



# AGENDA

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

I. Items For Additional Review

1. 22-0182 - Heritage Green - Preliminary Plat

Request from Lynn Ealey for preliminary plat approval of Heritage Green consisting of 185 single family lots at [626 BAKER ROAD](#).

22-0182 - Resubmittal - 10172022

Documents:

[22-0182\\_PRELIMINARY PLAT\\_1017.PDF](#)  
[22-0182\\_RESPONSE TO COMMENTS\\_1017.PDF](#)  
[22-0282\\_DEVELOPMENT REVIEW COMMITTEE COMMENTS.PDF](#)  
[22-0182\\_TIS COMMITMENT LETTER\\_1017.PDF](#)  
[22-0182\\_BAKER RD SANDS ROW MOU.PDF](#)  
[22-0182\\_CPWS WATER AVAILABILITY\\_1017.PDF](#)

II. New Items For Review

1. 22-0292 1754 Hampshire Pike, Annexation W/ Plan Of Services, Land Use Amend, Rezoning

Request from David M. Cumming for annexation with a Plan of Services at [1754 HAMPSHIRE PIKE](#) with a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning approximately 94 acres to CD-3 (Neighborhood Character District) and nine acres to CD-4C (General Urban Corridor Character District).

22-0292 - Initial Application - 10172022

Documents:

[22-0292\\_CONCEPT PLAN\\_1017.PDF](#)  
[22-0292\\_CPWS AVAILABILITY LETTER\\_1017.PDF](#)  
[22-0292\\_FIRE FLOW REQUIREMENTS\\_1017.PDF](#)

22-0292\_LEGAL DESCRIPTION 1\_CD-4C AREA.PDF  
22-0292\_LEGAL DESCRIPTION 2.PDF  
22-0292\_PERMISSION LETTER\_1017.PDF  
22-0292\_SUBMITTAL LETTER\_1017.PDF  
22-0292\_COMPMAP\_1024.JPG  
22-0292\_ZONEMAP\_1024.JPG  
22-0292\_APP\_1017.PDF

2. 22-0293 - Baker Creek Place Ph 1 - Final Plat

Request for final plat approval of Baker Creek Place Phase 1 with surety consisting of 42 lots off Mooresville Pike at [TAX MAP 99P GROUP D PARCEL 13](#).

22-0293 - Initial Application - 10172022

Documents:

22-0293\_FINAL PLAT\_1017.PDF  
22-0293\_DEV AGREEMENT\_1017.PDF  
22-0293\_SUBMITTAL LETTER\_1017.PDF  
22-0293\_APP\_1017.PDF

3. 22-0294 - Trotwood Avenue PUD - Final PUD Plan

Request from Highland Corporation for final PUD plan approval of the Highland Convenience Market Trotwood Avenue PUD located at [4015 TROTWOOD AVENUE](#).

22-0294 - Initial Application - 10172022

Documents:

22-0294\_21583 FAST STOP MARKETS 10-17-22-M-1 FINAL DEVELOPMENT PLAN.PDF  
22-0294\_21583 FAST STOP MARKET CHECKLIST\_PLAT\_PUD\_SDP.PDF  
22-0294\_21583 - FAST STOP MARKETS - SUNNYSIDE - PROPERTY DESCRIPTIONS REZONE.PDF  
22-0294\_BK R1668 PG 524.PDF  
22-0294\_21583 - FAST STOP MARKETS - SUNNYSIDE - APPLICATION\_PC\_1\_SIGNED.PDF

4. 22-0296 - 400 / 420 Bear Creek Pike - Annexation, Plan Of Services, Land Use Amend, Rezoning

Request from Greg Gamble for annexation with a Plan of Services including a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning to CD-4 (General Urban Character District) for [420 BEAR CREEK PIKE](#) and a portion of 400 Bear Creek Pike.

22-0296 - Initial Application - 10172022

Documents:

22-0296\_REZONING-CONCEPTUAL PLAN REQUEST-L1.0.PDF  
22-0296\_COVER LETTER.PDF  
22-0296\_COLUMBIA TN MF - ANNEX REQUEST LETTER 9.15.22.PDF  
22-0296\_CPWS - BIG BEAR BLUFF - WATER AVAILABILITY LETTER - 100622.PDF  
22-0296\_LEGAL DESCRIPTION ANNEXATION REQUEST - 27.74 ACRES.DOCX

22-0296\_COMPMAP\_1024.JPG  
22-0296\_ZONEMAP\_1024.JPG  
22-0296\_COLUMBIA TN MF- APPLICATION HK BIG BEAR BLUFFS  
9.15.22.PDF

5. 22-0297 - Waterford Townhomes - Preliminary Plat  
Request from Crunk Engineering for preliminary plat approval of Waterford Townhomes consisting of 75 units along with 5 single family lots off PULASKI HIGHWAY.

22-0297 - Initial Application - 10172022

Documents:

22-0297\_PRELIM PLAT\_1017.PDF  
22-0297\_APP\_1017.PDF

6. 22-0280 - Arden Village PUD - Mixed Use Revision  
Request from Garry M. Batson for revision to mixed use for Building A on lots 209 and 210 within the Arden Village PUD at 2475 NASHVILLE HIGHWAY.

22-0280 - Initial Application - 09192022

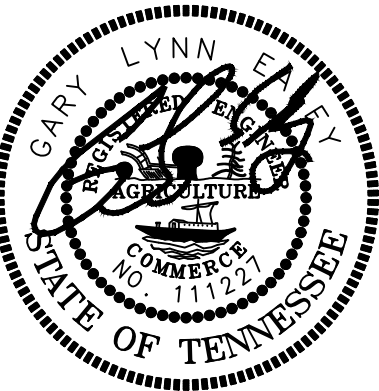
Documents:

22-0280\_PUD FINAL SITE PLAN.PDF

# HERITAGE GREEN

## PRELIMINARY PLAT

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



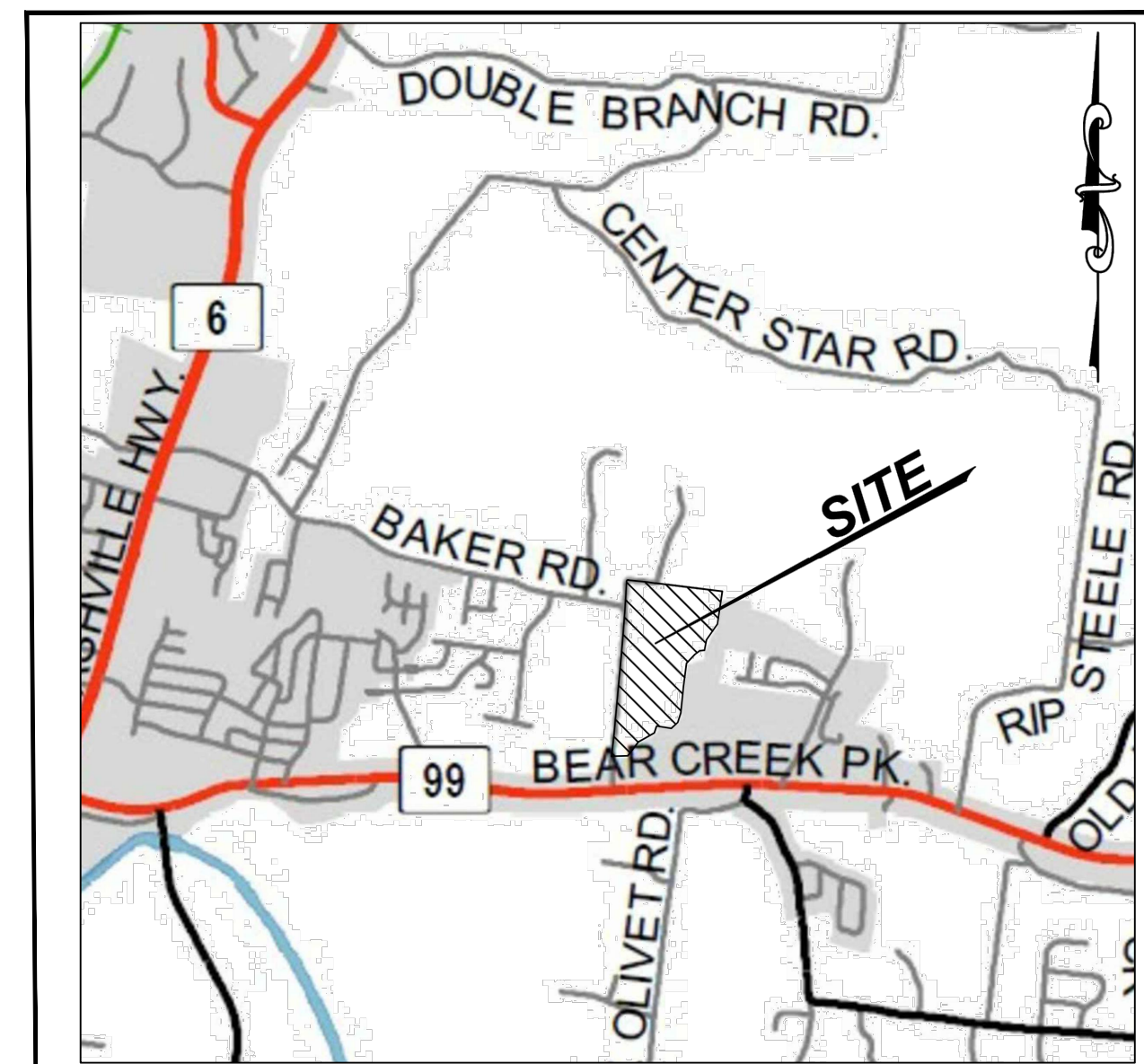
10/17/2022



### SHEET SCHEDULE:

PP0.0	COVER SHEET
PP1.0	ALTA SURVEY
PP1.1	ALTA SURVEY
PP2.0	OVERALL PRELIMINARY PLAT
PP2.1	PRELIMINARY PLAT
PP2.2	PRELIMINARY PLAT
PP3.0	CIVIC SPACE PLAN
PP4.0	ROAD IMPROVEMENTS & DETAILS
PP5.0	TREE PRESERVATION PLAN

### SITE LOCATION MAP: N.T.S.



### SITE DATA:

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

### OWNER

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

### APPLICANT/ENGINEER

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

### FLOODNOTE

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

HERITAGE GREEN  
PRELIMINARY PLAT

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

### ISSUANCE/REVISION NOTES:

- PLAN DATE OCTOBER 17, 2022



Know what's below.  
Call before you dig.

