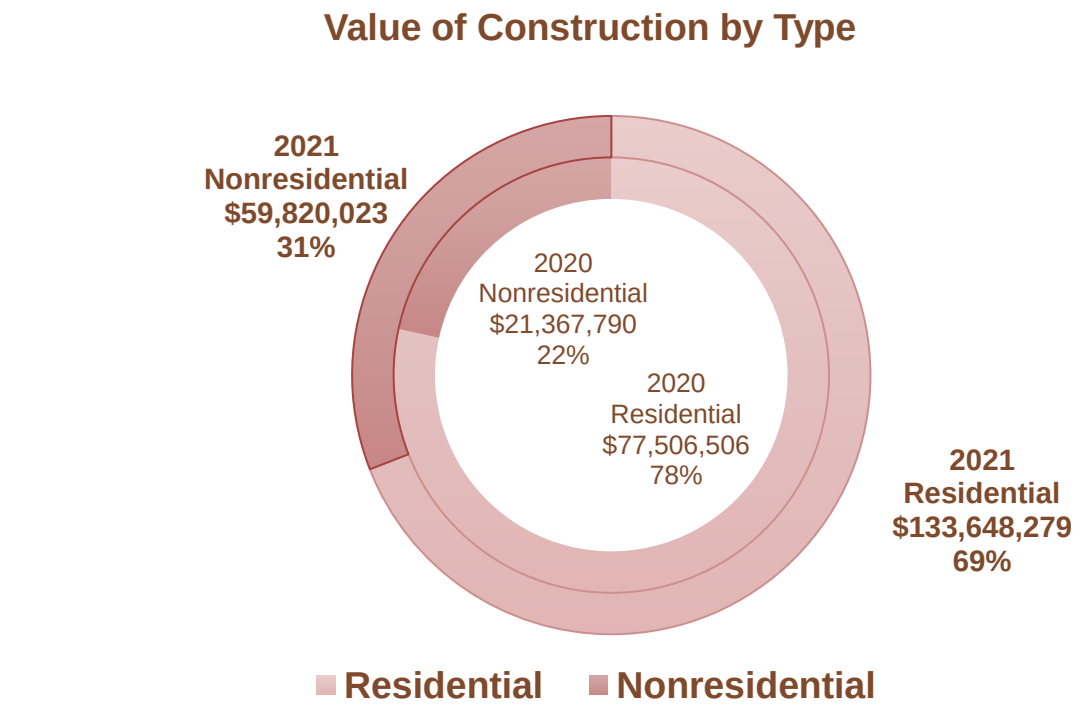
Building Type

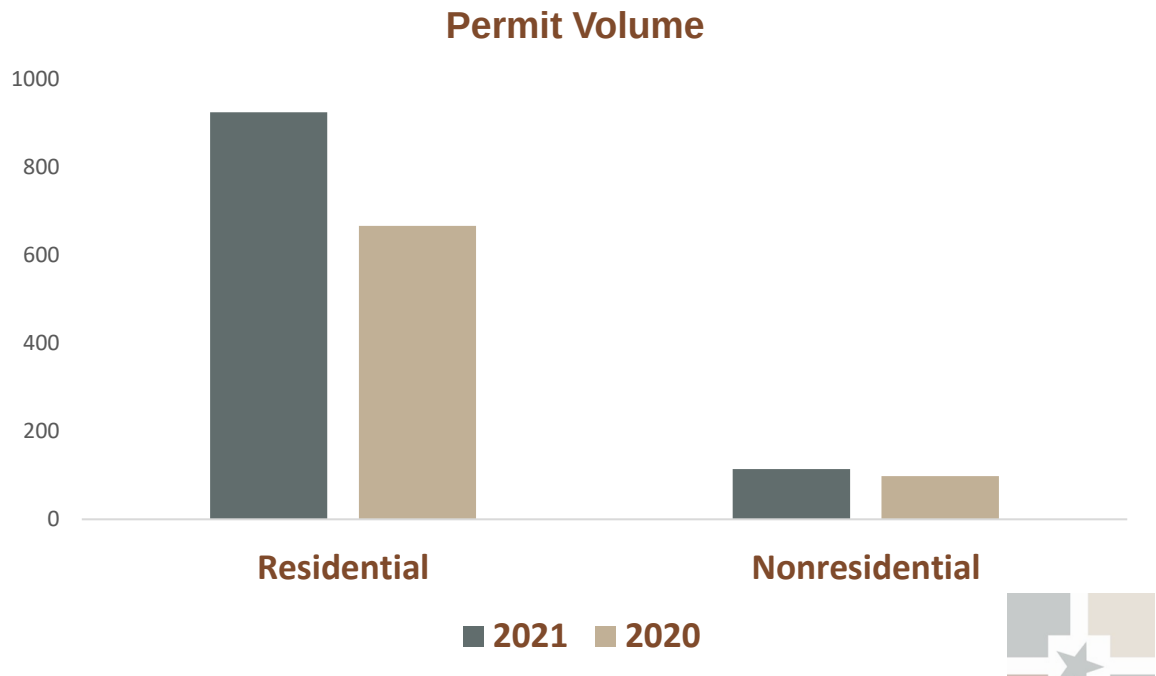
Permit volume for residential construction increased 27.9% year-over-year

