



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

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT

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](#)

4. Other Business

- 4.1. 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/1819/SubRegs-Public-Draft-April-7-2022-PDF>

- 4.2. 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/1820/ESS-Public-Draft-April-8-2022-PDF>

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

Documents:

[C5.6 DETAILED LAYOUT PLAN.pdf](#)
[C6.6 DETAILED GRADING PLAN.pdf](#)

- 4.4. 2021 Annual Report From The Department Of Development Services

Documents:

[2021 Annual Report.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 Subdivision, 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 (roads/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, 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 Subdivision, 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, Section 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 Subdivision, 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 1B	\$ 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	11/8/2019	\$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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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 adjoining 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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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 be 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

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

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.

City of Columbia
MUNICIPAL PLANNING COMMISSION
March 9, 2022

5. OTHER BUSINESS:

Mr. Mc Broom stated that First Fridays are awesome, but getting crowded. The vendors 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

DRAFT

PURPOSE NOTE

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

Surveyor's Notes

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 3.54 acres ±.
- New Right-Of-Way dedication: 0.55 acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- Variable setbacks based on Master Plan.

Utility Notes

Public electric and communication utilities serving this development traverse underground and all related 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.

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

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

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

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

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

Utility easements shown graphically hereon are further described as being 20 feet in width, centered on their utility lines (e.g., sanitary sewer line, storm sewer 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 E2263, 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.

Date: 2022

Title (P & L DEVELOPMENT LLC.)

Certificate of Survey Accuracy

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

Date: 2/3, 2022
Registered Land Surveyor: Bobby G. Moore, RLS No. 1039

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Summerdale - Phase 7" has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 2022
Superintendent, Columbia Water System

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I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 7 have been installed in accordance with City specifications, or a performance bond in the amount of \$_____ has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date: 2022
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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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.
Date: 2022
Maury County E-911

Certificate of Approval for Sewer System

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

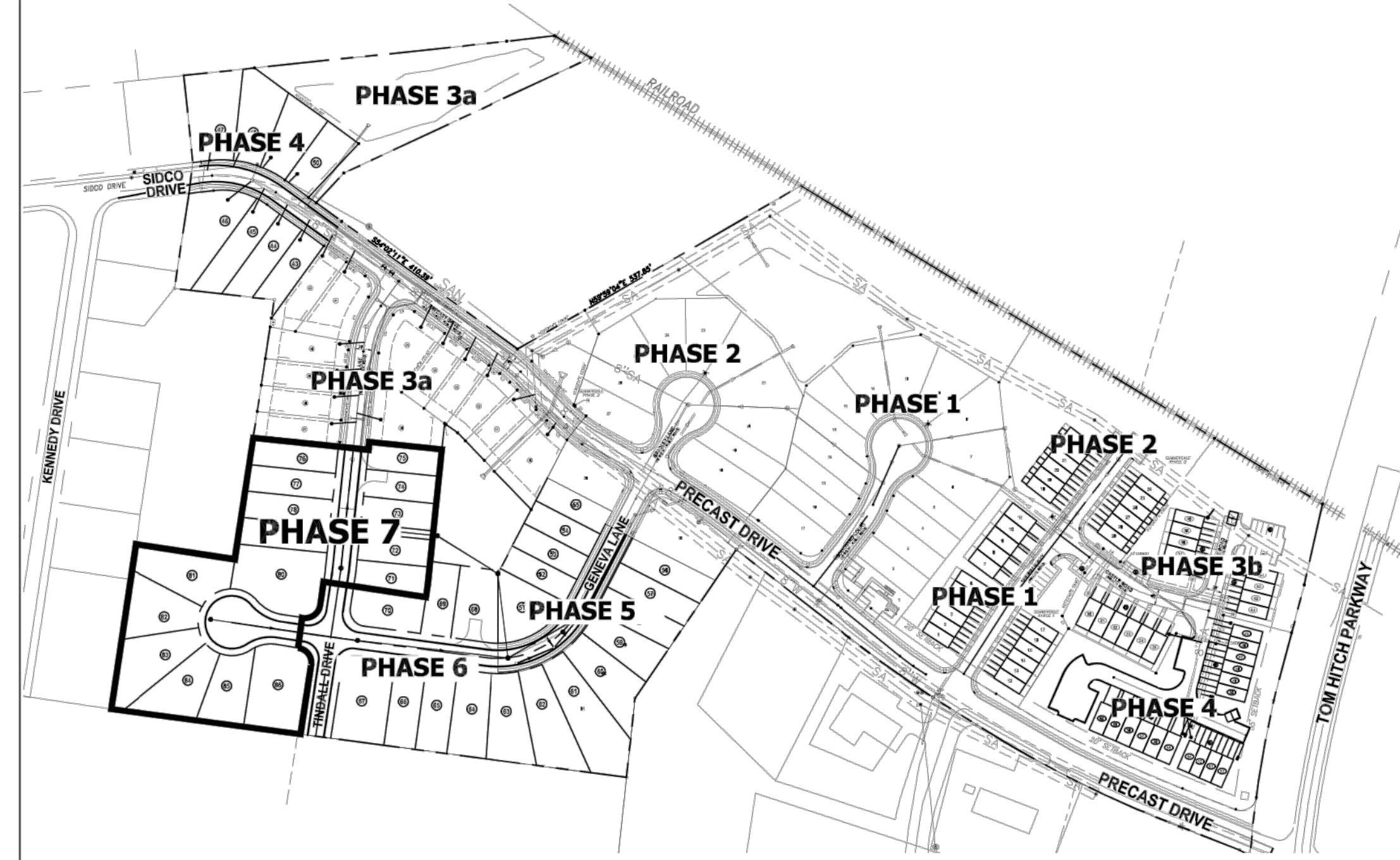
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Certificate of Compliance

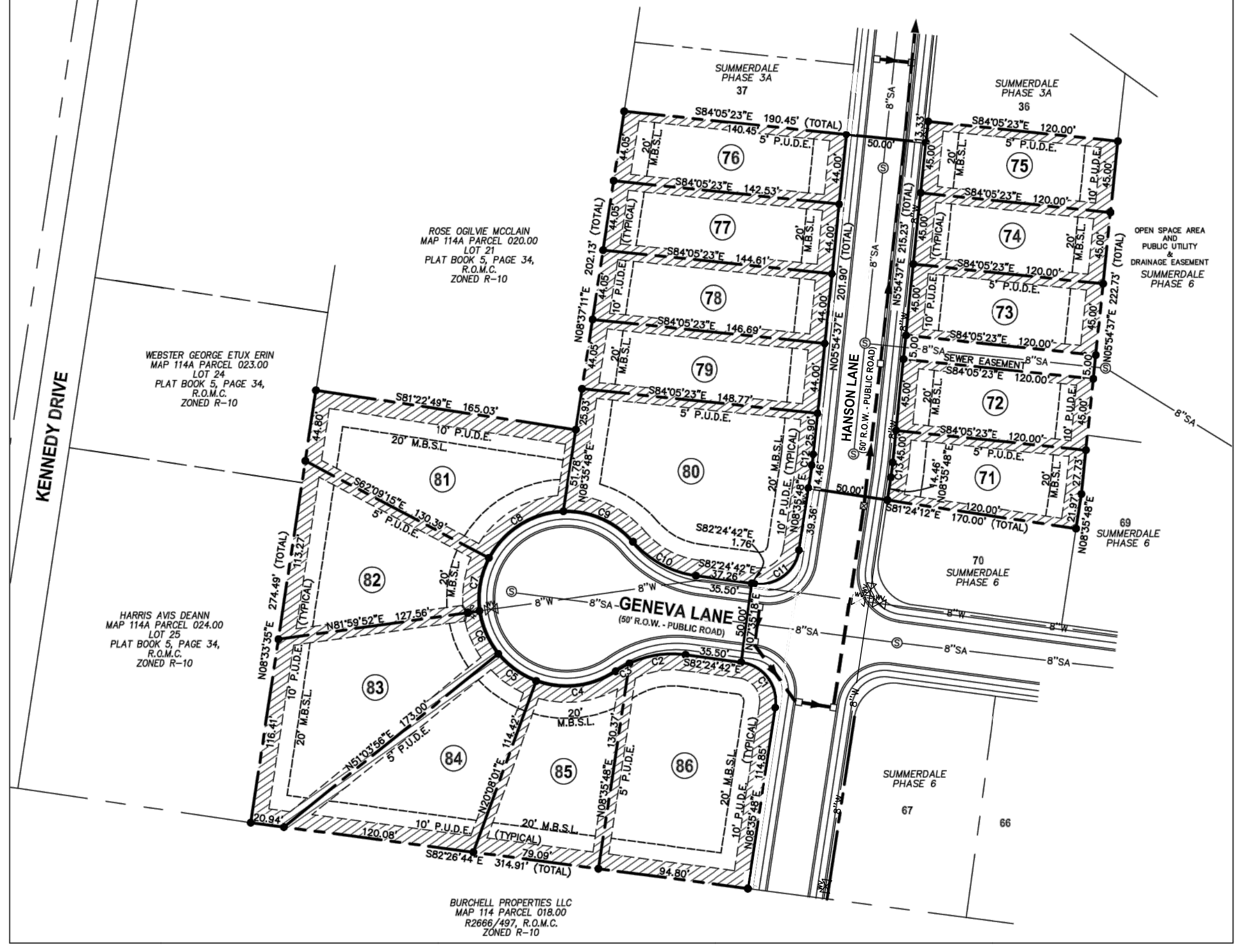
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City Engineer: _____ Date: _____
Columbia, Tennessee

OVERALL VIEW - SCALE: 1"=200'



SCALE: 1"=60'

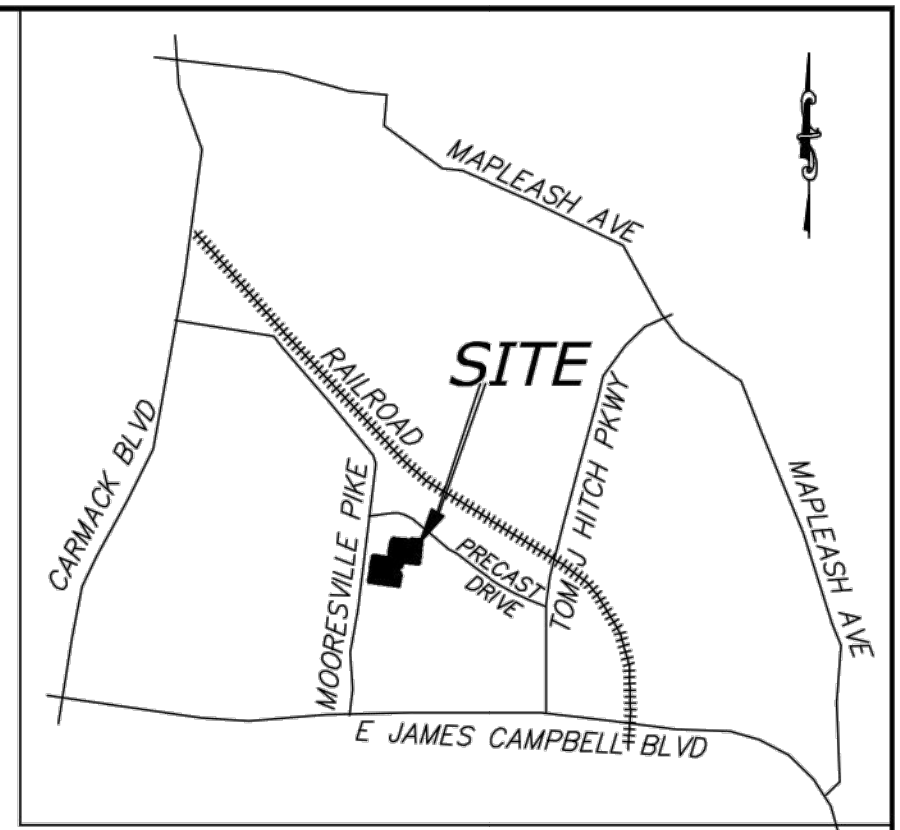


CURVE TABLE

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C8	60°14'53"	55.00'	57.83'	N57°58'12" E	55.21'
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C11	88°59'30"	25.00'	38.83'	N53°05'33" E	35.04'
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C13	2°41'11"	200.00'	9.38'	N07°15'13" E	9.38'

LOT AREAS

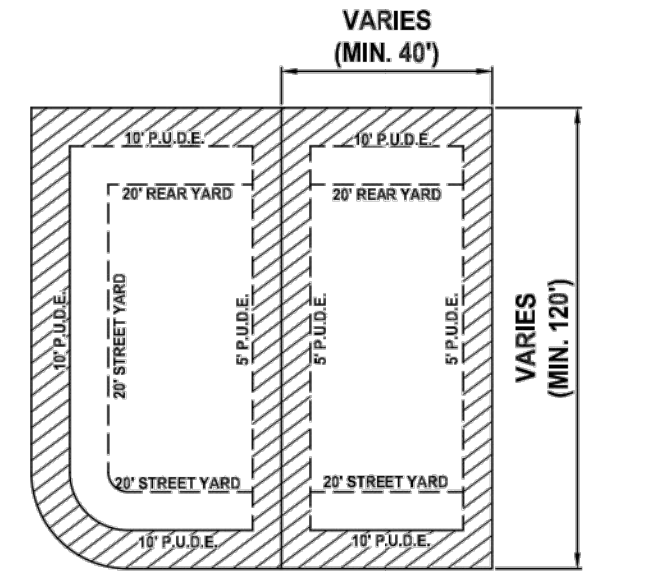
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73	5,400	0.12
74	5,400	0.12
75	5,400	0.12
76	6,225	0.14
77	6,317	0.15
78	6,409	0.15
79	6,500	0.15
80	14,798	0.34
81	10,805	0.25
82	8,964	0.21
83	11,100	0.25
84	9,112	0.21
85	7,779	0.18
86	13,052	0.30



VICINITY MAP
NOT TO SCALE

LOT DEVELOPMENT SUMMARY

LOT WIDTH	AVERAGE LOT WIDTH	NO. LOTS	AVERAGE LOT SF	MAX. PRODUCT WIDTH	HOUSE SEPARATION (AVERAGE)
40 FT.	40'	5	5,650	28'	12'
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> 44 FT.	54.2'	65	7,680	28'	26.0'



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

VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

LEGEND

These standard symbols will be found in the drawing.

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

**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

**H & H LAND
SURVEYING, INC.**

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

**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
22-0027

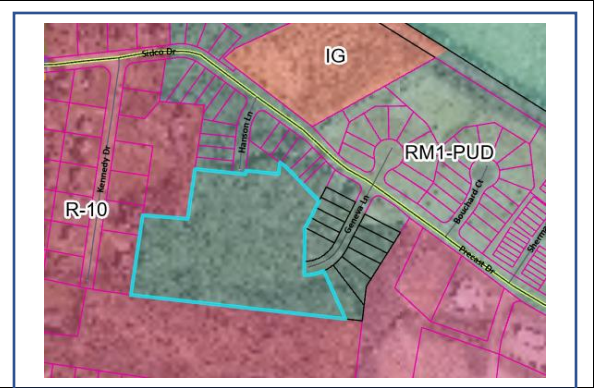
APPLICANT/PROPERTY OWNER
**Martin Engineering & Surveying, LLC/
P&L Development, LLC**

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
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.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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

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

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

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



PURPOSE NOTE

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

Surveyor's Notes

- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
- This property currently identified as a portion of Parcel Number 019.00 per Tax Map No. 114.
- Deed reference: Record Book R2563, page 693, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 3.54 acres ±.
- New Right-Of-Way dedication: 0.55 acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0285E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.
- Variable setbacks based on Master Plan.

Utility Notes

Public electric and communication utilities serving this development traverse underground and all related 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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Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____ pages _____ in the Register's Office of Maury County, Tennessee.

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

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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

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Date: 2022

Title: P & L DEVELOPMENT LLC.

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Date: 2/3, 2022
Registered Land Surveyor: Bobby G. Moore, RLS No. 1039

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Date: 2022
Superintendent, Columbia Water System

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I hereby certify that the streets, drainage, and utilities designated in Summerdale - Phase 7 have been installed in accordance with City specifications, or a performance bond in the amount of \$_____ has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

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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.

Date: 2022
Maury County E-911

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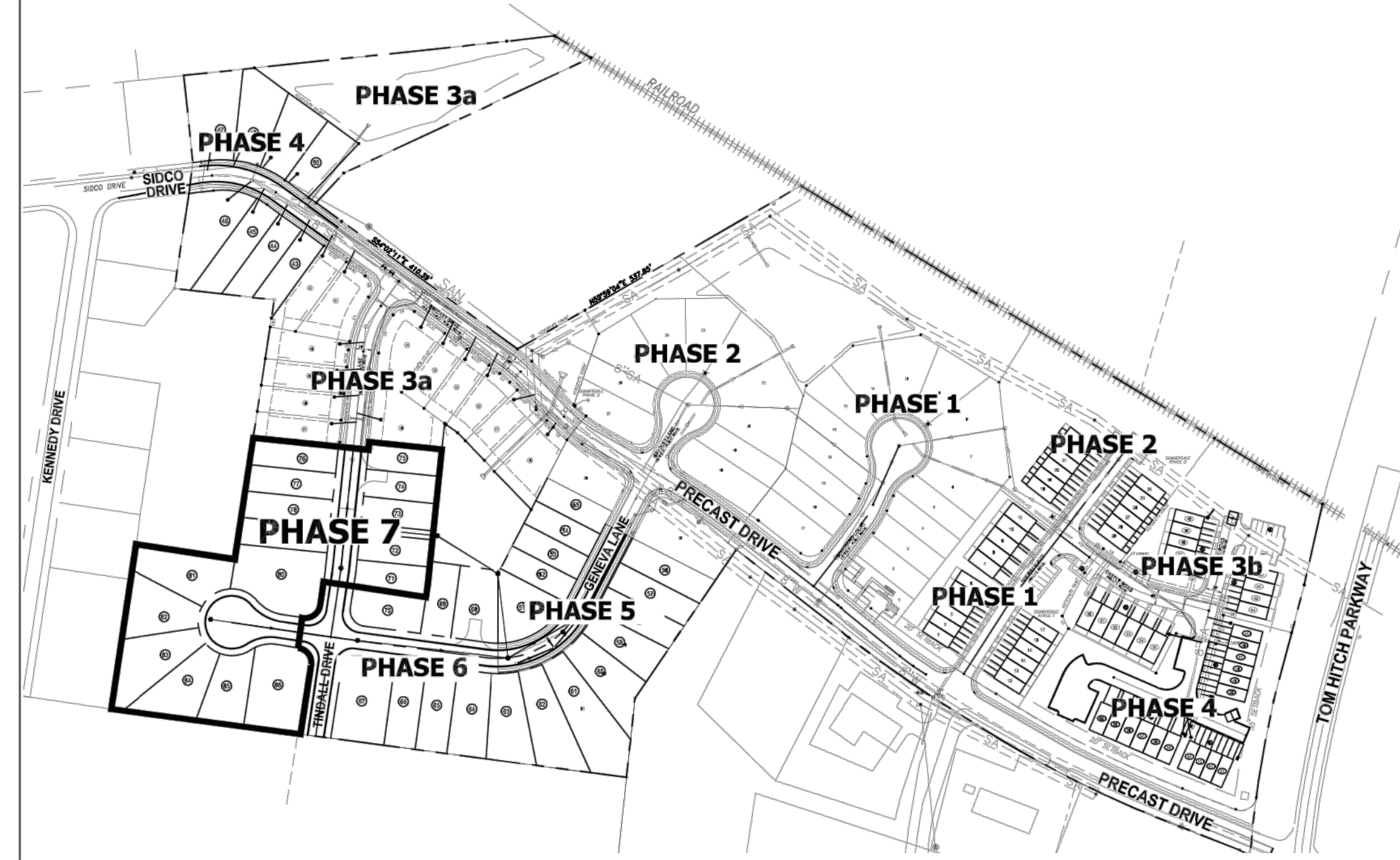
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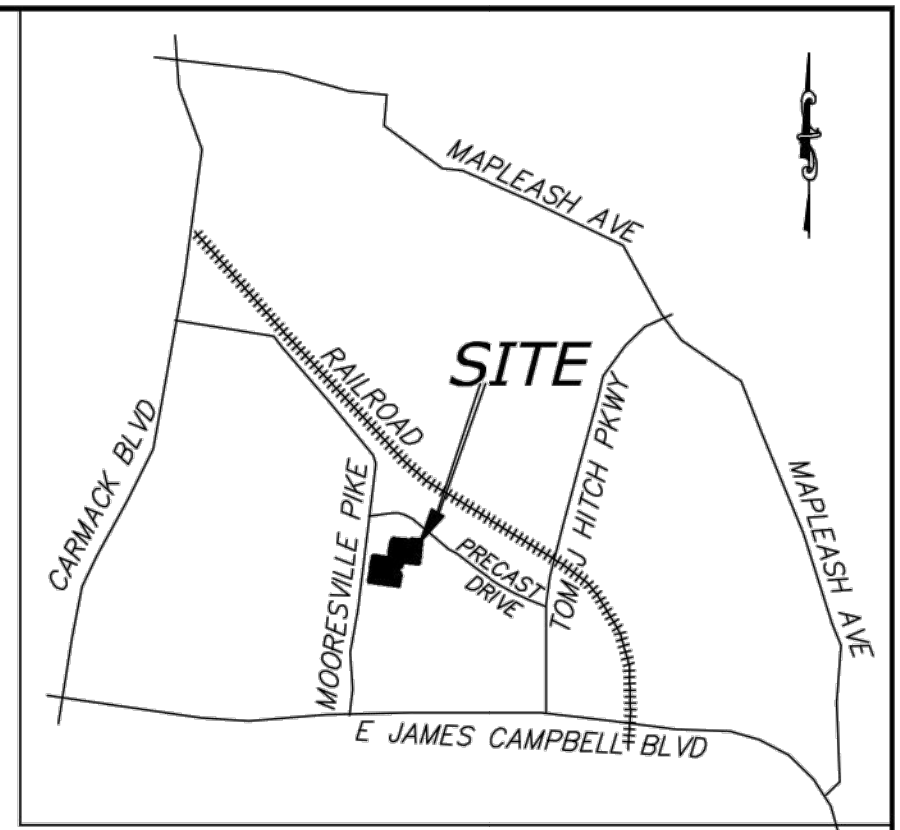
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Columbia, Tennessee

OVERALL VIEW - SCALE: 1"=200'



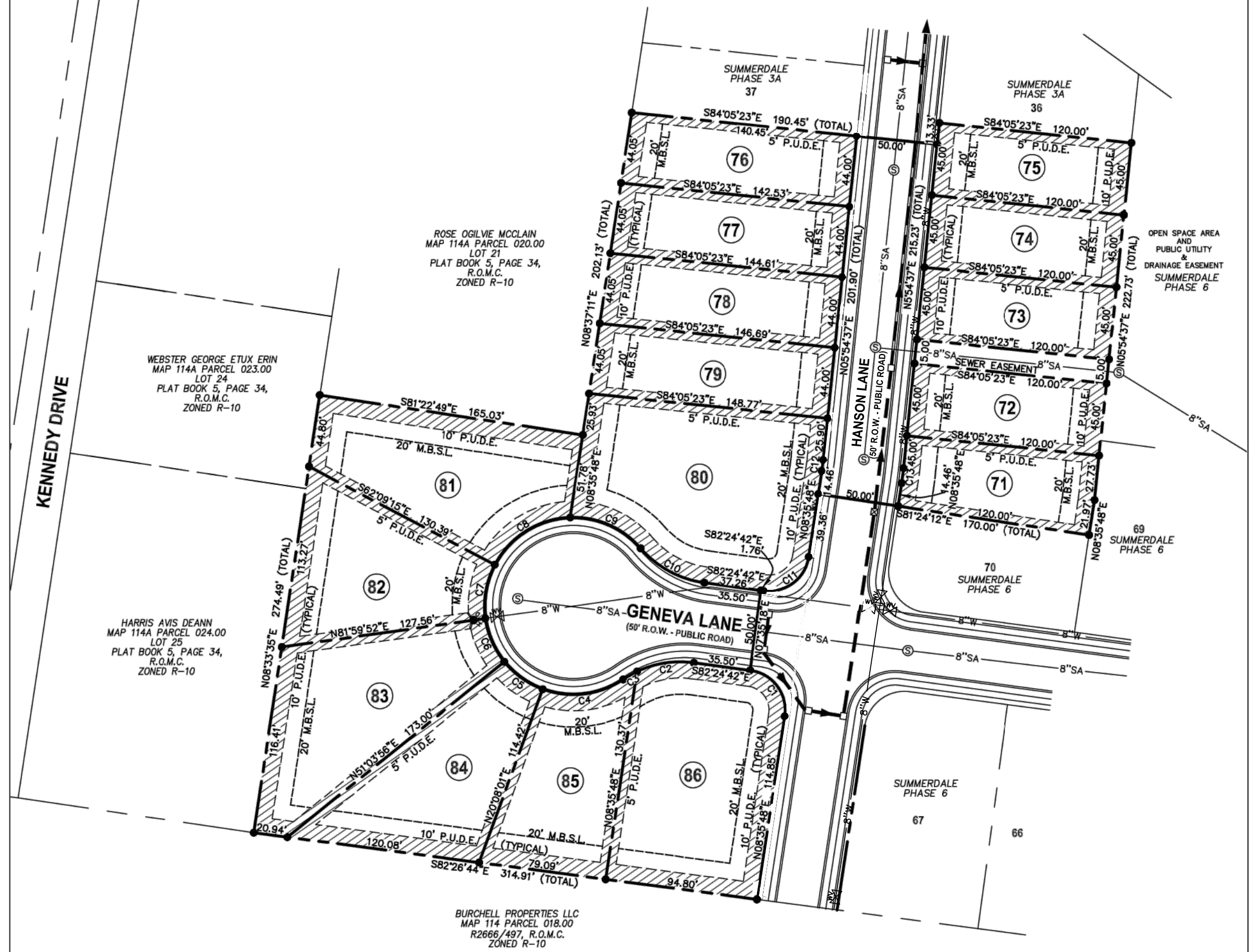
Scale: 1" = 200'
GRAPHIC SCALE



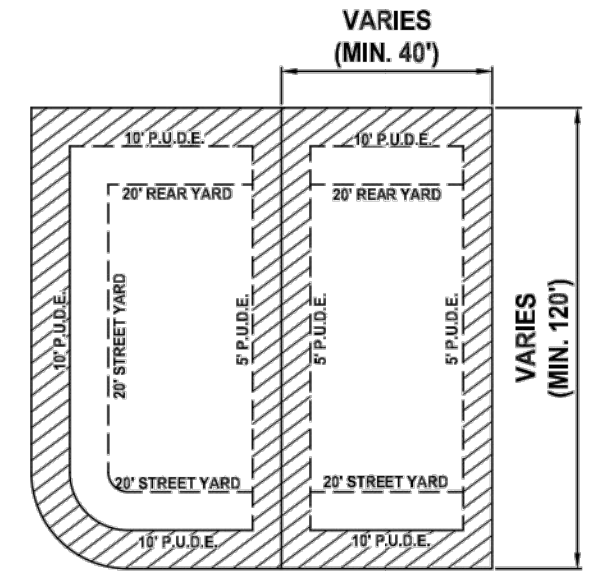
VICINITY MAP
NOT TO SCALE

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P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT
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VARIABLE SETBACKS BASED ON PUD MASTER PLAN.

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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

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,

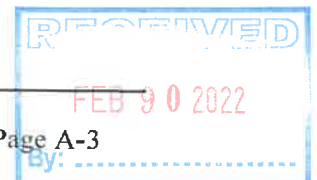
WHEREAS, in order to provide for the health, safety and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems and public infrastructure to be constructed within and to serve the PROJECT. Public infrastructure shall include, but not be 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:

City of Columbia
Subdivision Regulations



Page A-3

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

III. COMMENCEMENT OF CONSTRUCTION

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

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

IV. CONSTRUCTION

A. Utilities

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

B. Storm Water Management Systems

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

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

C. Street Construction

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

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

D. Site Grading

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

V. OFF-SITE IMPROVEMENTS (UTILITIES)

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

VI. INSPECTION AND COMPLIANCE

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

VII. TESTING

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

VIII. SCRAP REMOVAL

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

IX. ACCEPTANCE (ROADS AND UTILITIES)

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

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

X. WARRANTY

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

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

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

XI. EASEMENTS

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

XII. AS-BUILT DRAWINGS AND POST-COMPLETION ITEMS

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

XIII. FEES

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

XIV. INDEMNITY

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

XV. REMEDIES

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

XVI. BINDING EFFECT

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

XVII. ATTORNEY'S FEES AND OTHER COSTS

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

XVIII. ENTIRE AGREEMENT

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

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

XIX. HEADINGS

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

XX. NOTICES

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

XXI. TRAFFIC CONTROL

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

XXII. TEMPORARY FACILITIES

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

June 20, 2018

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

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

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

Member
TITLE

Member
TITLE

ATTEST:

ATTEST:

_____ TITLE

_____ TITLE

CITY OF COLUMBIA

BY: _____
MAYOR

DATE

APPROVED AS TO FORM:

BY: _____
CITY ATTORNEY

DATE



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

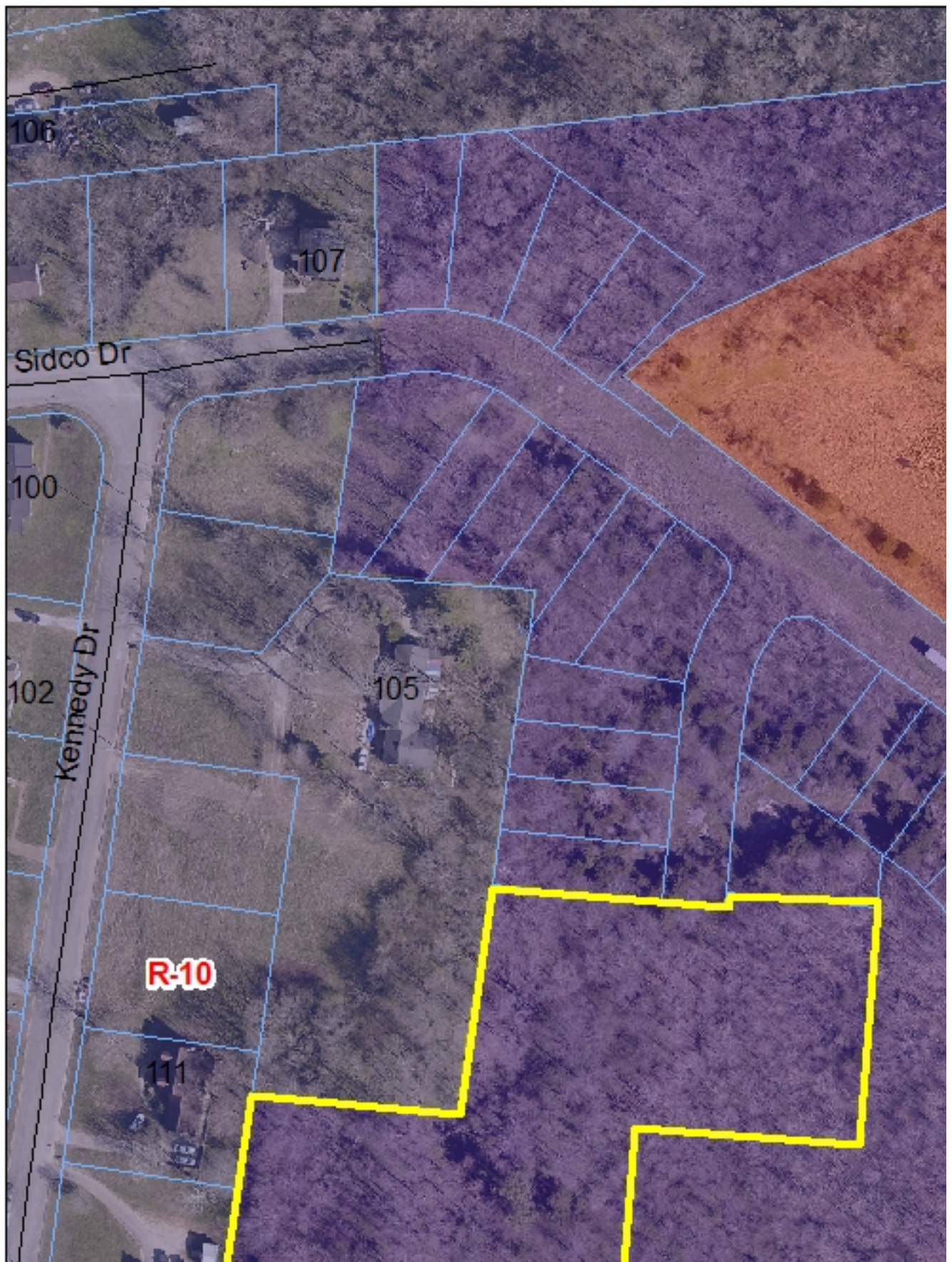
15. Wastewater approves this request.

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
420 COLBY DAVIS RD., NASHVILLE, TN 37217
PHONE: (615) 510-9754 EMAIL: CIVILCONSULTANTS@BLSBOUTHAUS.COM

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
00	EXISTING CONDITIONS PLAN
01	SITE LAYOUT PLAN
02	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
03	STORMWATER PLAN - INITIAL
04	STORMWATER PLAN - INTERMEDIATE
05	STORMWATER PLAN - FINAL
06	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



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.
4. 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 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.

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 6-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 96% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-998) 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 GROSS ACCESS EASEMENT AS IT IS INTEGRATED INTO THE PROPOSED INGRESS/EGRESS/EJUE EASEMENT.

SURVEY PROVIDED BY BROWN LAND SURVEYING, LLO
108 LUTHER ROAD
DICKSON, TN
PHONE: 815-351-7367

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.

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 DISCREPANCIES EXIST.

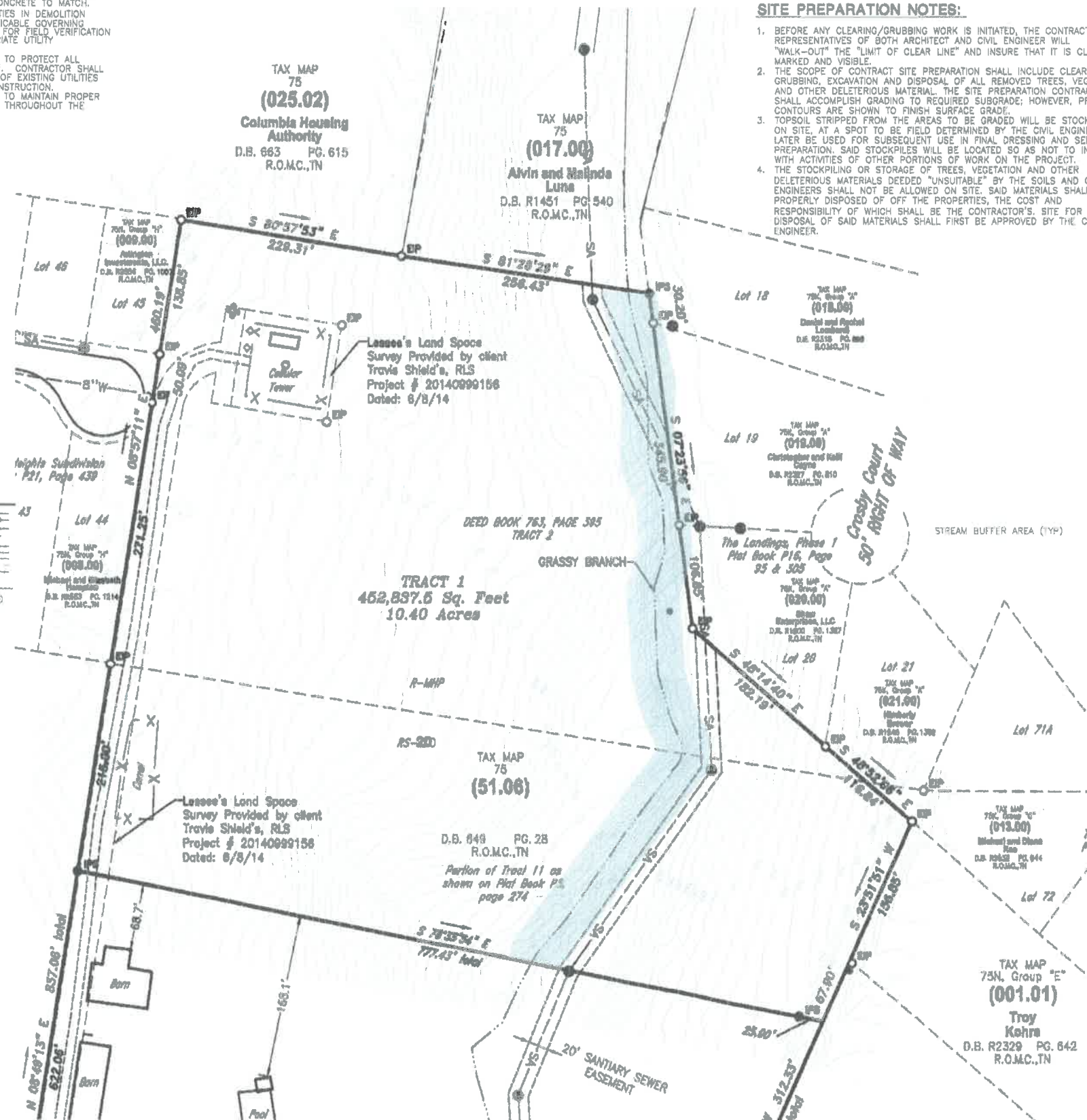
UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

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 ACREAGE:

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



LEGEND

EXISTING	PROPOSED
WATER MAIN	PROPOSED
SEWER	PROPOSED
STORM SEWER	PROPOSED
DEVELOPED	PROPOSED
FOREST	PROPOSED
OPEN	PROPOSED
DRAINAGE DITCH	PROPOSED
TREE PROTECTION FENCE	PROPOSED
BOX	PROPOSED
UTILITY POLE	PROPOSED
IRON PIN SET	PROPOSED
CONCRETE WALKWAY	PROPOSED
VEGETATION	PROPOSED
DATE MARK IN BOX	PROPOSED
LIGHT POLE	PROPOSED
REINFORCEMENT	PROPOSED



LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

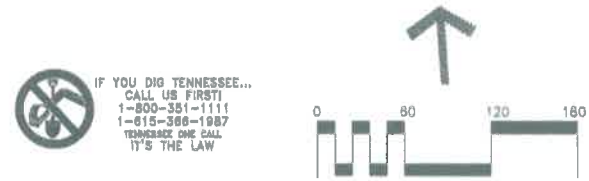
EXISTING CONDITIONS PLAN

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.
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CIVIL DESIGN CONSULTANTS, LLC
 CIVIL, ARCHITECTURAL, LAND PLANNING
 8170 COLEY DAVIS RD.
 NASHVILLE, TN 37221
 (615) 838-8207



LEGACY AT HIGHLAND ESTATES

WILLIS WAY
 MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

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

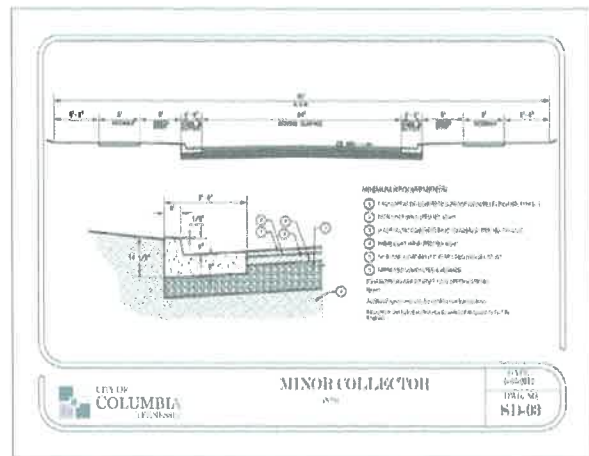
APPLICANT: CIVIL ENGINEER
 MR. JARED R. GRAY, P.E.
 CIVIL DESIGN CONSULTANTS, LLC.
 8170 COLEY DAVIS RD.
 NASHVILLE, TN 37221
 (615) 838-8207

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

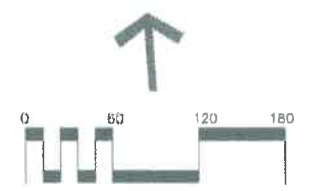
SEE THE FOLLOWING WEBSITE <https://www.columbiatn.com/220/Standard-Details-Drawings> FOR DETAILS
 ALL WORK SHALL BE DONE IN ACCORDANCE TO THE CITY OF COLUMBIA DETAILS AND REGULATIONS

LAYOUT NOTES

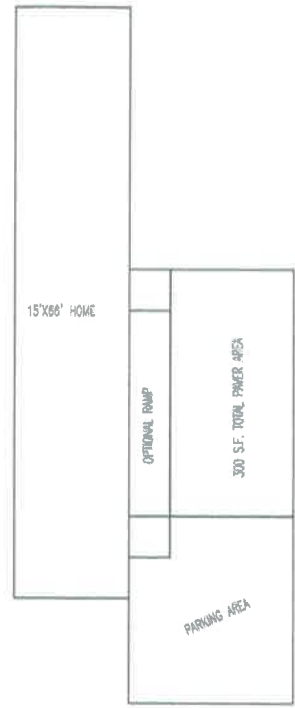
- THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 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.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN, WHICH RESULTS FROM NEW CONSTRUCTION, SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE EDGE OF ASPHALT AND FINISH GRADE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.