COVER  
SHEET

PP0.0

LSC 21001

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

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

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

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

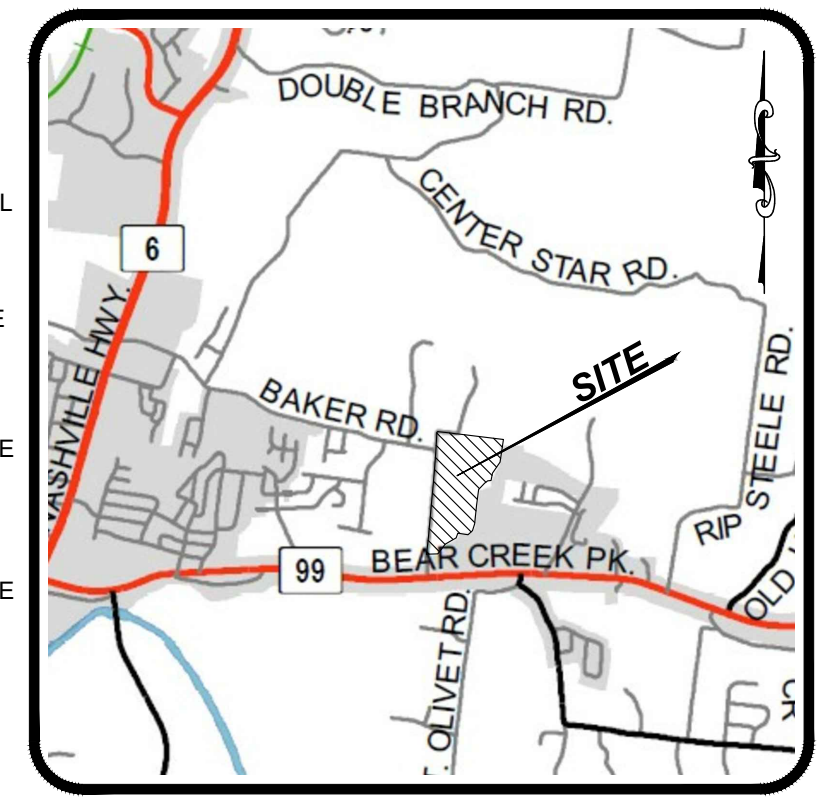
**GENERAL NOTES:**

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

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

**SCHEDULE B-II EXCEPTIONS:**

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



**VICINITY MAP  
NOT TO SCALE**

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

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

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

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

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

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

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

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

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

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

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

**CONTROL TABLE**

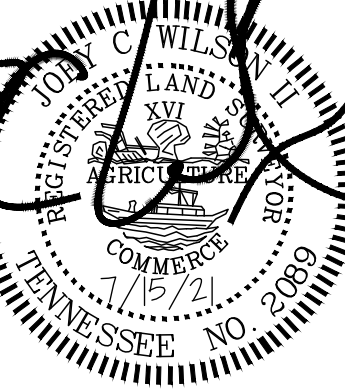
POINT #	NORTHING	EASTING	DESC.	ELEV.
100	478835.55	1677141.87	IRON ROD	688.80
101	479621.46	1677210.14	IRON ROD	719.22
102	479401.70	1678878.13	IRON ROD	748.56
103	478505.53	1677124.94	IRON ROD	683.90
104	478368.40	1678616.37	IRON ROD	695.51
105	476965.83	1676993.69	IRON ROD	690.76
106	476818.71	1678302.42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

PROJECT CONTROL, TENNESSEE STATE PLANE COORDINATES, NAD83(2011), NAVD83/GEOD03 GRID 7 REVISED), US SURVEY FT. NO DATUM ADJUSTMENT.  
GRAPHIC SCALE: 1" = 200'

NO.	DATE	COMMENT

108 Beasley Drive  
Franklin, TN  
37064  
615.794.2275

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



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

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

**LEGAL DESCRIPTION FROM TITLE COMMITMENT**

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

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

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

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

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

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

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

**LEGAL DESCRIPTION FROM THIS SURVEY**

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

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

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

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

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

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

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

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

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

NO.	DATE	COMMENT

108 Beasley Drive  
 Franklin, TN  
 37064  
 615.794.2275

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

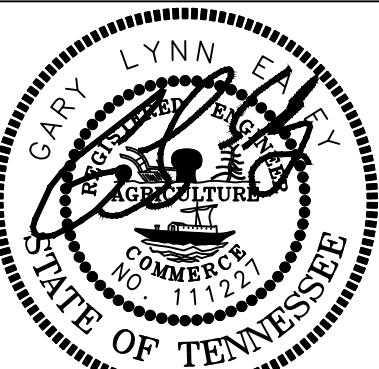


**ALTA/NSPS LAND TITLE SURVEY**  
 MAP 74, PARCEL 37  
 626 BAKER ROAD - COLUMBIA  
 WILSON COUNTY, TENNESSEE  
 FOR: HARPETH VALLEY HOMES, LLC

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

**PRELIMINARY PLAT NOTES:**

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



10/17/2022



**SITE DATA:**

**SETBACKS**

FRONT: 25'  
SIDE: 8', 20' CORNER  
REAR: 25', 5' ON ALLEY

**LOT TYPES**

40' LOT: 17  
50' LOT: 34  
65' LOT: 76  
100' LOT: 29

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

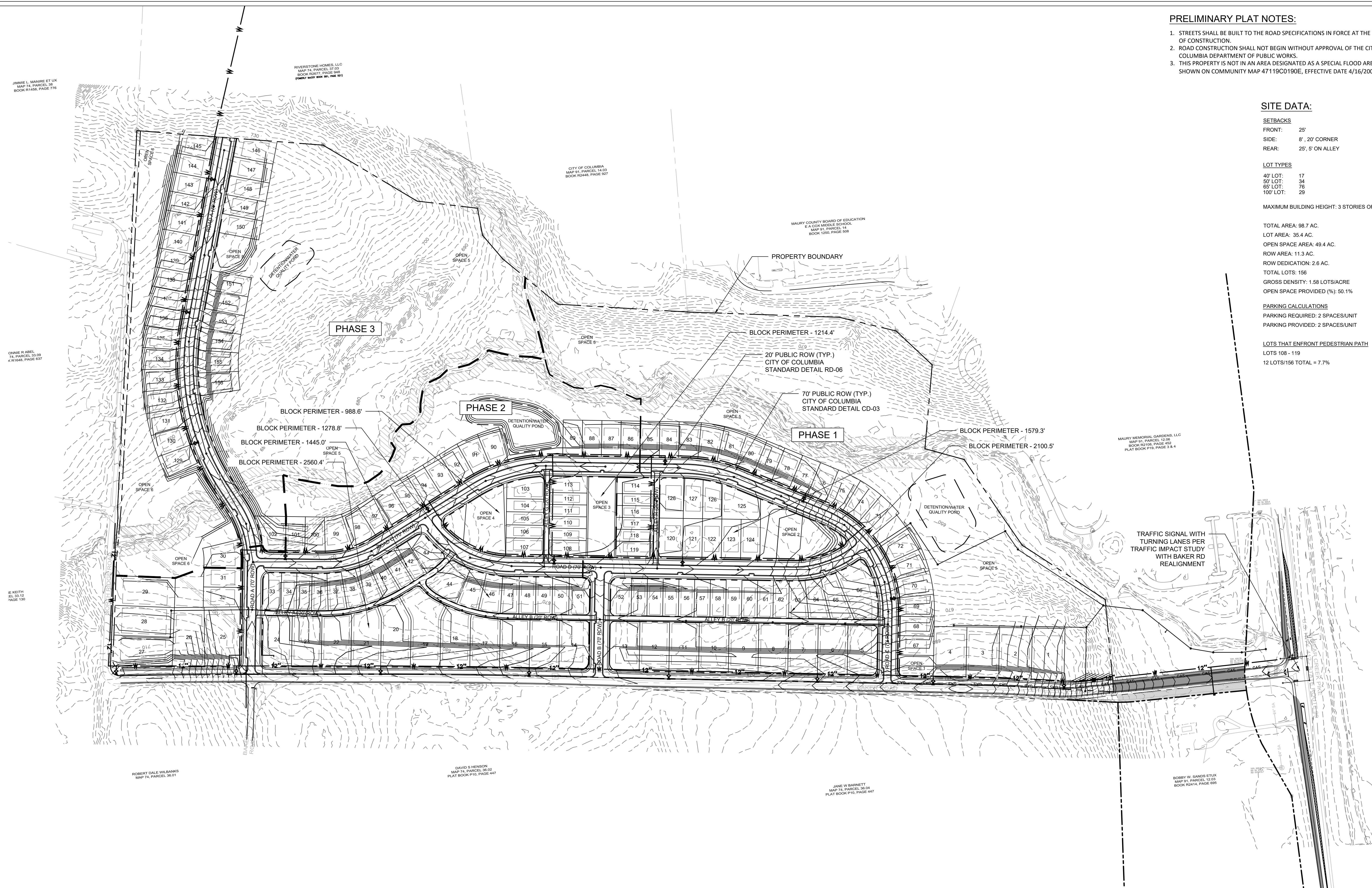
TOTAL AREA: 98.7 AC.  
LOT AREA: 35.4 AC.  
OPEN SPACE AREA: 49.4 AC.  
ROW AREA: 11.3 AC.  
ROW DEDICATION: 2.6 AC.  
TOTAL LOTS: 156  
GROSS DENSITY: 1.58 LOTS/ACRE  
OPEN SPACE PROVIDED (%): 50.1%