The volume of nonresidential construction is up 14.0% year-over-year

The value of nonresidential construction increased 180%

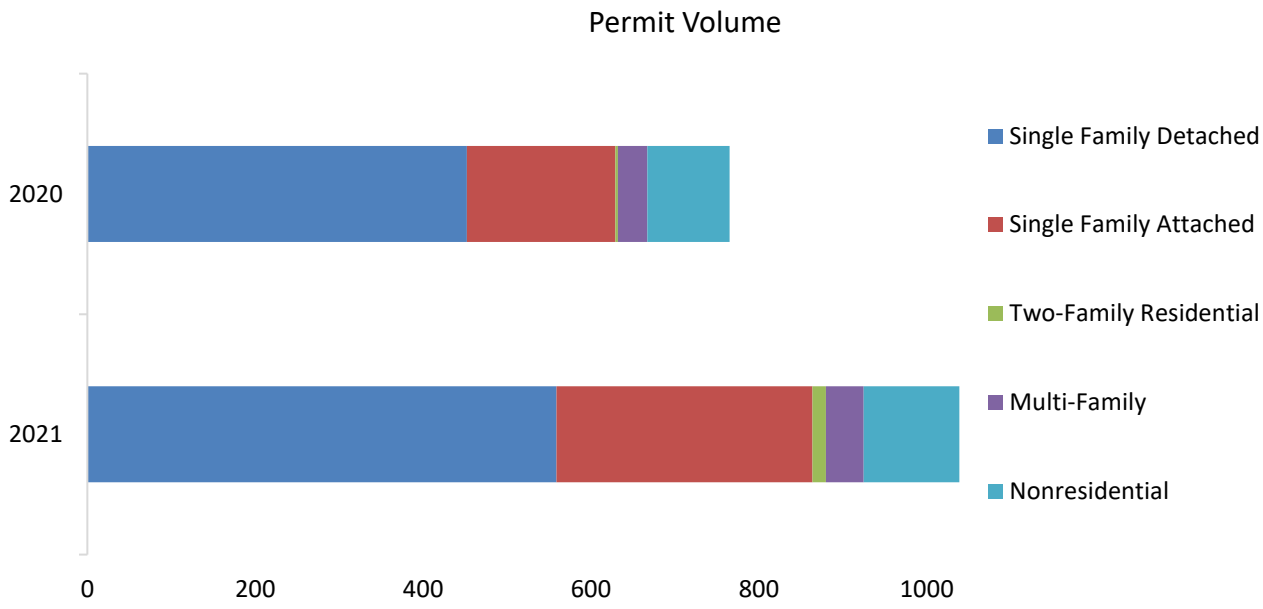
The value of residential construction increased 72.4%