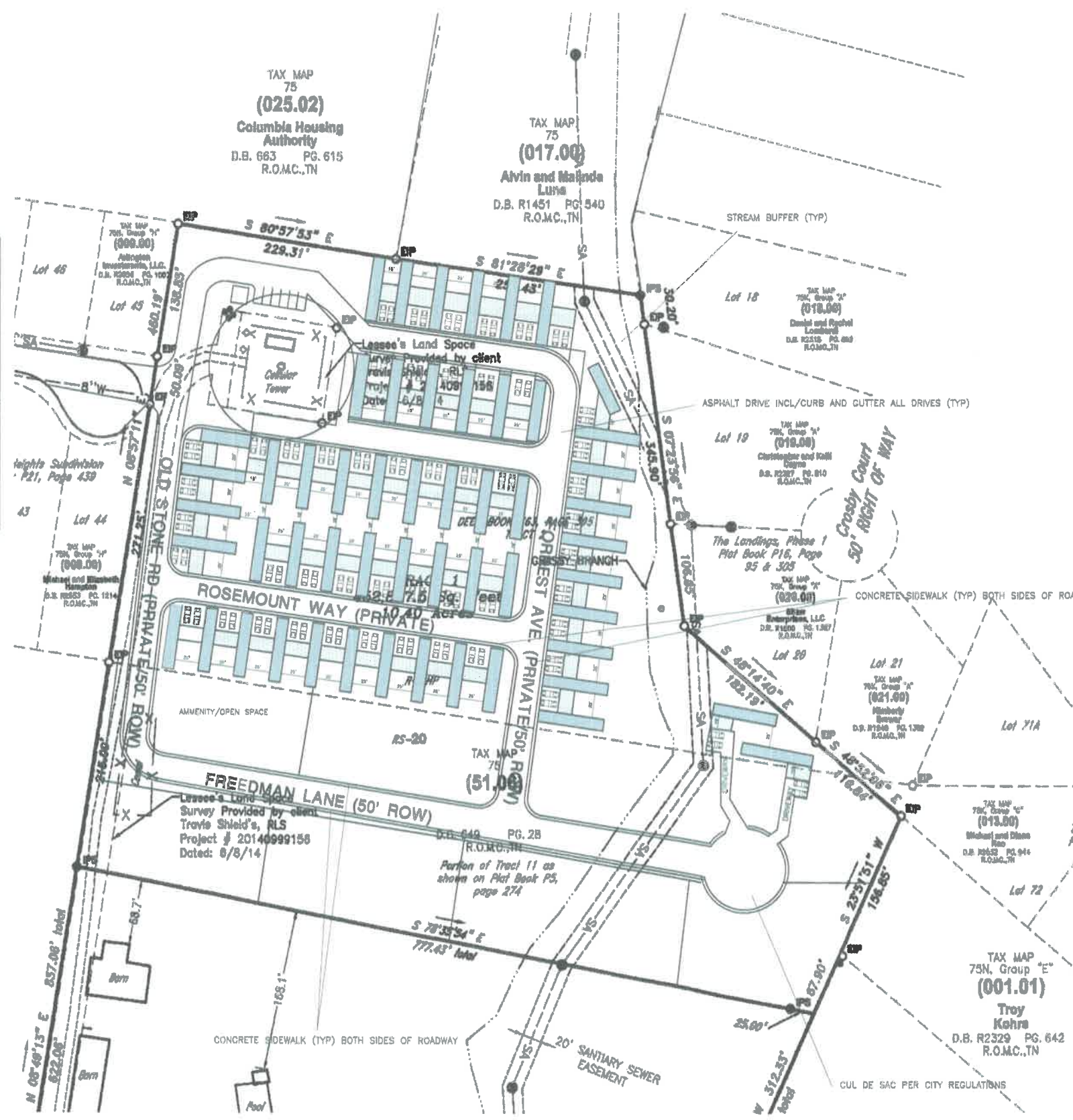
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REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12
WK. ORDER	001
SHEET NO.	C1



TYPICAL R-MHP LOT
 NOT TO SCALE



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
 75N, Group "A"
(018.00)
 Daniel and Rachel
 Lombard
 D.B. 12316 PG. 60
 R.O.M.C.,TN

TAX MAP
 75N, Group "A"
(018.00)
 Christopher and Kelli
 Coyle
 D.B. 12287 PG. 610
 R.O.M.C.,TN

TAX MAP
 75N, Group "A"
(020.00)
 Brian
 Shampson, LLC
 D.B. R1100 PG. 1387
 R.O.M.C.,TN

TAX MAP
 75N, Group "A"
(021.00)
 Kimberly
 Sawyer
 D.B. R1198 PG. 1390
 R.O.M.C.,TN

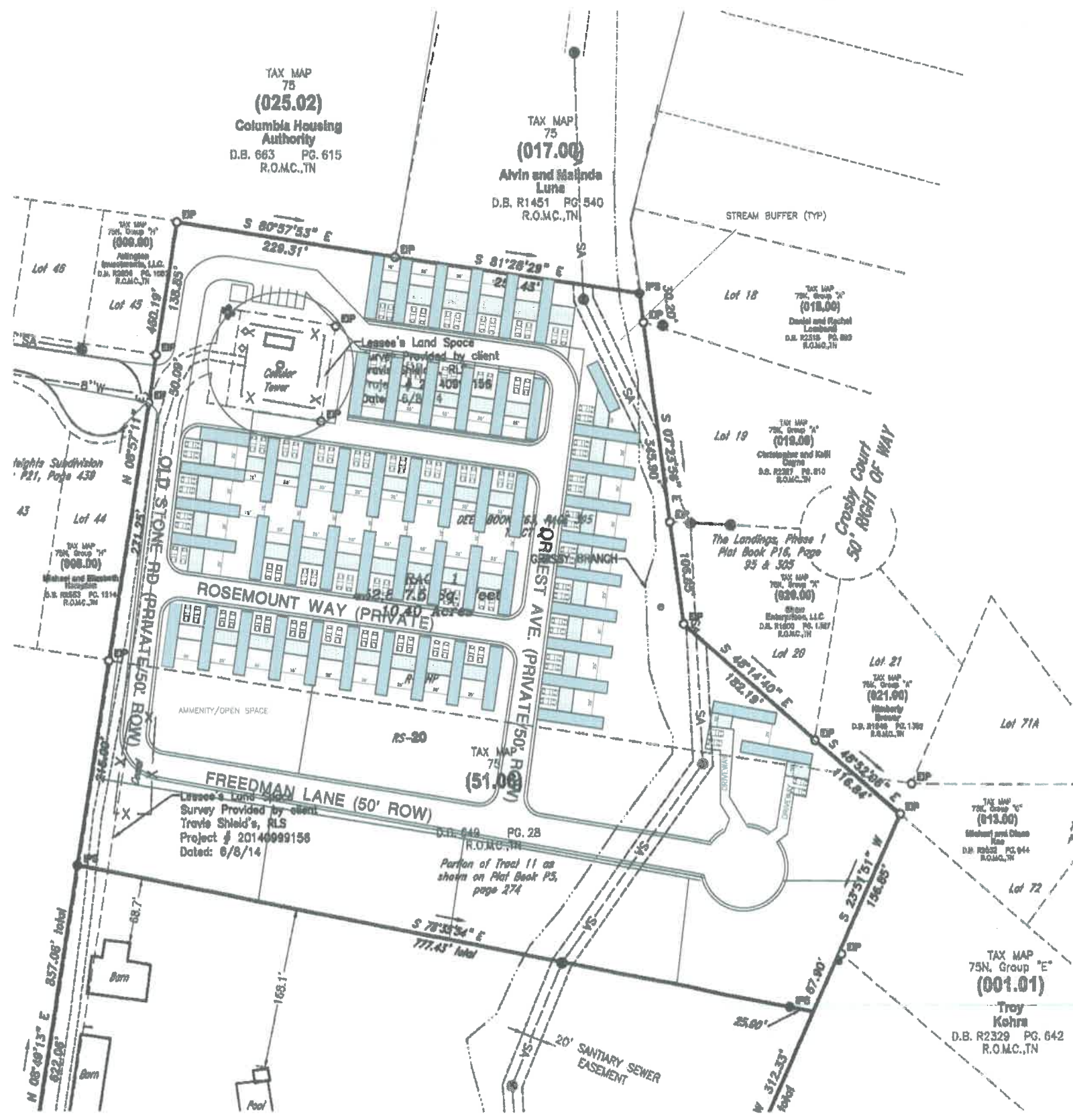
TAX MAP
 75N, Group "A"
(013.00)
 Michael and Diane
 King
 D.B. R1152 PG. 944
 R.O.M.C.,TN

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

TAX MAP
 75
(51.00)
 R.O.M.C.,TN

Lessee's Land Space
 Survey Provided by client
 Travis Shield's, RLS
 Project # 20140999158
 Dated: 6/8/14

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



54 UNITS
61 LOTS



LEGACY AT HIGHLAND ESTATES

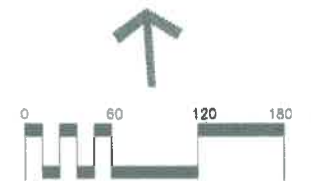
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

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

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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 COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
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 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-998) 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.
7. 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.
8. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
9. 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 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 & DW.
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 UTILITIES, INCLUDING PUBLIC LINES.
11. FOR LOCATIONS AND LENGTHS OF 8-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 VAULTED TO MEET ALL CITY 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 CAUTION 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 DISCREPANCIES.

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 TDEC'S 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"

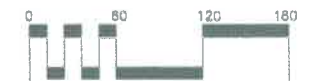
SEWER UTILITY NOTE:

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 MAN-HOLE FRAMES/LIDS TO BE TRAFFIC BEARING IN VEHICULAR AREAS.

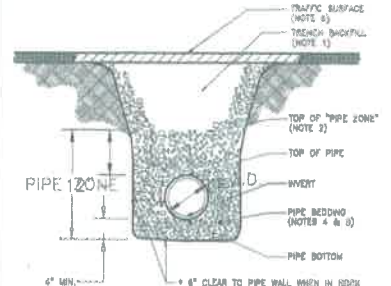
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WILLIS WAY
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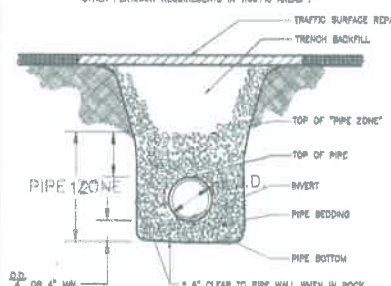
REVISIONS	
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DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12 001
WK. ORDER	
SHEET NO.	C2

- NOTES:**
1. BACKFILL MATERIAL SHALL CONSIST OF CRUSHED STONE (#57 OR #67).
 2. PIPE ZONE EXTENDS TO 12" ABOVE TOP OF PIPE AND 12" BELOW BOTTOM OF PIPE TO BE CRUSHED STONE GRAVEL OR OTHER ANGULAR MATERIAL. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO 0.5' ± 1" UNLESS PERMITTED OTHERWISE BY ENGINEER.
 3. PIPE BEDDING IS TO BE CRUSHED STONE GRAVEL OR OTHER ANGULAR MATERIAL AS APPROVED BY ENGINEER. MIN. UNDER BOTTOM OF PIPE IS TO BE 1/8" O.C. OF PIPE OR 1/4" WHICHEVER IS GREATER.
 4. PIPE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE. MANHOLE JOINTS AT WALLS, BELL HOLES AND SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELLS.
 5. TRAFFIC SURFACE IS TO MATCH EXISTING CONDITIONS OR PROPOSED TYPICAL HEAVY OR LIGHT DUTY PAVEMENT FOR DETAILS.



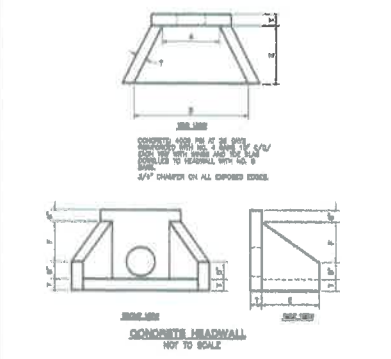
SEWER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

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



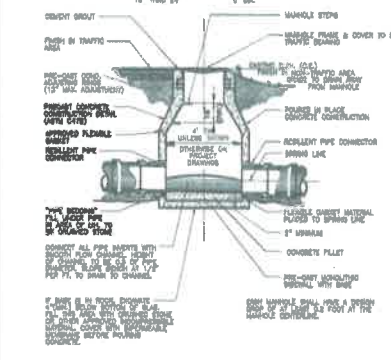
WATER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

PIPE SIZE	MINIMUM COVER
4"	36"
6"	48"
8"	60"
10"	72"
12"	84"
15"	108"
18"	126"
21"	144"
24"	162"
30"	180"
36"	216"
42"	252"
48"	288"
54"	324"
60"	360"
66"	396"
72"	432"
78"	468"
84"	504"
90"	540"
96"	576"
102"	612"
108"	648"
114"	684"
120"	720"

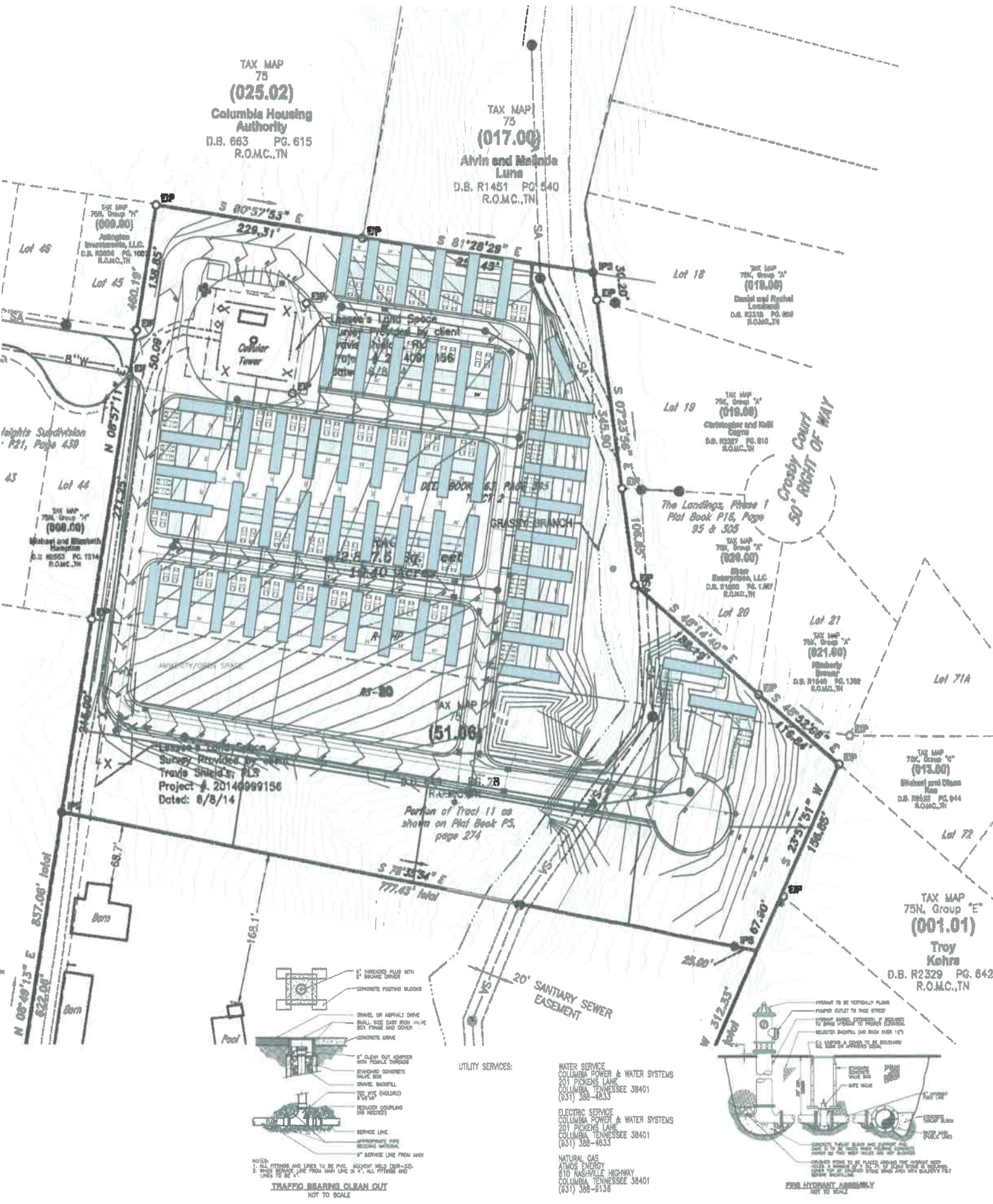


CONCRETE HEADWALL
NOT TO SCALE

NOTE: MANHOLE DIAMETER SHALL BE AS FOLLOWS:



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

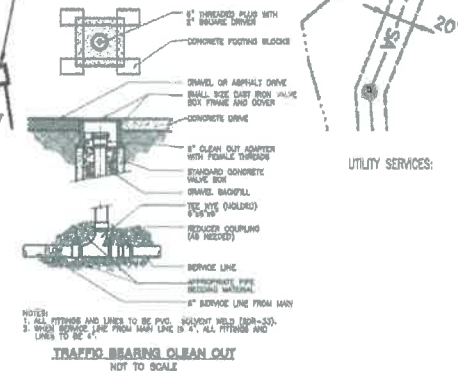


TAX MAP 75
(025.02)
Columbia Housing Authority
D.B. 663 PG. 615
R.O.M.C., TN

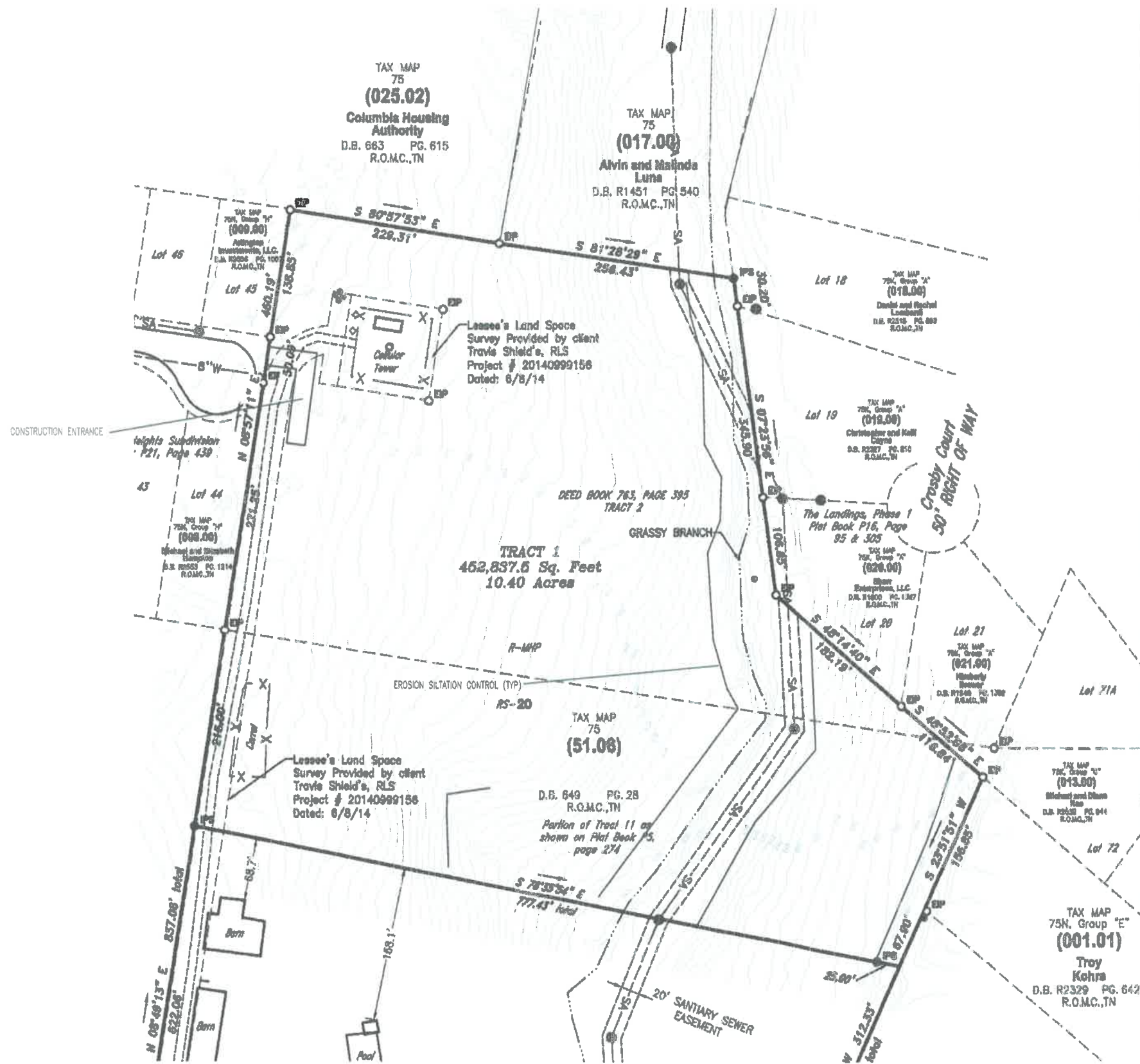
TAX MAP 75
(017.00)
Arvin and Maude Luma
D.B. R1451 PG. 540
R.O.M.C., TN

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

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) 388-6138



TRAFFIC BEARING CLEAN OUT
NOT TO SCALE



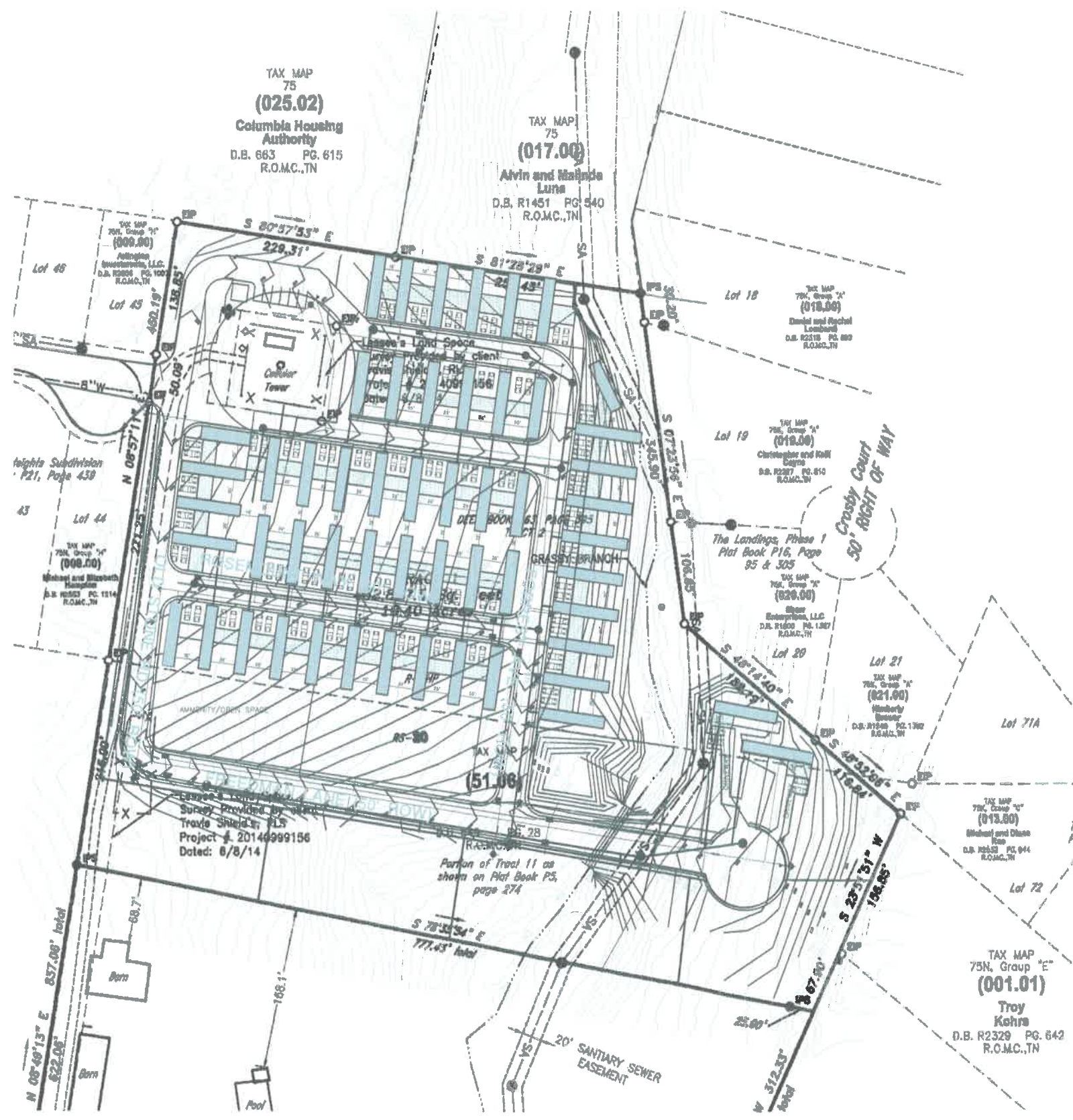
LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

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	



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

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

TAX MAP 75, Group "K" (018.00)
Daniel and Rachel Lombard
D.B. R2318 PG. 889
R.O.M.C., TN

TAX MAP 75, Group "K" (018.00)
Christopher and Kelli Payne
D.B. R2327 PG. 810
R.O.M.C., TN

TAX MAP 75, Group "K" (020.00)
West Enterprises, LLC
D.B. R1400 PG. 1387
R.O.M.C., TN

TAX MAP 75, Group "K" (021.00)
Kimberly Dwyer
D.B. R2328 PG. 1392
R.O.M.C., TN

TAX MAP 75, Group "E" (013.00)
Michael and Diane Fox
D.B. R2330 PG. 944
R.O.M.C., TN

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

Survey Provided by: [Name]
Project # 20140999156
Dated: 6/8/14

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

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 NOTICE IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

[Signature]
ENGINEER 12-20-21
DATE

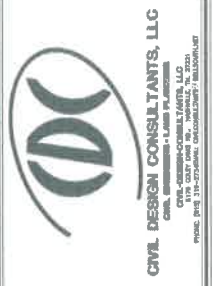
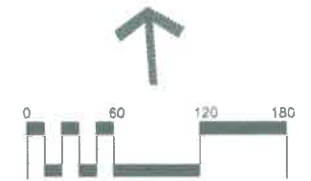
JARED GRAY, PE, CERTIFIED EROSION CONTROL SPECIALIST HAS REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

[Signature]
EROSION CONTROL SPECIALIST 12-20-21
DATE

EROSION/SILTATION CONTROL NOTES

- AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
- NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE PROPERLY IN PLACE.
- 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.
- DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
- 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 8-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 PESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70X-80X COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
- 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 GRASSSED AREAS OF THE PROJECT.
- 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.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.
- ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AFTER FINAL STABILIZATION.

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1-800-351-1111
1-615-368-1987
TENNESSEE ONE CALL
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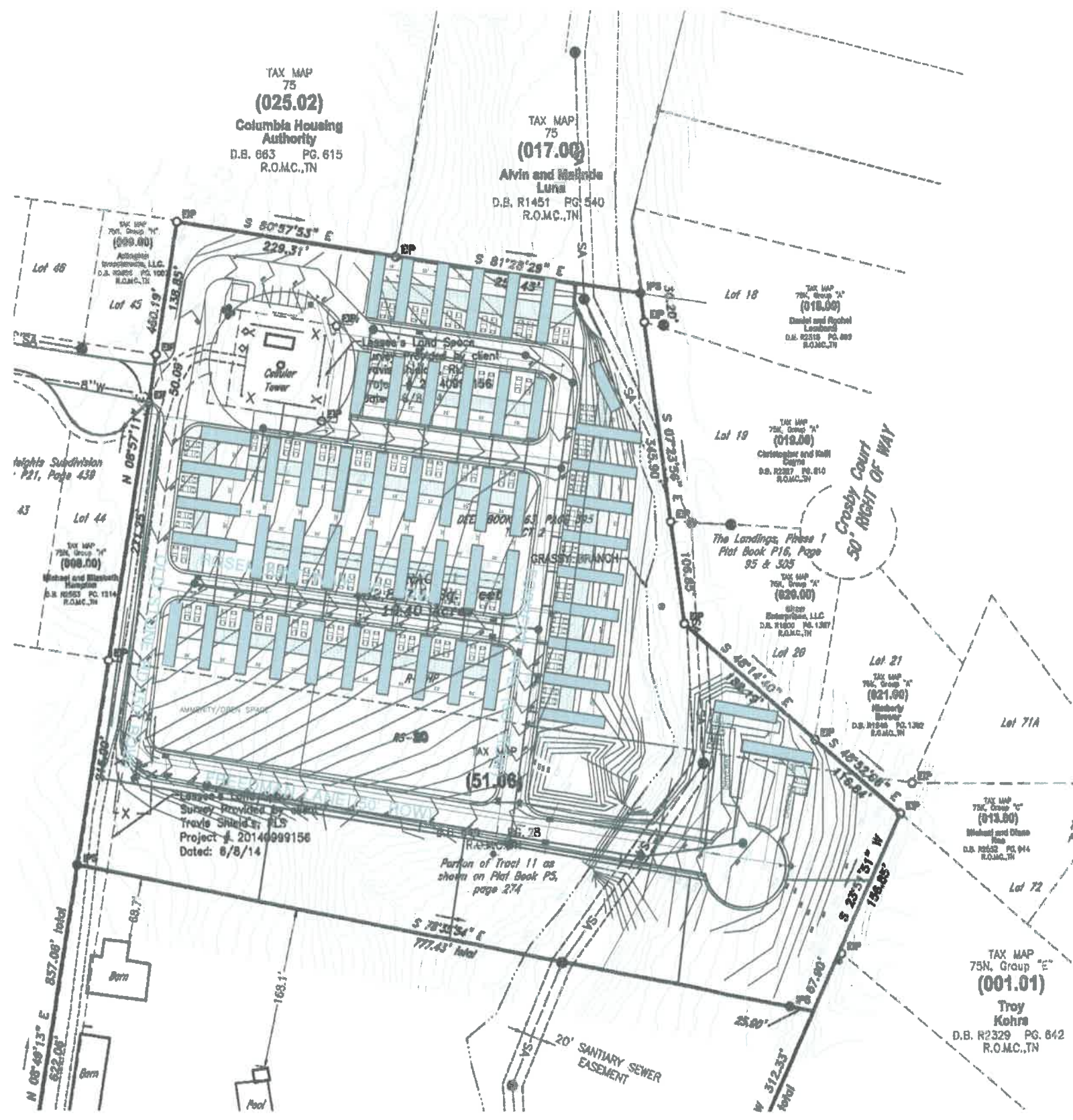


LEGACY AT HIGHLAND ESTATES

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.	2021-12 001
WK. ORDER	001
SHEET NO.	C4



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

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

TAX MAP
75, Group "A"
(018.00)
Daniel and Rachel
Lambert
D.B. R2318 PG. 809
R.O.M.C.,TN

TAX MAP
75, Group "A"
(019.00)
Christopher and Hall
Cayne
D.B. R2387 PG. 810
R.O.M.C.,TN

TAX MAP
75, Group "A"
(020.00)
West
Baltimore, LLC
D.B. R1850 PG. 1387
R.O.M.C.,TN

TAX MAP
75, Group "K"
(021.00)
Marilyn
Brewer
D.B. R2328 PG. 1392
R.O.M.C.,TN

TAX MAP
75, Group "C"
(013.00)
Michael and Diane
Lee
D.B. R2329 PG. 842
R.O.M.C.,TN

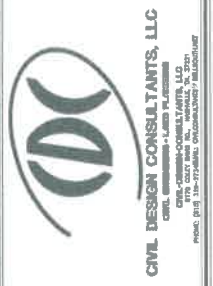
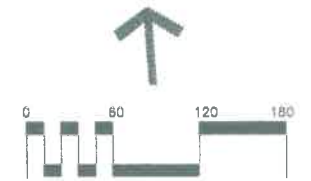
TAX MAP
75N, Group "E"
(001.01)
Troy
Kehrs
D.B. R2329 PG. 842
R.O.M.C.,TN

Survey Provided by
Troxie Shields, PLS
Project # 20140999156
Dated: 6/8/14

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

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
TENNESSEE ONE CALL
IT'S THE LAW

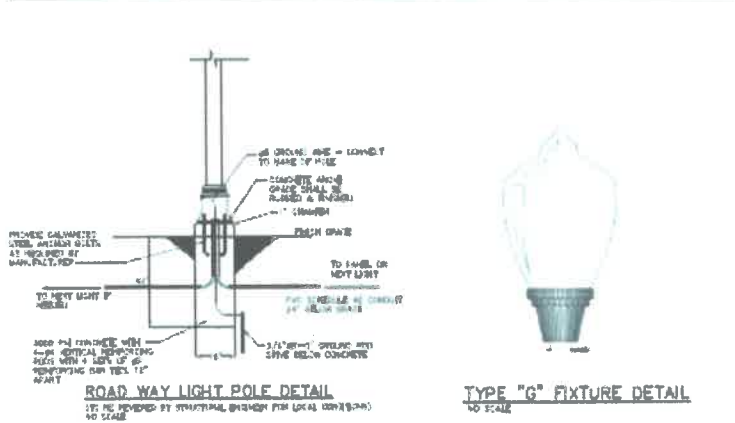
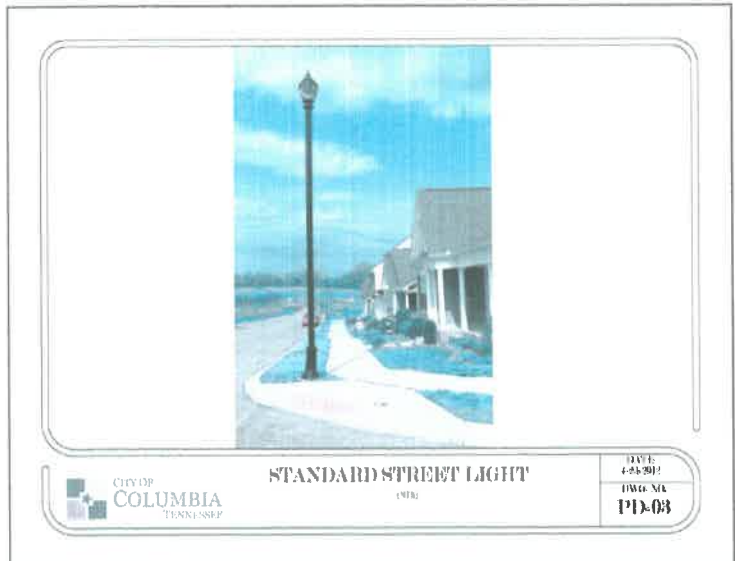
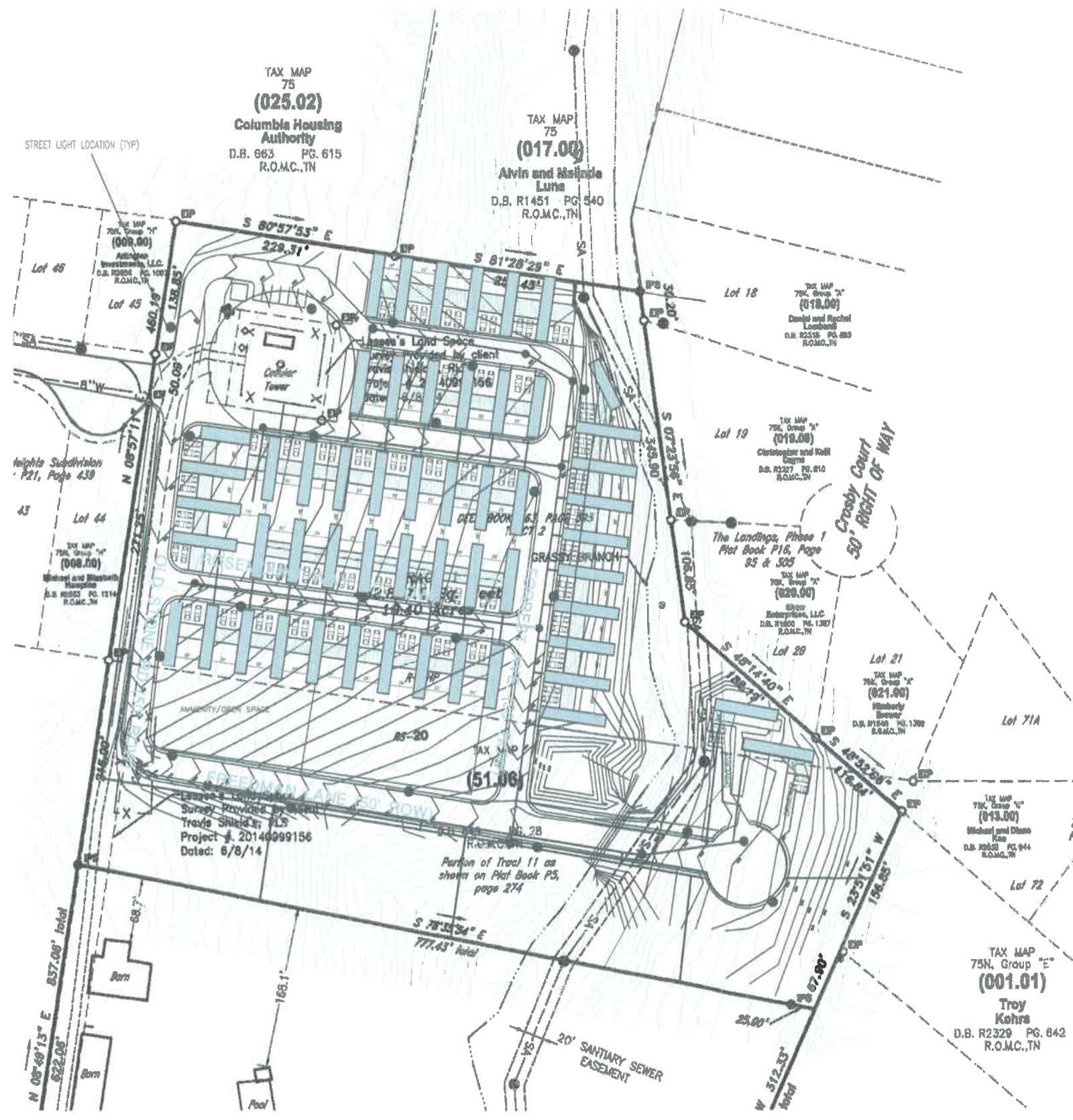


LEGACY AT HIGHLAND ESTATES

WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

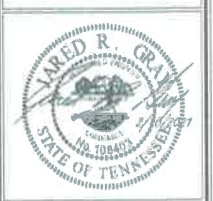
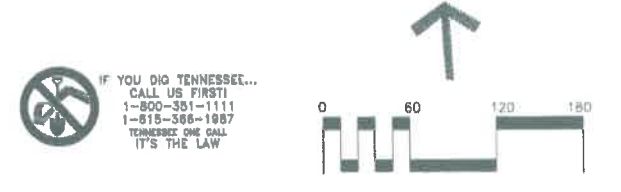
STORMWATER PLAN FINAL

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	2021-12
WK. ORDER	001
SHEET NO.	C5



00	02	02	02	02	02	03	03	02	02	01	01
00		01	02	02	03	03	08	02	03		
02	01	01	01	01	02	03	05	06	04	02	01
00	00	01	01	01	03	05	07	4	06	03	02
00	00	00	01	01	07	06	12	17	07	03	02
00	00	00	01	01	02	04	07	08	05	03	01
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00	00	00	00	00	01	01	01	01	01	01	00
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APPROXIMATE FOOTCANDLE PER FIXTURE

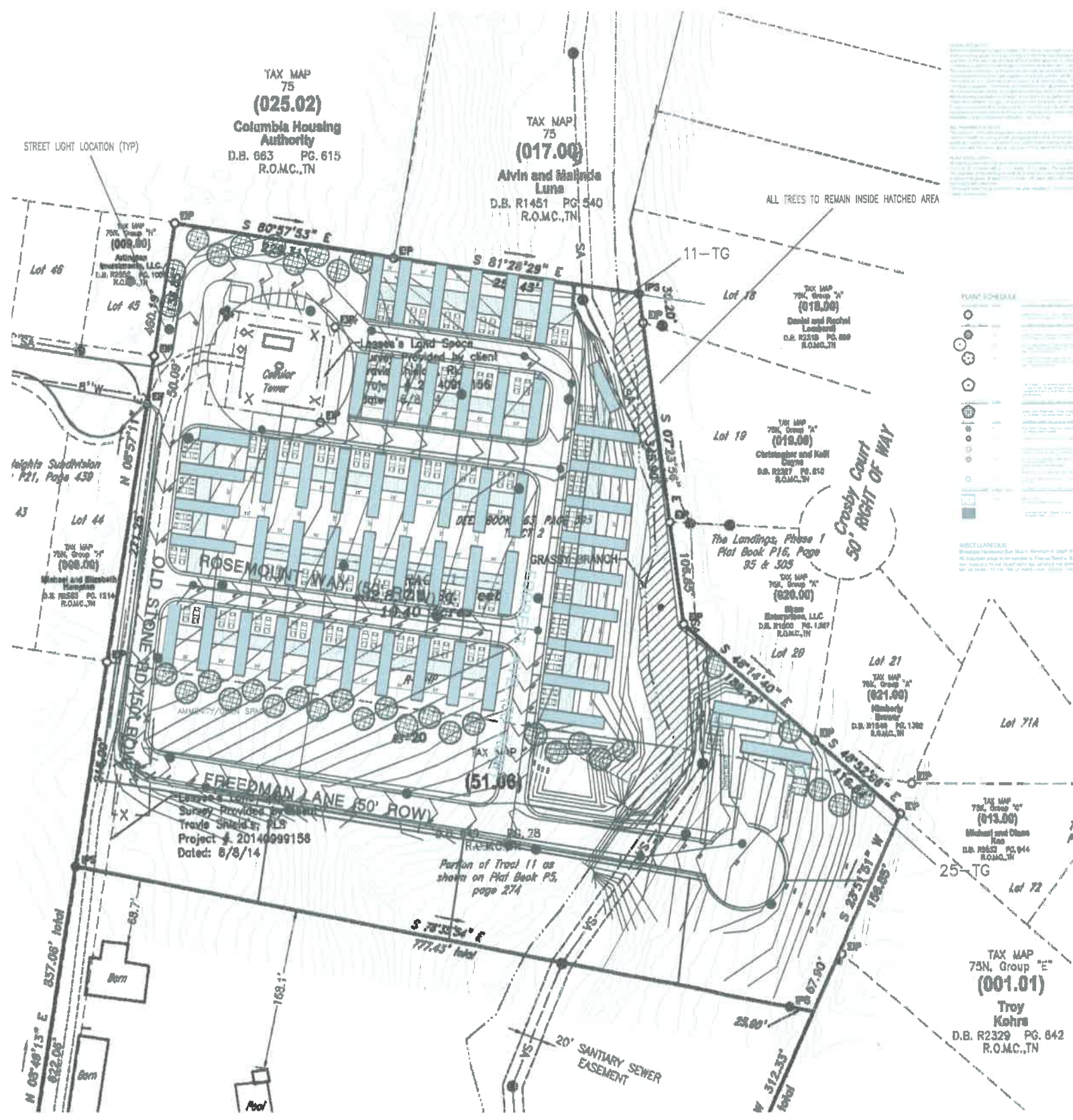


LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

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.	2021-12
WK. ORDER	001
SHEET NO.	C6



TAX MAP 75 (025.02)
Columbia Housing Authority
D.B. 883 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

ALL TREES TO REMAIN INSIDE HATCHED AREA

PLANT SCHEDULE

Symbol	Plant Name
Circle with cross	Tree
Circle with dot	Shrub
Circle with horizontal lines	Grass
Circle with vertical lines	Flower

MISCELLANEOUS

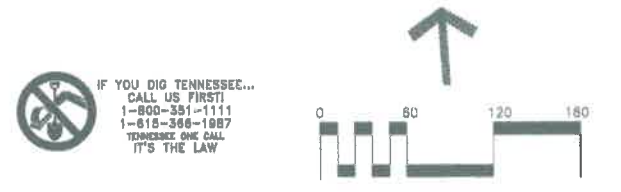
Shaded hatched area shall remain in place.