**PARKING CALCULATIONS**

PARKING REQUIRED: 2 SPACES/UNIT  
PARKING PROVIDED: 2 SPACES/UNIT

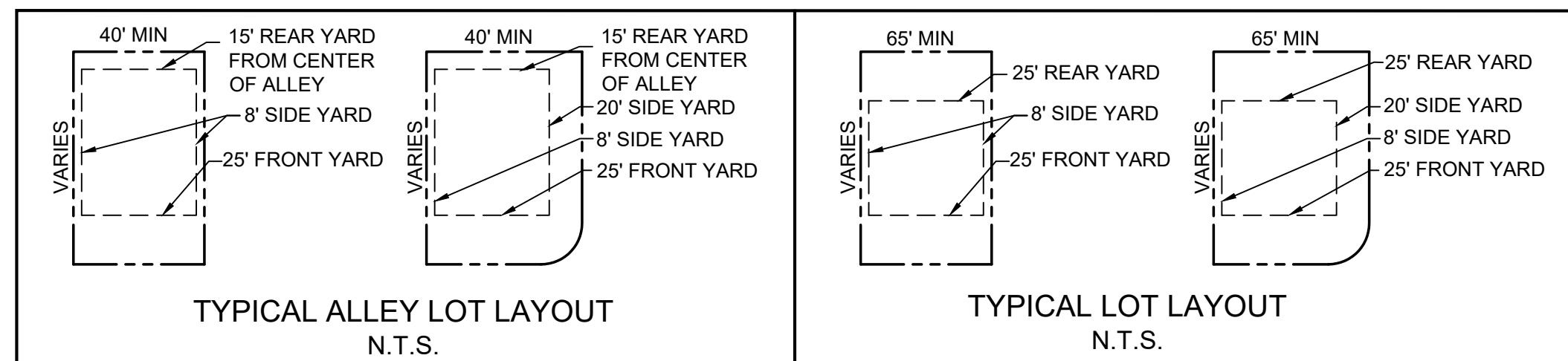
**LOTS THAT ENFRONT PEDESTRIAN PATH**

LOTS 108 - 119  
12 LOTS/156 TOTAL = 7.7%



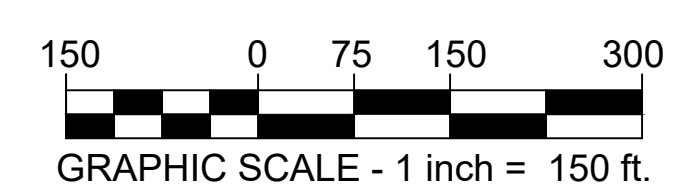
TRAFFIC SIGNAL WITH TURNING LANES PER TRAFFIC IMPACT STUDY WITH BAKER RD REALIGNMENT

OPEN SPACE #	ACRES	SF
O.S. 1	0.20	8496.83
O.S. 2	0.89	38778.34
O.S. 3	0.62	27000.00
O.S. 4	0.75	32842.25
O.S. 5	41.85	1823121.99
O.S. 6	5.07	220787.93



PERVIOUS AREA: 77.2 AC.  
IMPERVIOUS AREA: 21.5 AC.  
BENCH MARK SHOWN IS BASED ON TENNESSEE STATE PLANE, NAD 83 DATUM

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



**HERITAGE GREEN  
PRELIMINARY PLAT**

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

**ISSUANCE/REVISION NOTES:**  
- PLAN DATED OCTOBER 17, 2022

**OVERALL  
PRELIMINARY  
PLAT  
PP2.0**

LSC 21001

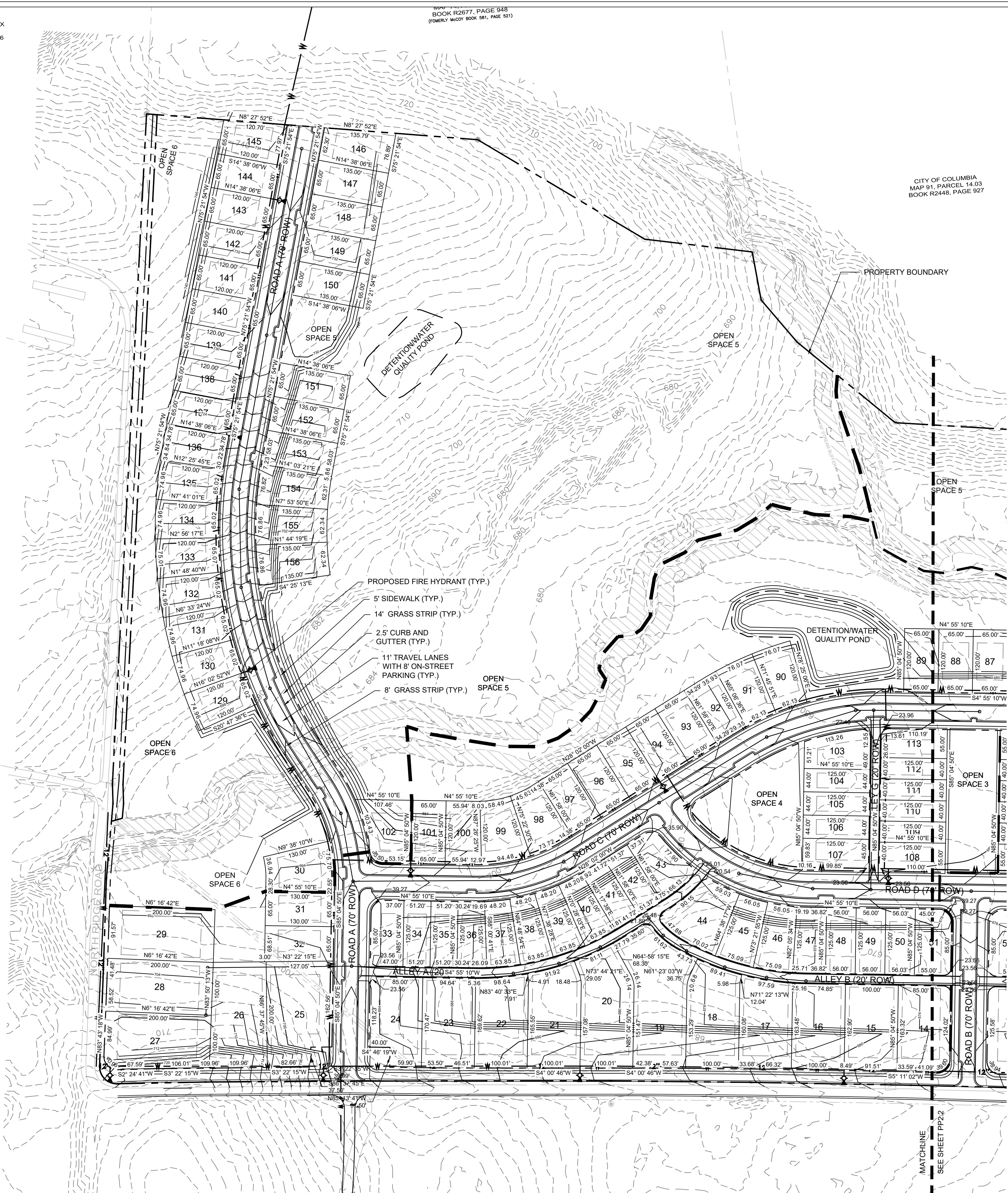
JIMMIE L. MANIRE ET UX  
MAP 74, PARCEL 38  
BOOK R1458, PAGE 776

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

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

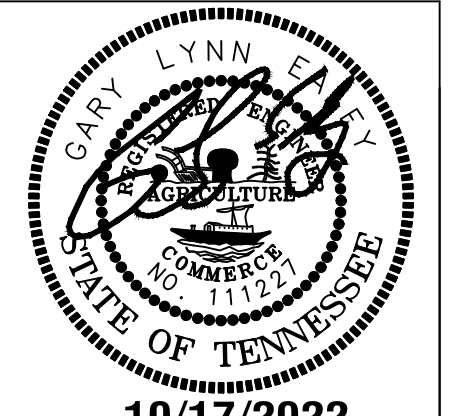
LONNIE R ABEL  
MAP 74, PARCEL 33.09  
BOOK R1648, PAGE 637