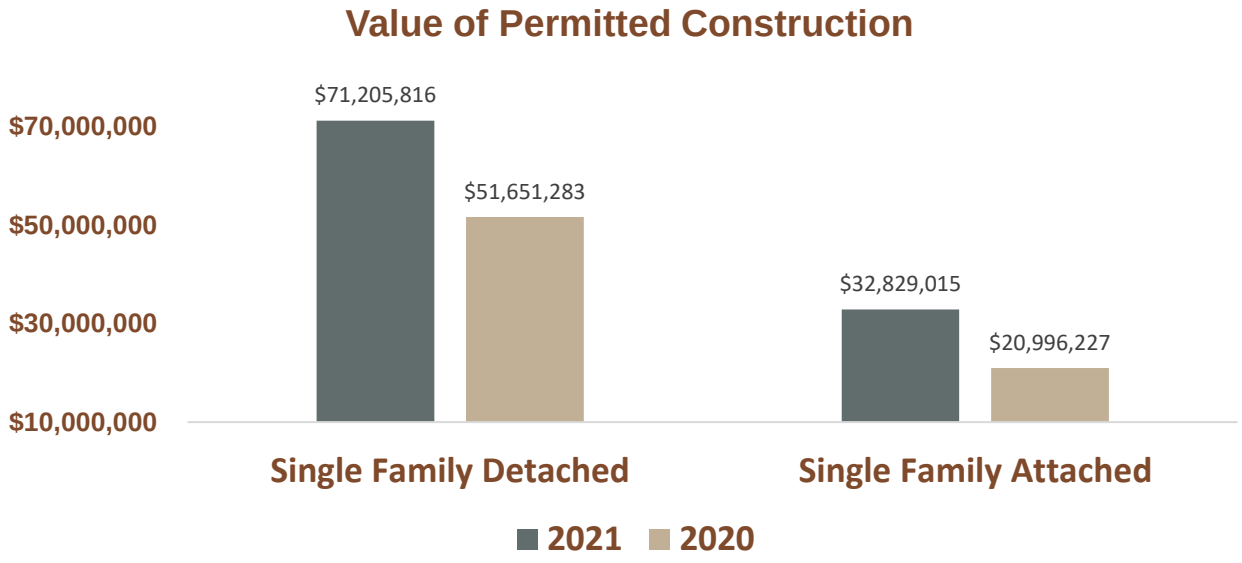




Source: Development Services records export from LAMA

New Mix of Housing





Source: Development Services records export from LAMA

In 2021…

Townhomes became a significant share of permitted construction

Historic Zoning

In 2021...