All existing trees to be preserved shall be shown on this plan.

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 bushes 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 SURROUNDED 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.



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1-615-366-1987
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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.	2021-12
WK. ORDER	001
SHEET NO.	
L1	

STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
21-0195

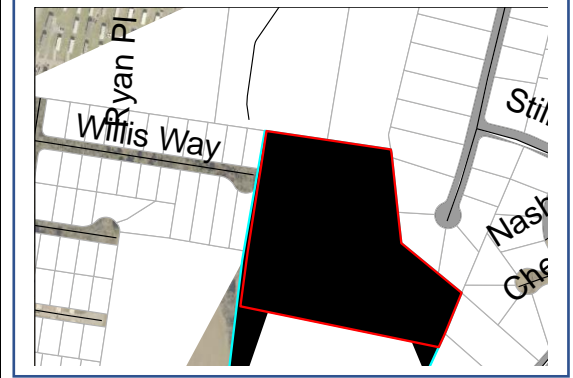
APPLICANT/PROPERTY OWNER
Civil Design Consultants / Alvin Luna

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 (<i>Low-Density Residential</i>); R-MHP (<i>Residential Mobile Home Park</i>).	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 confines 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.



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

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

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

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

APPLICANT

NAME	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

APPLICANT NAME



APPLICANT SIGNATURE

12-20-2024

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

PROPERTY OWNER NAME

Submittal allowed by Affidavit

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
 800 GLENN DRIVE SW, NASHVILLE, TN 37203
 PHONE: 615-252-0700 FAX: 615-252-0700 EMAIL: INFO@CDCCONSULTANTS.COM

CURRENT ZONING: MHP\RS20

PROPERTY INFORMATION:

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

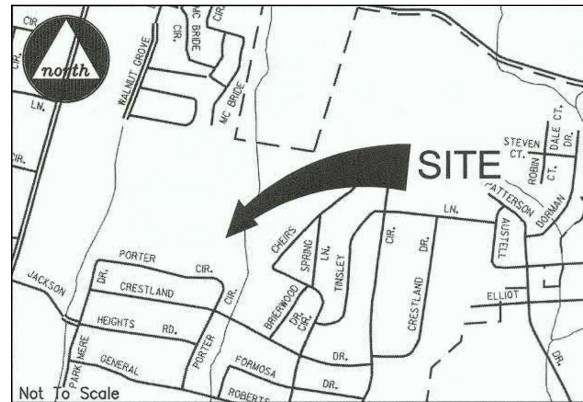
PARCEL NUMBER: TAX MAP 75 PARCEL 51.06
 DEED BOOK: 649 PG 28

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
CS	EXISTING CONDITIONS PLAN
CS	SITE LAYOUT PLAN
CS	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
CS	STORMWATER PLAN - INITIAL
CS	STORMWATER PLAN - INTERMEDIATE
CS	STORMWATER PLAN - FINAL
CS	SITE PHOTOMETRIC PLAN
CS	LANDSCAPE ARCHITECTURE PLAN
ARCH	REPRESENTATIVE ARCHITECTURAL

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



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 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. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER BRANES 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 SEEDING 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 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.

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 OBTAIN ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LANS, 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 THE SITE. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY 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 ENHANCED 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 THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
7. IF, DURING THE CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN THE CITY OF COLUMBIA, MAURY COUNTY.
8. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE COURSE 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.
9. 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.
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 SOIL, 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-1585) 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
68 LUTHER ROAD
DICKSON, TN PHONE: 615-961-7967

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.

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. EXISTING CONDITIONS AND NOTIFY CIVIL ENGINEER IN THE EVENT THAT DISCREPANCIES EXIST.

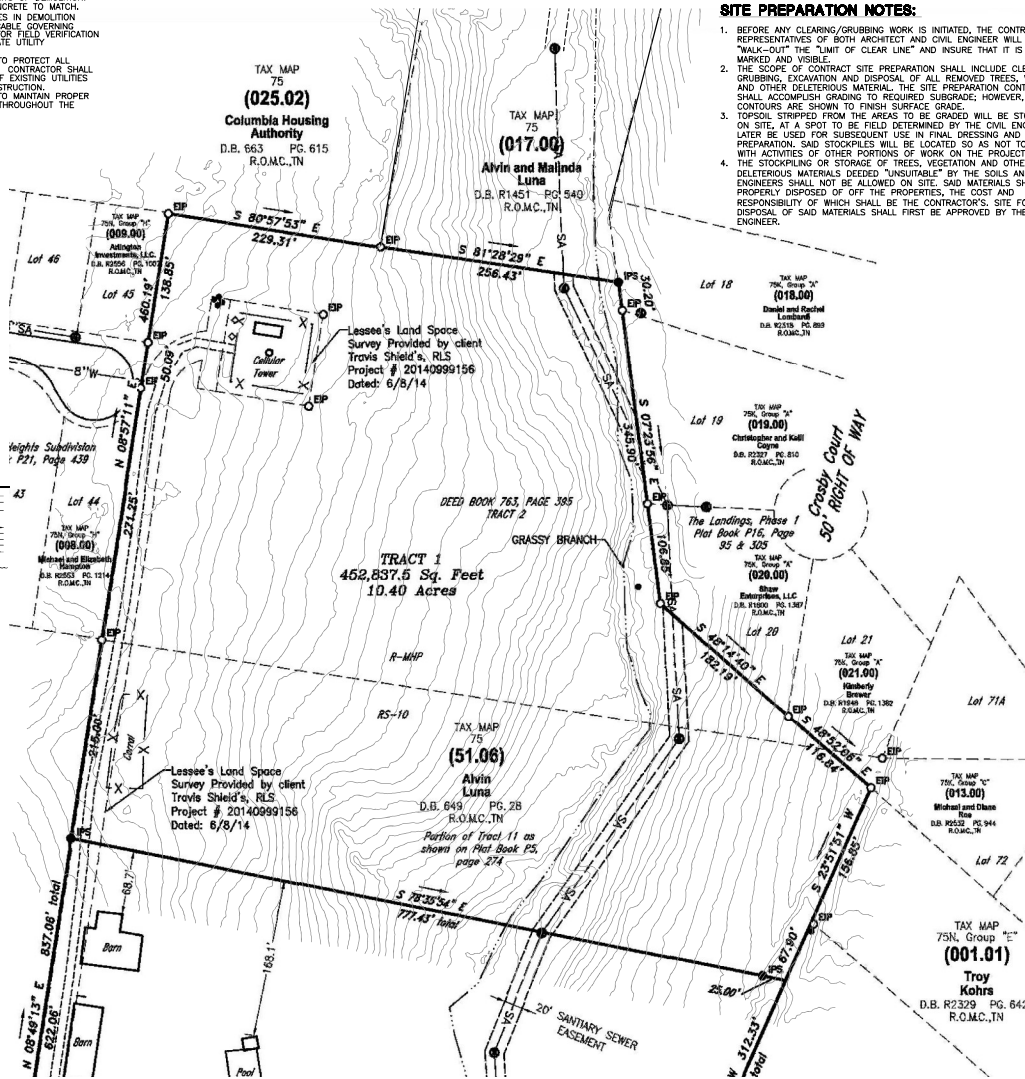
UTILITIES SHOWN TAKEN FROM AVAILABLE MAPS AND SURVEY INFORMATION. CONTRACTOR SHALL CONFIRM ALL ITEMS SHOWN.

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 ACREAGE:

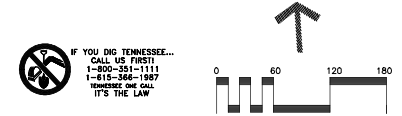
SITE ACREAGE IS 10.4± ACRE. CURRENT ZONING IS MHP, R20



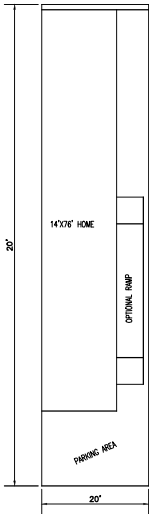
LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

EXISTING CONDITIONS PLAN

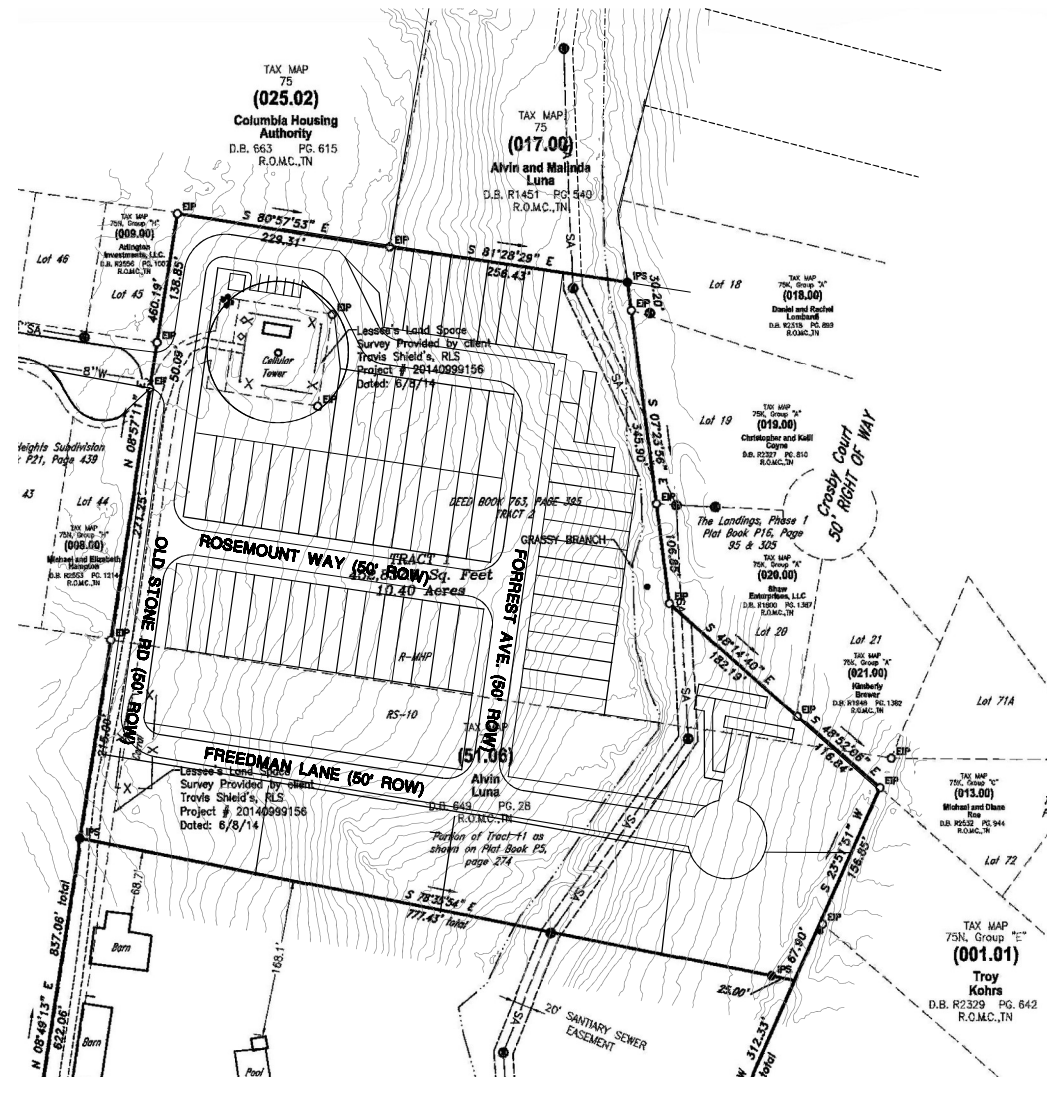
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.	WK. ORDER 2021-12_001
SHEET NO.	CO



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4141-1111-1111
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TYPICAL R-MHP LOT NOT TO SCALE



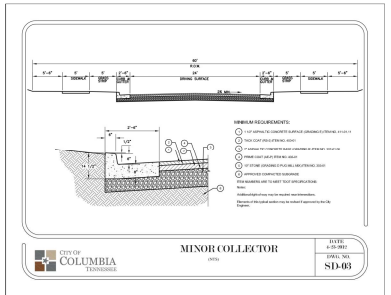
APPLICABLE DEVELOPMENT STANDARD: R-MHP, RS20
 ACRES OF SITE: 10.40± ACRES
 SQUARE FOOTAGE OF SITE: 452,838± S.F.
 DISTURBED ACRES: 6.8± ACRES
 MINIMUM BUILDING SETBACK LINES:
 FRONT: HPR
 SIDE: HPR
 REAR: HPR
 OWNER/APPLICANT:
 PENTAGON HOLDINGS LLC
 1600 Division St Ste 700
 Nashville, TN 37203-2771
 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
 S 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

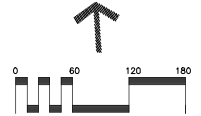
1. THE CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OR ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. 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. 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 AACE OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.



CITY OF COLUMBIA, TENNESSEE
 MINOR COLLECTOR
 DATE: 4/18/18
 DRAWN BY: JRG
 SHEET NO: SD-03



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 1-615-366-1987
 TENNESSEE DIG CALL
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LEGACY AT HIGHLAND ESTATES

WILLIS WAY
 MAURY COUNTY, COLUMBIA TENNESSEE

SITE LAYOUT PLAN

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

ALL PROPOSED STORM WATER INLETS ARE DOUBLE INLETS

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 THIS SITE DEVELOPMENT PLAN 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 THIS 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 RESPONSIBILITY 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 EXISTING MATERIAL SHALL BE REMOVED AND REPAIRED BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR FILLING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE GRADING AND SPREADING OF 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 SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSITION MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (D-99) IN ALL AREAS OF FILL. THE COMPACTION OF SOIL OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BEHIND 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. 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 EXTENSION SERVICES AND APPROVEMENTS WHICH WILL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
2. 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.
3. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
4. NO CONNECTION TO THE EXISTING SANITARY SEWER LINE WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
5. 18"-24" MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
6. SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN AT THE END OF A SEWER LINE ONLY.
7. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND 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, THE ELECTRIC AND TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN THROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. 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.
9. FOR LOCATIONS AND LENGTHS OF 8-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
10. ALL 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.
11. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
12. ALL "BUILT" DRAWINGS REQUIRED: SEE AUTHORITIES STANDARD SPECIFICATIONS.
13. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
14. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTION 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 DISCREPANCIES.

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 TDEC'S 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"

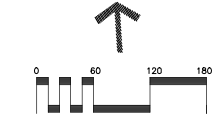
SEWER UTILITY NOTE:

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"

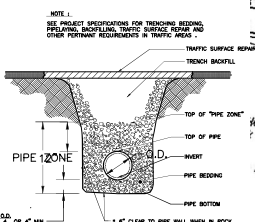
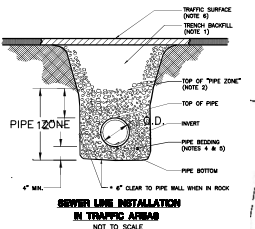
SEWER CLEANOUT NOTE:

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.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-251-1111
1-415-566-1987
TENNESSEE WE CALL
IT'S THE LAW



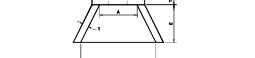
- NOTES:
1. MANHOLE MATERIAL SHALL CONSIST OF CURVED STONE (80% OR BETTER) TO BE GRADED WITH CURVED OR GRANULAR MATERIAL.
 2. LIMIT WIDTH OF TOP OF PIPE ZONE TO 4'-0" UNLESS OTHERWISE NOTED.
 3. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 4. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 5. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 6. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 7. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 8. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 9. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.
 10. MANHOLE MATERIAL TO BE COVERED BY DOUBLE CURVED.



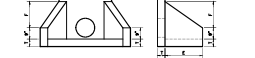
WATER LINE INSTALLATION IN TRAFFIC AREAS
NOT TO SCALE

TIME OF INTERFERENCES

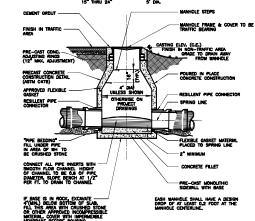
DATE	TIME	LOCATION	DESCRIPTION
8/9/14	8:00 AM	Lot 45	CONCRETE WASH DOWN
8/9/14	9:00 AM	Lot 45	CONCRETE WASH DOWN
8/9/14	10:00 AM	Lot 45	CONCRETE WASH DOWN
8/9/14	11:00 AM	Lot 45	CONCRETE WASH DOWN
8/9/14	12:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	1:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	2:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	3:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	4:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	5:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	6:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	7:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	8:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	9:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	10:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	11:00 PM	Lot 45	CONCRETE WASH DOWN
8/9/14	12:00 AM	Lot 45	CONCRETE WASH DOWN



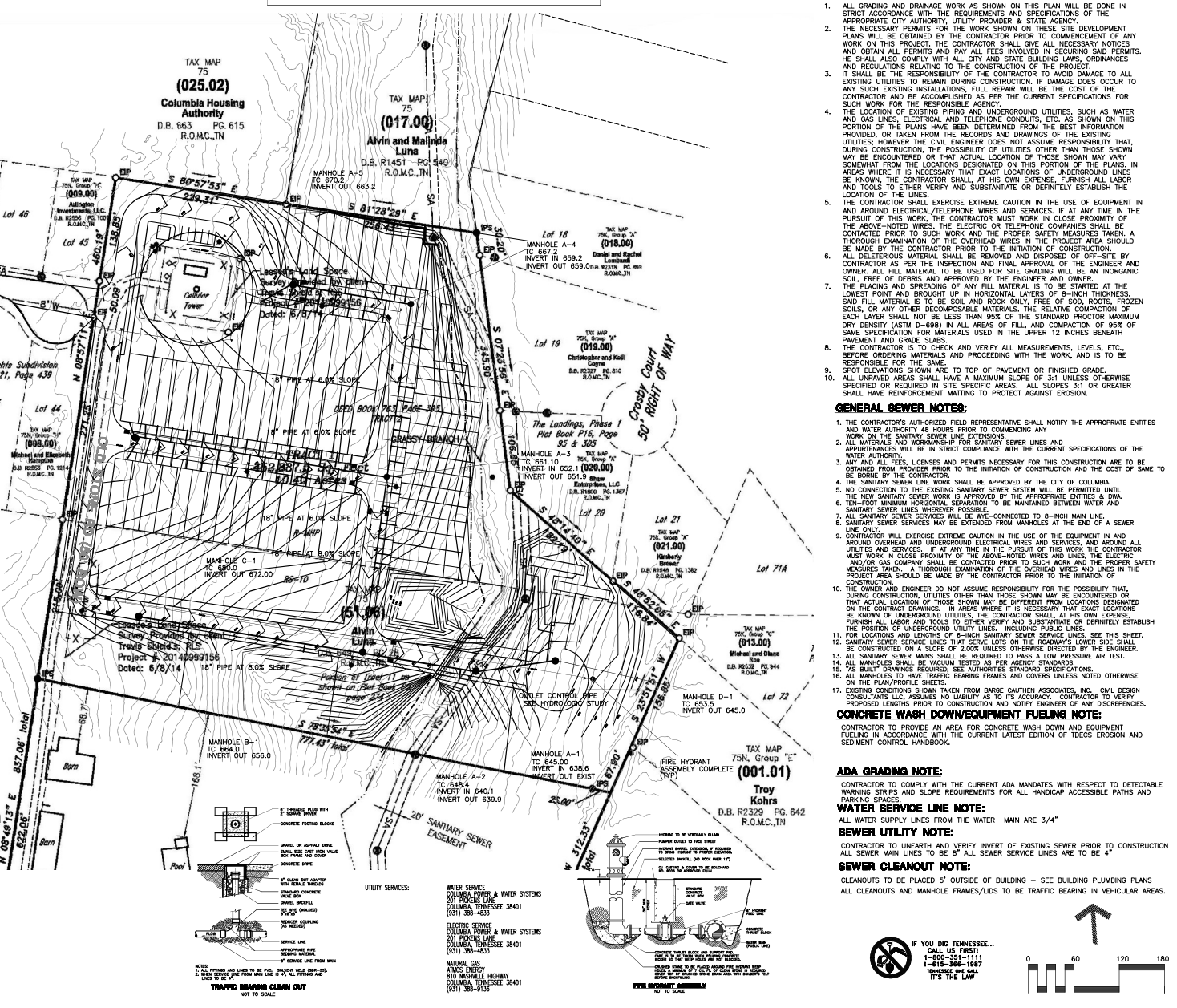
CONCRETE WASH DOWN/EQUIPMENT FUELING
NOT TO SCALE



ADA GRADING
NOT TO SCALE



MANHOLE CONSTRUCTION
(WYE-CUT AND POURED IN PLACE CONSTRUCTION)
NOT TO SCALE



TRAFFIC BEARING CLEAN CUT
NOT TO SCALE

- UTILITY SERVICES:**
- WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PROOKS LINE
COLUMBIA, TENNESSEE 38401
(901) 388-4444
 - ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PROOKS LINE
COLUMBIA, TENNESSEE 38401
(901) 388-4444
 - NATURAL GAS
ATMOS ENERGY
810 WASHBURN HIGHWAY
COLUMBIA, TENNESSEE 38401
(901) 388-4444

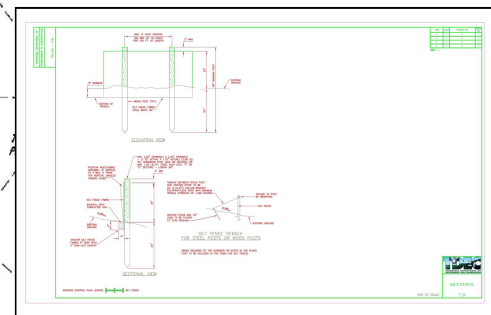
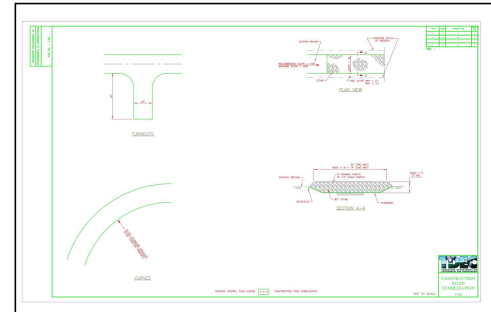
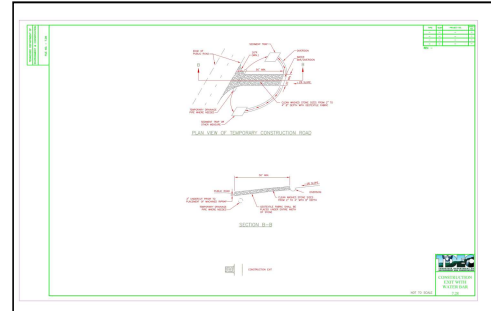
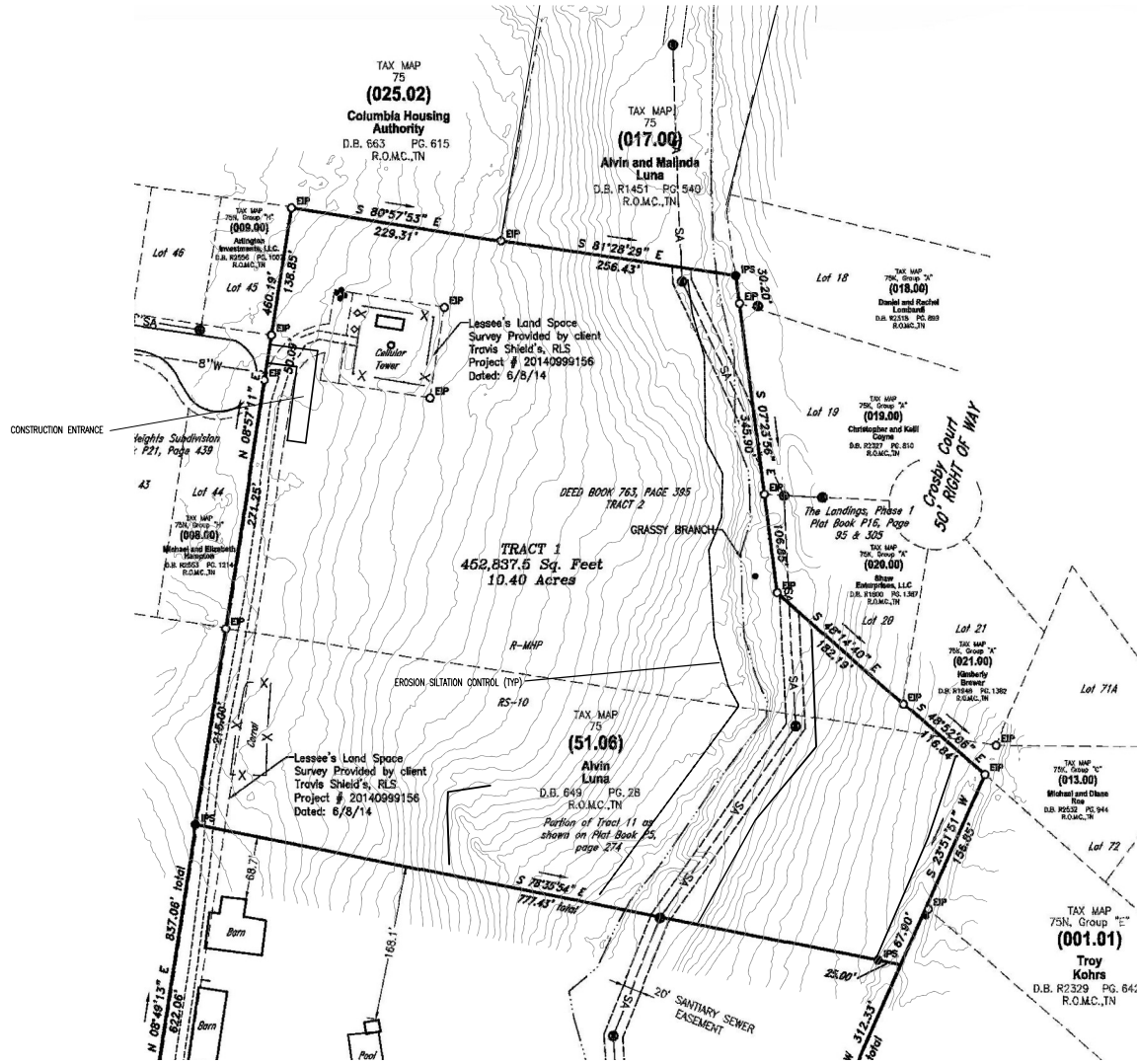


LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE
GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

REVISONS

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



LEGACY AT HIGHLAND ESTATES

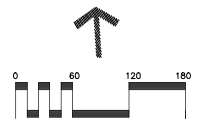
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE

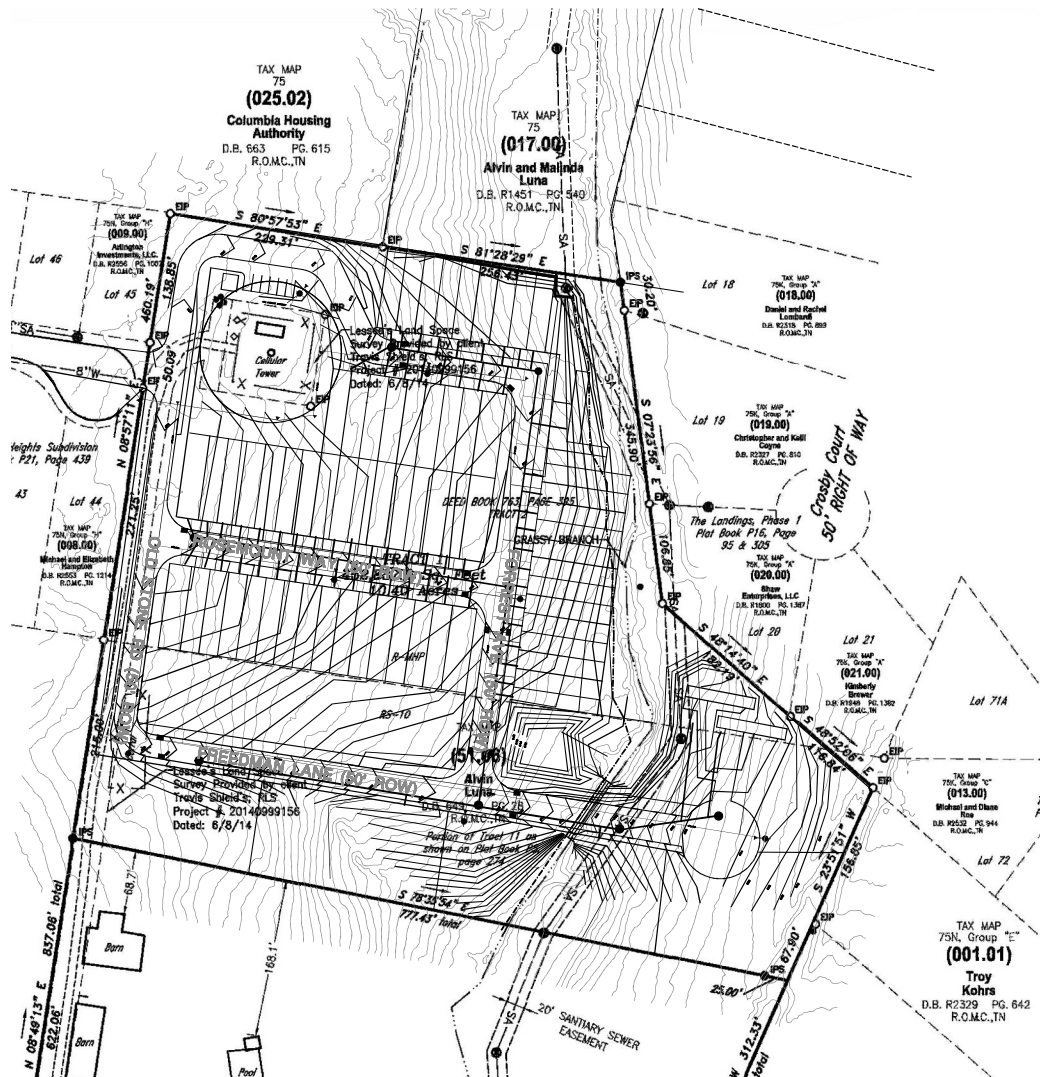
STORMWATER PLAN - INITIAL

REVISONS

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





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

THE MAP
75K Group "X"
(018.00)
Donald and Rachel
Lundberg
D.B. R2378 PG. 883
R.O.M.C., TN

THE MAP
75K Group "X"
(019.00)
Christopher and Kelli
Cayne
D.B. R2327 PG. 810
R.O.M.C., TN

THE MAP
75K Group "X"
(020.00)
The Landings, Phase I
Plot Book P16, Page
95 & 303

THE MAP
75K Group "X"
(021.00)
Wendy
Brewer
D.B. R2344 PG. 130
R.O.M.C., TN

THE MAP
75K Group "X"
(015.00)
Michael and Glenn
Bee
D.B. R2552 PG. 544
R.O.M.C., TN

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

THE MAP
75K Group "X"
(008.00)
Arlington
Investments, LLC
D.B. R2300 PG. 100
R.O.M.C., TN

THE MAP
75K Group "X"
(008.00)
Michael and Elizabeth
Barnhart
D.B. R2553 PG. 114
R.O.M.C., TN

THE MAP
75K Group "X"
(008.00)
Troy Kohrs, P.E.
Project # 20140999156
Dated: 6/8/14

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE
DESIGN OF THESE PLANS, I DO HEREBY CERTIFY
THAT THIS DEVELOPMENT WILL DISTURB ONE (1)
OR MORE ACRES, AND A BOND IS REQUIRED TO BE FILED WITH
THE STATE OF TENNESSEE.
Jared Gray 12-20-21
ENGINEER 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.
Jared Gray 12-20-21
EROSION CONTROL SPECIALIST DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM 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 GRAD 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 4-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 RESCUE 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 GRASSSED 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 BAKED WITH 9 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.

LEGACY AT HIGHLAND ESTATES

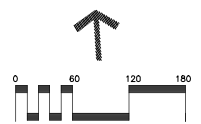
WILLIS GRAY
MAURY COUNTY, COLUMBIA TENNESSEE

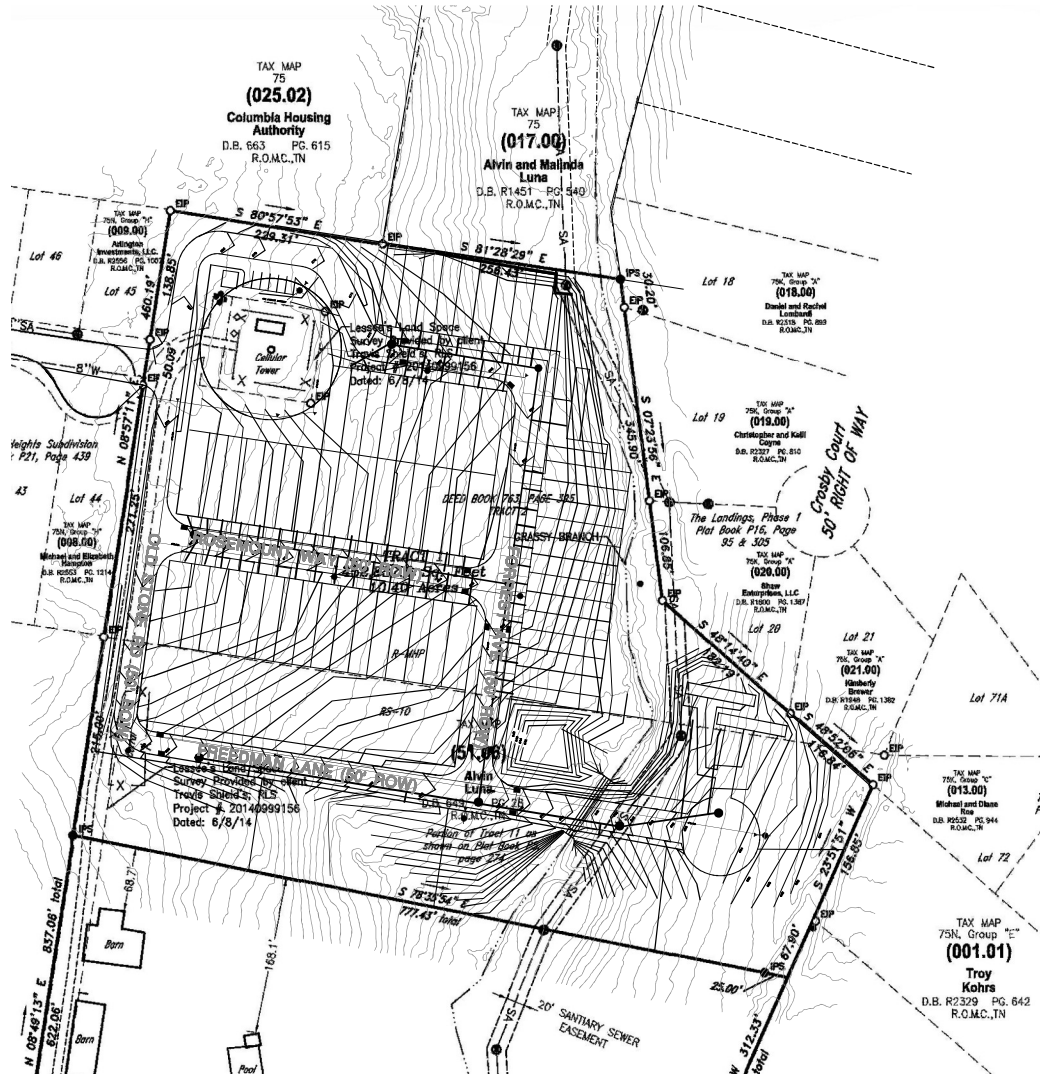
STORMWATER PLAN INTERMEDIATE

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



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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
75N, Group "C"
(018.00)
David and Rachel
Lundberg
D.B. R2378 PG. 883
R.O.M.C., TN

TAX MAP
75N, Group "A"
(019.00)
Christopher and Kelli
Clegg
D.B. R2327 PG. 810
R.O.M.C., TN

TAX MAP
75N, Group "K"
(020.00)
The Landings, Phase I
Plot Book P16, Page
95 & 305

TAX MAP
75N, Group "A"
(021.00)
Wendy
Brewer
D.B. R2348 PG. 1387
R.O.M.C., TN

TAX MAP
75N, Group "C"
(015.00)
Michael and Glenn
Biss
D.B. R2552 PG. 944
R.O.M.C., TN

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

Lot 46
Lot 45
Lot 44

Lot 18
Lot 19
Lot 20
Lot 21

Lot 71A
Lot 72

Heights Subdivision
P21, Page 439

N 08°49'13" E
822.06' total

N 08°57'11" E
377.23'

N 08°57'11" E
377.23'

S 80°57'53" E
229.31'

S 81°28'29" E

S 07°23'56" E
315.50'

S 07°23'56" E
315.50'

S 49°11'40" E

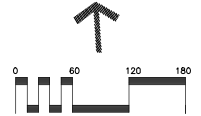
S 49°22'08" E

S 25°21'51" W
156.83'

S 87°00' E
87.00'

W 312.23' total

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CALL US FIRST!
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1-615-366-1987
RESISTANCE IS NOT
OUR FRIEND



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.