AYNE KEITH  
ARCEL 33.12  
67, PAGE 130



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

LOT AREA TABLE			LOT AREA TABLE		
LOT #	ACRES	SF	LOT #	ACRES	SF
1	0.44	19383.10	72	0.20	8501.72
2	0.44	19004.79	73	0.21	9026.33
3	0.43	18790.92	74	0.21	9026.33
4	0.43	18760.92	75	0.20	8853.86
5	0.38	16732.68	76	0.18	7800.00
6	0.39	16875.32	77	0.18	7800.00
7	0.39	16834.94	78	0.18	7800.00
8	0.39	16798.26	79	0.18	7800.00
9	0.38	16762.13	80	0.19	8140.54
10	0.38	16726.01	81	0.20	8680.11
11	0.38	16689.89	82	0.20	8680.11
12	0.38	16653.77	83	0.19	8388.14
13	0.38	16410.09	84	0.18	7800.00
52	0.20	8567.59	85	0.18	7800.00
53	0.15	6625.00	86	0.18	7800.00
54	0.15	6625.00	87	0.18	7800.00
55	0.15	6625.00	88	0.18	7800.00
56	0.15	6625.00	114	0.16	6826.71
57	0.15	6625.00	115	0.11	5000.00
58	0.15	6625.00	116	0.11	5000.00
59	0.15	6625.00	117	0.11	5000.00
60	0.15	6625.00	118	0.11	5000.00
61	0.15	6625.00	119	0.16	6826.71
62	0.15	6625.00	120	0.25	10751.71
63	0.17	7572.83	121	0.20	8775.00
64	0.19	8406.88	122	0.20	8775.00
65	0.23	9849.94	123	0.20	8775.00
66	0.44	19028.83	124	0.20	8775.00
67	0.18	7800.00	125	0.28	12166.78
68	0.18	7787.48	126	0.19	8113.84
69	0.19	8321.77	127	0.20	8688.05
70	0.20	8501.72	128	0.25	10751.71
71	0.20	8501.72			



10/17/2022

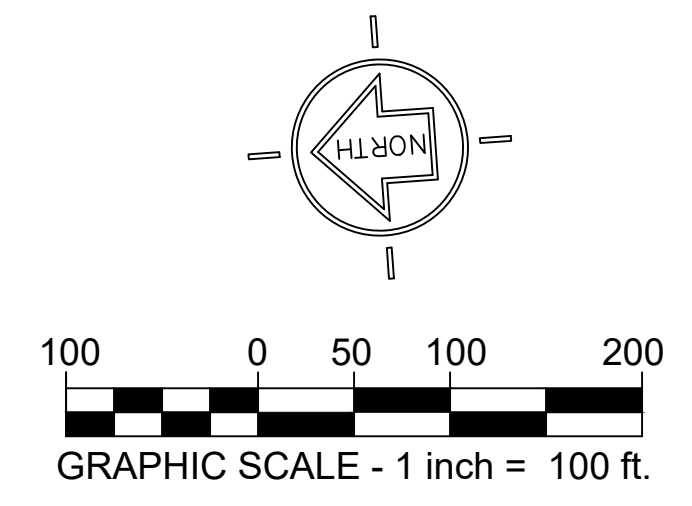


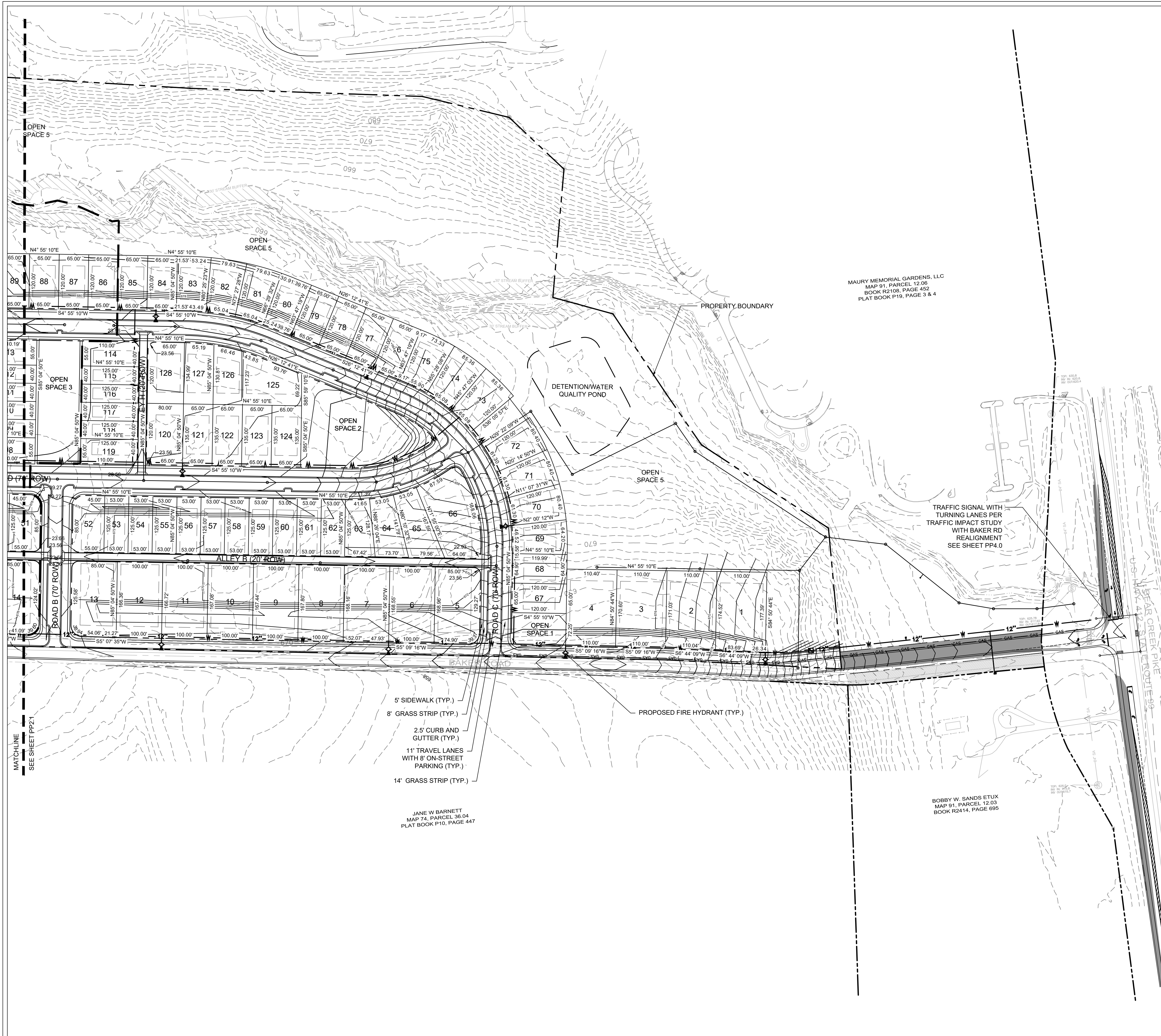
2925 Berry Hill Drive, Nashville, TN 37204

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

**ISSUANCE/REVISION NOTES:**  
- PLAN DATE OCTOBER 17, 2022

PRELIMINARY PLAT  
**PP2.1**  
LSC 21001





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6	0.39	16875.32	77	0.18	7800.00
7	0.39	16834.94	78	0.18	7800.00
8	0.39	16798.26	79	0.18	7800.00
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11	0.38	16689.89	82	0.20	8680.11
12	0.38	16653.77	83	0.19	8388.14
13	0.38	16410.09	84	0.18	7800.00
52	0.20	8567.59	85	0.18	7800.00
53	0.15	6625.00	86	0.18	7800.00
54	0.15	6625.00	87	0.18	7800.00
55	0.15	6625.00	88	0.18	7800.00
56	0.15	6625.00	89	0.18	7800.00
57	0.15	6625.00	114	0.16	6826.71
58	0.15	6625.00	115	0.11	5000.00
59	0.15	6625.00	116	0.11	5000.00
60	0.15	6625.00	117	0.11	5000.00
61	0.15	6625.00	118	0.11	5000.00
62	0.15	6625.00	119	0.16	6826.71
63	0.17	7572.83	120	0.25	10751.71
64	0.19	8406.88	121	0.20	8775.00
65	0.23	9849.94	122	0.20	8775.00
66	0.44	19028.83	123	0.20	8775.00
67	0.18	7800.00	124	0.20	8775.00
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70	0.20	8501.72	127	0.20	8688.05
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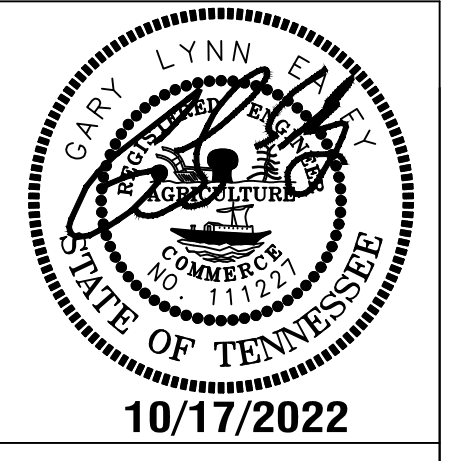
MAURY MEMORIAL GARDENS, LLC  
 MAP 91, PARCEL 12.06  
 BOOK R2108, PAGE 452  
 PLAT BOOK P19, PAGE 3 & 4