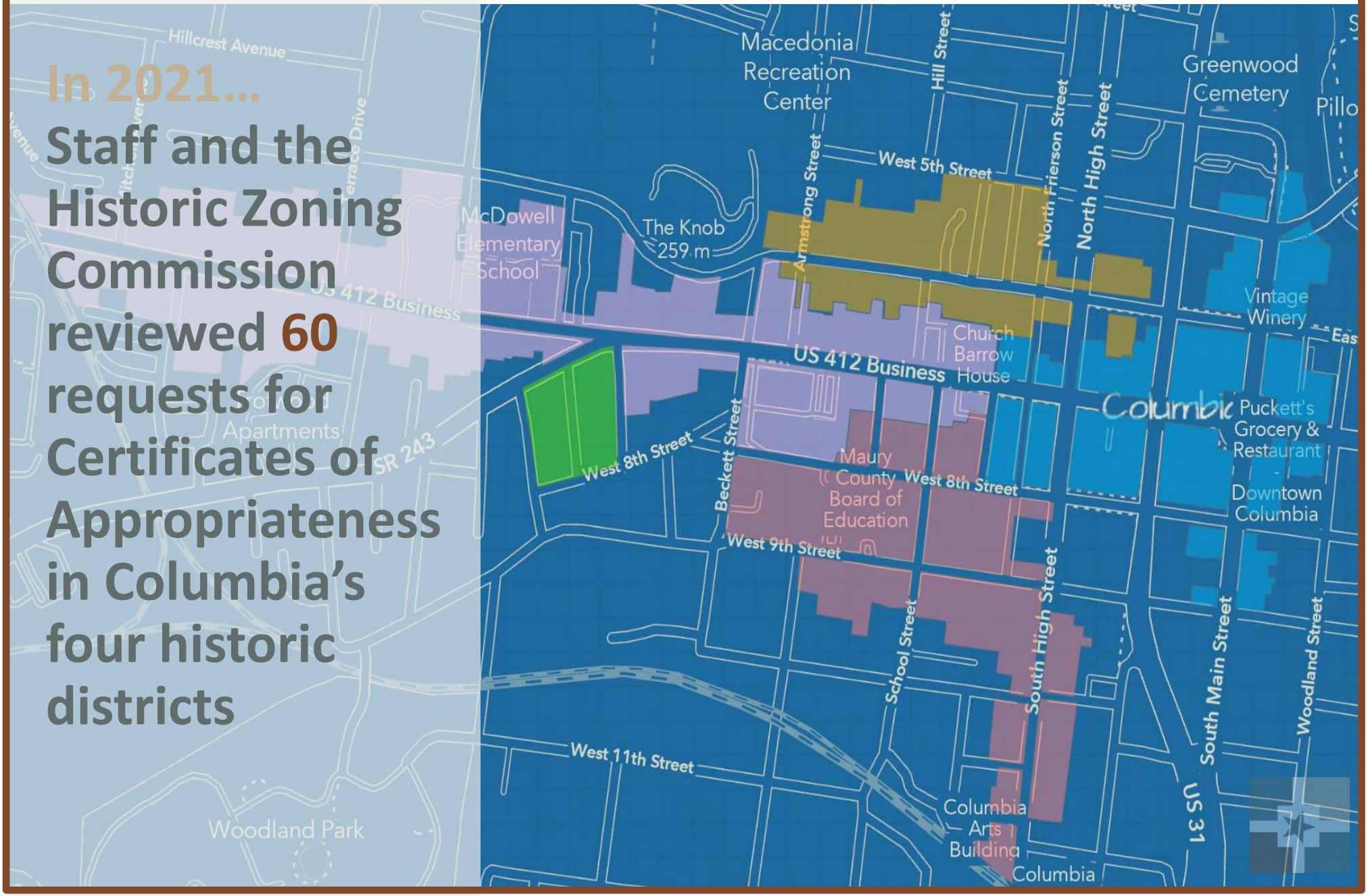
There were Sixty Applications for Certificates of Appropriateness

Most frequent requests were for signage in the Downtown Historic District

Preservation in a time of change

In 2021…

Staff and the Historic Zoning Commission reviewed 60 requests for Certificates of Appropriateness in Columbia's four historic districts