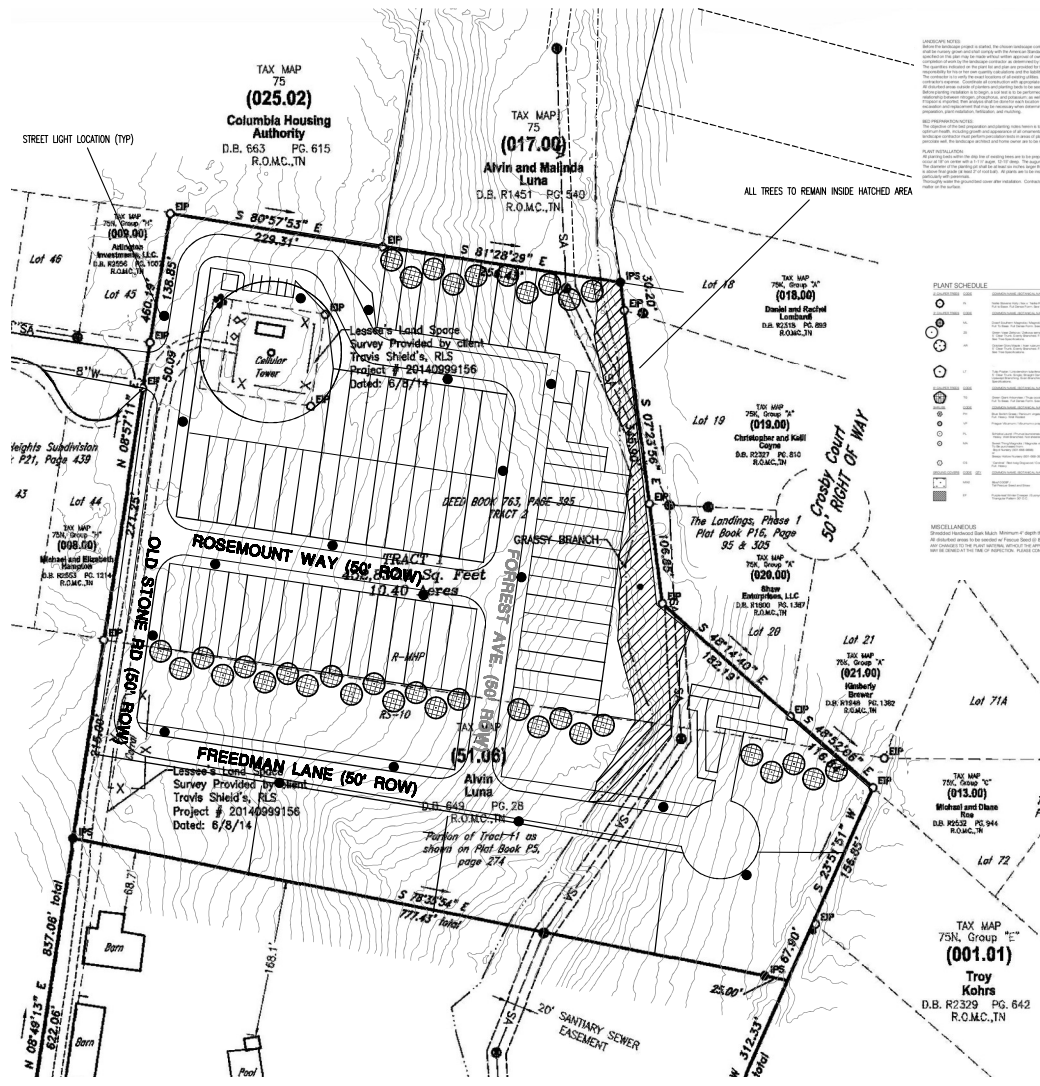
LEGACY AT HIGHLAND ESTATES

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



FENCING NOTE: ENTIRE BOUNDARY OF R-MHP SHALL BE SURROUNDED BY AN 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.

PLANT SCHEDULE

SYMBOL	PLANT SPECIES	QUANTITY	NOTES
○	Small Tree	100	Plant in rows
●	Large Tree	50	Plant in rows
○	Shrub	200	Plant in rows
○	Grass	1000	Plant in rows
○	Flower Bed	10	Plant in rows

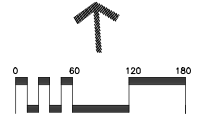
MISCELLANEOUS

- 1. All trees to be planted within the hatched area.
- 2. All shrubs to be planted within the hatched area.
- 3. All grass to be planted within the hatched area.
- 4. All flower beds to be planted within the hatched area.

NOTES

1. 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.
2. 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 shrubs and grass. Grass in and of itself shall not be considered as meeting these landscaping requirements.

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1-800-251-1111
1-615-366-1087
TENNESSEE ONE CALL
IT'S THE LAW



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.

1



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



CWL DESIGN CONSULTANTS, LLC
 1000 W. MAIN ST. SUITE 100
 COLUMBIA, TN 38401
 TEL: 615.251.1111
 WWW.CWLDESIGNCONSULTANTS.COM

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.	
1	



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
 800 GLENN DRIVE SE, NASHVILLE, TN 37203
 PHONE: 615-252-0700 FAX: 615-252-0701 EMAIL: INFO@CDCCONSULTANTS.COM

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
CS	EXISTING CONDITIONS PLAN
CS	SITE LAYOUT PLAN
CS	GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN
CS	STORMWATER PLAN - INITIAL
CS	STORMWATER PLAN - INTERMEDIATE
CS	STORMWATER PLAN - FINAL
CS	SITE PHOTOMETRIC PLAN
CS	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



LEGACY AT HIGHLAND ESTATES

WILLIS WAY
 MAURY COUNTY, COLUMBIA TENNESSEE

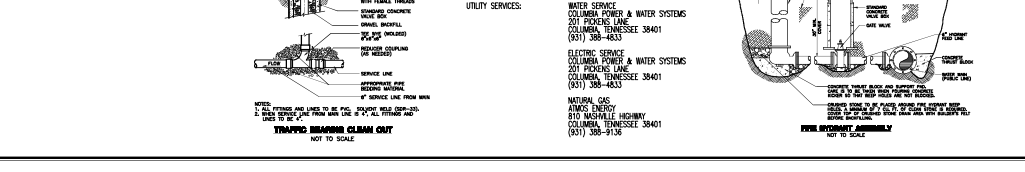
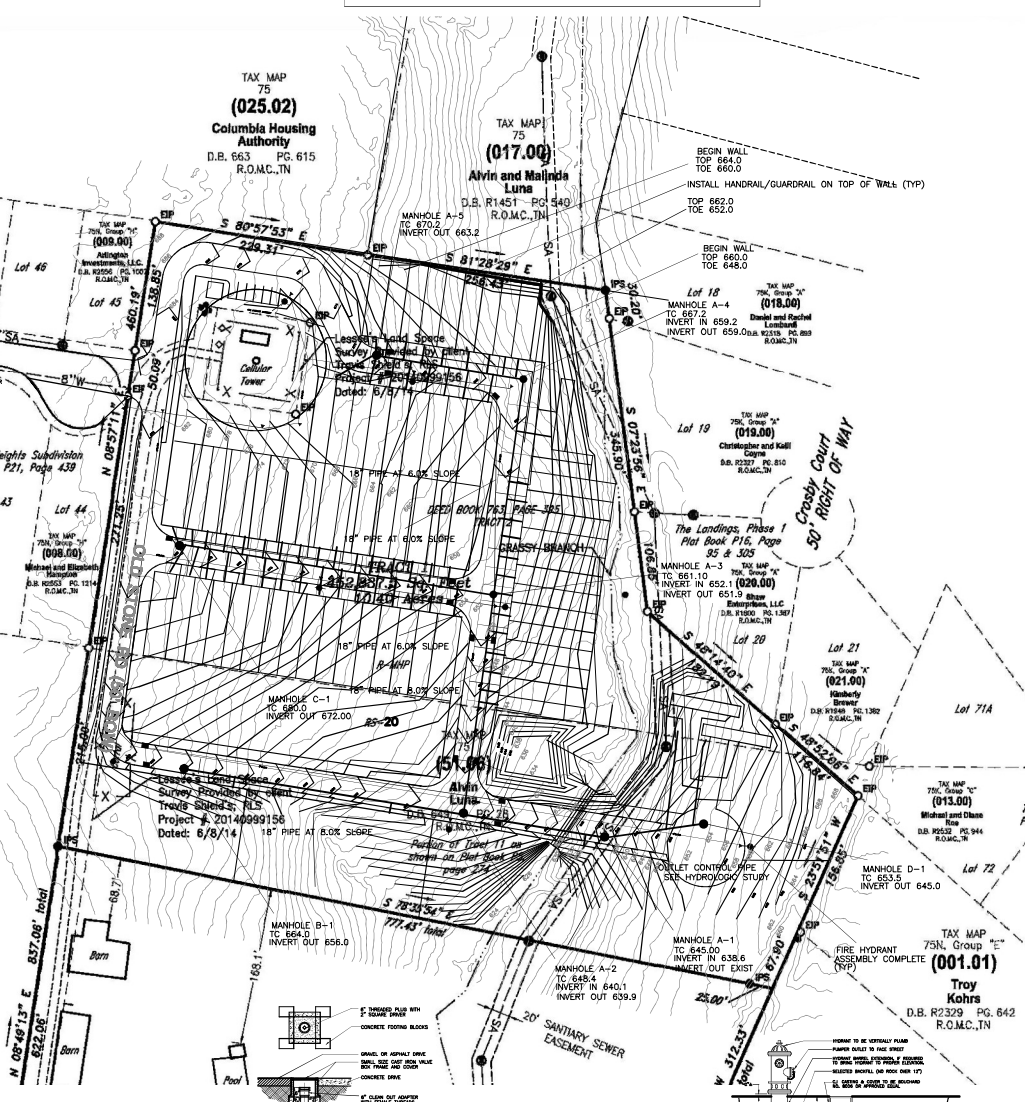
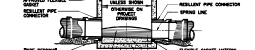
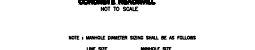
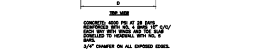
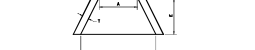
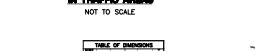
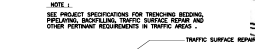
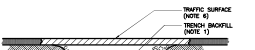
COVER SHEET

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

ALL PROPOSED STORM WATER INLETS ARE DOUBLE INLETS

- NOTES:
1. MANHOLE MATERIAL SHALL CONSIST OF CONCRETE (87 OR 807), 15" TO BE GRADED PIPE, MANHOLE OR CURB (800) MATERIAL. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THIS 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 SUCH PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY AND STATE BUILDING LAWS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE PROJECT.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BY EXCAVATING AT 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.
 3. 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.
 4. ALL EXISTING MATERIAL SHALL BE REMOVED AND REPAIRED BY THE CONTRACTOR AS PART OF THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR CONSTRUCTION SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
 5. THE FINISHING AND SPREADING OF ALL FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SIFT FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSITION MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (D-99) IN ALL AREAS OF FILL AND CONSTRUCTION OF SEAS OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BEHIND PAVEMENT AND GRADE SLABS.
 6. 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.
 7. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR FINISHED GRADE.
 8. ALL UNPAVED AREAS SHALL HAVE A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE SPECIFIED OR REQUIRED IN SITE SPECIFIC AREAS. 3:1 OR GREATER SHALL HAVE REINFORCEMENT MATTING TO PROTECT AGAINST EROSION.



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 THIS 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 SUCH 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 RESPONSIBILITY 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 EXISTING MATERIAL SHALL BE REMOVED AND REPAIRED BY THE CONTRACTOR AS PART OF THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR CONSTRUCTION SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
7. THE FINISHING AND SPREADING OF ALL FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SIFT FILL MATERIAL IS TO BE SOIL AND ROCK ONLY, FREE OF SOIL, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSITION MATERIALS. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 90% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (D-99) IN ALL AREAS OF FILL AND CONSTRUCTION OF SEAS OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BEHIND 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. 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 EXTENSION SERVICE LINES AND APPURTENANCES. ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS OF THE WATER AUTHORITY.
2. 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.
3. THE SANITARY SEWER LINE WORK SHALL BE APPROVED BY THE CITY OF COLUMBIA.
4. NO CONNECTION TO THE EXISTING SANITARY SEWER LINE WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK IS APPROVED BY THE APPROPRIATE ENTITIES & DWA.
5. 18" TO 24" MINIMUM HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
6. SANITARY SEWER SERVICES WILL BE WYE-CONNECTED TO 8-INCH MAIN AT THE END OF A SEWER LINE ONLY.
7. CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF THE EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND 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, THE ELECTRIC OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN THROUGH EXAMINATION OF THE OVERHEAD WIRES AND LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. 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.
9. FOR LOCATIONS AND LENGTHS OF 8-INCH SANITARY SEWER SERVICE LINES, SEE THIS SHEET.
10. 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.
11. ALL SANITARY SEWER MAINS SHALL BE REQUIRED TO PASS A LOW PRESSURE AIR TEST.
12. ALL MANHOLES SHALL BE VACUUM TESTED AS PER AGENCY STANDARDS.
13. "AS BUILT" DRAWINGS REQUIRED: SEE AUTHORITIES STANDARD SPECIFICATIONS.
14. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.
15. EXISTING CONDITIONS SHOWN TAKEN FROM BARGE CAUTION 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 DISCREPANCIES.

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 TDEC'S 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:

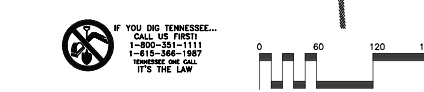
ALL WATER SUPPLY LINES FROM THE WATER MAIN ARE 3/4"

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.



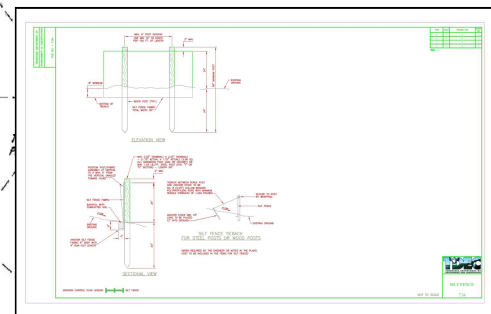
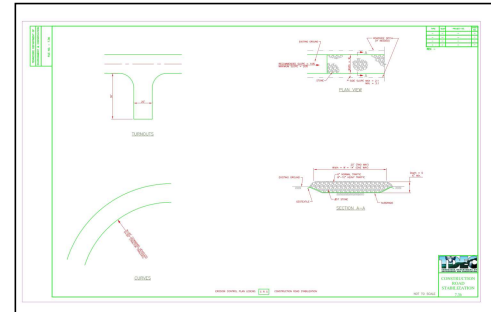
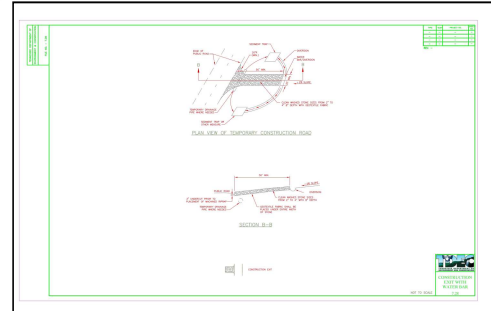
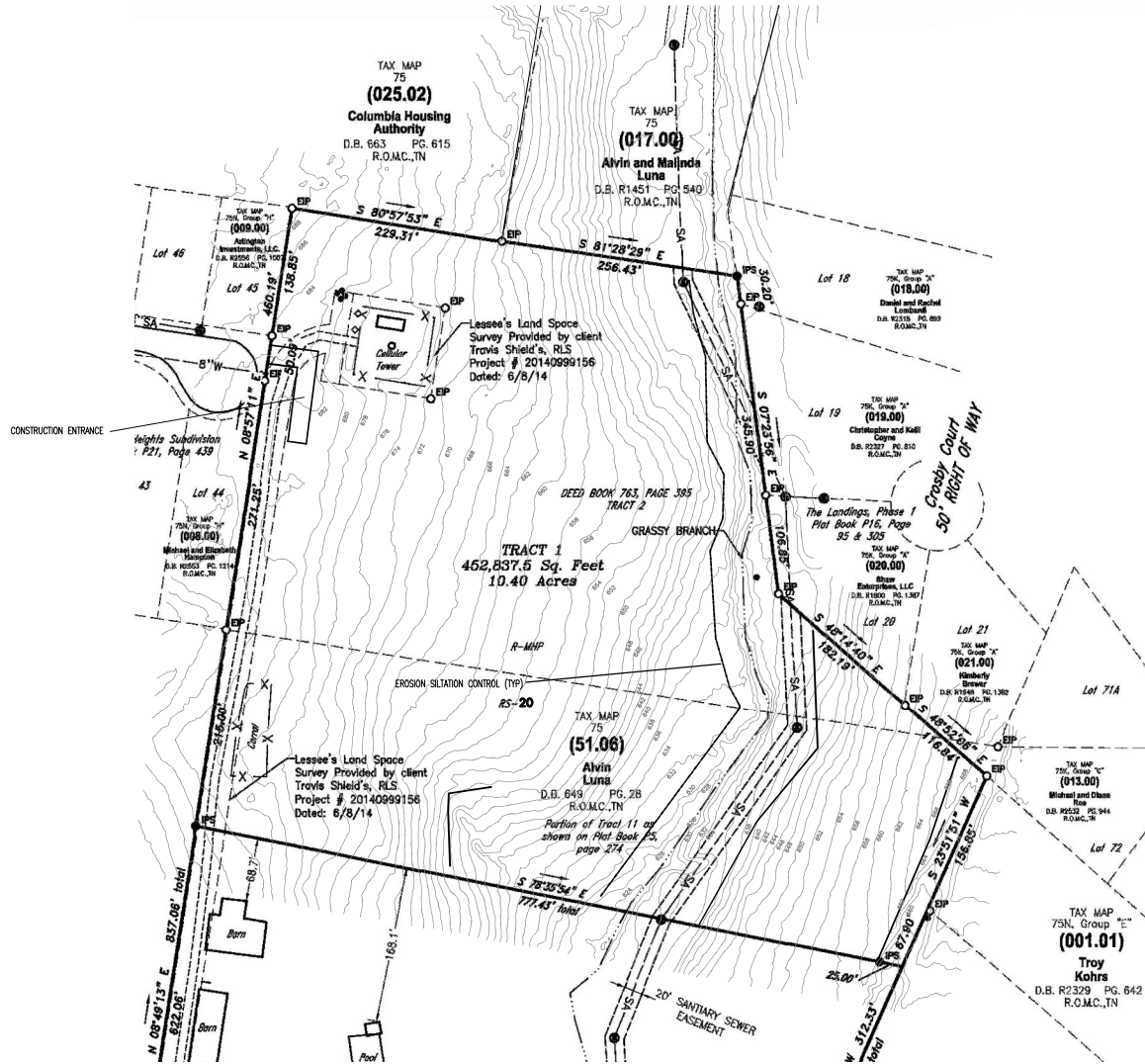
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TENNESSEE WE CALL IT'S THE LAW



LEGACY AT HIGHLAND ESTATES
WILLIS WAY
MAURY COUNTY, COLUMBIA TENNESSEE
GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN

REVISONS
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



LEGACY AT HIGHLAND ESTATES
 WILLIS WAY
 MAURY COUNTY, COLUMBIA TENNESSEE

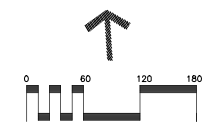
STORMWATER PLAN - INITIAL

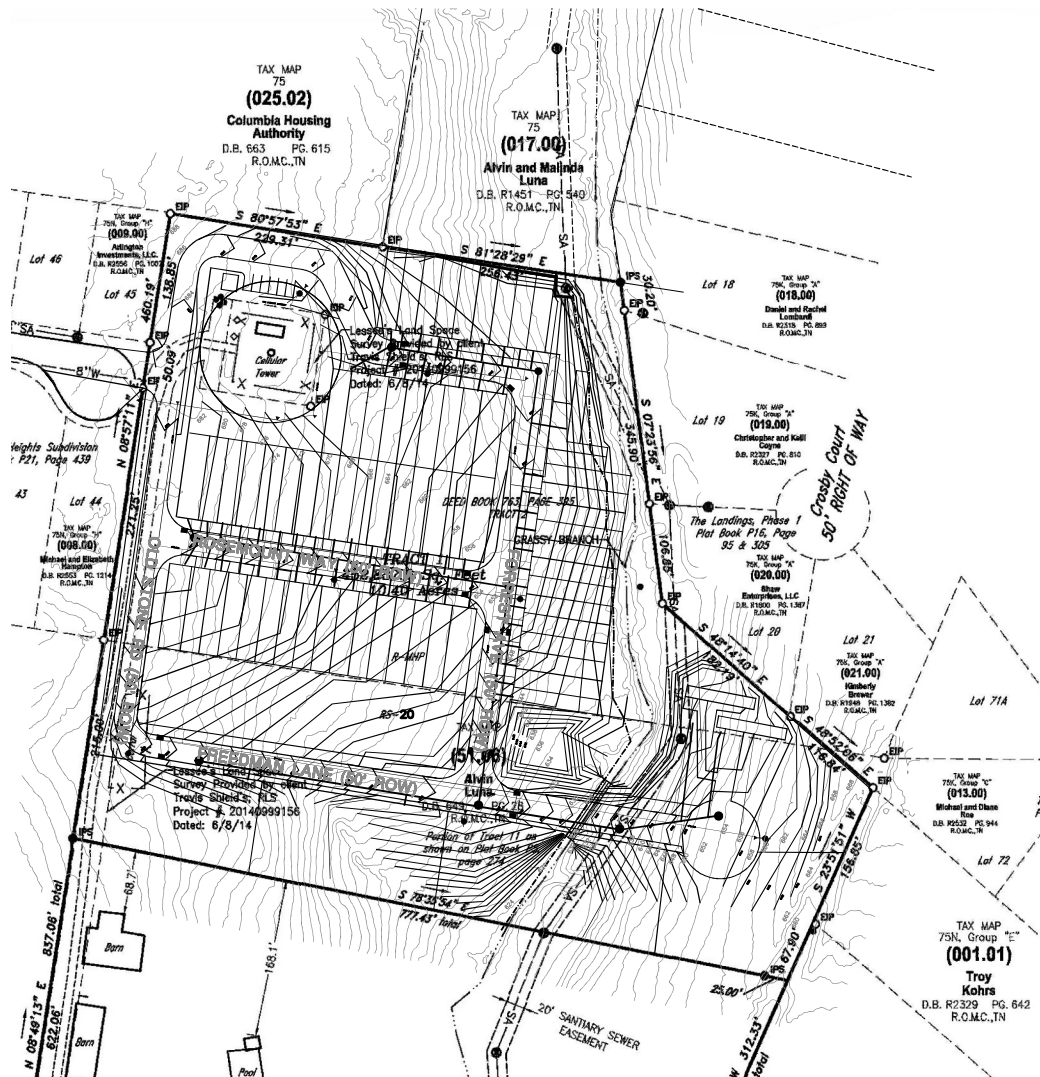
REVISIONS

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

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 TENNESSEE DIG CALL
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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
(018.00)
Donald and Rachel
Lundberg
D.B. R2378 PG. 603
R.O.M.C., TN

TAX MAP
75
(019.00)
Christopher and Kelli
Cagle
D.B. R2327 PG. 610
R.O.M.C., TN

TAX MAP
75
(020.00)
The Landings, Phase I
Plot Book P16, Page
95 & 303

TAX MAP
75
(021.00)
Emergen, LLC
D.B. R2344 PG. 130
R.O.M.C., TN

TAX MAP
75
(013.00)
Michael and Glenn
Bee
D.B. R2552 PG. 544
R.O.M.C., TN

TAX MAP
75
(001.01)
Troy
Kohrs
D.B. R2329 PG. 642
R.O.M.C., TN

Lot 46
Lot 45
Lot 44

Heights Subdivision
P21, Page 439
Lot 44
TAX MAP
75
(098.00)
Walter and Elizabeth
Barnard
D.B. R2553 PG. 114
R.O.M.C., TN

Lot 43
TAX MAP
75
(098.00)
Walter and Elizabeth
Barnard
D.B. R2553 PG. 114
R.O.M.C., TN

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 BOND IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

Willis Gray
12-20-21
ENGINEER 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.

Jared Gray
12-20-21
EROSION CONTROL SPECIALIST DATE

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MINIMUM 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 GRAD 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 4-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 RESCUE 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 BAKED 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.

LEGACY AT HIGHLAND ESTATES

WILLIS GRAY
MAURY COUNTY, COLUMBIA TENNESSEE

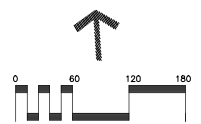
STORMWATER PLAN INTERMEDIATE

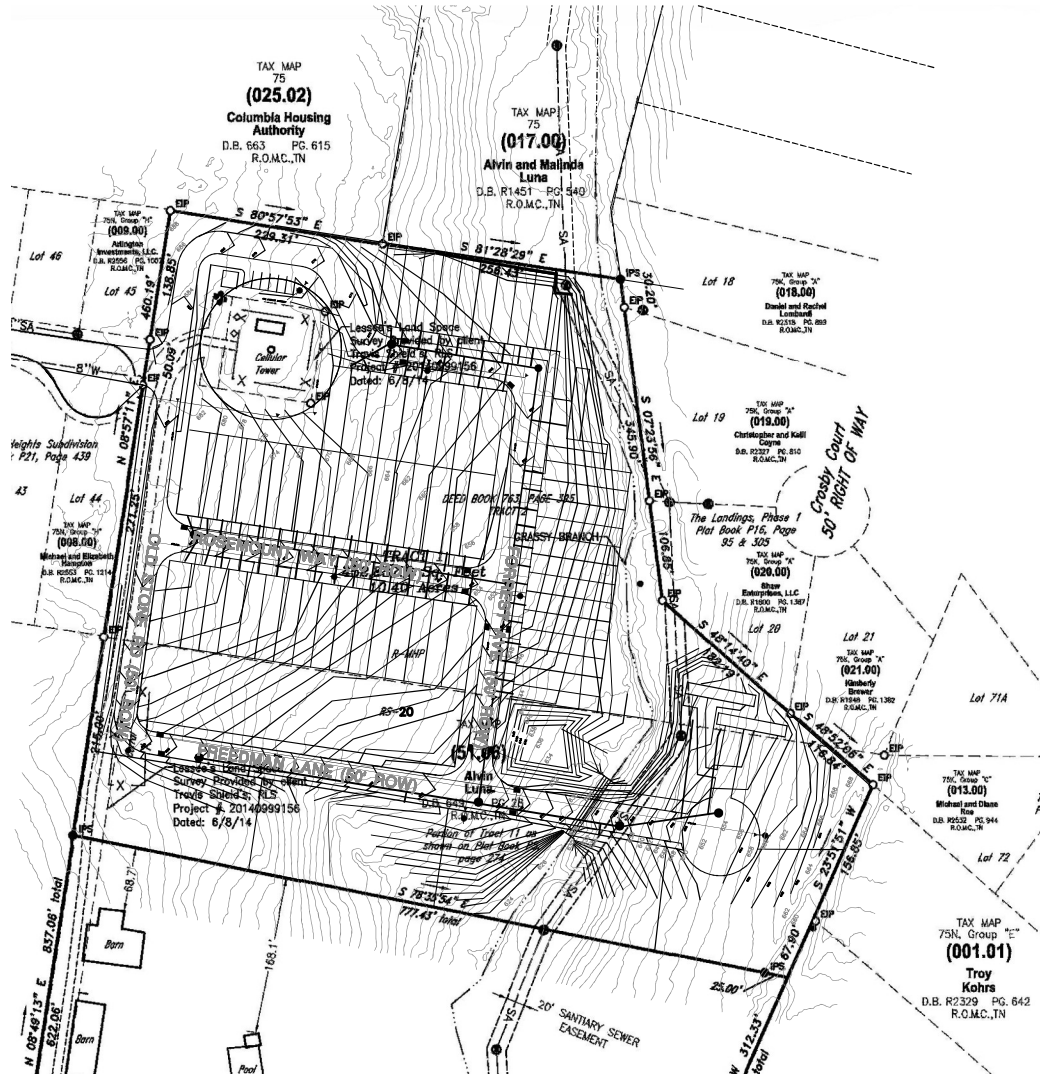
REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	DECEMBER 20, 2021
JOB NO.:	WK. ORDER 2021-12 001

SHEET NO.
C4



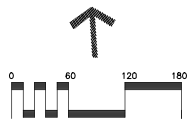
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1-415-166-1887
TENNESSEE WE CALL
IT'S THE LAW





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!**
 1-800-251-1111
 1-615-366-1987
 RESERVE THE CALL
 IT'S THE LAW



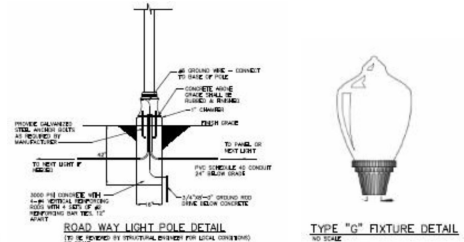
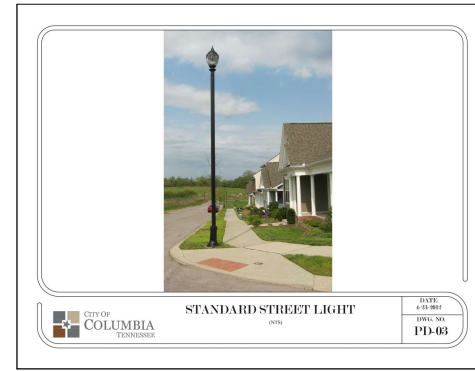
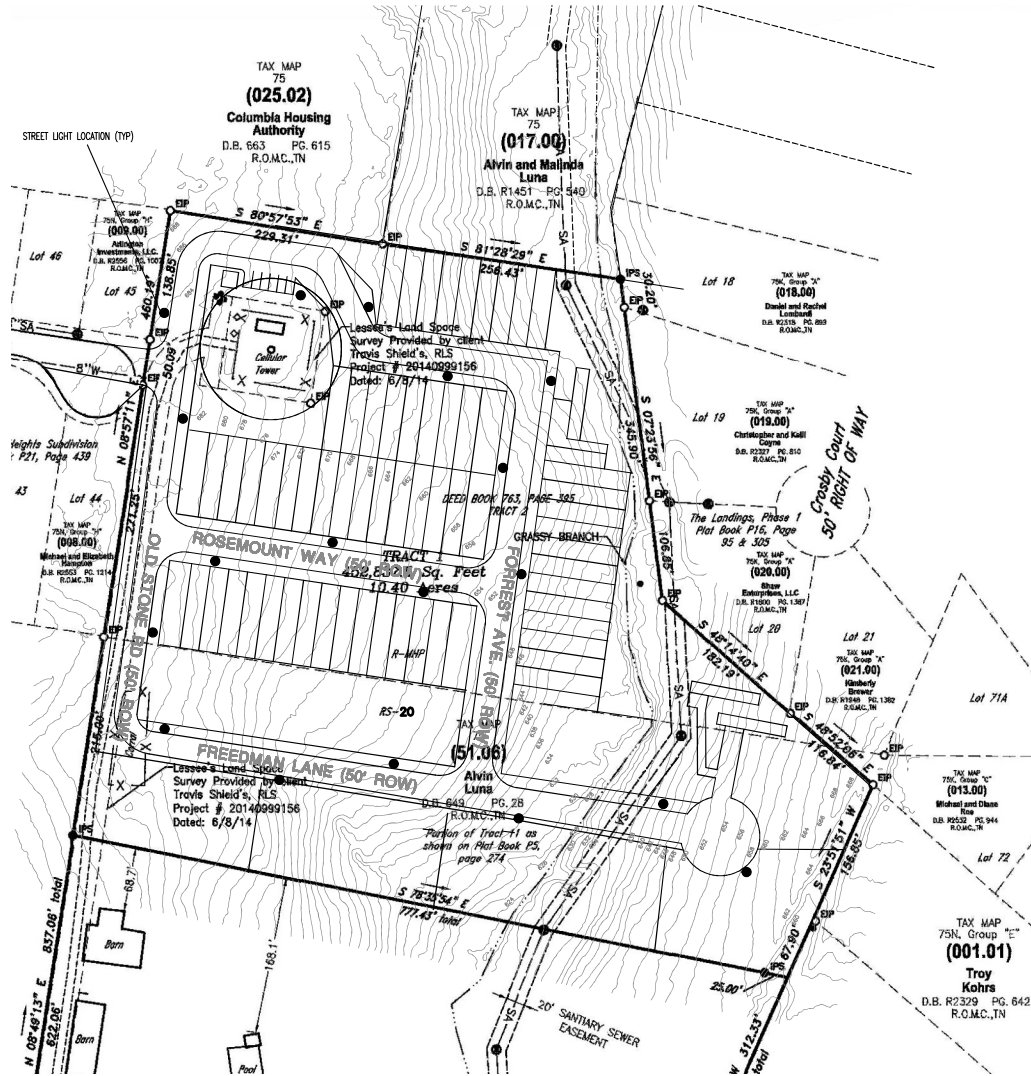
LEGACY AT HIGHLAND ESTATES

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



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APPROXIMATE FOOTCANDLE PER FIXTURE



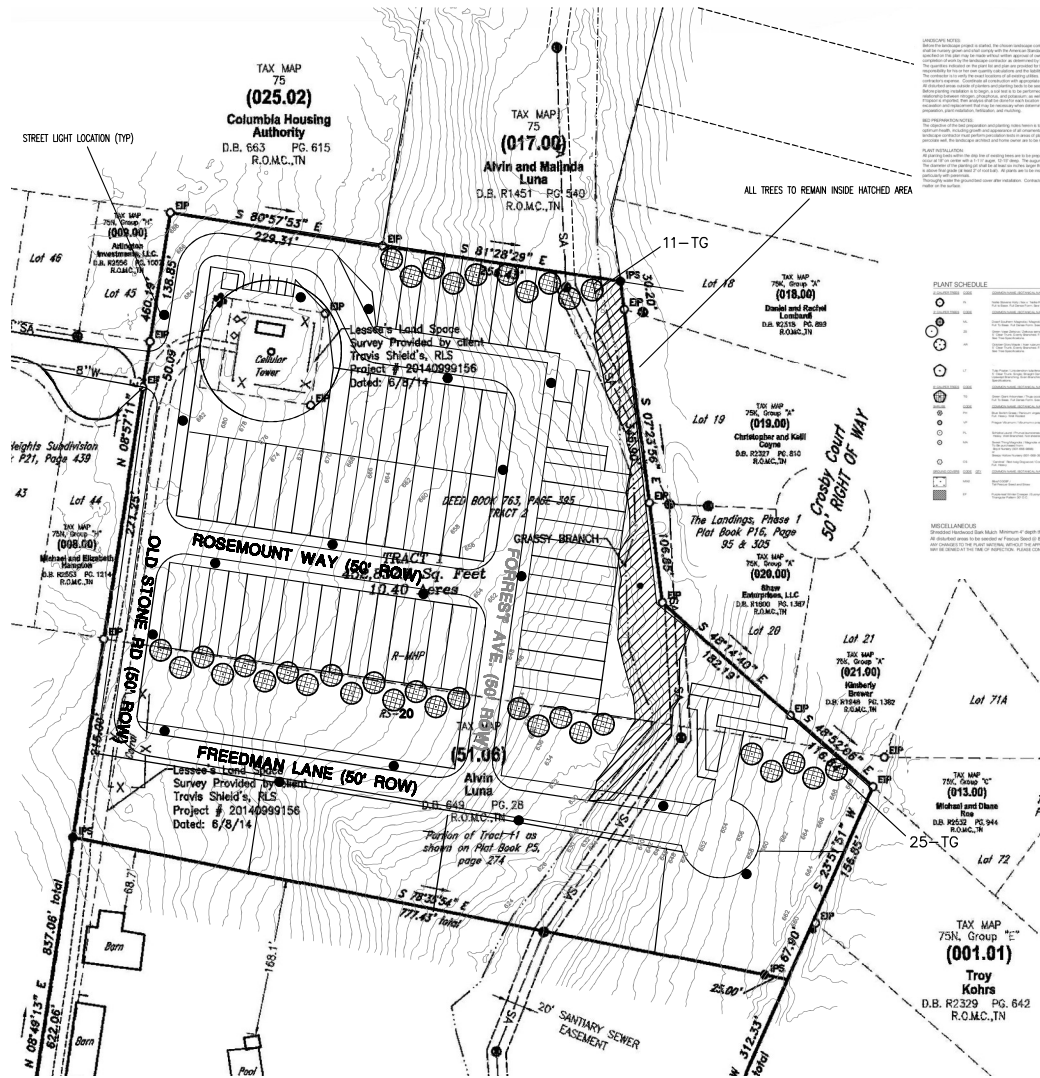
LEGACY AT HIGHLAND ESTATES
 WILLIS WAY
 MAURY COUNTY, COLUMBIA TENNESSEE

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 SURROUNDED BY AN 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.

PLANS NOTES:

1. This plan is a landscape architecture plan for the site shown on the attached site plan. It is intended to be used in conjunction with the site plan and shall not be used for any other purpose.
2. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
3. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
4. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
5. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
6. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
7. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
8. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
9. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.
10. The landscape architect is not responsible for the accuracy of the survey data shown on this plan. The landscape architect is not responsible for the accuracy of the survey data shown on this plan.

PLANT SCHEDULE

PLANT	QUANTITY	NOTES
1. 12" DBL. SPREADER	10	PLANTED IN ROWS
2. 12" DBL. SPREADER	10	PLANTED IN ROWS
3. 12" DBL. SPREADER	10	PLANTED IN ROWS
4. 12" DBL. SPREADER	10	PLANTED IN ROWS
5. 12" DBL. SPREADER	10	PLANTED IN ROWS
6. 12" DBL. SPREADER	10	PLANTED IN ROWS
7. 12" DBL. SPREADER	10	PLANTED IN ROWS
8. 12" DBL. SPREADER	10	PLANTED IN ROWS
9. 12" DBL. SPREADER	10	PLANTED IN ROWS
10. 12" DBL. SPREADER	10	PLANTED IN ROWS

MATERIALS:

1. All materials shall be of the highest quality available.

2. All materials shall be of the highest quality available.

3. All materials shall be of the highest quality available.

4. All materials shall be of the highest quality available.

5. All materials shall be of the highest quality available.

6. All materials shall be of the highest quality available.

7. All materials shall be of the highest quality available.

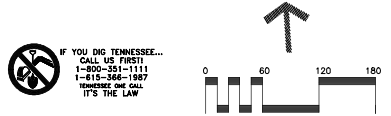
8. All materials shall be of the highest quality available.

9. All materials shall be of the highest quality available.

10. All materials shall be of the highest quality available.

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 shrubs and grass. Grass in and of itself shall not be considered as meeting these landscaping requirements.