TRAFFIC SIGNAL WITH  
 TURNING LANES PER  
 TRAFFIC IMPACT STUDY  
 WITH BAKER RD  
 REALIGNMENT  
 SEE SHEET PP4.0

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

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

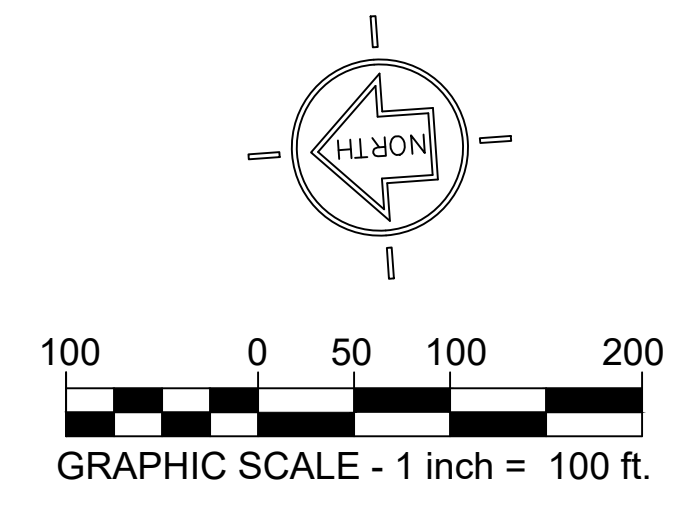
BOBBY W SANDS ETUX  
 MAP 91, PARCEL 12.03  
 BOOK R2414, PAGE 695

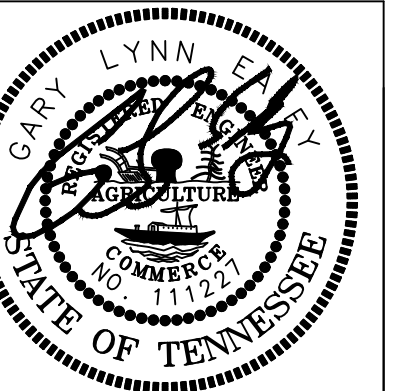


HERITAGE GREEN  
 PRELIMINARY PLAT  
 MAP 74, PARCEL 37  
 626 BAKER ROAD  
 COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:  
 - PLAN DATE: OCTOBER 7, 2022

PRELIMINARY PLAT  
 PP2.2  
 LSC 21001





10/17/2022



2925 Berry Hill Drive, Nashville, TN 37204

# HERITAGE GREEN PRELIMINARY PLAT

MAP 74, PARCEL 37  
626 BAKER ROAD

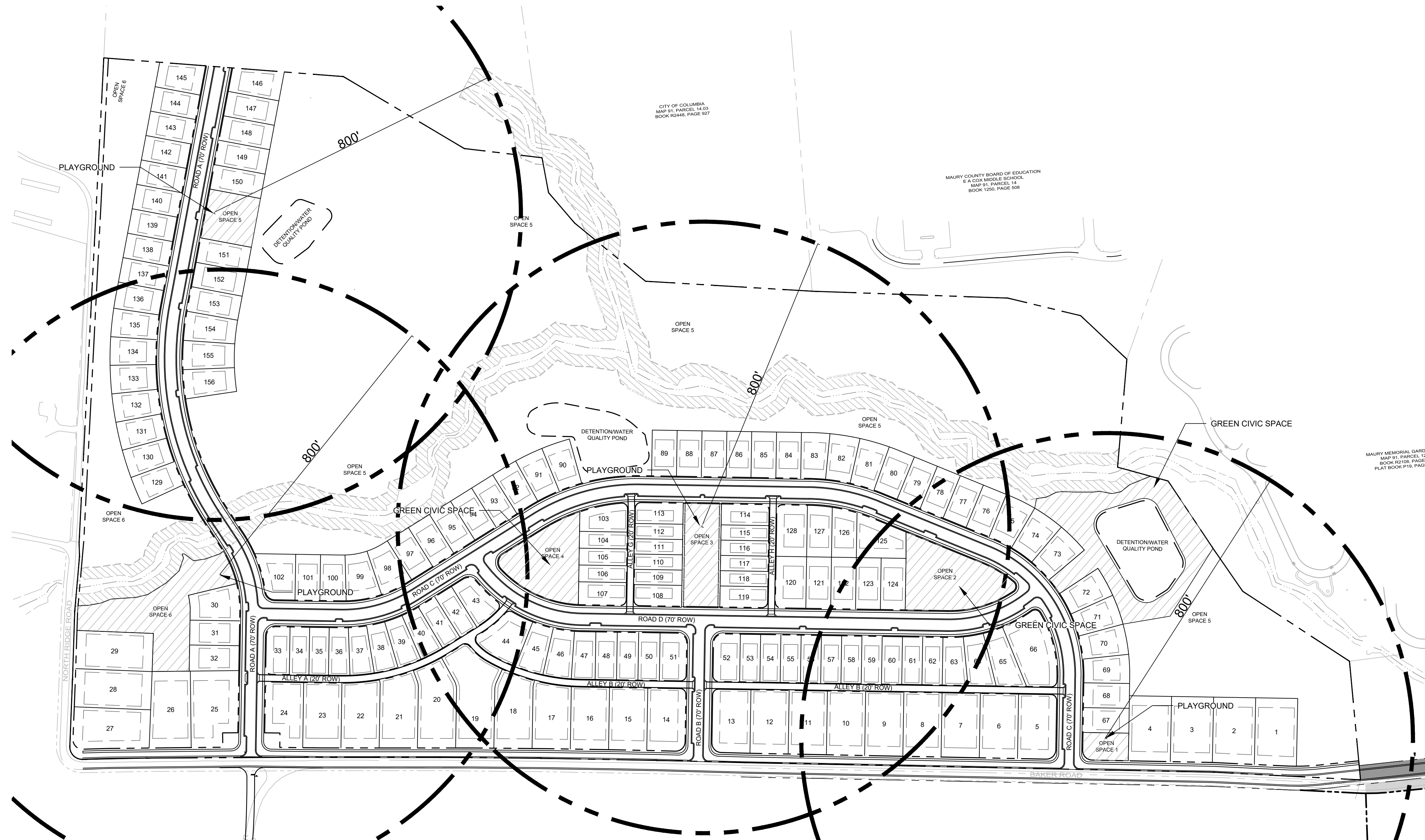
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:  
- PLAN DATE: OCTOBER 17, 2022

CIVIC SPACE  
PLAN

## PP3.0

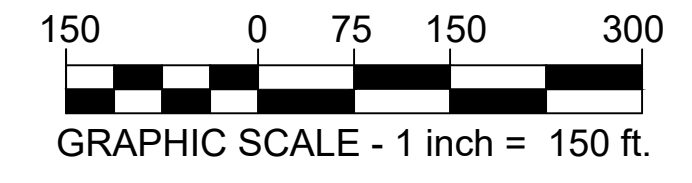
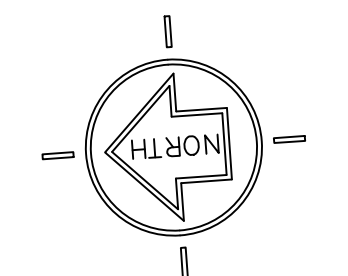
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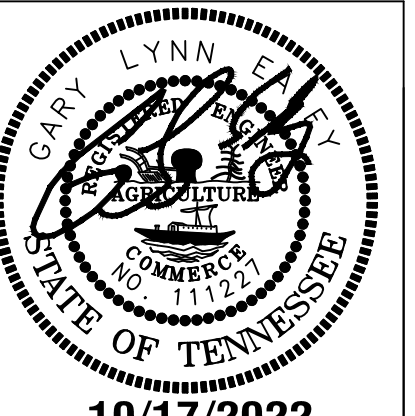


**CIVIC SPACE DATA:**  
 ZONING: CD-3  
 SITE ACREAGE: 98.7 AC  
 PROPOSED CIVIC SPACE AREA: 5.5 AC  
 REQUIRED CIVIC SPACE PERCENTAGE: 5%  
 PROPOSED CIVIC SPACE PERCENTAGE: 5.5 AC / 98.7 AC = 5.5%



Know what's below.  
Call before you dig.