Zoning Appeals

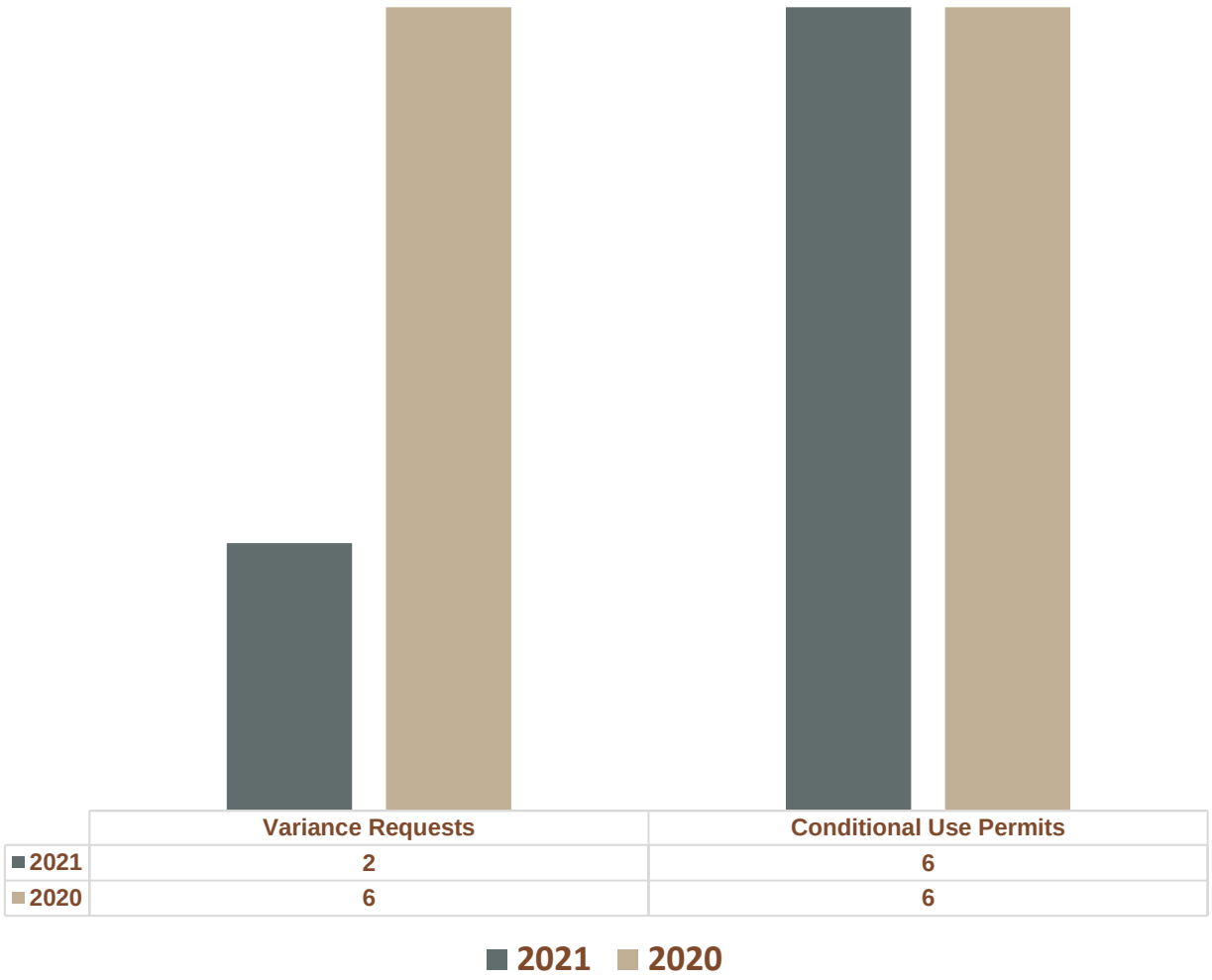
In 2021…

The BZA heard fewer variances in 2021 than 2020

Conditional Use requests were steady year-over-year

Adjustments & Exceptions

Board of Zoning Appeals



Source: Development Services records export from LAMA

In 2021…

A single property accounted for all variance requests

The volume of Conditional Use requests remained flat

Enforcement

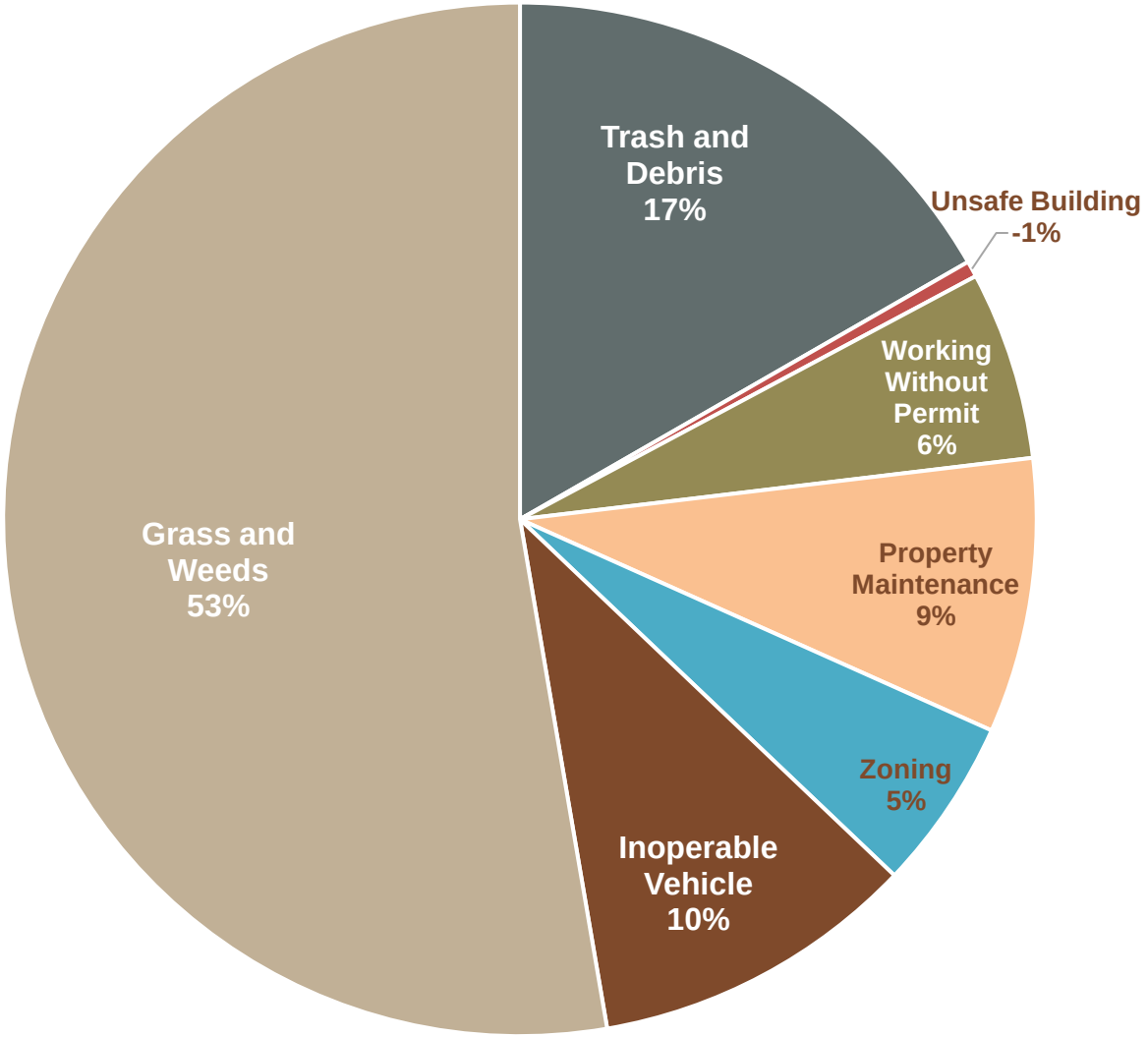
In 2021…

Code enforcement was the busiest division by volume

Most violations resolved quickly

Most violations were issued in response to citizen complaints

Maintaining Quality of Life



In 2021...

77.5% of violations originated from citizen complaints*

70.0% of violations related to overgrown grass and debris

A two-person staff issued **1,165** violations and performed **1,955** inspections

*Some cases do not note origin of the violation

Source: Development Services records export from LAMA

Development Services Leadership

Development Services

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Columbia, TN 38401
Phone: 931.560.1560

Paul Keltner, AICP
Director

Glenn Harper, P.E.
City Engineer

Travis Neas
Building Official

Austin Brass, AICP
City Planner

Director of Development Services, Paul Keltner