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-251-1111
1-615-366-1087
TENNESSEE ONE CALL
IT'S THE LAW



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.
1



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



CWL DESIGN CONSULTANTS, LLC
 1000 W. MAIN ST. SUITE 100
 COLUMBIA, TN 38401
 TEL: 615.252.1111
 WWW.CWLDDESIGN.COM

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.	
1	

Case #21-0295

The Legacy at Highland Estates





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: 4719C0170E (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

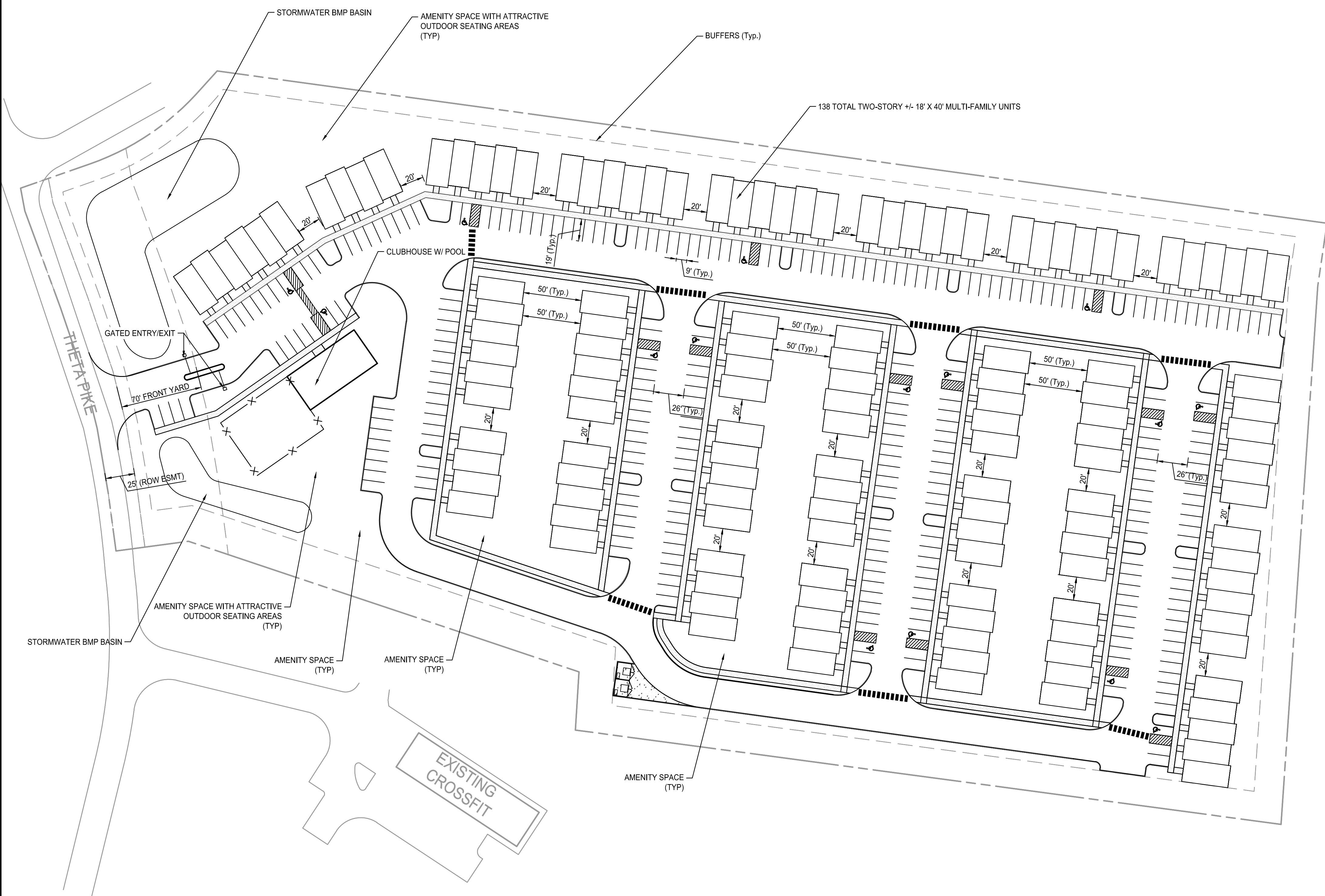
MULTI-FAMILY PARKING SUMMARY

PARKING REQUIREMENT: 1.5 SPACES PER 2 BEDROOMS

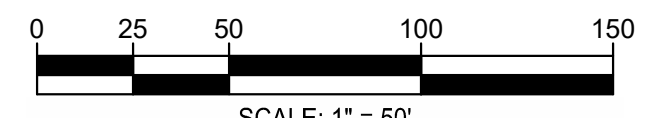
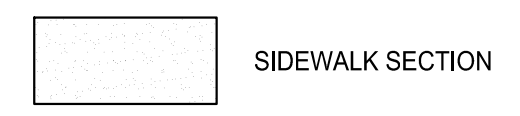
BEDROOMS: 385 (109 3-BEDROOM UNITS, 29 2-BEDROOM UNITS)

PARKING REQUIRED: 289 SPACES

PARKING PROVIDED: 293 SPACES

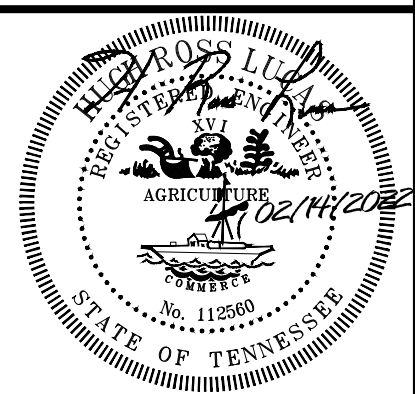


PAVING LEGEND



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 346-3770



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

SR.	DATE	DESCRIPTION
HR.	02/14/2022	REZONING APPLICATION

SITE SCHEMATIC

C1.0

Monday, February 14, 2022 11:20 AM C:\Users\mlucas\OneDrive\Documents\1298-01_Site\Lucas\Plan\SP1298-01.dwg

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.

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

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

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;



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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



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

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

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

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

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

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

APPLICANT

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

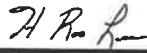
* All communications go to the Applicant's email that is provided.

PROPERTY OWNER

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

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

H. Ross Lucas, PE



1/18/22

APPLICANT NAME

APPLICANT SIGNATURE

DATE

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

Bernie Rees (BKR)



1-18-22

PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

DATE

STAFF USE ONLY

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

January 18, 2022



LEGAL DESCRIPTION

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

Description of 14.22-acre tract:

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

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

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

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

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

INCLUDED BUT EXCLUDING FROM THE FOREGOING is the following property:

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

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

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

Exclusion of existing Commercial Development:

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

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

SITE LOCATION MAP





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

February 14, 2022

CITY OF COLUMBIA TENNESSEE

700 N Garden Street,

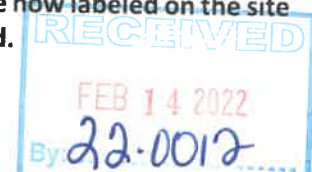
Columbia, TN 38401

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.



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,



Ross Lucas, PE



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

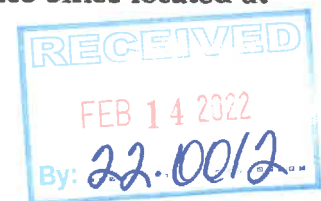
RE: Water Service Availability for the development at 194 Theta Pike . Map-090B group B , Parcel 46.00.

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.



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

A handwritten signature in black ink, appearing to read "Tommy Pulley". The signature is written in a cursive, flowing style.

Tommy Pulley
Water Distribution Superintendent

FULMER LUCAS



February 14, 2022

LEGAL DESCRIPTION

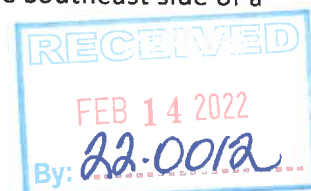
Located in the Ninth (9th) Civil District of Maury County, Tennessee and being an 11.58-acre portion of the 14.22 acre tract described below.

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



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:

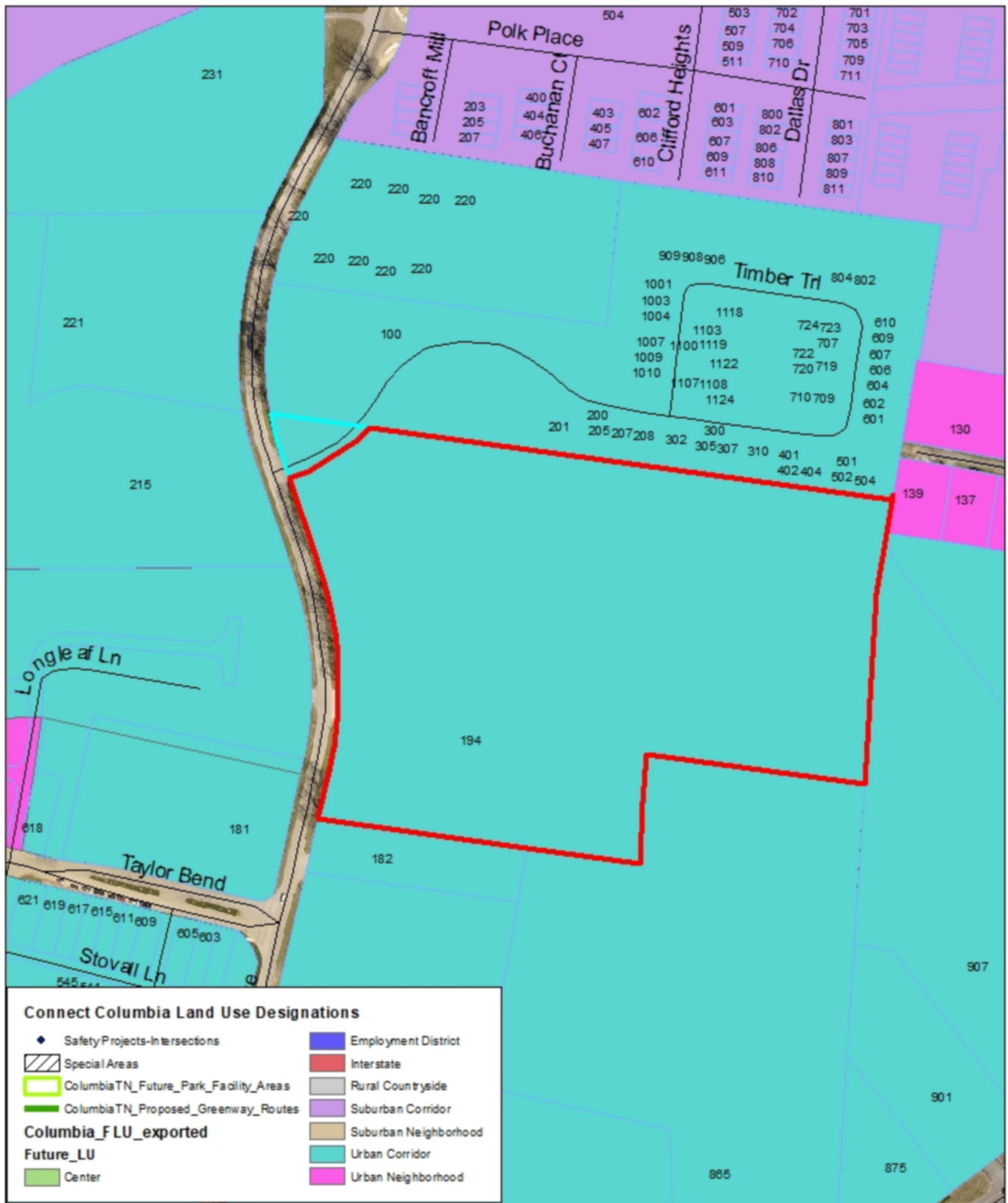
Beginning at a point in the centerline of Theta Pike (approximately 200 feet North of Taylor Bend), marking the Northwest corner of Kevin Alton Watson and Stanley A. Watson per Deed Book R2309, Page 762 and Plat Book 17, Page 275 (R.O.M.C.T.) and also marking the Southwest corner and the POINT OF BEGINNING 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

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



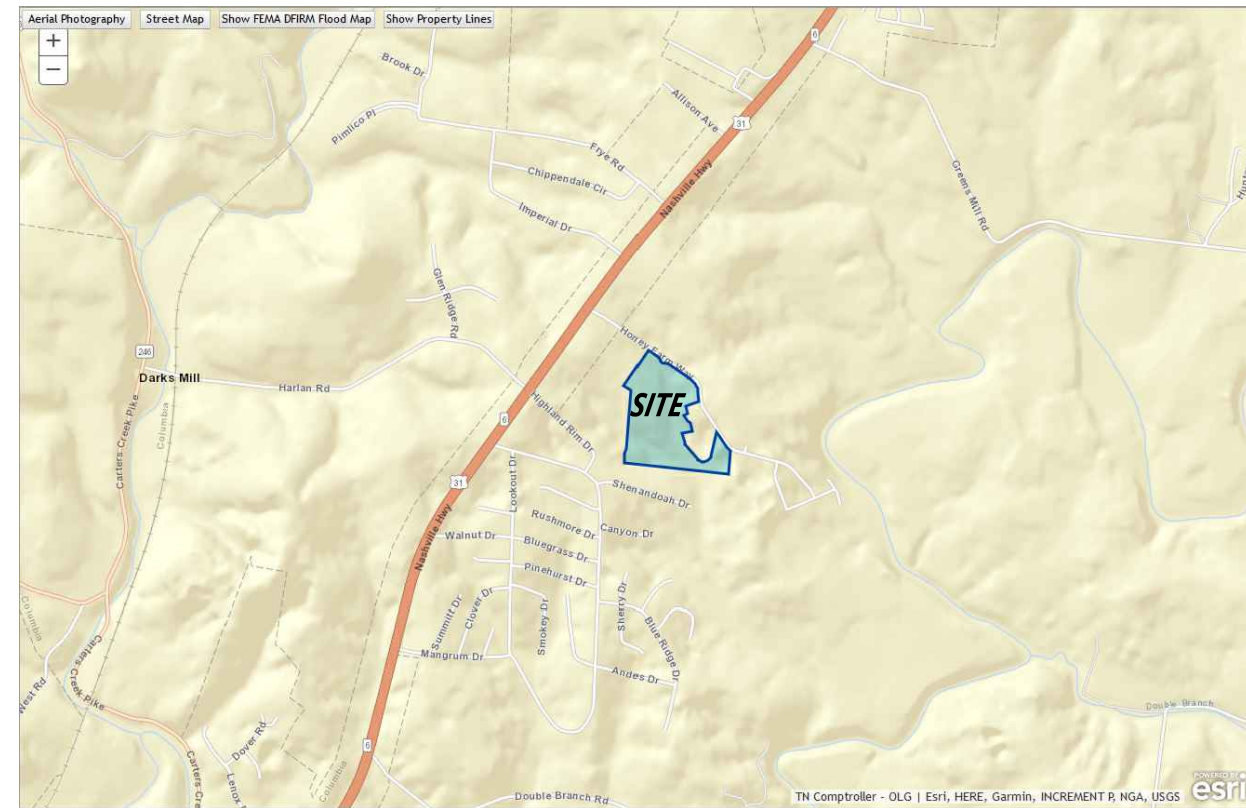
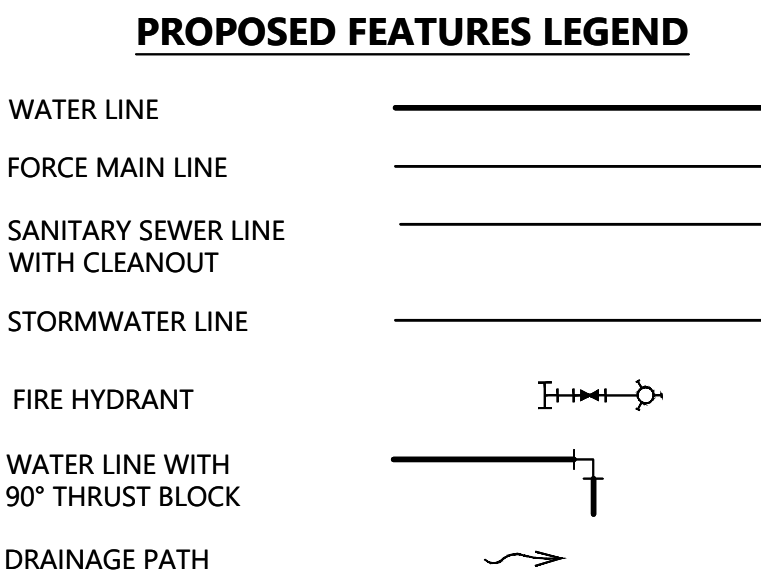
DEVELOPMENT SUMMARY		
BUILDING TYPE	BUILDING TYPE	NUMBER OF MULTIFAMILY UNITS
BUILDING TYPE A		
2-UNIT BUILDINGS	2 X 3 =	6
4-UNIT BUILDINGS	21 X 4 =	84
6-UNIT BUILDINGS	9 X 6 =	54
BUILDING TYPE B		
3-UNIT BUILDINGS	3 X 3 =	9
4-UNIT BUILDINGS	9 X 4 =	36
5-UNIT BUILDINGS	3 X 5 =	15
6-UNIT BUILDINGS	2 X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

LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
L1	S62°07'28"W	55.34	C1	49.89	65.00	43°58'21"	26.24	S33°08'25"E	46.67
L2	S49°25'37"E	44.25	C2	102.83	67.00	87°56'10"	64.63	S55°07'20"E	93.03
L3	S33°22'00"E	57.13	C3	43.89	65.00	42°58'20"	26.25	S77°08'07"E	46.67
			C4	235.21	270.00	49°54'45"	125.65	S50°10'11"E	237.84
			C5	53.06	113.00	26°54'13"	27.03	S25°55'01"E	52.57
			C6	251.79	113.00	122°39'33"	229.98	N76°42'51"E	202.84
			C7	99.46	224.00	23°19'42"	50.69	S49°19'32"E	99.66
			C8	8.17	235.00	2°04'47"	4.08	N59°36'14"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 PROVIDED
ATTACHED TOWNHOME	500 S.F./UNIT	250 x 500 = 125,000 S.F.
		3 AC.



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
309 N. PACIFIC COAST HIGHWAY SUITE 840
EL SEGUNDO, CA 90245
TAX MAP 51 PARCEL 58.02 DEED BOOK R2776 PAGE 753

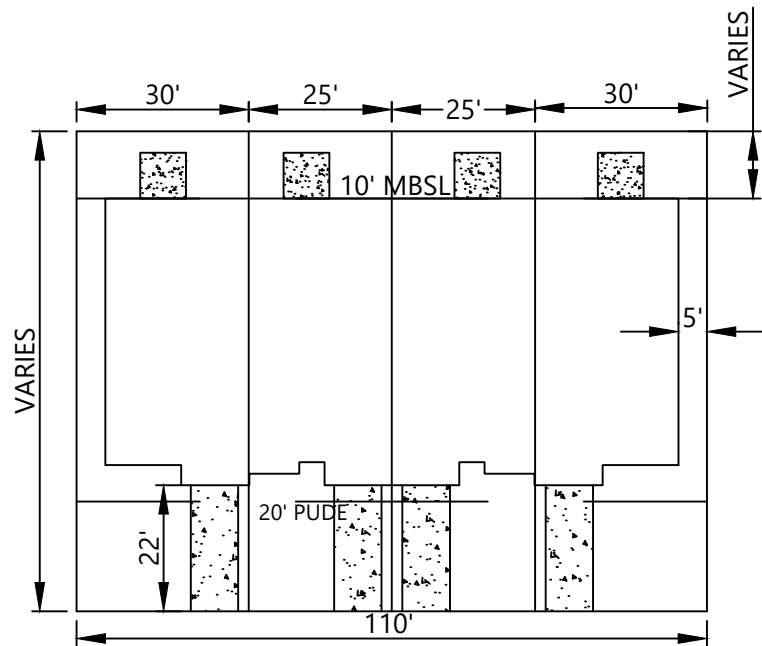
THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBERS 47119C018E AND 47119C019E, DATED APRIL 16TH, 2007.

CURRENT ZONING: MU-PUD

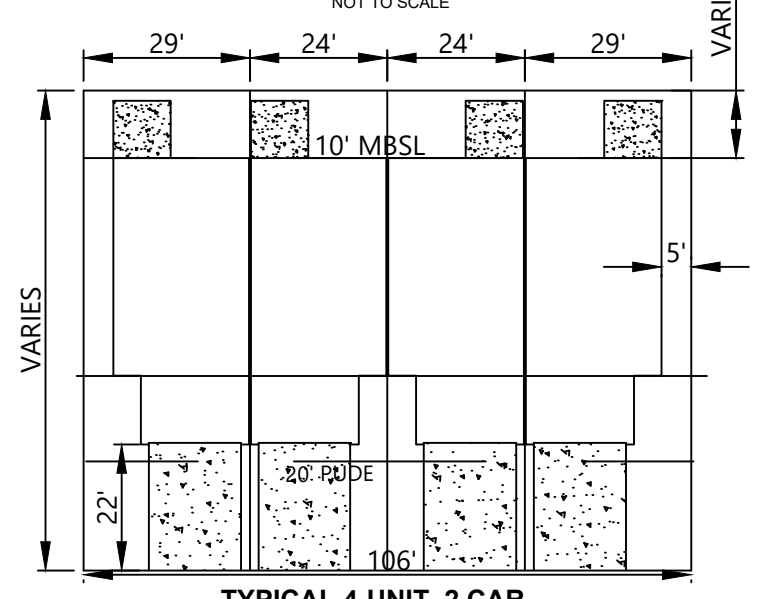
SITE USE AND PROJECTED DEVELOPMENT SCHEDULE				
PHASE	ACRES	UNITS	BUILDINGS	PROJECTED TIMELINE
1	14.79 AC.	118	77-194	FALL 2022
2	8.79 AC.	42	35-76	FALL 2021
3	5.92 AC.	56	195-250	FALL 2023
EXISTING PH. 2	5.41 AC.	34	1-34	-
TOTAL	34.91 AC.	250	-	-

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

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



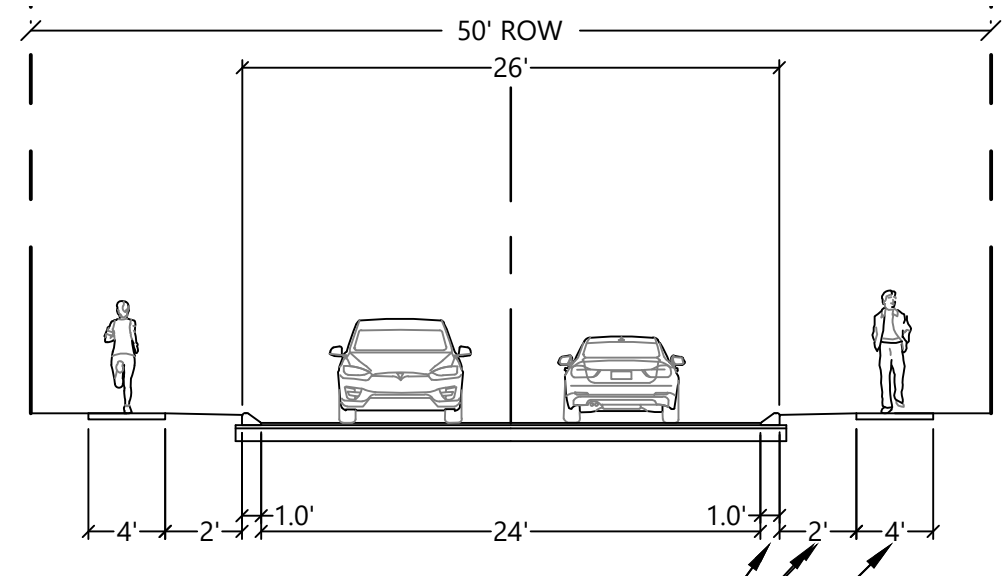
TYPICAL 4-UNIT, 1 CAR DRIVEWAY TOWNHOME
NOT TO SCALE



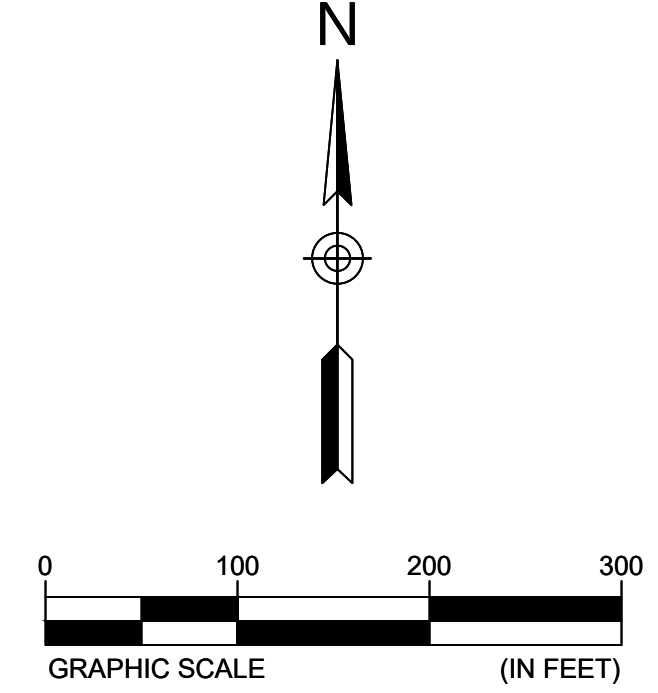
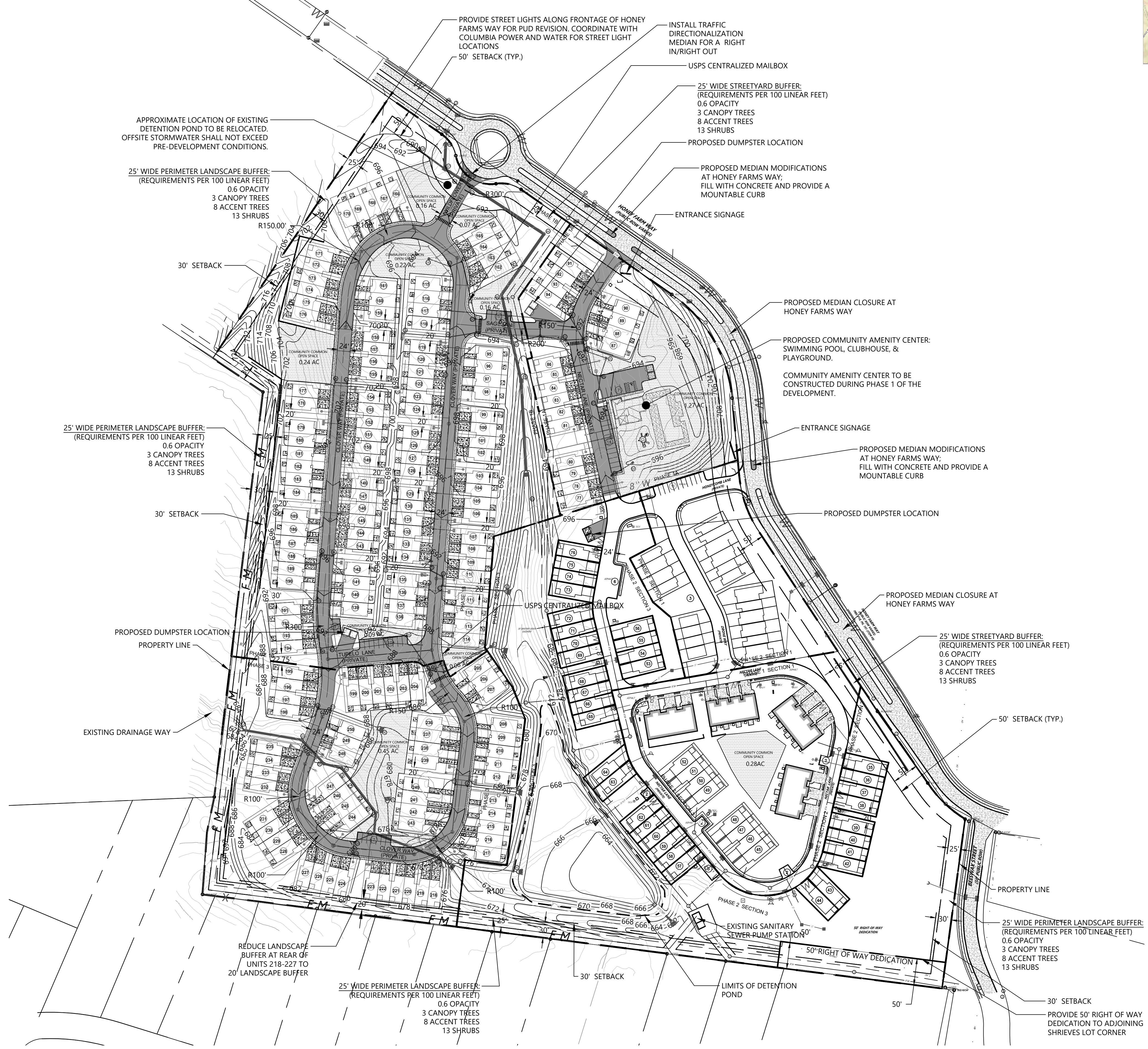
TYPICAL 4-UNIT, 2 CAR DRIVEWAY TOWNHOME
NOT TO SCALE

LOT CONFIGURATION

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



STREET SECTION - PRIVATE ROAD (HONEY FARMS PUD)



REVISED HONEY FARMS FINAL PUD MASTER PLAN

REVISED FINAL PUD MASTER PLAN

COLUMBIA, TENNESSEE

MARCH 21, 2022

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

PRELIMINARY PLAT

Honey Farms PUD

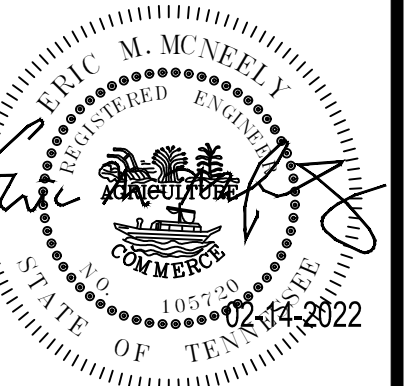
Phase 1 and Phase 3

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:



Client/Project:

TN HONEY FARMS, LLC
909 N. PACIFIC COAST HWY
SUITE 840
EL SEGUNDO, CA 90245
661-212-7368

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

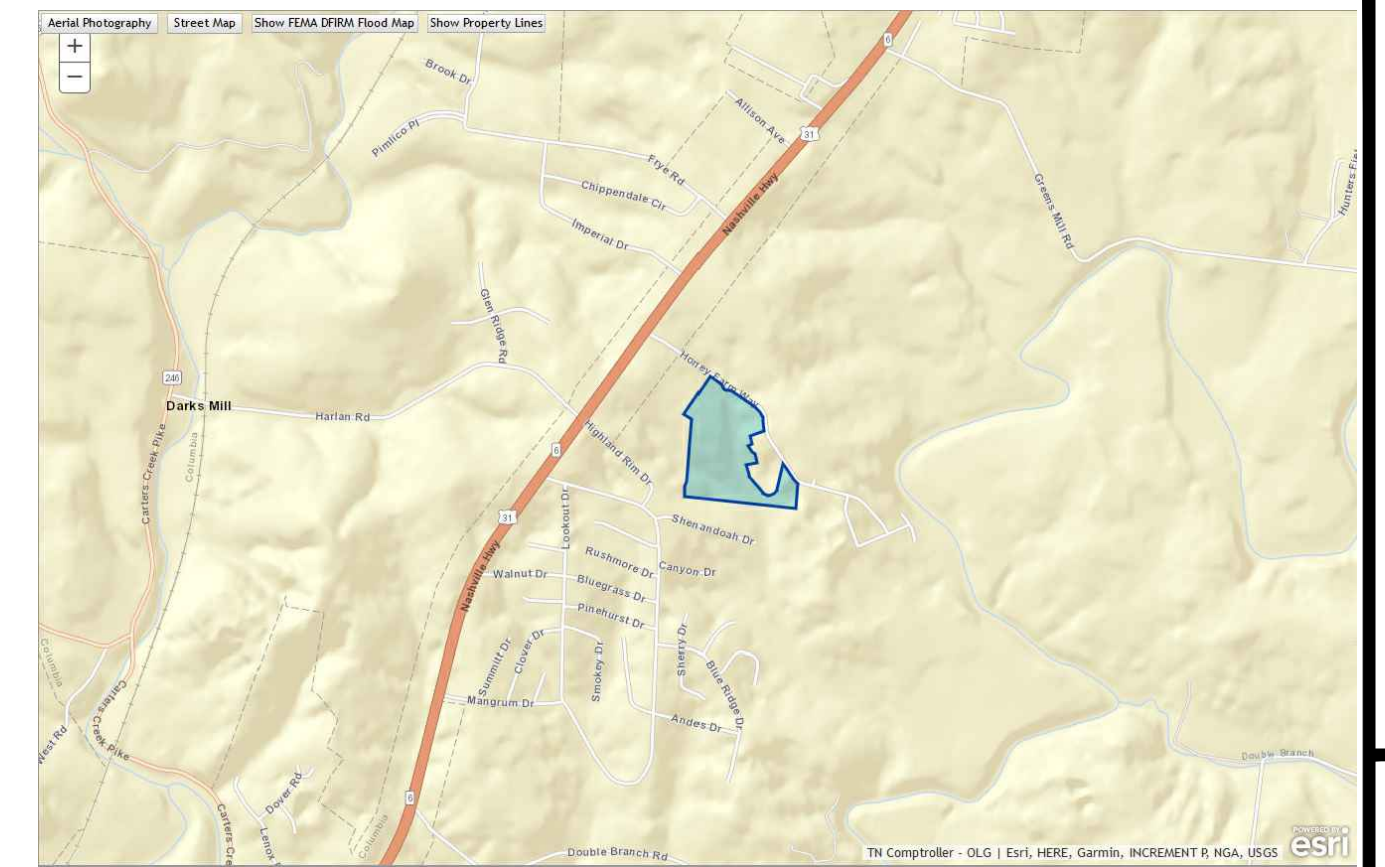
Date: 02-02-2022

Scale:

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

Drawing No.

Sheet: **C0.00**
of



NORTH
Vicinity Map
NTS

SHEET C0.01 FOR CONTINUATION
SHEET C0.02 FOR CONTINUATION



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



STAFF REPORT CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
22-0033

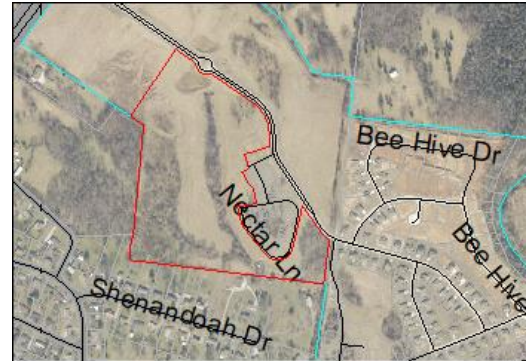
APPLICANT/PROPERTY OWNER
McNeely Civil Engineering/ TN Honey Farms LLC.

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).



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

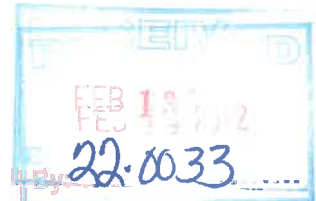
* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8 1/2" x 11"

ADDRESS/LOCATION	Honey Farms Townhomes Phase 1A, 1B + 3		
	TAX MAP: 51	GROUP:	PARCEL: 58.02
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:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat -- <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	Annexations/Rezoning: <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards Plats/PUDs: <ul style="list-style-type: none"> Project Name (include Sections & Phases) Honey Farms Townhomes Phase 1A, 1B, 3 Total Number of Lots 174 Total acreage 29.86 acres
<i>*File naming nomenclature examples:</i> Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat Freedom Point Elevations	

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



APPLICANT

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

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

PROPERTY OWNER NAME	TN Honey Farms, LLC	PHONE	616-402-2518
ADDRESS	909 N. Pacific Coast Highway Su. 12840 El Segundo, CA 90245	EMAIL	mrbbe@honeyfarms.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.