10/17/2022

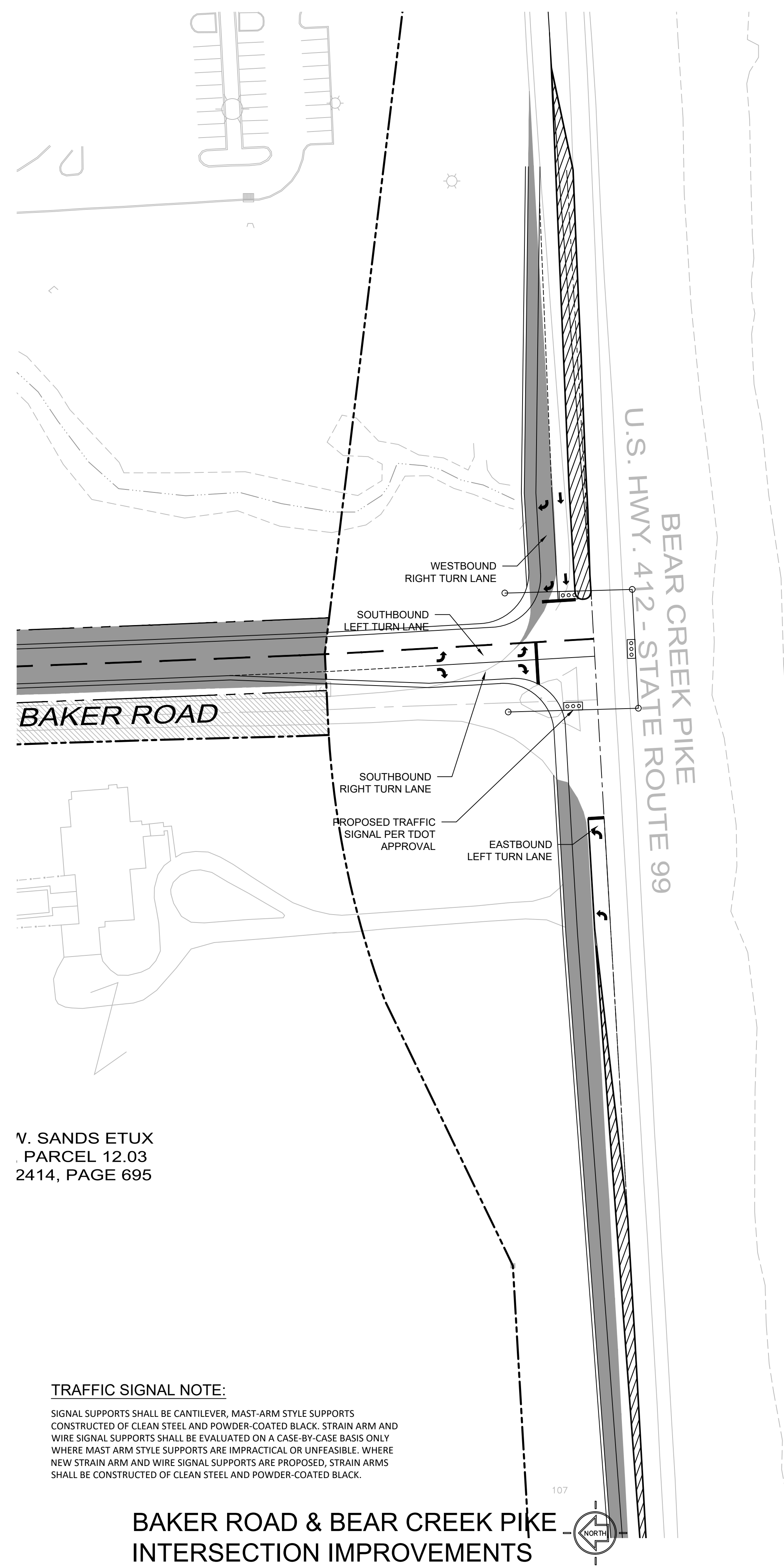


HERITAGE GREEN  
PRELIMINARY PLAT  
MAP 74, PARCEL 37  
626 BAKER ROAD,  
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:  
- PLAN DATE: OCTOBER 17, 2022

ROAD  
IMPROVEMENTS  
AND DETAILS  
**PP4.0**

LSC 21001



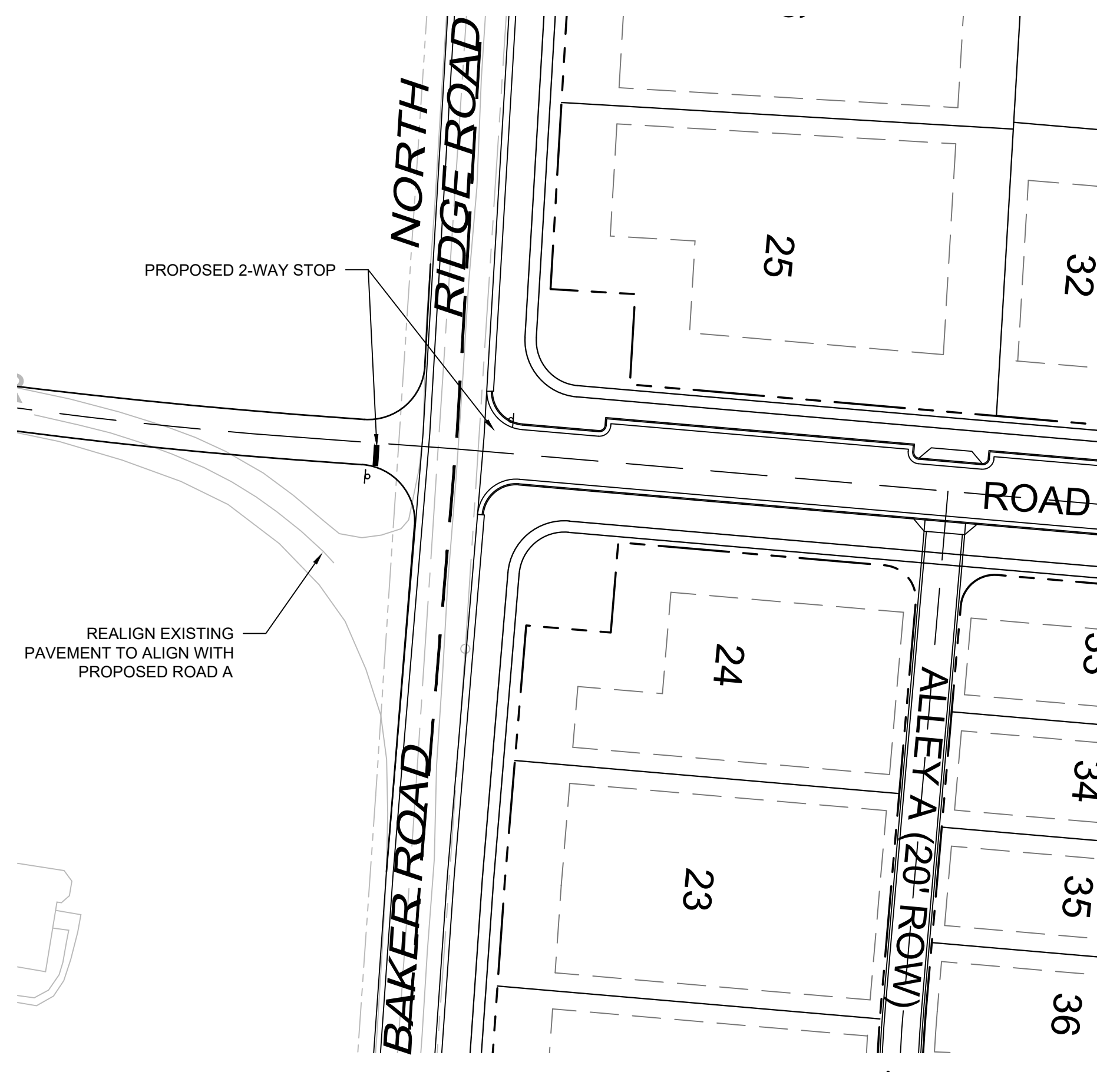
V. SANDS ETUX  
PARCEL 12.03  
2414, PAGE 695

**TRAFFIC SIGNAL NOTE:**

SIGNAL SUPPORTS SHALL BE CANTILEVER, MAST-ARM STYLE SUPPORTS CONSTRUCTED OF CLEAN STEEL AND POWDER-COATED BLACK. STRAIN ARM AND WIRE SIGNAL SUPPORTS SHALL BE EVALUATED ON A CASE-BY-CASE BASIS ONLY WHERE MAST ARM STYLE SUPPORTS ARE IMPRACTICAL OR UNFEASIBLE. WHERE NEW STRAIN ARM AND WIRE SIGNAL SUPPORTS ARE PROPOSED, STRAIN ARMS SHALL BE CONSTRUCTED OF CLEAN STEEL AND POWDER-COATED BLACK.