Erie McNeely
APPLICANT NAME

Erie McNeely
APPLICANT SIGNATURE

2/14/2022
DATE

Sudhakar Reddy,
Managing Principal

TN Honey Farms, LLC
PROPERTY OWNER NAME

Sudhakar Reddy
PROPERTY OWNER SIGNATURE

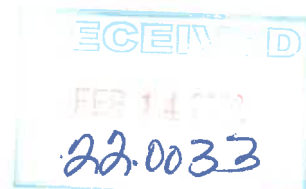
2/9/2022
DATE

STAFF USE ONLY

DOCKET NO.	22-0633	FEE PAID	\$3,480.00
RECEIPT NO.	10073.502	REQUESTED AGENDA	

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

BOARD ACTION	
---------------------	--



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
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Amount Tendered: \$3,480.00

Total Paid: \$3,480.00

Change: \$0.00

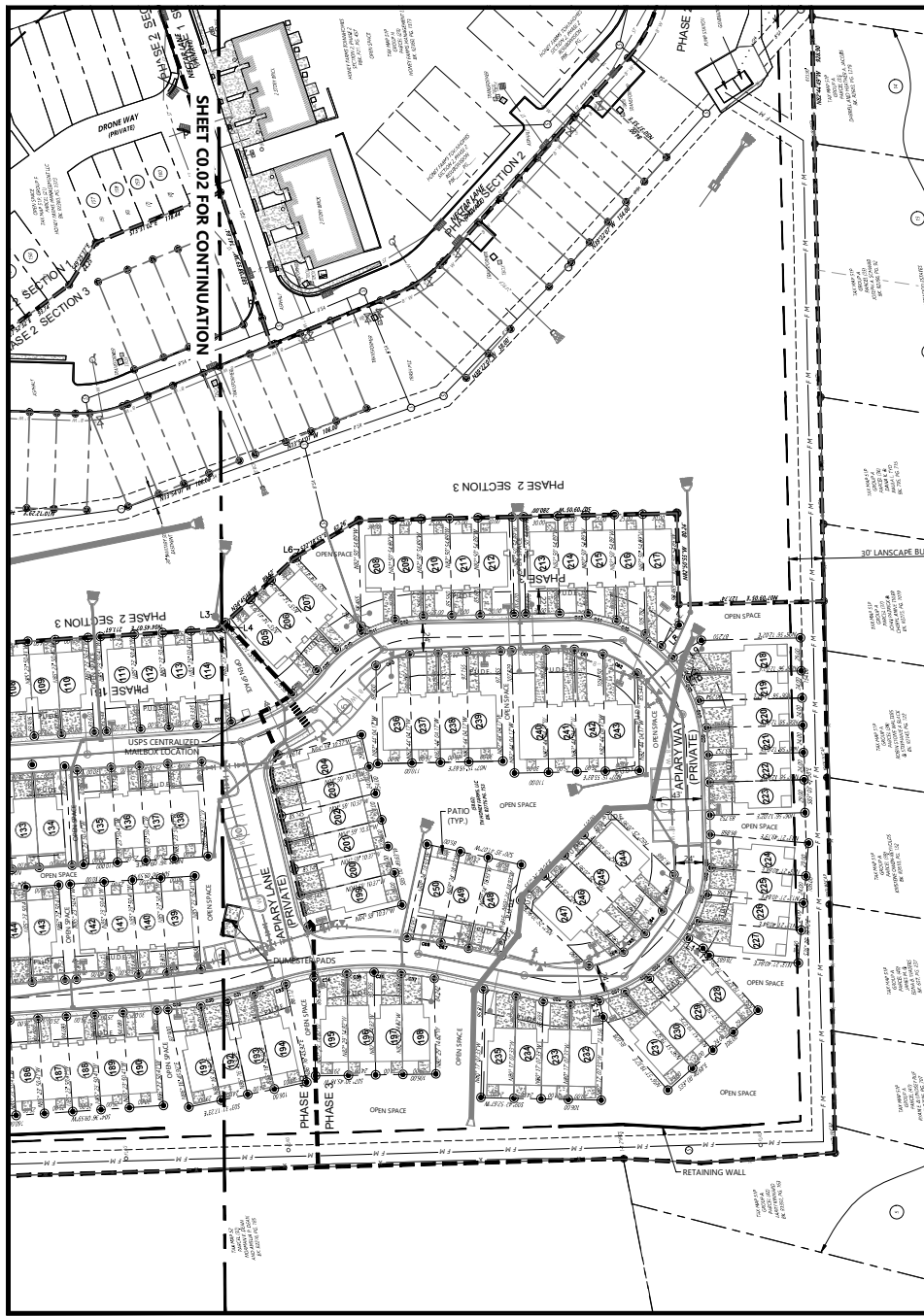
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Batch: LS - 2/14/2022

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

Collecting Official, City Of Columbia

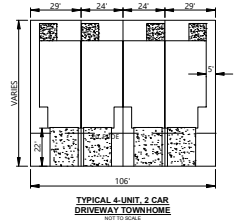
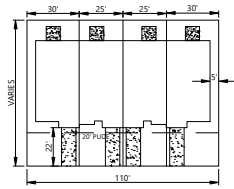




LINE #	LENGTH	DIRECTION	PARCEL #	AREA
L1	6.917	S12°48'26.41"E	77	2528.39
L2	9.815	N04°48'09.19"E	78	2108.14
L3	5.410	S04°48'09.59"W	79	2108.14
L4	5.222	S79°41'33.50"E	80	2527.24
L5	0.292	S79°05'18.31"W	81	2428.81
L6	3.597	N02°18'53.13"W	82	2010.05
L7	3.369	N02°49'09.94"W	83	2010.05
L8	34.389	N02°44'53.97"W	84	2010.05
L9	29.051	N02°13'03.79"W	85	2010.05
L10	7.462	N02°13'03.79"W	86	2430.24
L11	15.751	N02°12'31.99"W	87	2823.98
L12	8.228	N02°51'19.52"E	88	2541.59
L13	14.628	N05°46'34.71"E	89	2577.82
			90	2972.44
			91	2637.80
			92	2192.21
			93	2606.96
			94	2699.51
			95	2528.21
			96	2156.97
			97	2114.74
			98	2535.54
			99	2648.79
			100	2024.93
			101	2023.43
			102	2442.97
			103	2442.23
			104	2019.50
			105	2010.00
			106	2436.41
			107	2450.46
			108	2099.79
			109	2028.25
			110	2426.68
			111	2503.97
			112	2085.01
			113	2083.38
			114	2492.44
			115	2495.57
			116	2093.80
			117	2439.57
			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	2091.80

Line #	Length	Direction
L1	6.917	S12°48'26.41"E
L2	9.815	N04°48'09.19"E
L3	5.410	S04°48'09.59"W
L4	5.222	S79°41'33.50"E
L5	0.292	S79°05'18.31"W
L6	3.597	N02°18'53.13"W
L7	3.369	N02°49'09.94"W
L8	34.389	N02°44'53.97"W
L9	29.051	N02°13'03.79"W
L10	7.462	N02°13'03.79"W
L11	15.751	N02°12'31.99"W
L12	8.228	N02°51'19.52"E
L13	14.628	N05°46'34.71"E

Parcel #	Area	Parcel #	Area	Parcel #	Area
77	2528.39	137	2099.80	197	2153.36
78	2108.14	138	2512.57	198	2517.20
79	2108.14	139	2502.96	199	2469.21
80	2527.24	140	2095.89	200	2045.48
81	2428.81	141	2095.89	201	2043.48
82	2010.05	142	2515.06	202	2043.48
83	2010.05	143	2428.81	203	2043.48
84	2010.05	144	2010.05	204	2415.96
85	2010.05	145	2010.05	205	2389.58
86	2430.24	146	2010.05	206	2305.95
87	2823.98	147	2010.05	207	2559.17
88	2541.59	148	2428.81	208	2773.63
89	2577.82	149	2428.81	209	2157.20
90	2972.44	150	2010.05	210	2138.39
91	2637.80	151	2010.05	211	2139.63
92	2192.21	152	2010.05	212	2569.20
93	2606.96	153	2010.05	213	2511.59
94	2699.51	154	2428.81	214	2369.82
95	2528.21	155	2428.81	215	2337.98
96	2156.97	156	2010.05	216	2470.16
97	2114.74	157	2010.05	217	3270.59
98	2535.54	158	2428.81	218	3017.44
99	2648.79	159	2638.83	219	2276.48
100	2024.93	160	2198.01	220	2089.30
101	2023.43	161	2564.41	221	2014.71
102	2442.97	162	3124.35	222	2010.05
103	2442.23	163	2319.46	223	2428.81
104	2019.50	164	2221.32	224	2472.44
105	2010.00	165	2722.29	225	2015.44
106	2436.41	166	2914.75	226	2102.78
107	2450.46	167	2221.44	227	2646.21
108	2099.79	168	3183.12	228	2463.00
109	2028.25	169	2378.78	229	2016.92
110	2426.68	170	3072.26	230	2074.40
111	2503.97	171	2762.00	231	2704.11
112	2085.01	172	2171.34	232	2452.44
113	2083.38	173	2197.36	233	2525.31
114	2492.44	174	2221.34	234	2111.45
115	2495.57	175	2315.34	235	2698.28
116	2093.80	176	2923.67	236	2771.59
117	2439.57	177	2439.57	237	2425.63
118	2512.57	178	2439.57	238	2428.81
119	2428.81	179	2522.66	239	2914.65
120	2010.05	180	2102.21	240	3234.86
121	2010.05	181	2102.21	241	2695.66
122	2010.05	182	2102.21	242	2653.27
123	2010.05	183	2102.21	243	2871.22
124	2428.81	184	2522.66	244	2705.96
125	2428.81	185	2522.66	245	2461.91
126	2010.05	186	2102.21	246	2465.20
127	2010.05	187	2102.21	247	2779.91
128	2428.81	188	2102.21	248	2454.88
129	2428.81	189	2102.21	249	2046.50
130	2010.05	190	2522.66	250	2480.86
131	2010.05	191	2496.71		
132	2010.05	192	2021.32		
133	2010.05	193	2027.13		
134	2428.81	194	2514.52		
135	2512.57	195	2563.97		
136	2091.80	196	2167.18		



- NOTES**
- 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.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
 - THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051, PARCEL NUMBERS SHOWN AS THIS (S&D) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.
 - DEED REFERENCE: RECORD BOOK K2776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
 - 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.
 - OWNER: TN HONEY FARMS, LLC
909 NORTH PACIFIC COAST HIGHWAY
SUITE 840
EL SEGUNDO, CA 90245

LEGEND

PARCEL NO. (17)

LOT NUMBER (SINGLE FAMILY) (17)

IRON ROD (OLD) (17)

IRON ROD (SET) (17)

IRON PIPE (OLD) (17)

P K NAIL (OLD) (17)

CONCRETE MOH (OLD) (17)

PROPERTY LINE (17)

FENCE LINE (17)

SANITARY SEWER LINE (17)

STORM SEWER LINE (17)

WATER LINE (17)

ROAD CENTER LINE (17)

CONCRETE (17)

UTILITY POLE (17)

GY WIRE (17)

ELECTRIC TRANSFORMER (17)

UTILITY POLE W/ LIGHT (17)

SANITARY SEWER MANHOLE (17)

CURB INLET (17)

CATCH BASIN (17)

FIRE HYDRANT (17)

WATER METER (17)

WATER VALVE (17)

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

Permit Seal
M. McNEELY
Professional Engineer
No. 10000
State of Tennessee
Exp. 12/31/2022

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

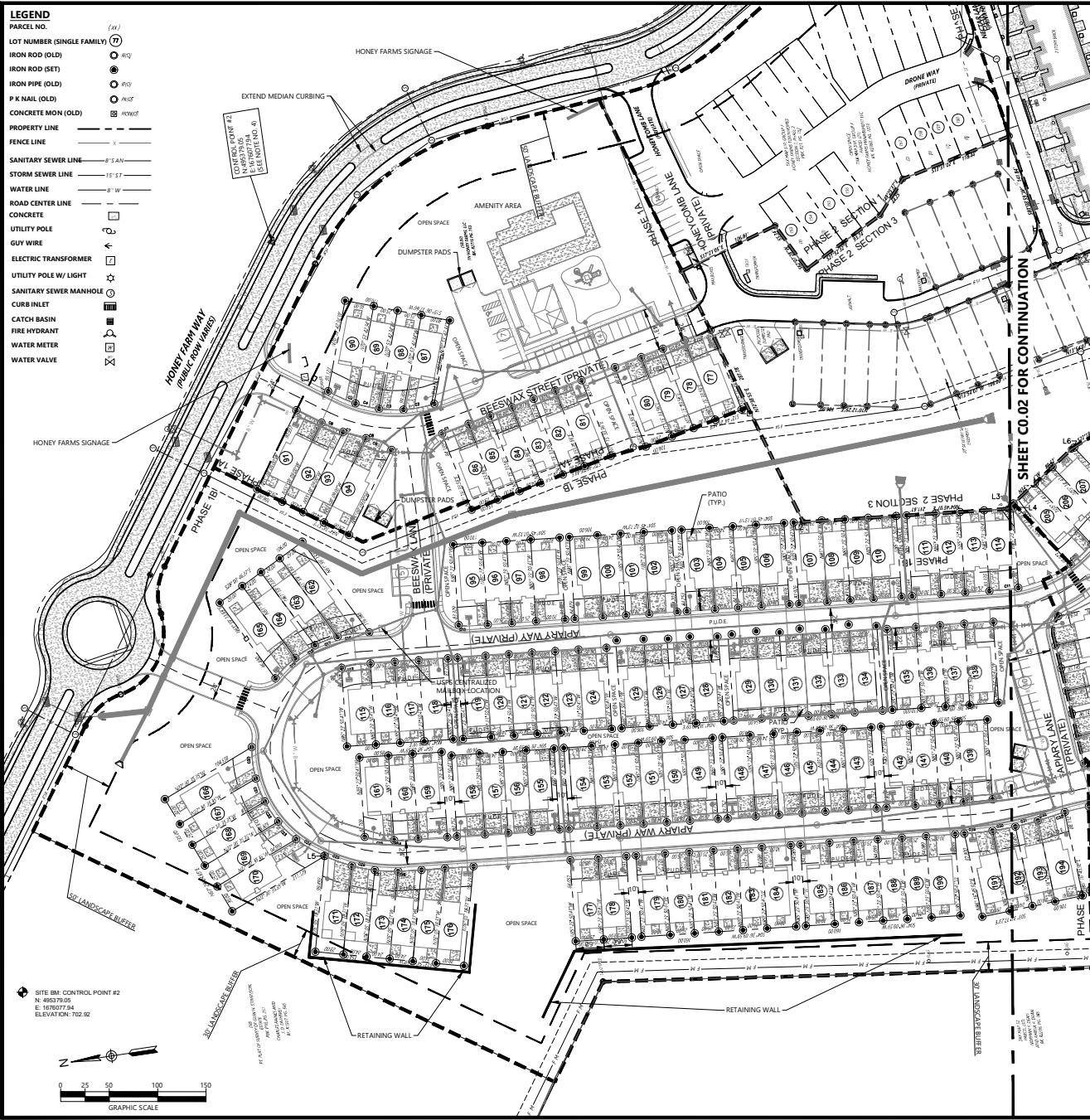
Drawing No.
C0.02
of

Sheet:

Site RM: CONTROL POINT #2
N: 4603.79.05
E: 167677.84
ELEVATION: 702.92

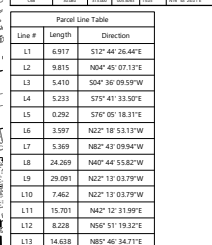
GRAPHIC SCALE
0 25 50 100 150

- LEGEND**
- PARCEL NO. (C)
 - LOT NUMBER (SINGLE FAMILY) (7)
 - IRON ROD (OLD) (R)
 - IRON ROD (SET) (R)
 - IRON PIPE (OLD) (R)
 - P. K. NAIL (OLD) (R)
 - CONCRETE MON. (OLD) (R)
 - PROPERTY LINE (---)
 - FENCE LINE (---)
 - SANITARY SEWER LINE (---)
 - STORM SEWER LINE (---)
 - WATER LINE (---)
 - 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 #	Area	Parcel #	Area	Parcel #	Area
67	2528.39	137	2099.80	197	2155.56
68	2308.14	138	2512.57	198	2517.70
69	2708.14	139	2503.96	199	2469.21
70	2547.34	140	2095.89	200	2043.48
81	2428.81	141	2095.89	201	2043.48
82	2010.05	142	2515.06	202	2043.48
83	2010.05	143	2428.81	203	2043.48
84	2010.05	144	2010.05	204	2415.96
85	2010.05	145	2010.05	205	2189.58
86	2430.24	146	2010.05	206	2105.95
87	2823.98	147	2010.05	207	2593.17
88	2541.59	148	2428.81	208	2773.61
89	2577.82	149	2428.81	209	2152.20
90	2973.44	150	2010.05	210	2159.29
91	2673.80	151	2010.05	211	2159.29
92	2792.21	152	2010.05	212	2569.20
93	2264.96	153	2010.05	213	2511.52
94	2889.51	154	2428.81	214	2149.52
95	2538.01	155	2428.81	215	2337.08
96	2116.37	156	2010.05	216	2040.16
97	2114.74	157	2010.05	217	3270.59
98	2535.54	158	2428.81	218	3017.44
99	2448.79	159	2638.83	219	2275.48
100	2024.93	160	2198.01	220	2089.30
101	2023.43	161	2564.41	221	2014.71
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103	2442.23	163	2319.46	223	2428.81
104	2019.50	164	2221.52	224	2472.44
105	2019.50	165	2122.28	225	2019.40
106	2425.41	166	2014.75	226	2102.78
107	2430.48	167	3227.44	227	2546.21
108	2009.79	168	2183.12	228	2463.00
109	2008.25	169	2278.78	229	2016.51
110	2426.68	170	3072.26	230	2074.40
111	2503.97	171	2762.00	231	2704.31
112	2085.01	172	2171.34	232	2452.46
113	2083.18	173	2137.36	233	2025.51
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118	2512.57	178	2439.57	238	2428.81
119	2428.81	179	2522.66	239	2914.65
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124	2428.81	184	2522.66	244	2705.96
125	2428.81	185	2522.66	245	2463.53
126	2010.05	186	2102.21	246	2465.20
127	2010.05	187	2102.21	247	2719.91
128	2428.81	188	2102.21	248	2454.88
129	2428.81	189	2102.21	249	2046.50
130	2010.05	190	2522.66	250	2480.86
131	2010.05	191	2496.71		
132	2010.05	192	2021.32		
133	2010.05	193	2027.13		
134	2428.81	194	2124.52		
135	2512.57	195	2562.97		
136	2093.80	196	2167.18		

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°51'19.22"E
L13	14.638	N85°46'34.71"E



- NOTES**
- 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.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
 - THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THIS (S&D) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.
 - SEE REFERENCE: RECORD BOOK 82776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
 - 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 47119C010, DATED APRIL 16, 2007.
 - 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: _____
Checked By: E. MCNEELY
Date: 02-02-2022

Scale: _____

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

Drawing No. _____
Sheet: **C0.01** 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.

TECmq1CAL

of3

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.

22-0033

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.

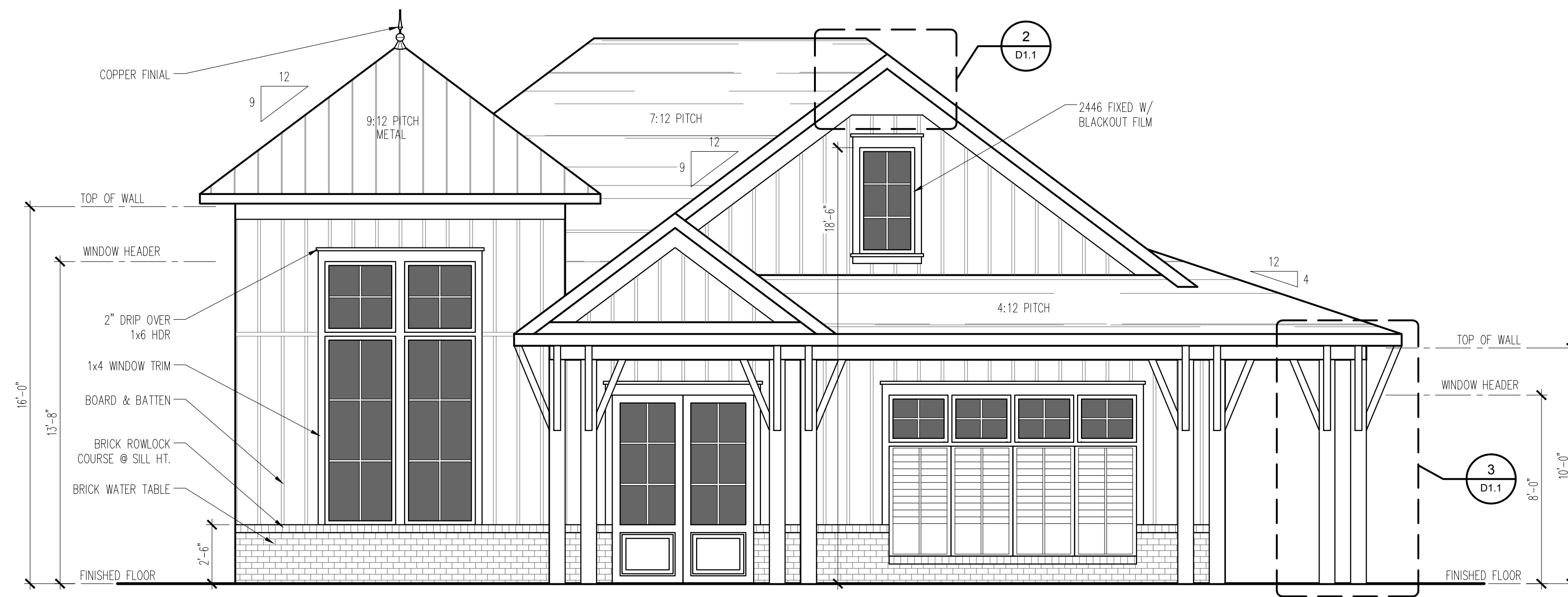
ATTACHMENTS: Preliminary Plat

TECHNICAL

of 3

22-0033

Page 4



FRONT ELEVATION

1/4" = 1'-0"



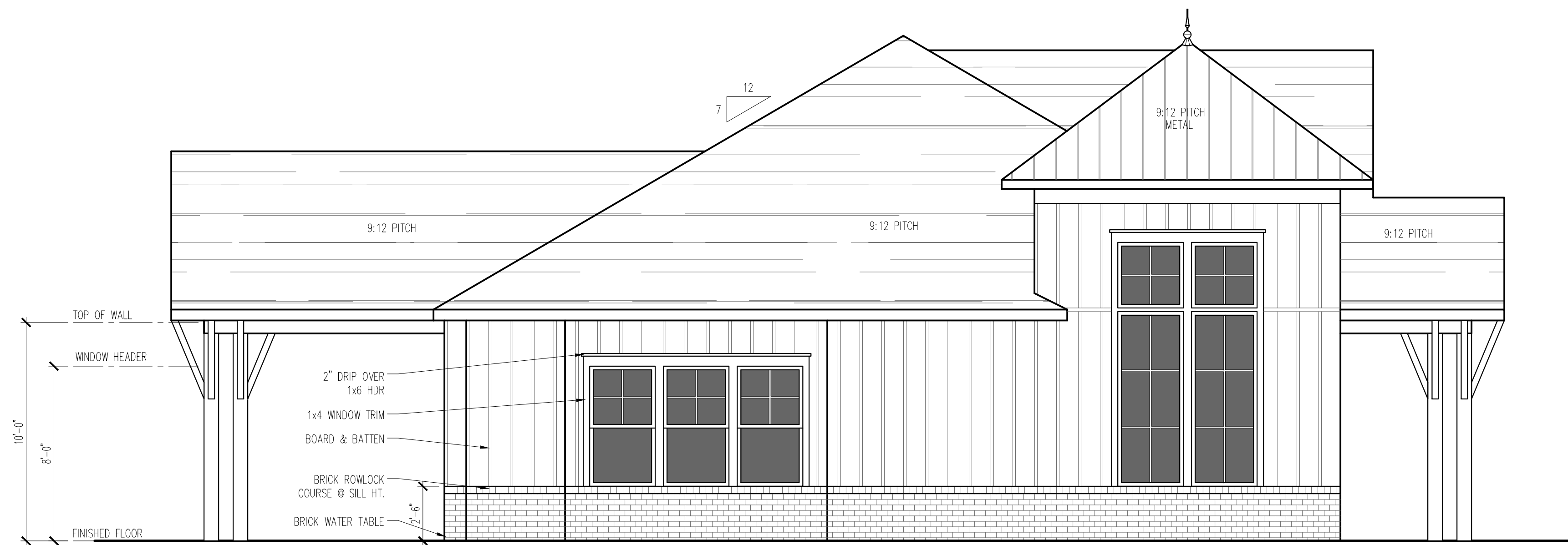
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Clubhouse

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.



CITY OF COLUMBIA TENNESSEE
 PLANNING COMMISSION
 STAFF REPORT

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

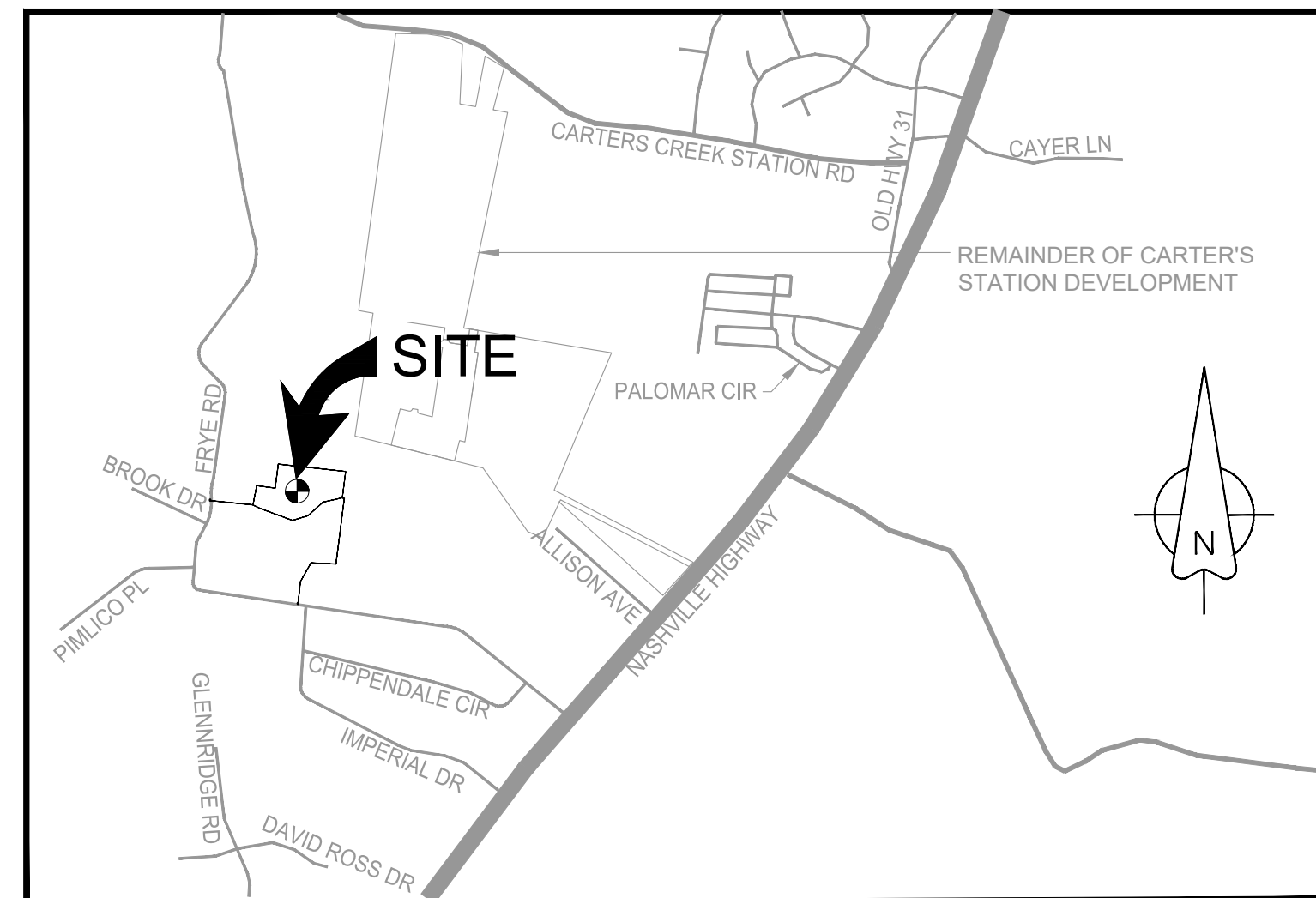
Water: Sloan Delk
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833

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

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

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

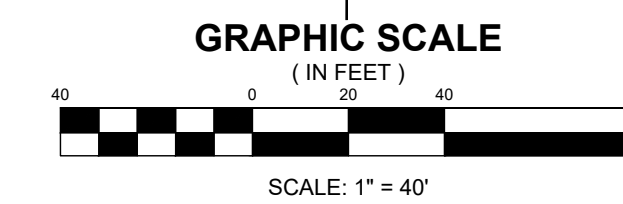
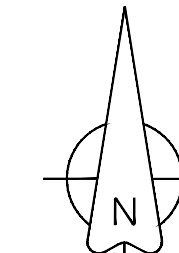
OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615-678-8212



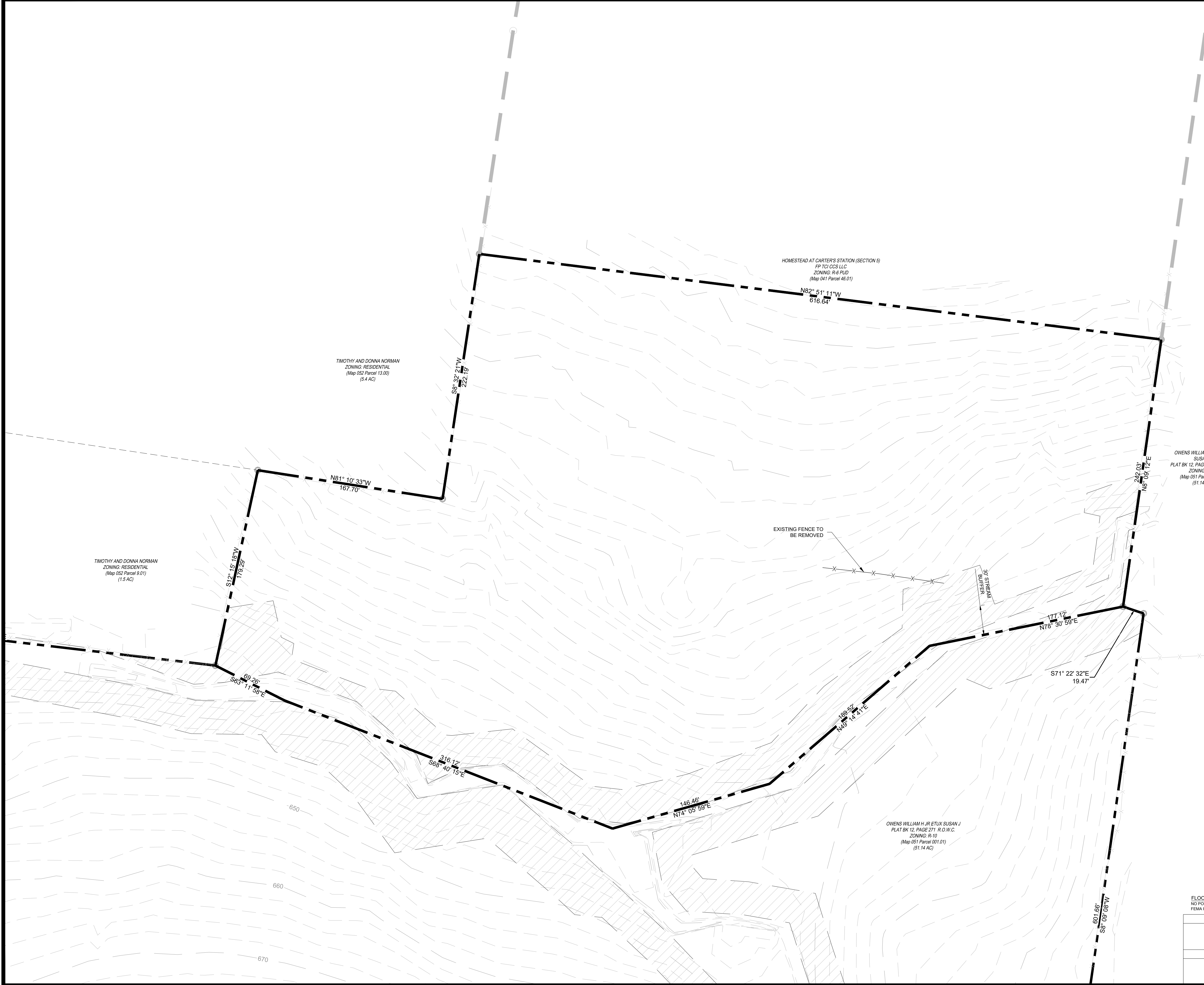
3/21/22

PROJECT
18-0720

SHEET
C-0.0



LEGEND	
	EXISTING BOUNDARY LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

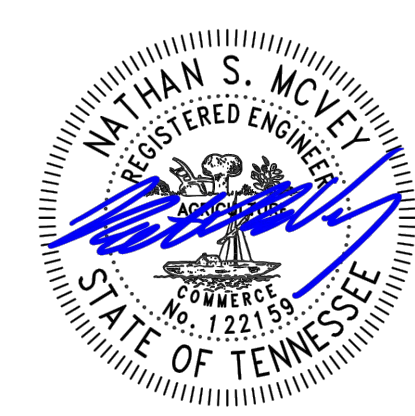


NO.	DATE	REVISIONS PER CITY COMMENTS
1	3/21/22	

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



3/21/22

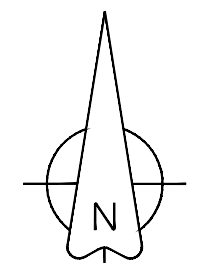
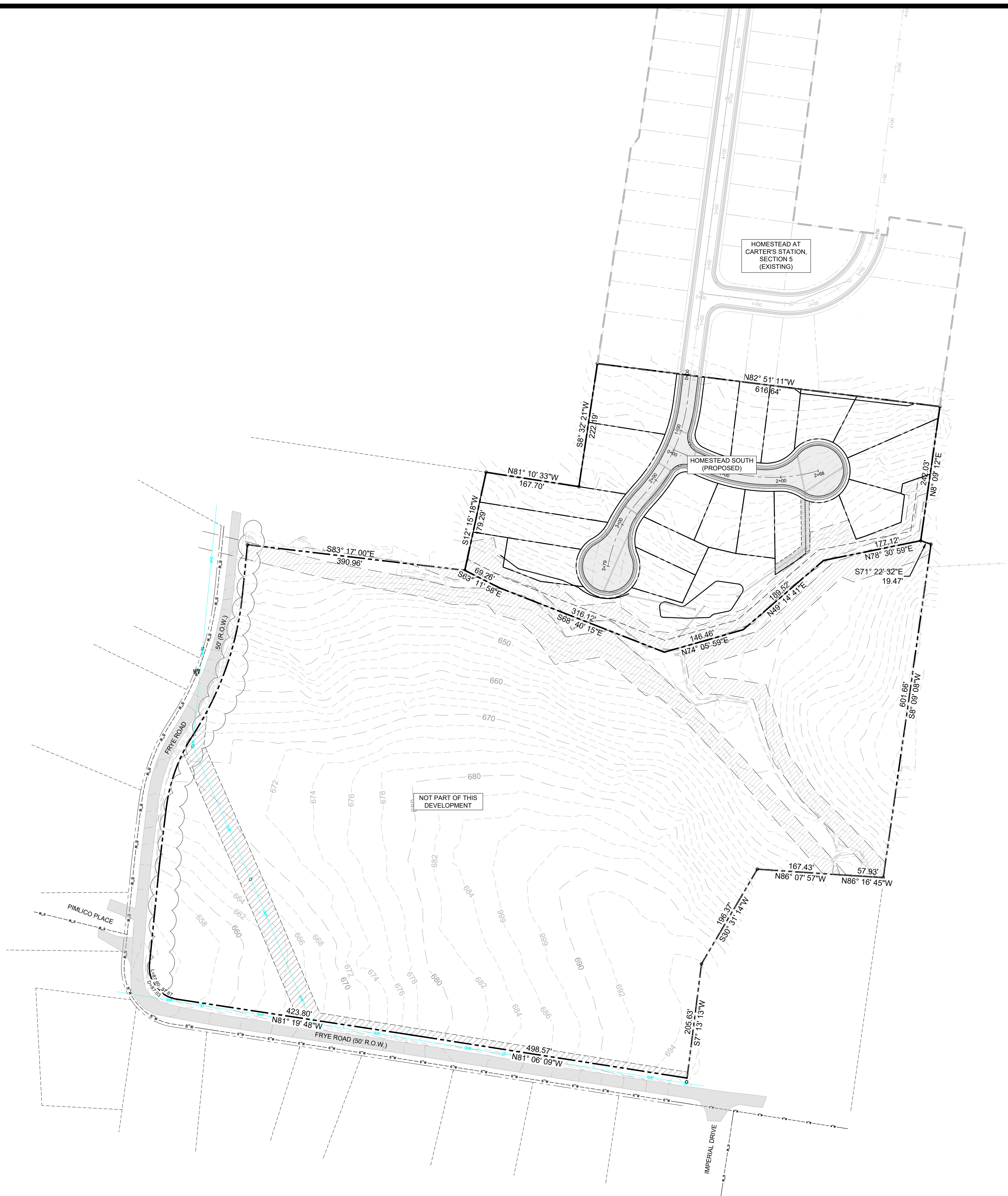
PROJECT
 18-0720

SHEET
 C-1.0

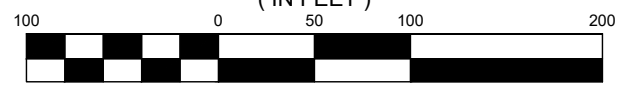
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OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212





GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 100'

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

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

HOMESTEAD SOUTH



3/21/22

PROJECT
18-0720

SHEET
C-2.0

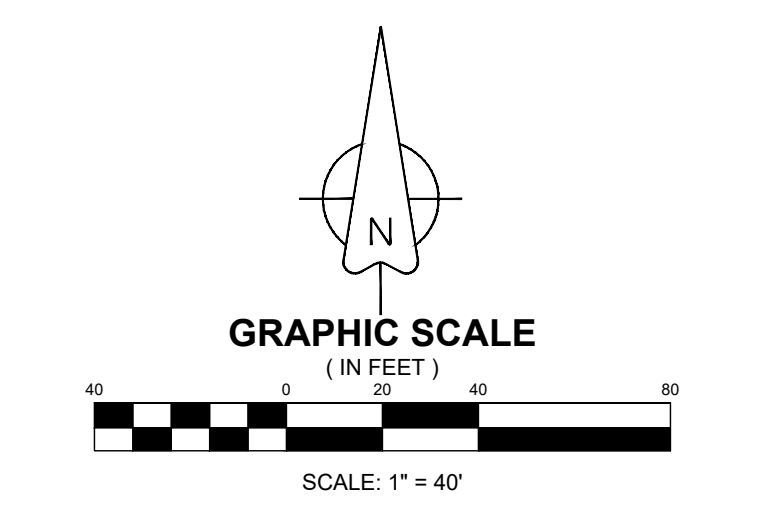
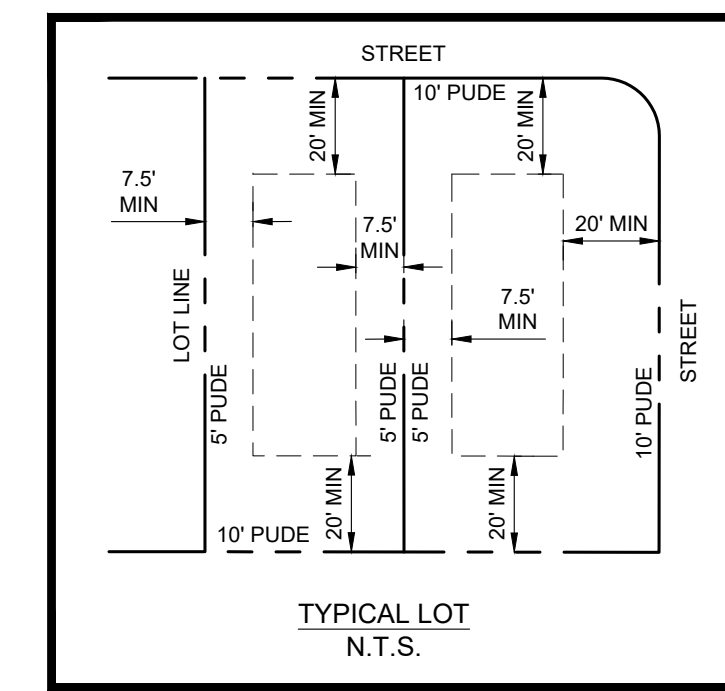
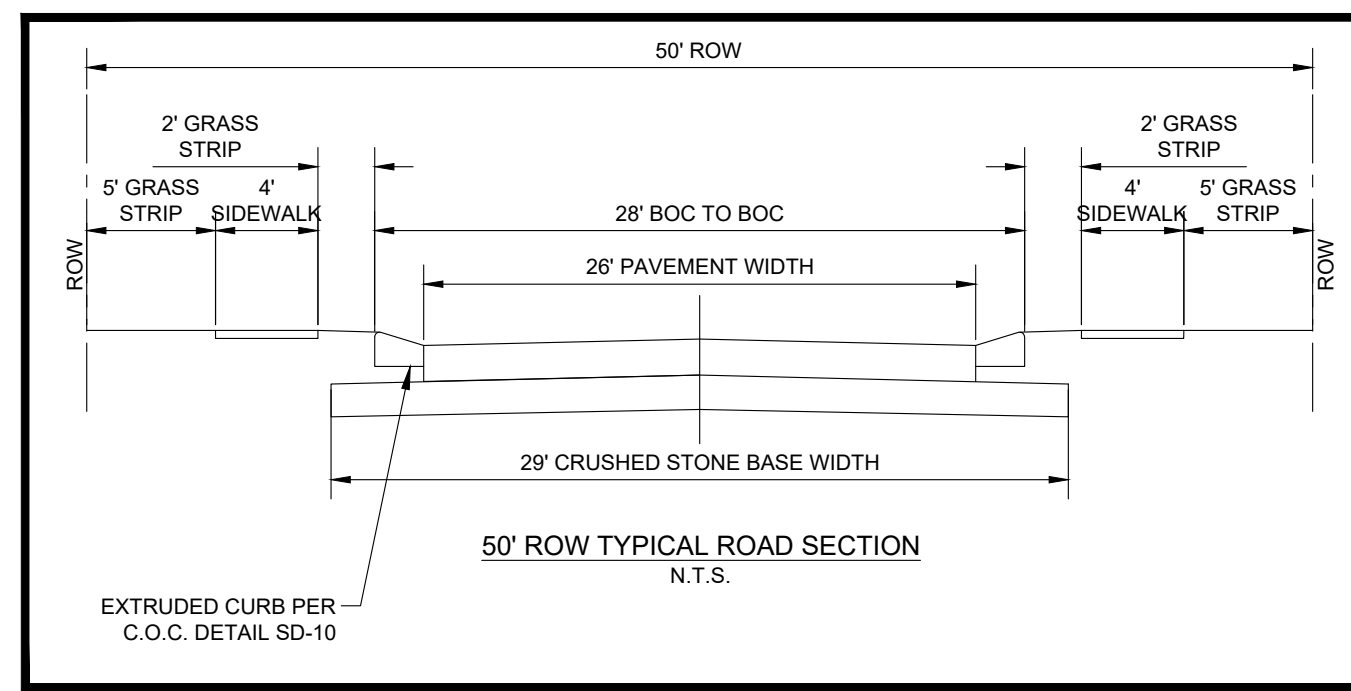
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OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

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	67.88	S88° 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

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 #	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



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

	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 CLOSE	1/10,000	1/10,000

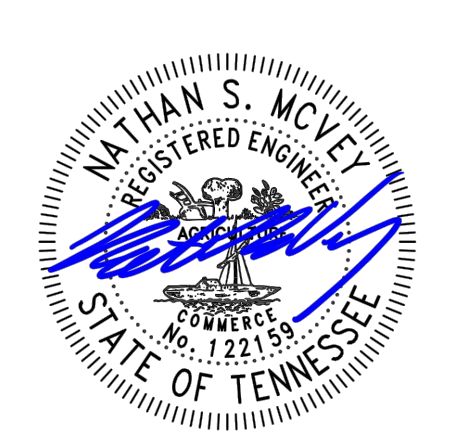
FLOOD NOTE
 NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 4719C01190E, REVISED 16 APRIL 2017.

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 PER CITY COMMENTS
1	3/21/22	

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



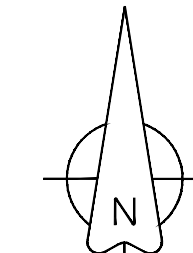
3/21/22

PROJECT
18-0720

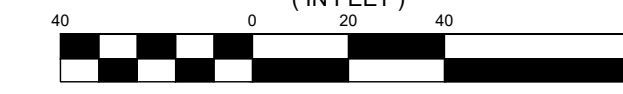
SHEET
C-2.1



HOMESTEAD SOUTH



GRAPHIC SCALE
(IN FEET)



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



TIMOTHY AND DONNA NORMAN
ZONING: RESIDENTIAL
(Map 052 Parcel 13.00)
(24.4 AC)

TIMOTHY AND DONNA NORMAN
ZONING: RESIDENTIAL
(Map 052 Parcel 9.01)
(1.5 AC)

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)

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)

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OWNER OF RECORD
NOMAJ 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

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

HOMESTEAD SOUTH



3/21/22

PROJECT
18-0720

SHEET
C-2.2





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:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	<p>Annexations/Rezoning:</p> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards
<p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i></p>	<p>Plats/PUDs:</p> <ul style="list-style-type: none"> • 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.

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

 APPLICANT NAME



 APPLICANT SIGNATURE

2/10/22

 DATE

NOMAU PARTNERS LLC

 PROPERTY OWNER NAME



 PROPERTY OWNER SIGNATURE

2/10/22

 DATE

STAFF USE ONLY

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

PRELIMINARY PLAT 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

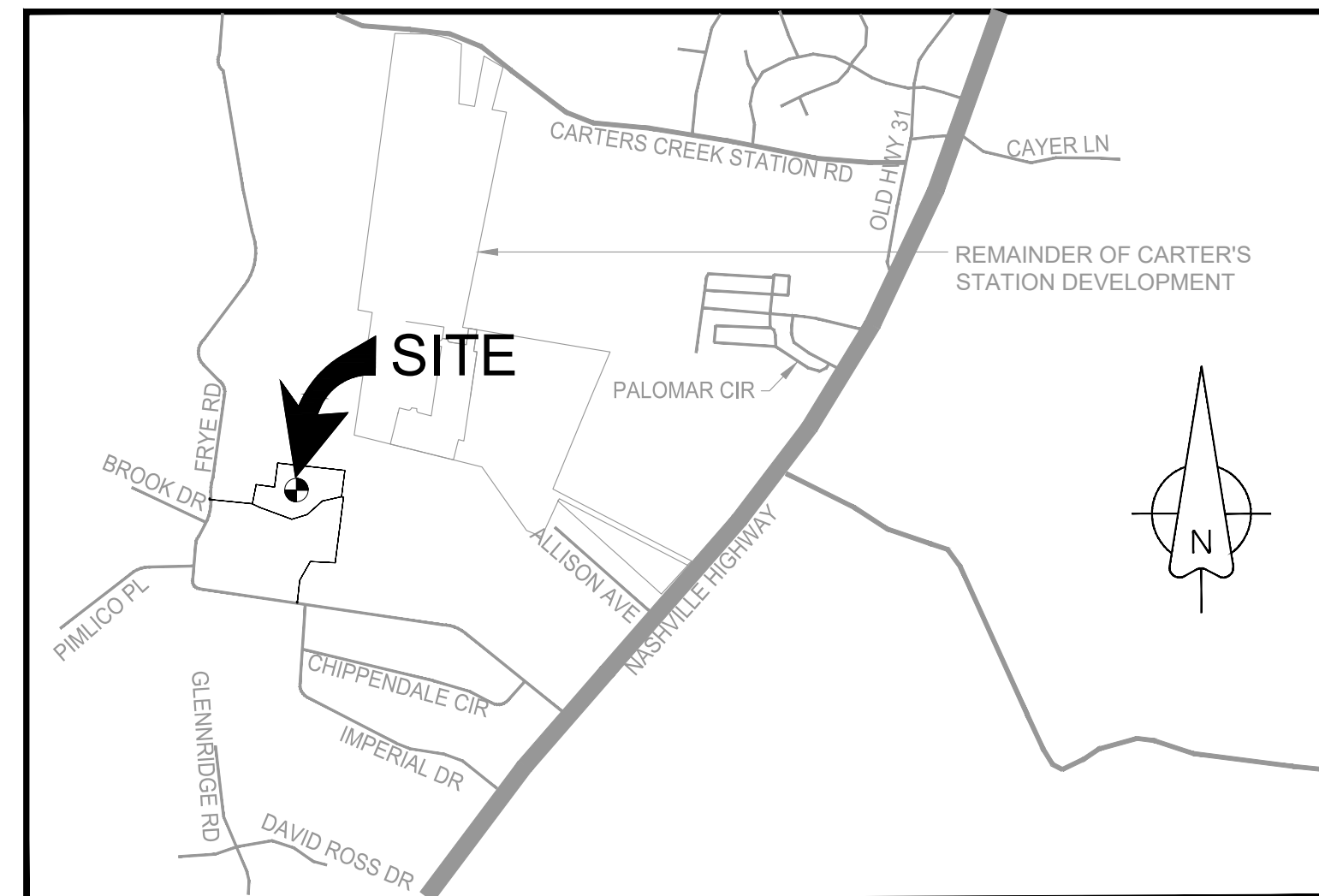
Water: Sloan Delk
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833

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

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.



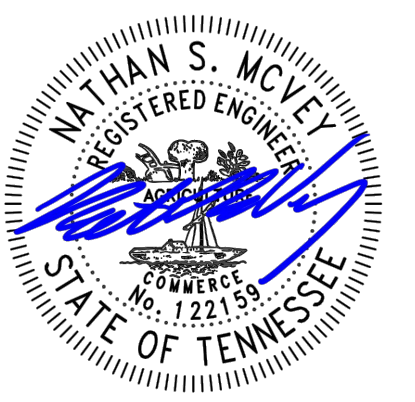
SITE VICINITY MAP

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

NO.	DATE	REVISIONS

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

HOMESTEAD SOUTH



2/14/22

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

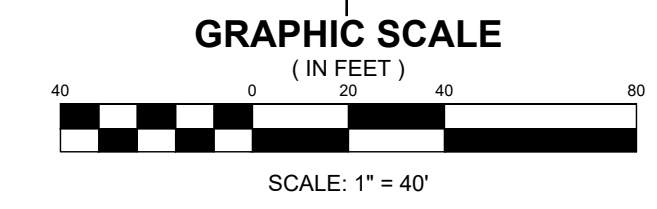
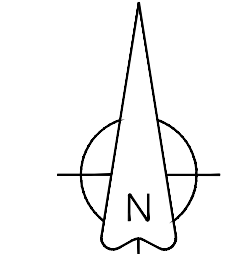
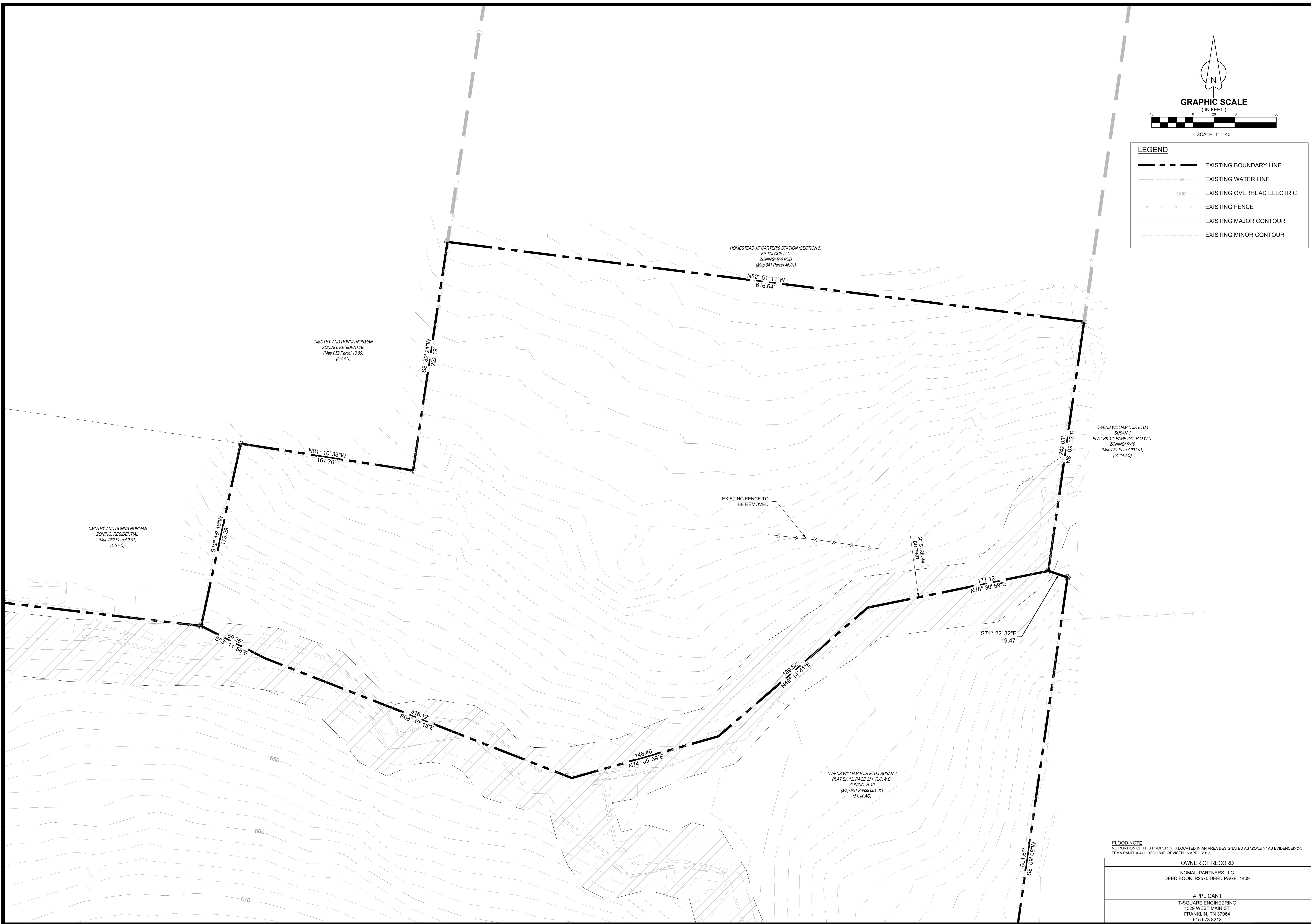
PROJECT
18-0720

SHEET
C-0.0



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



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

REVISIONS

NO.	DATE

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

EXISTING CONDITIONS

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

HOMESTEAD SOUTH



2/14/22

PROJECT
18-0720

SHEET
C-1.0

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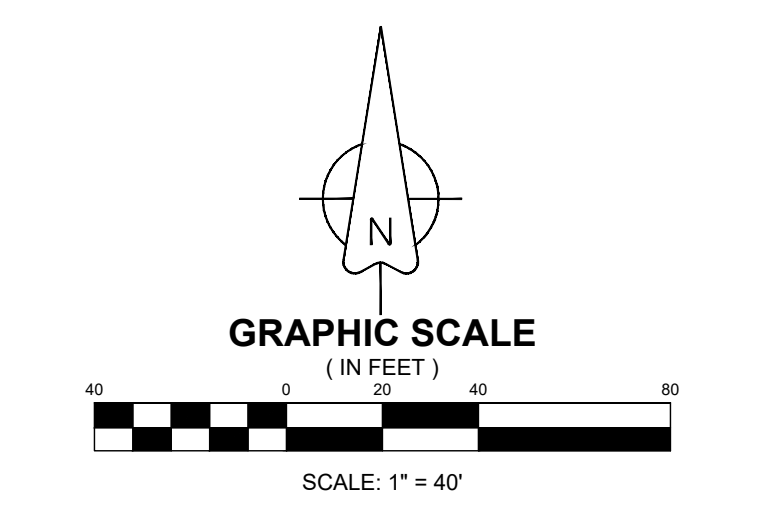
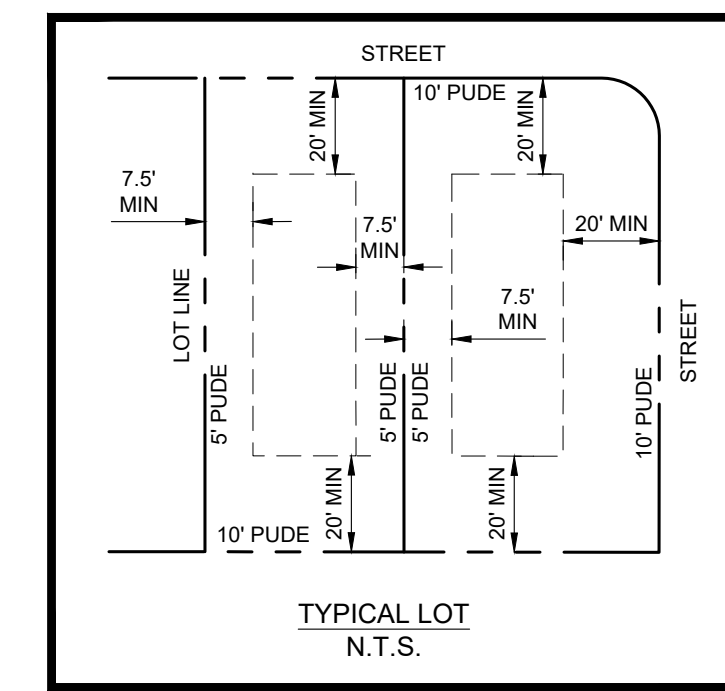
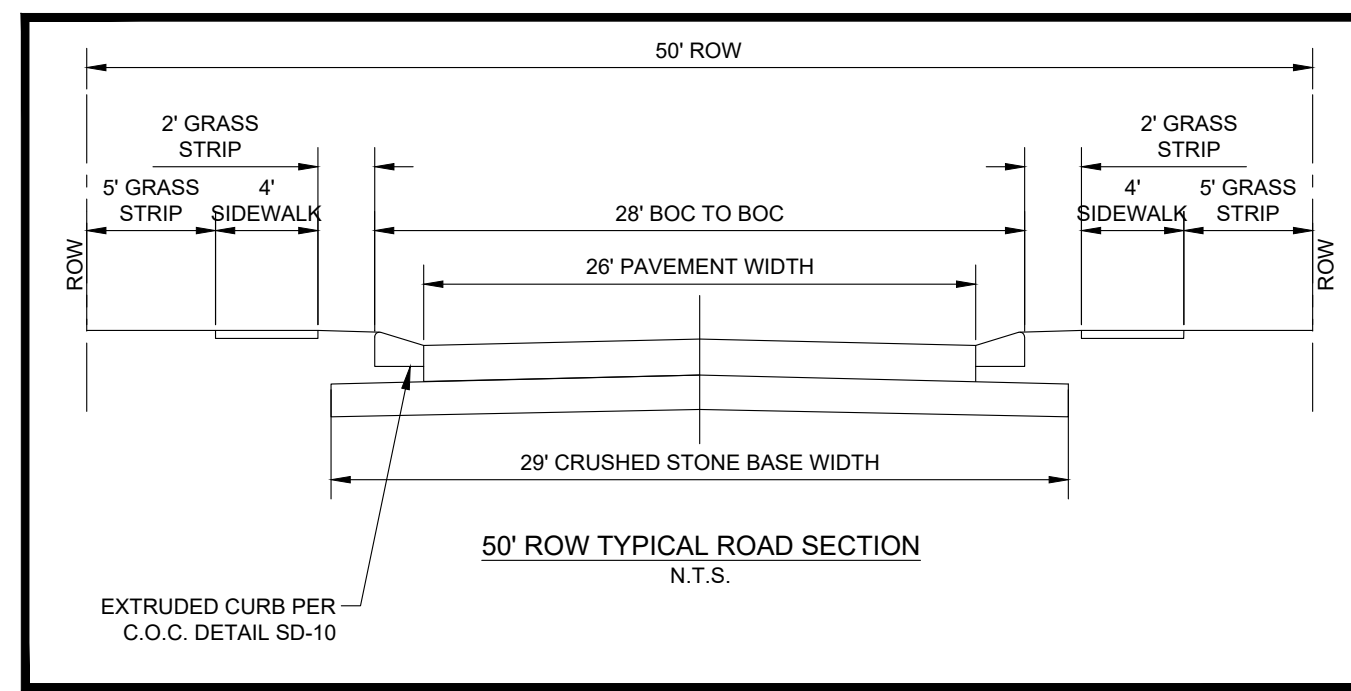
OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212



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	31.85	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

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

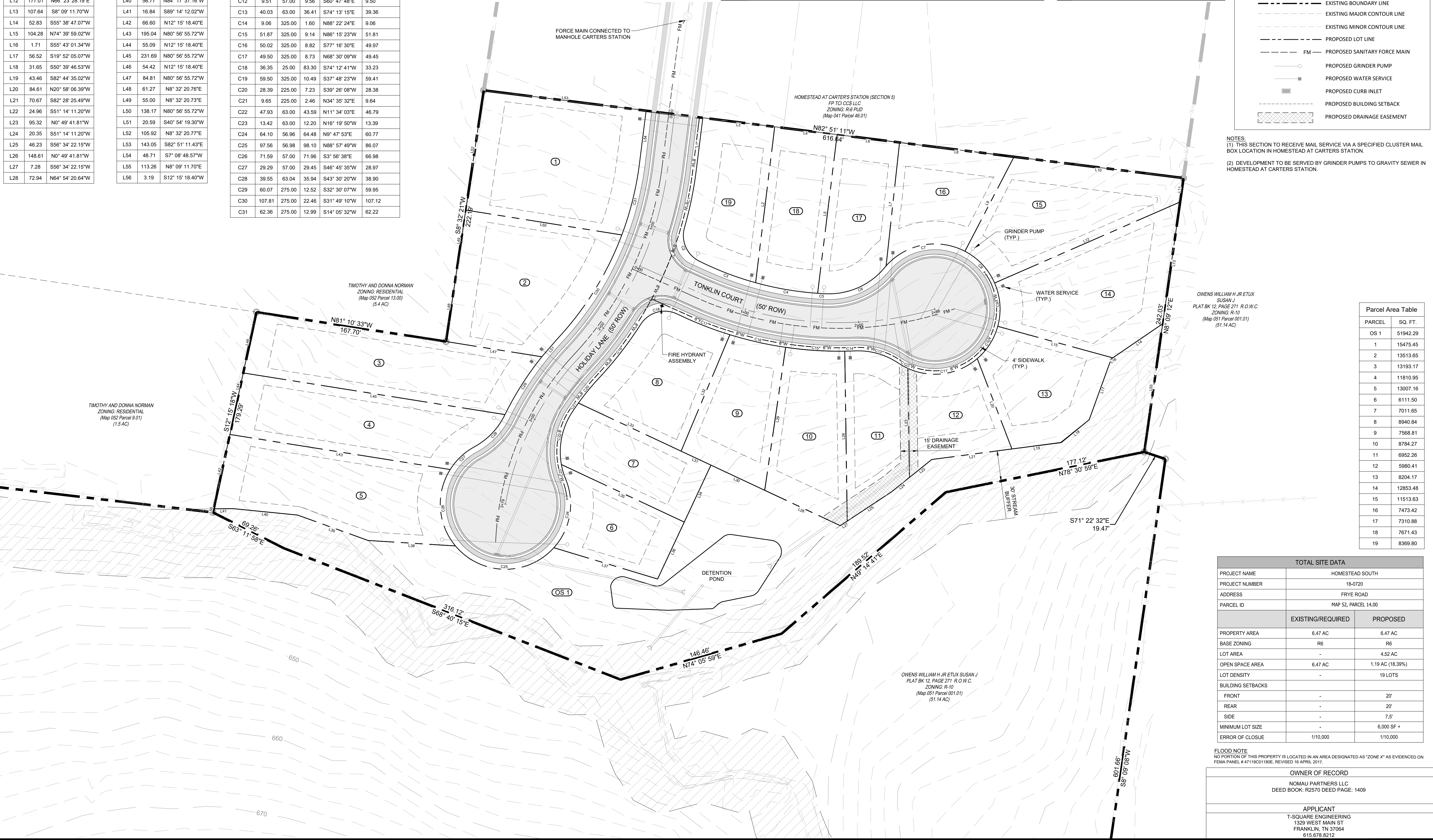
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.60	325.00	8.57	S11° 50' 38"W	48.55
C2	34.76	25.00	79.66	S23° 42' 10"E	32.03
C3	52.89	275.00	11.02	S69° 02' 33"E	52.81
C4	55.11	275.00	11.48	S80° 17' 34"E	55.02
C5	7.24	275.00	1.51	N86° 47' 16"W	7.24
C6	60.26	63.31	54.54	S65° 07' 16"W	58.01
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	62.38	275.00	12.99	S14° 05' 32"W	62.22



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.
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

	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 CLOSE	1/10,000	1/10,000

FLOOD NOTE
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OWNER OF RECORD
 NOMAJ 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	DESCRIPTION

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



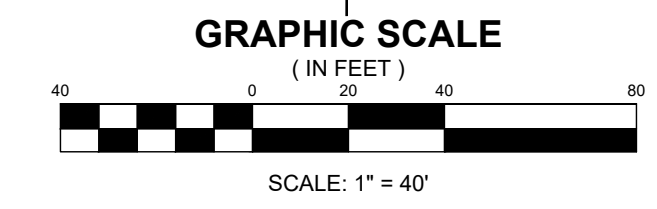
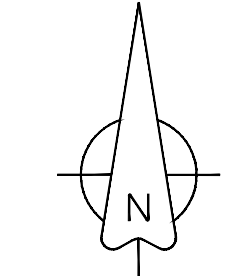
2/14/22

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



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



REVISIONS

NO. DATE

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



2/14/22

PROJECT
18-0720

SHEET
C-2.0

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



CITY OF COLUMBIA



T E N N E S S E E

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: 615-578-8212 Fax/Email: nathan.mcvey@t2-eng.com

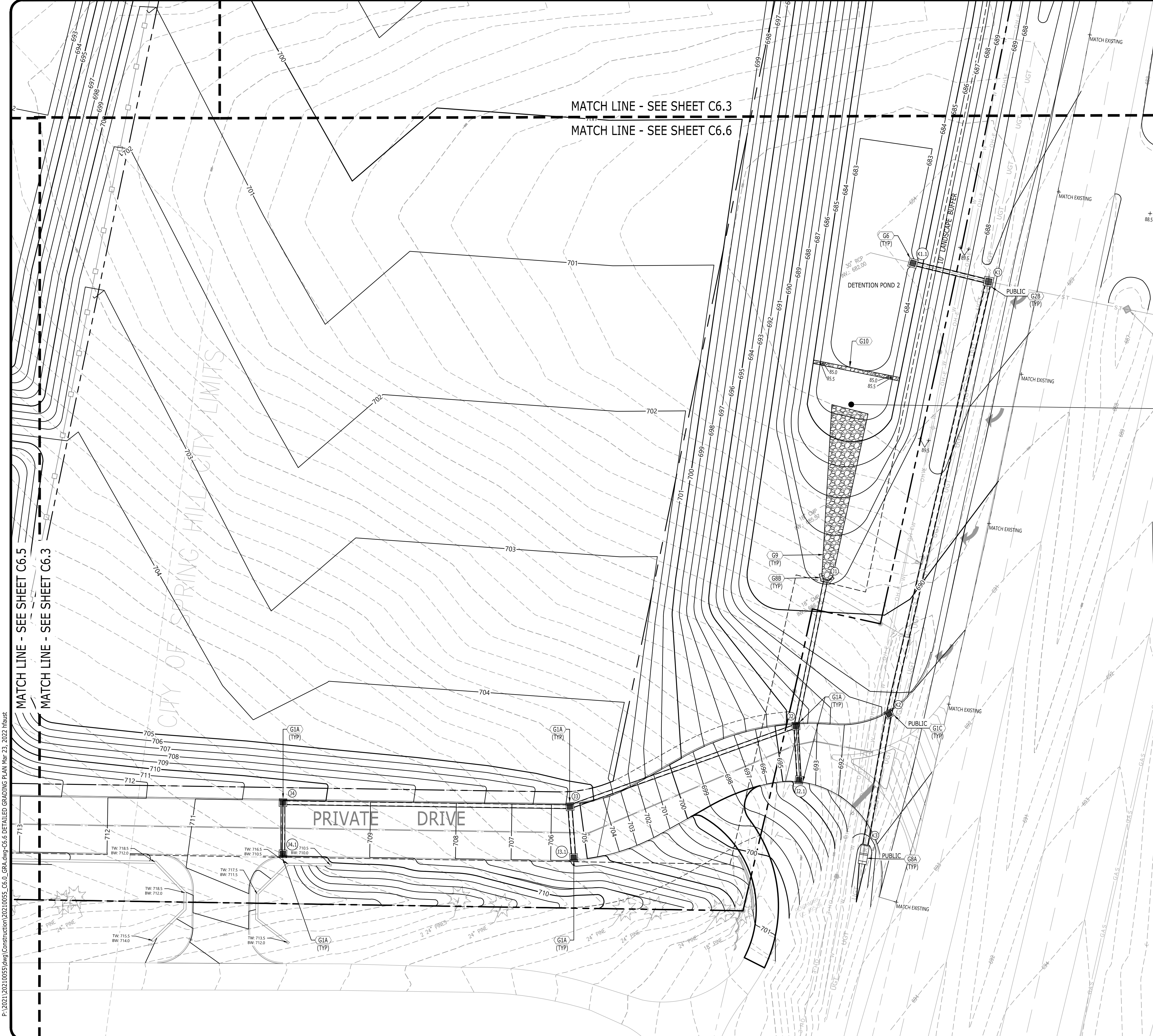
Number of Lots in Subdivision: 18

Phase Number/Name: Phase 1 of 1

Parcel I.D. (Tax Map) (Parcel):

910 Map 52, Parcel 14.00

Road Name	Approved	Disapproved
Tonkin Court		



MATCH LINE - SEE SHEET C6.3
 MATCH LINE - SEE SHEET C6.6

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

NOTE: SEE SHEET C6.7 FOR PIPE AND STRUCTURE TABLES

FOREBAY FOR WATER QUALITY TREATMENT
 HEIGHT = 3'
 VOLUME = 3,085 CFS

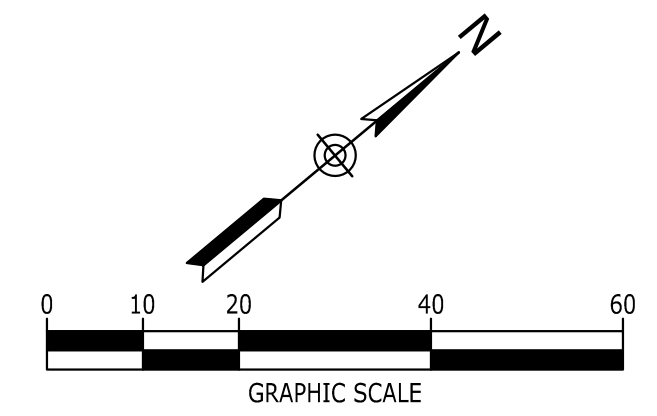
LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
STRAW BALE FILTER	

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.



P:\2021\20210055\dwg\Construction\20210055_C6.0_GRA.dwg-C6.6 DETAILED GRADING PLAN Mar 23, 2022 thbaust



ENDEAVOR REAL ESTATE GROUP
 500 WEST 5TH STREET, ST. 700
 AUSTIN, TX 78701
 512.532.2180



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



2021 ANNUAL DEVELOPMENT REPORT



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.

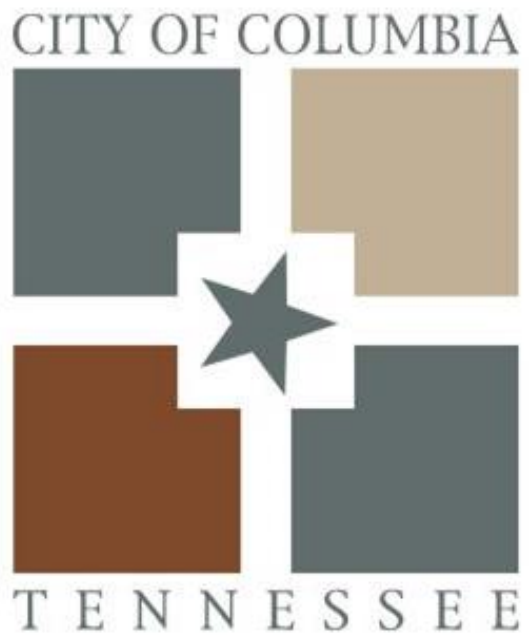
Our experiences throughout 2021 point to the need for long-range planning. Connect Columbia, the City's Comprehensive Plan, is now five years old. Our population has grown rapidly during that time. The expansion of the Arts District in 2021, along with the remarkable increase in home values, is indicative 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

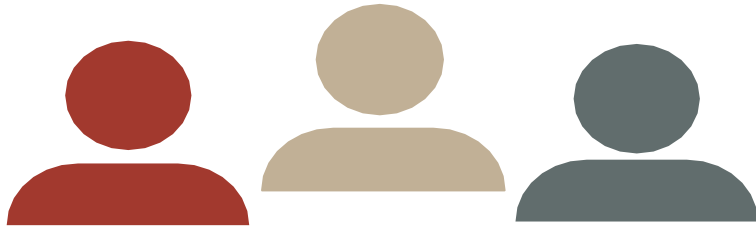
Director of Development Services

A Year of Rapid Growth



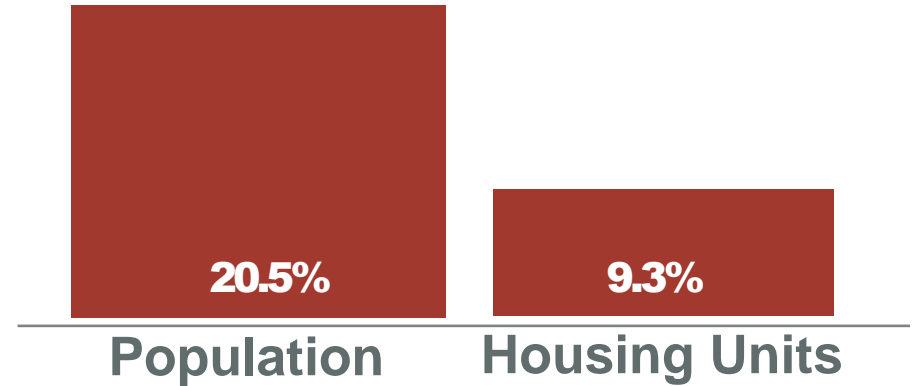
Population & Housing

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

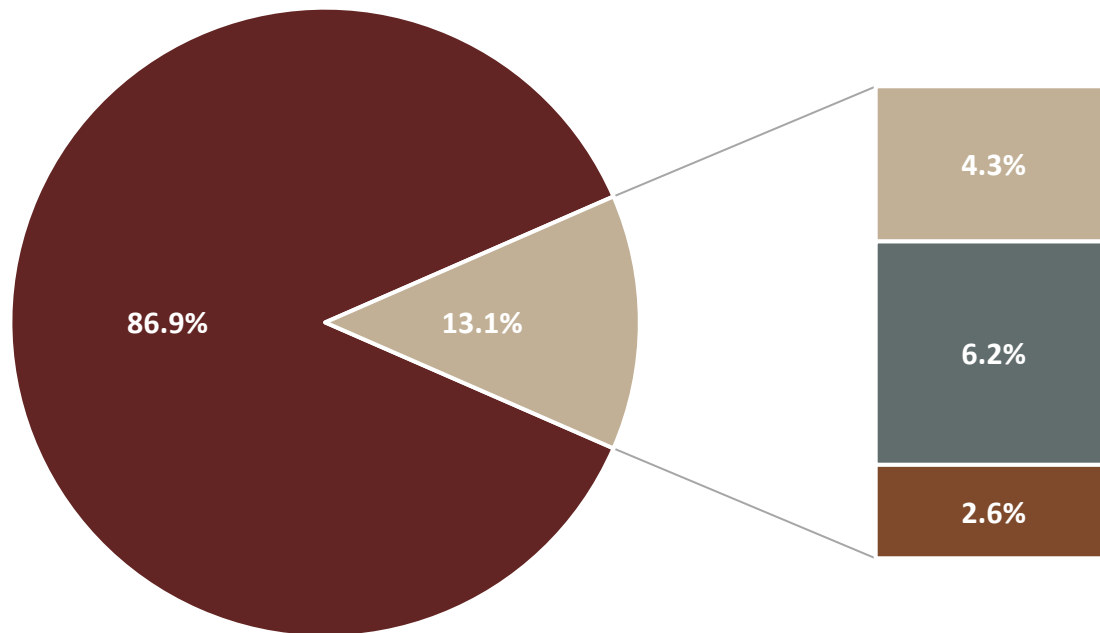
**RVs, Vans, etc. Estimate was zero in 2015

*Estimates vary by Census product from n of 16,964 to 18,335

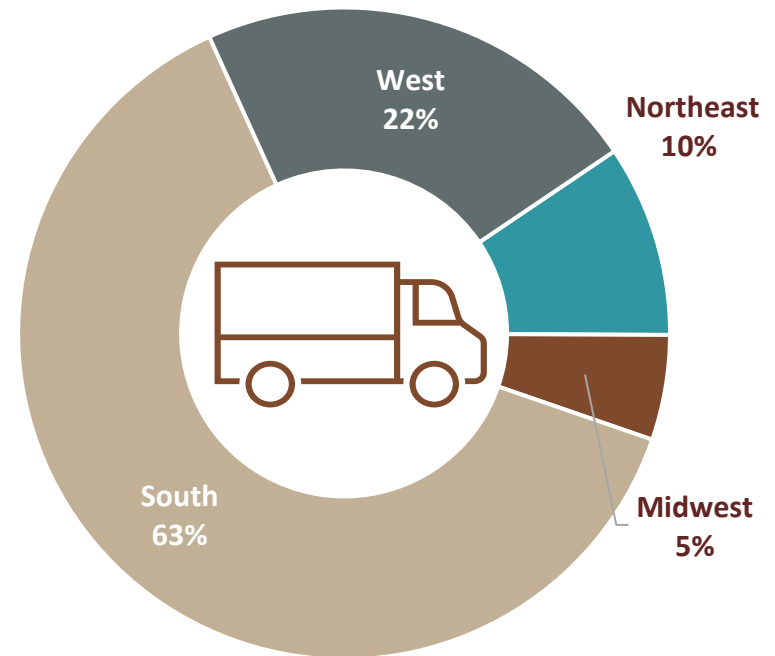


Residential Mobility

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



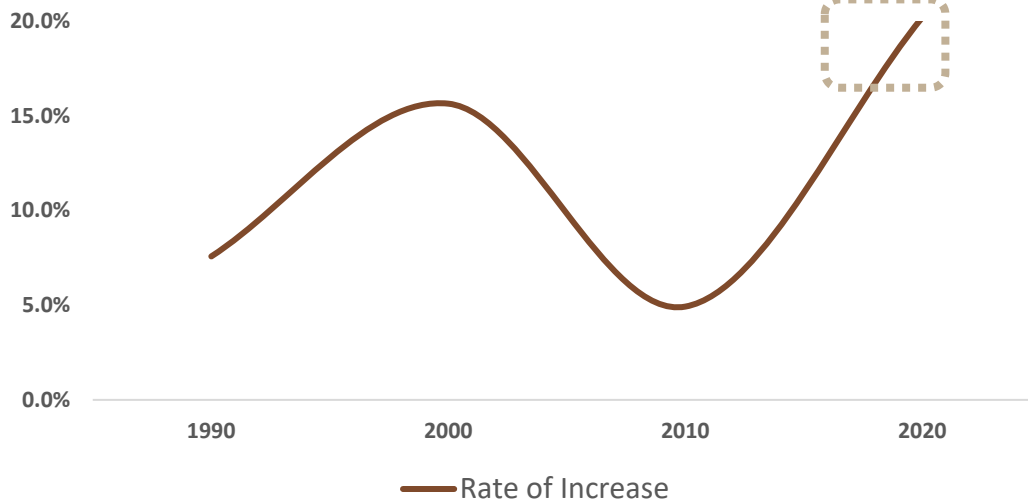
Region of Origin Out of State In-Migration to Columbia



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?

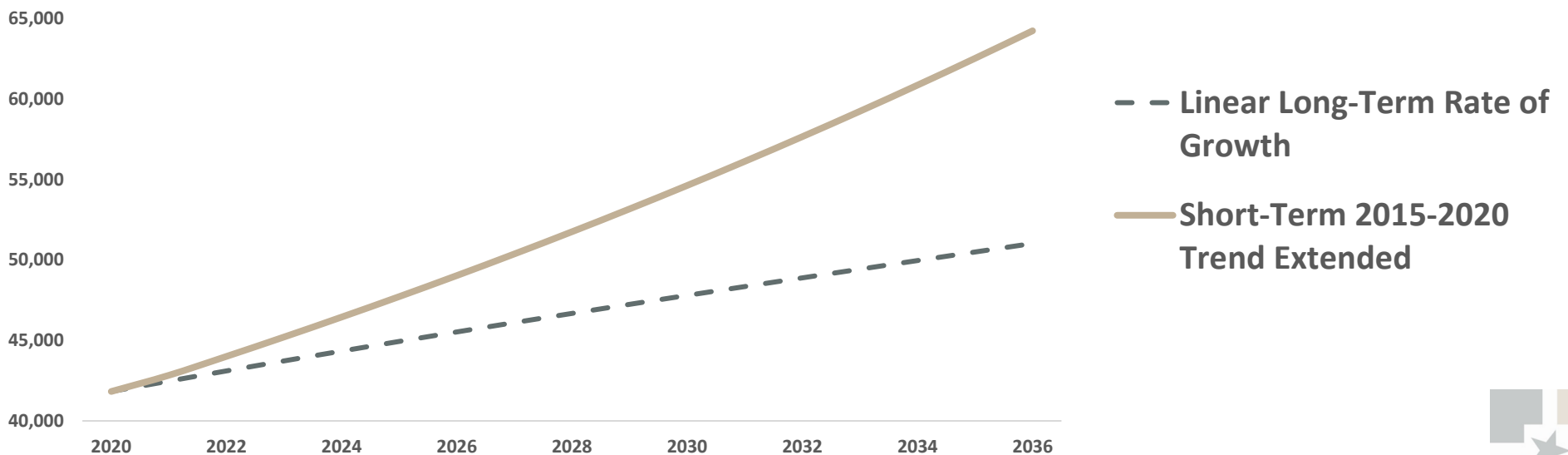


Average Annual Growth Rate

2010-2015 Growth Rate: 1.0%

2016-2020 Growth Rate: 2.7%

Long-Range Projection: 1.4%



Planning

In 2021...