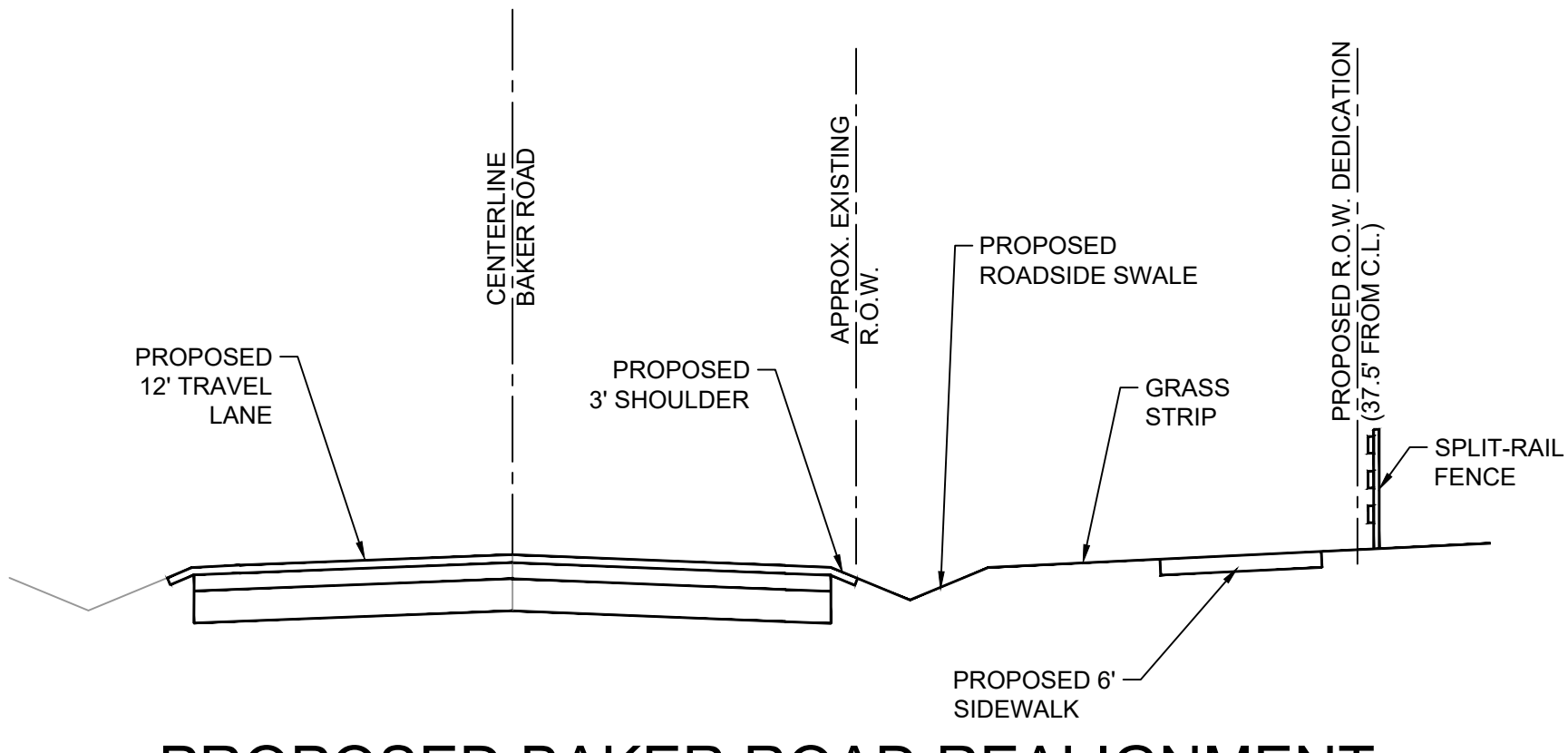
**BAKER ROAD & BEAR CREEK PIKE INTERSECTION IMPROVEMENTS**

GRAPHIC SCALE: 1" = 50'

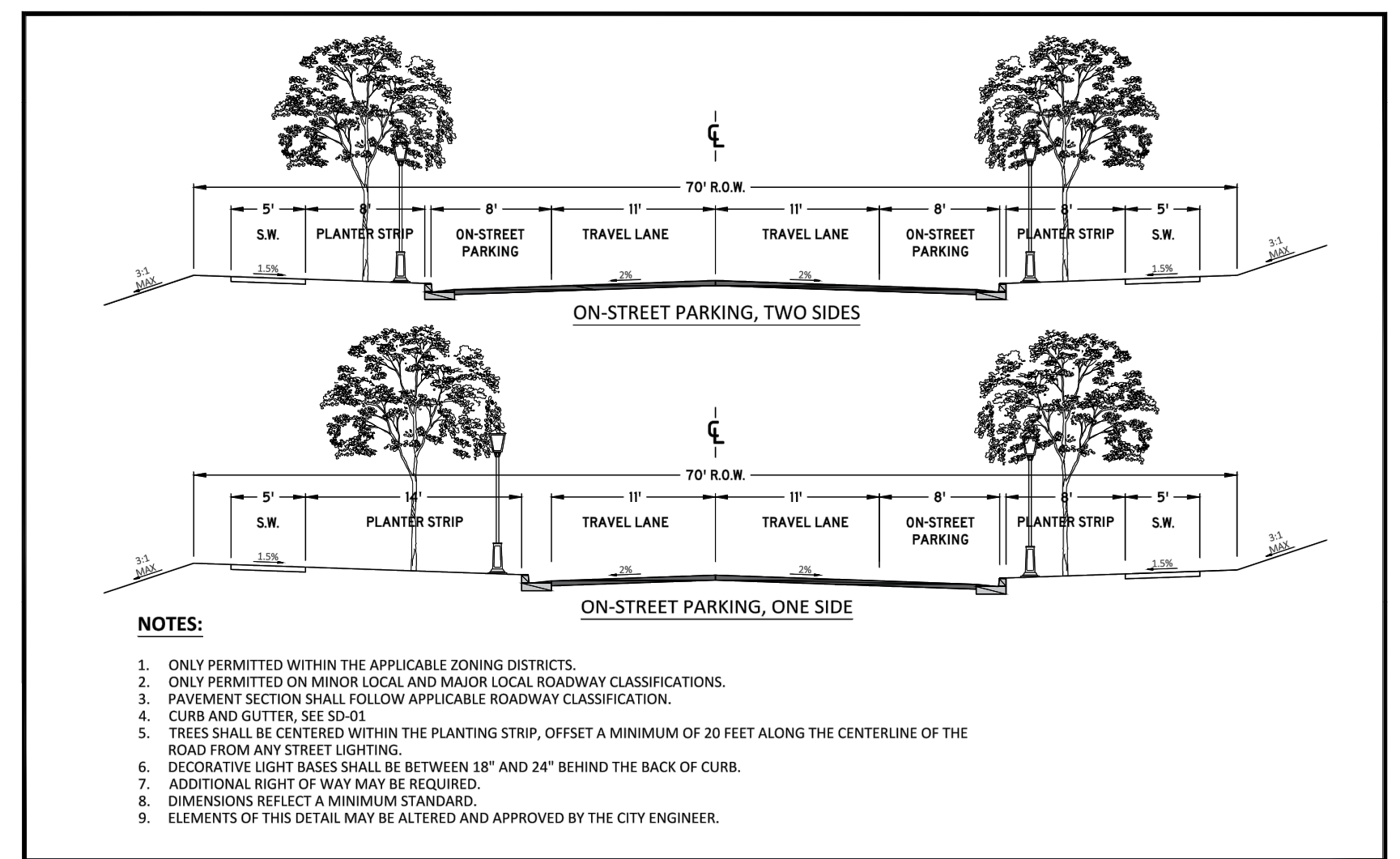


**BAKER ROAD & N. RIDGE ROAD INTERSECTION IMPROVEMENTS**

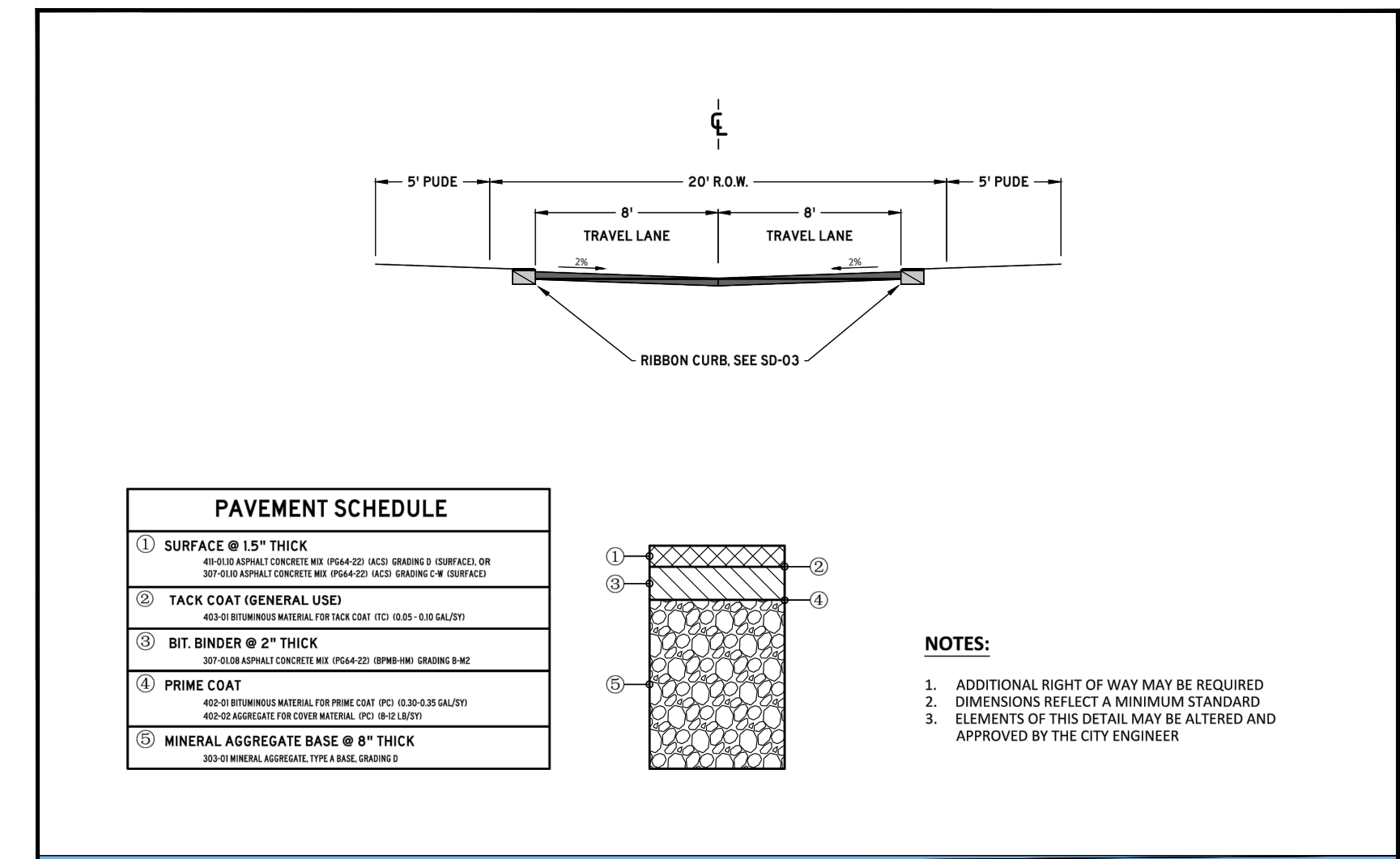
GRAPHIC SCALE: 1" = 50'