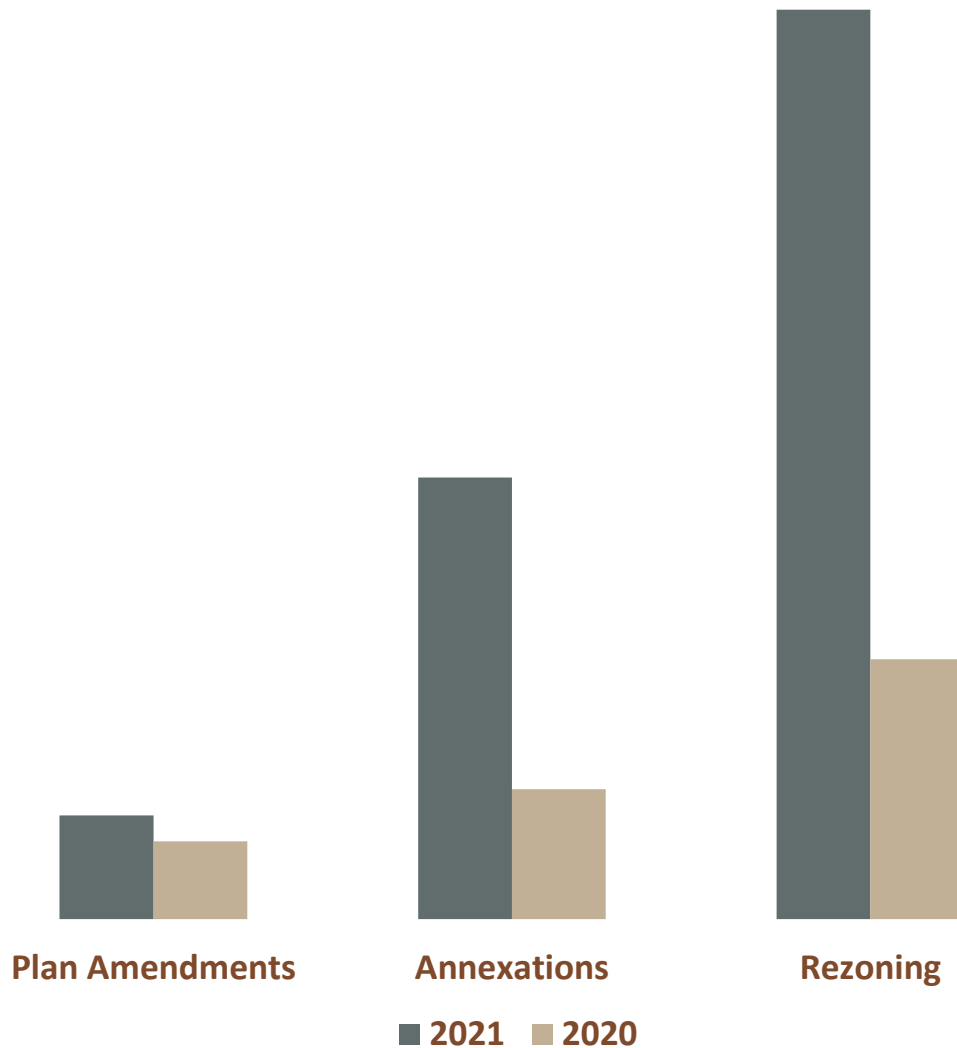
Annexations increased the physical area of the City by 4.6% (1.51 sq. miles)

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



Development Review Applications Year-over-Year Increase

Plan Amendments: 33%

Annexations: 240%

Rezoning: 250%

Design Review: 16.7%

186 Pre-application Meetings
9 Site Development Plans



Annexation

In 2021...
Planning Commission
considered **23** requests for
annexation.

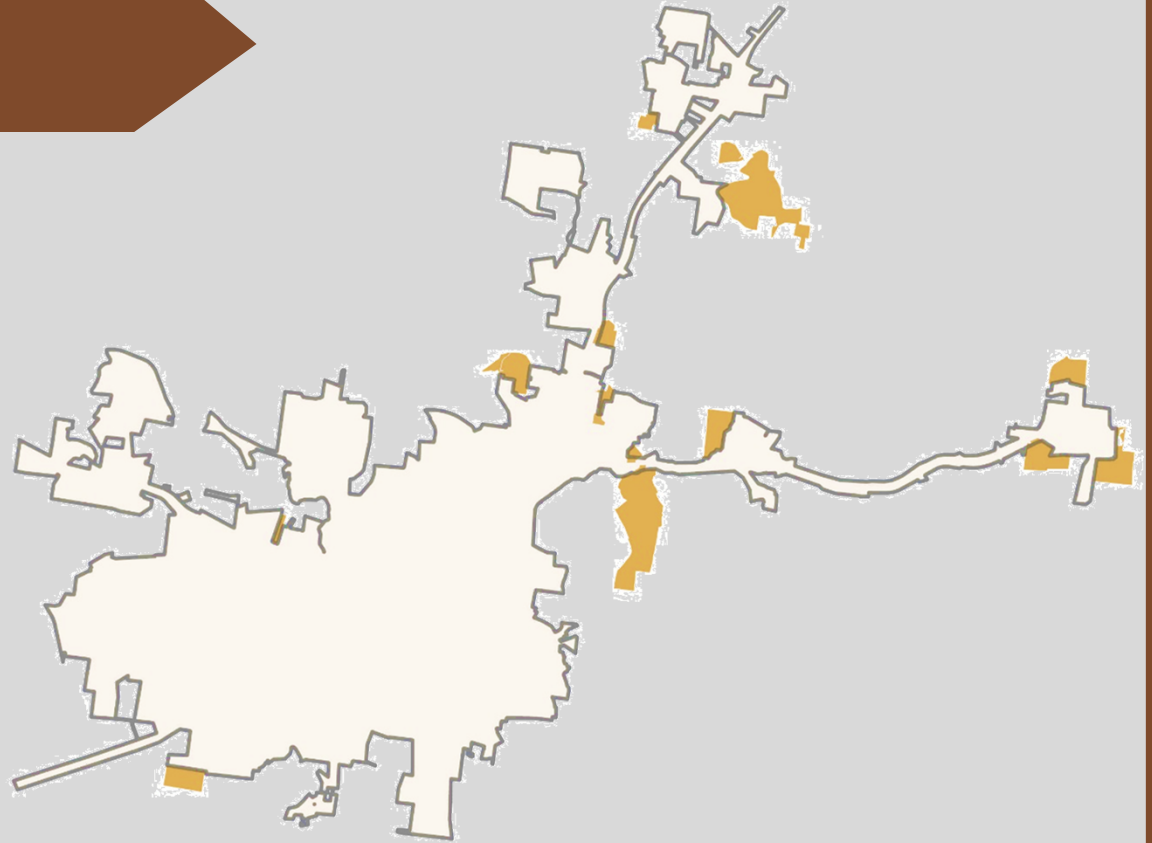
RS-10/RS-10 PUD

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

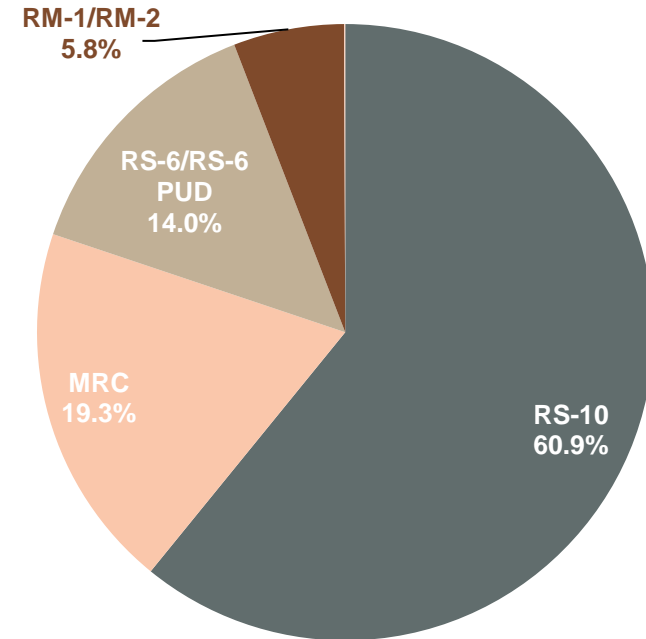
Rezoning – including annexations – were nearly all to residential zones

Requests for higher density districts were more frequent than RS-10

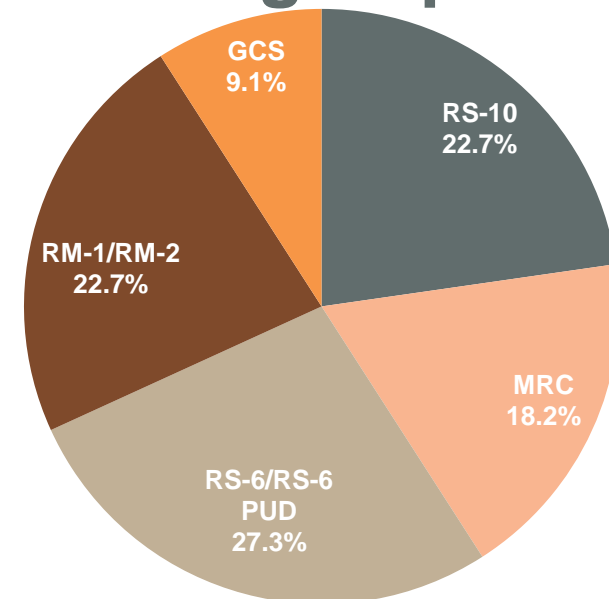
Requests for RS-10 zoning involved more land than high density zones

Source: Development Services records export from LAMA

Rezoned Acreage



Rezoning Requests



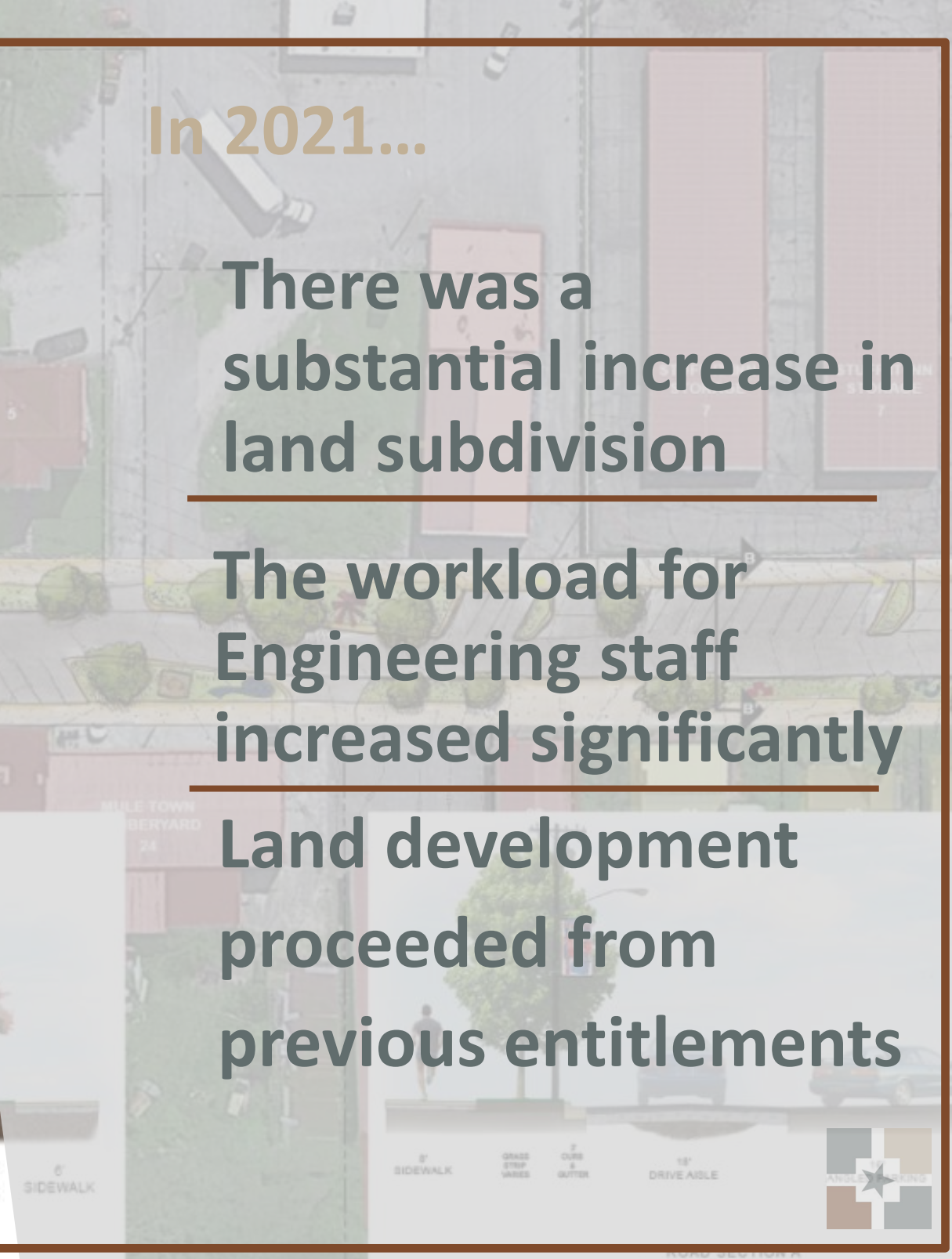
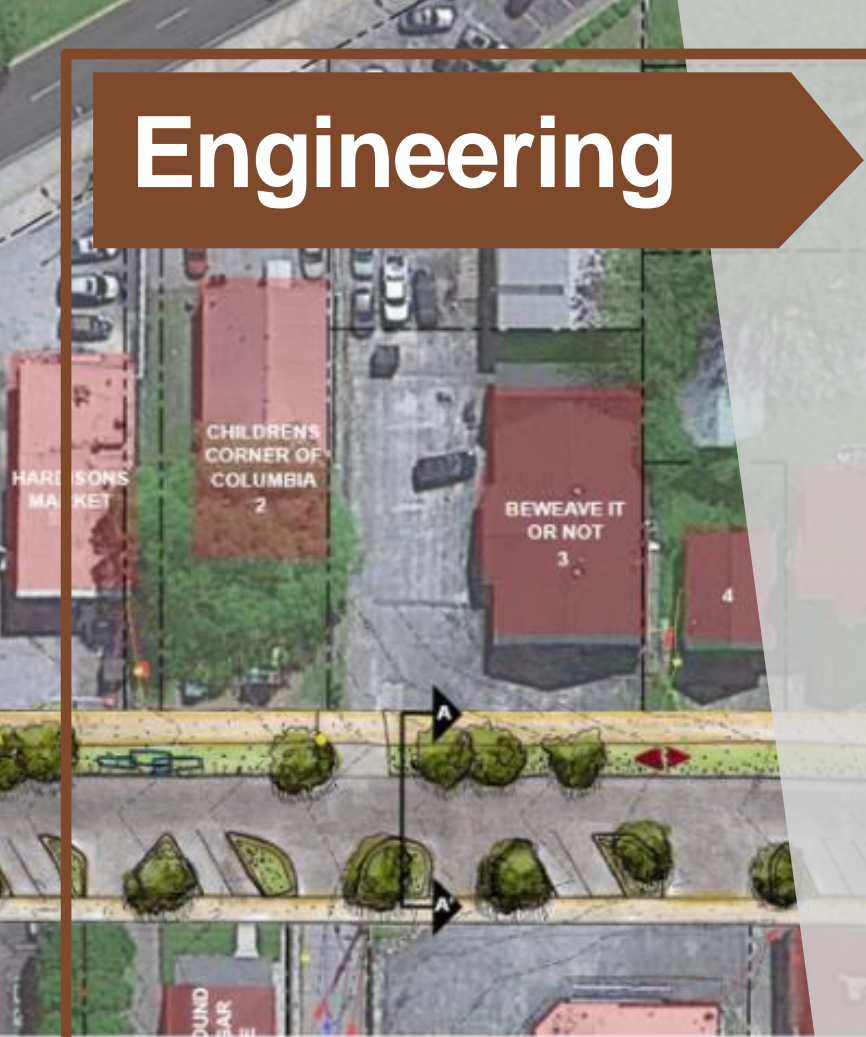
Engineering

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

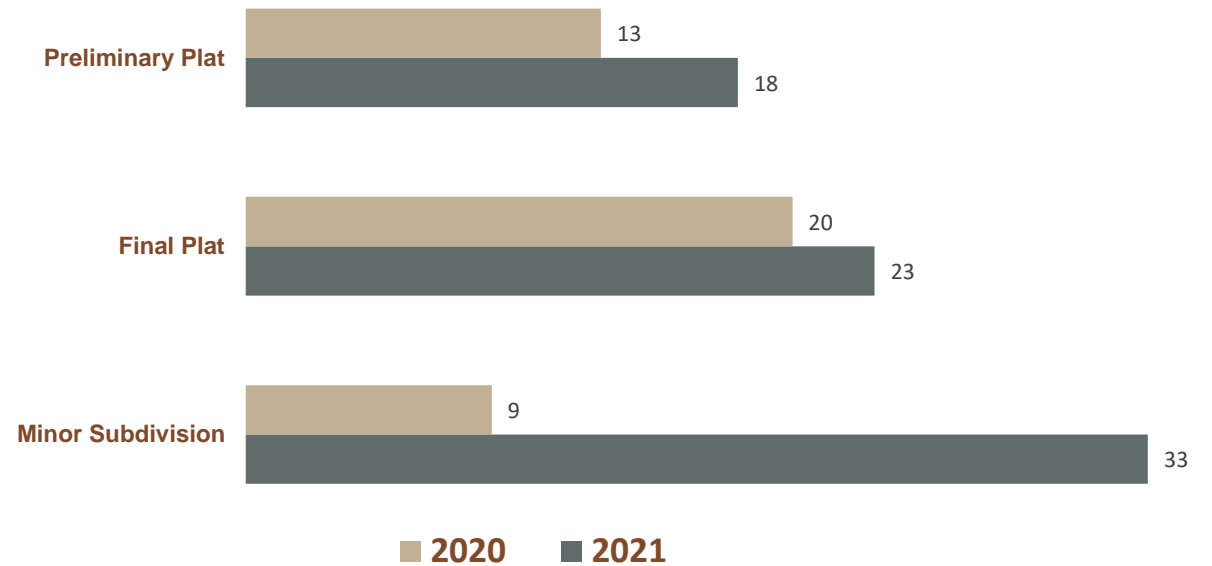
In 2021...

City engineering staff reviewed **33** minor subdivisions

18 Preliminary Plats (**1,684** lots)

23 Final Plats (**623** lots)

Subdivision Reviews



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

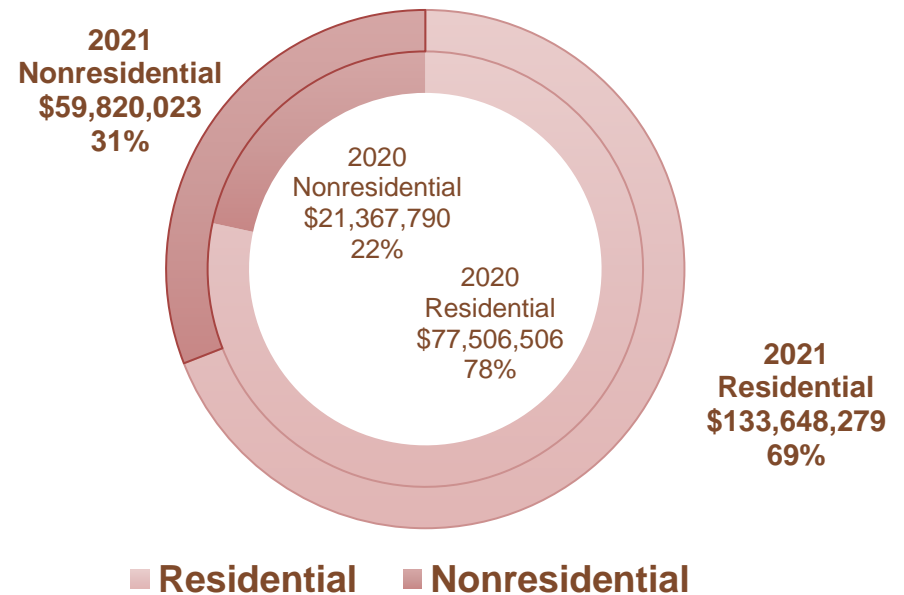
Permit volume for residential construction increased **27.9%** year-over-year

The volume of nonresidential construction is up **14.0%** year-over-year

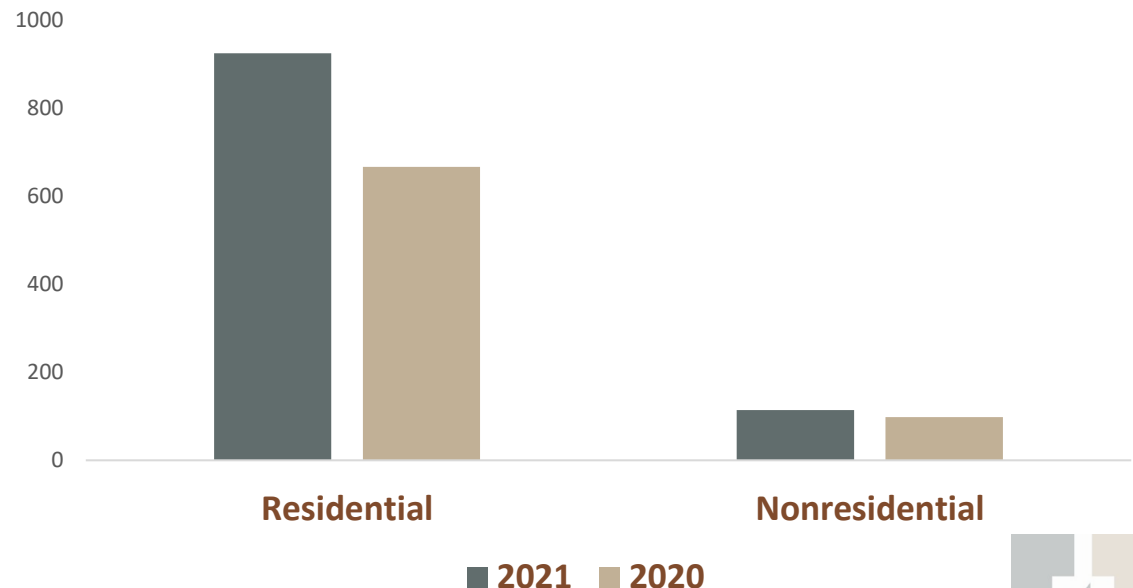
The value of nonresidential construction increased **180%**

The value of residential construction increased **72.4%**

Value of Construction by Type

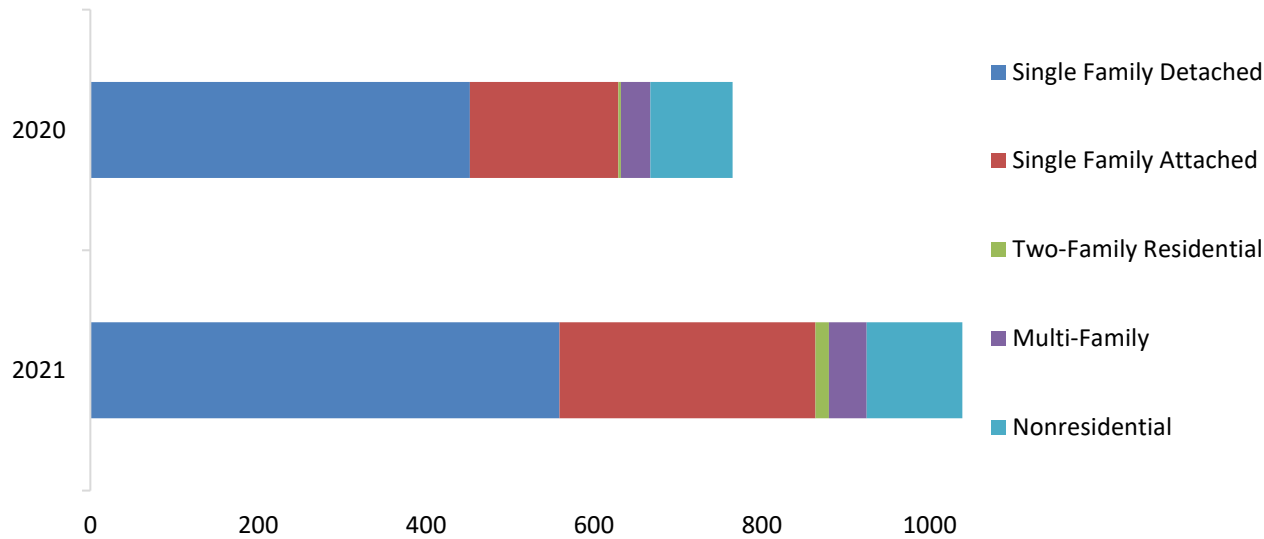


Permit Volume

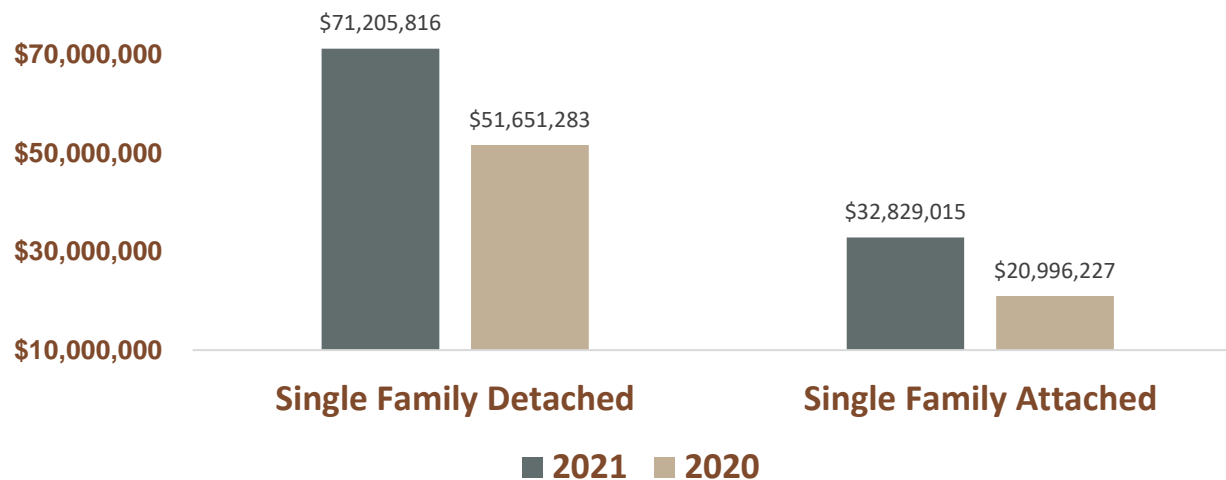


New Mix of Housing

Permit Volume



Value of Permitted Construction



In 2021...
Townhomes
 became a
 significant
 share of
 permitted
 construction

Source: Development Services records export from LAMA



Historic Zoning

In 2021...

There were Sixty Applications for Certificates of Appropriateness

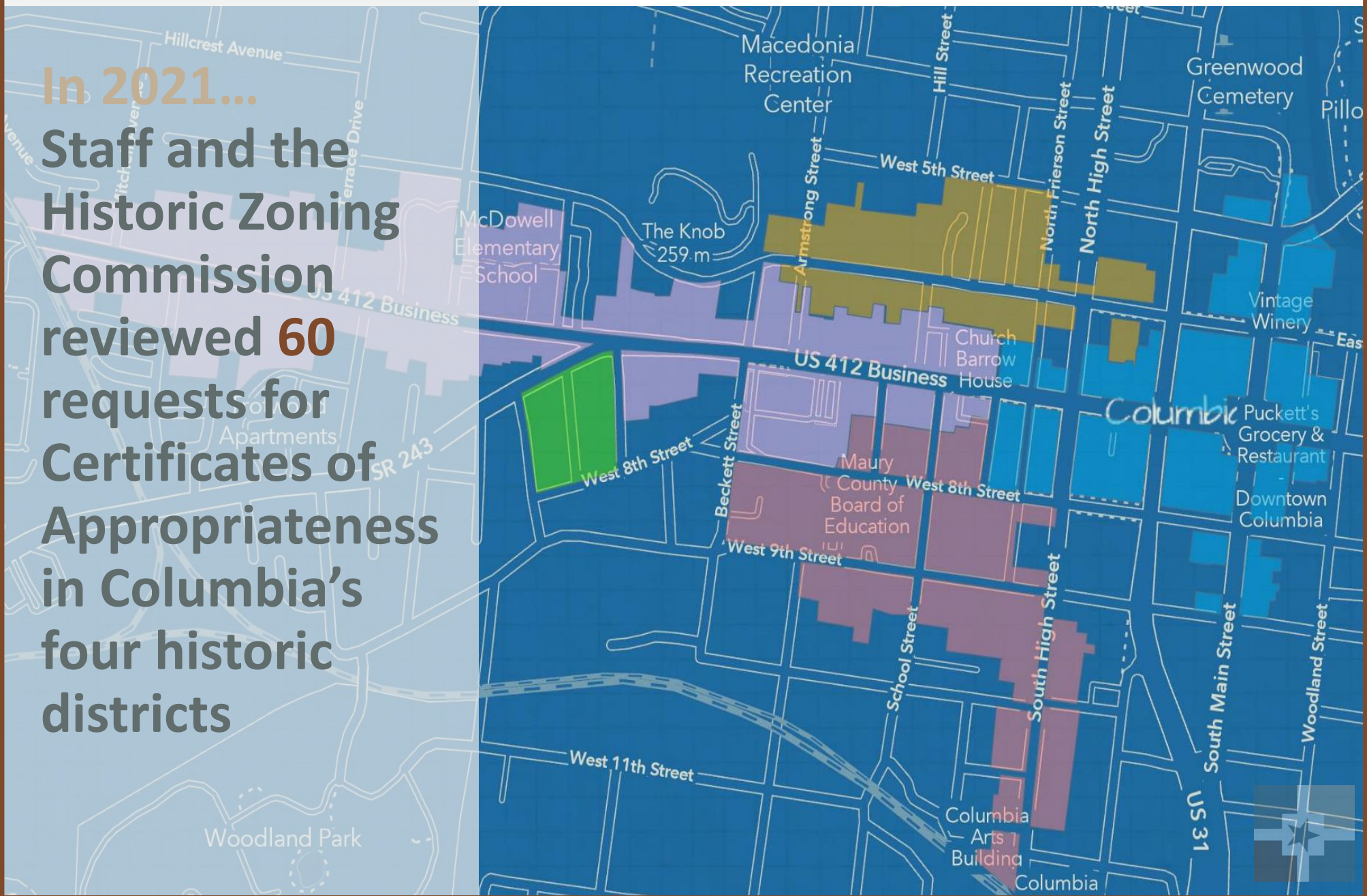
Most frequent requests were for signage in the Downtown Historic District



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

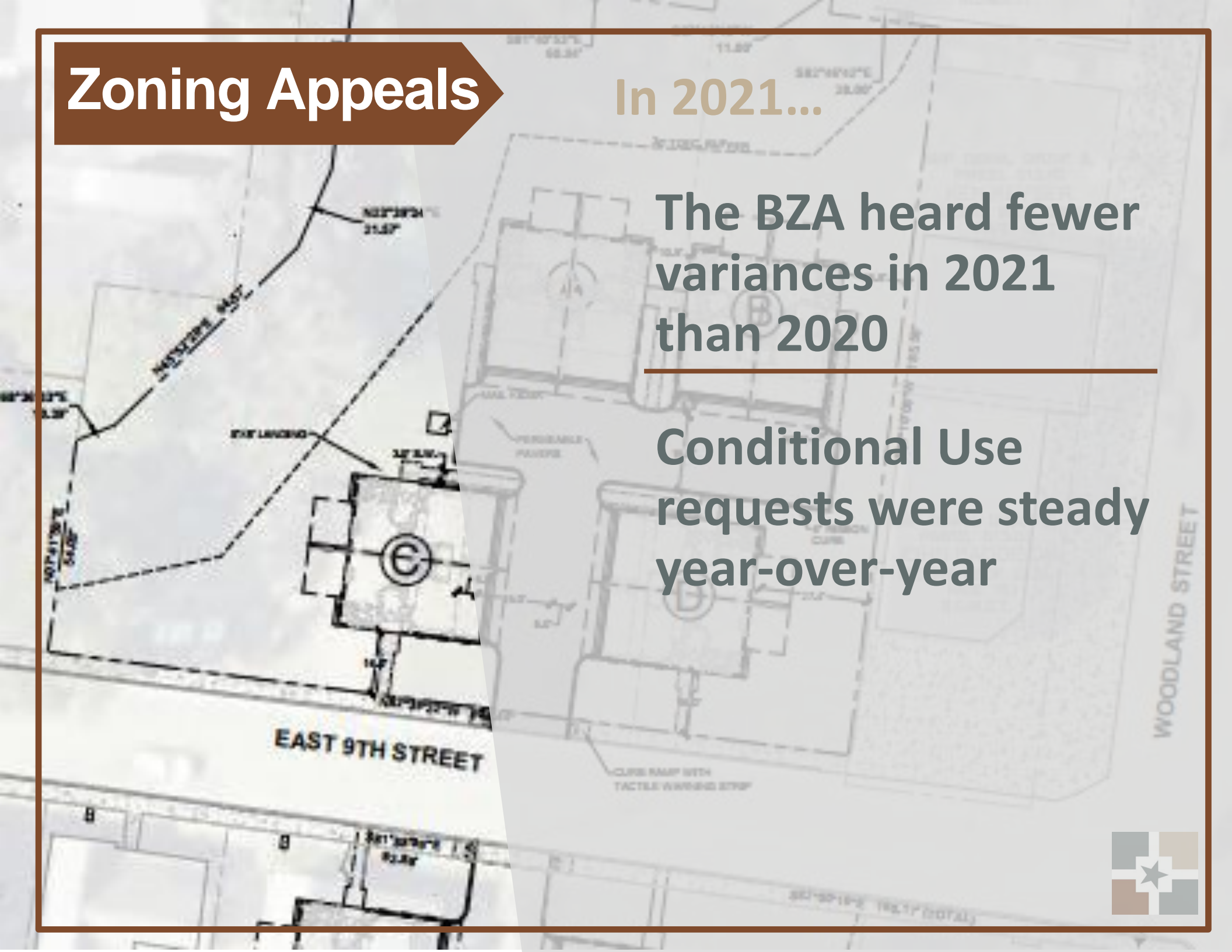


Zoning Appeals

In 2021...

The BZA heard fewer variances in 2021 than 2020

Conditional Use requests were steady year-over-year



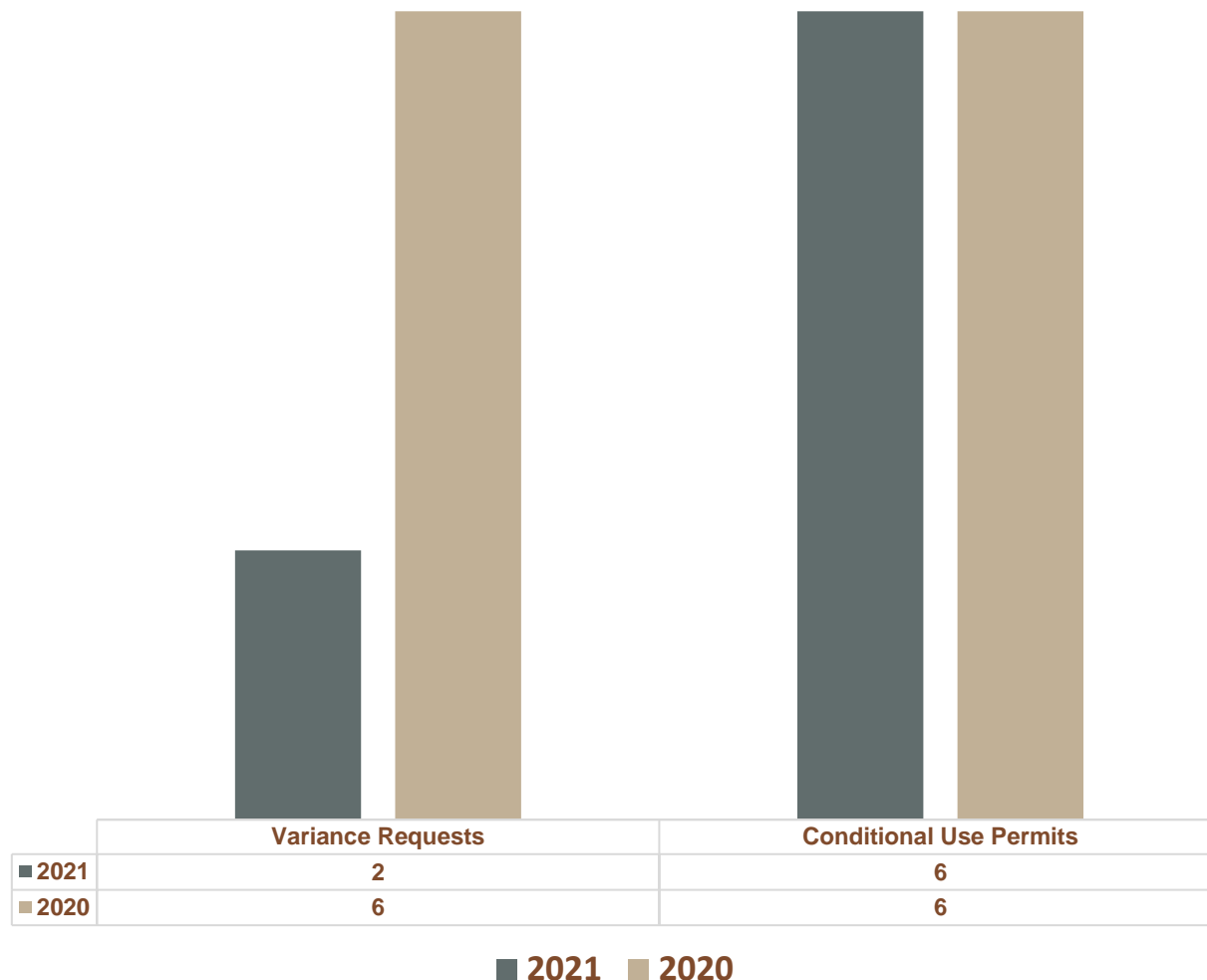
Adjustments & Exceptions

Board of Zoning Appeals

In 2021...

A single property accounted for all variance requests

The volume of Conditional Use requests remained flat



Enforcement

In 2021...

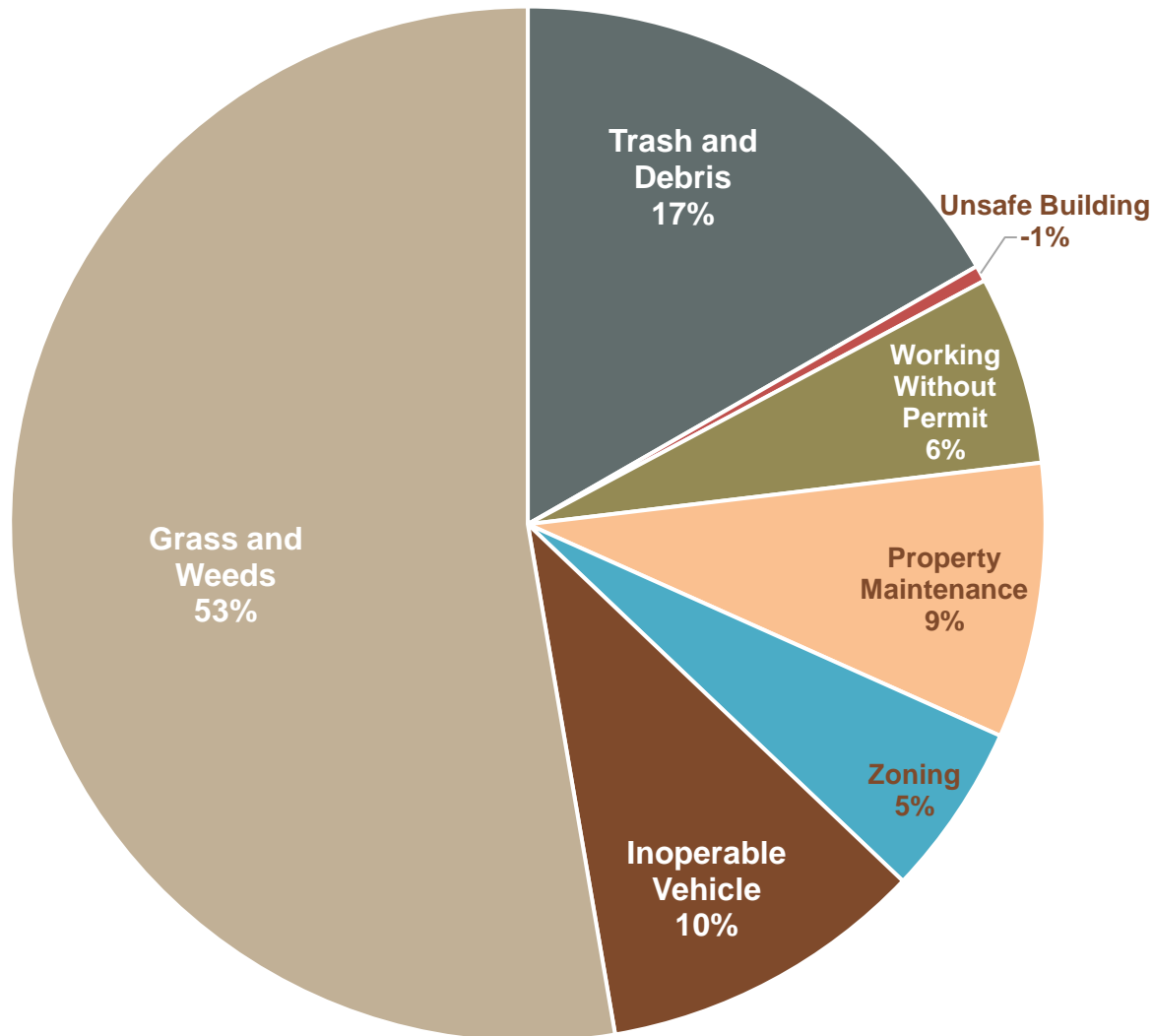
Code enforcement was the busiest division by volume

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

700 Garden Street
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