**PROPOSED BAKER ROAD REALIGNMENT TYPICAL SECTION**

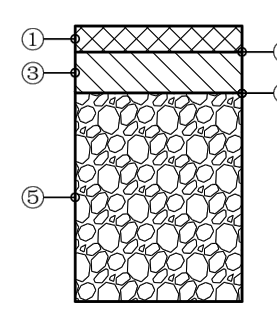


	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION <b>STANDARD DETAILS</b>	<b>CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD</b> (N1S)	DATE 6/9/2022
			DS-03

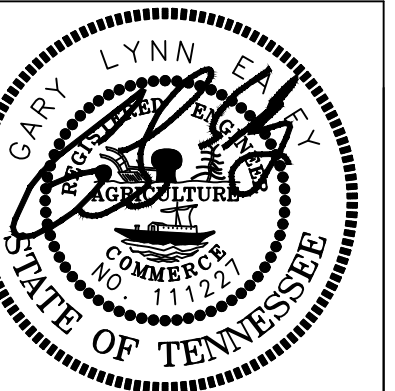


	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION <b>STANDARD DETAILS</b>	<b>ALLEY</b> (N1S)	DATE 6/9/2022
			RD-06

PAVEMENT SCHEDULE	
① SURFACE @ 1.5" THICK	400-01 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 1.5" OR 200-01 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 1.5" OR 200-01 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 1.5"
② TACK COAT (GENERAL USE)	400-02 BITUMINOUS TACK COAT FOR 100-01 OR 100-02 OR 100-03
③ BIT. BINDER @ 2" THICK	400-03 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 2" OR 400-04 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 2"
④ PRIME COAT	400-05 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 1" OR 400-06 ASPHALT CONCRETE W/ 5% PHA-010 S&C GRANULES @ 1"
⑤ MINERAL AGGREGATE BASE @ 8" THICK	300-01 MINERAL AGGREGATE BASE @ 8" THICK



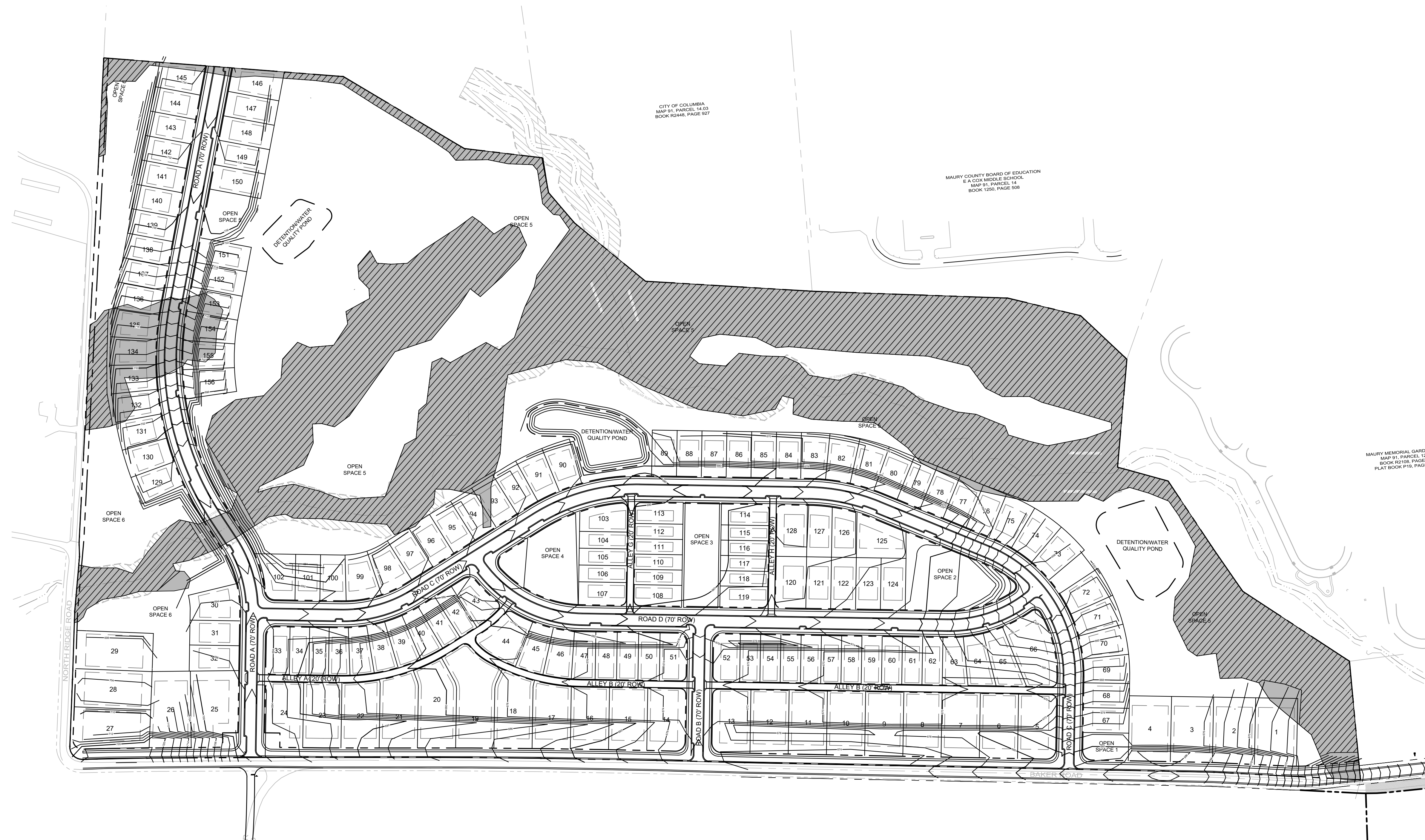
- NOTES:**
1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
  2. DIMENSIONS REFLECT A MINIMUM STANDARD
  3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



10/17/2022





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

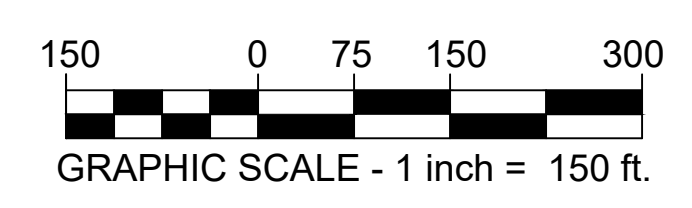
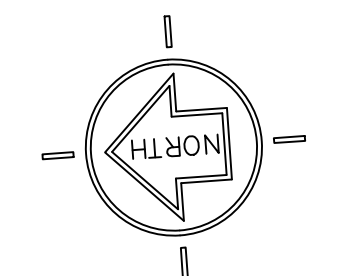


**TREE SAVE DATA:**  
 EXISTING ZONING: CD3  
 SITE ACREAGE: 98.7 AC  
 EXISTING TREE CANOPY AREA: 25.3 AC  
 PROPOSED SAVED TREE CANOPY AREA: 23.0 AC  
 REQUIRED TREE SAVE PERCENTAGE: 48%  
 PROVIDED TREE SAVE PERCENTAGE: 23.0 AC/25.3 AC = 90.9%

**LEGEND:**

-  EXISTING TREE CANOPY
-  PROPOSED SAVED TREE CANOPY

**ISSUANCE/REVISION NOTES:**  
 - PLAN DATE: OCTOBER 17, 2022



TREE  
PRESERVATION  
PLAN  
**PP5.0**  
LSC 21001



October 17, 2022

City of Columbia  
Development Services  
700 North Garden St  
Columbia, TN 38401

**RE: Staff Comments – Technical Meeting – Heritage Green Preliminary Plat  
Item No. 22-0182**

Please find enclosed one (1) half-size revised Preliminary Plat and CD containing digital copies for the above mentioned project. This plan was revised to address comments made on August 9, 2022. Comment responses are below.

**Fire**

1. Need to get a water available letter form CPWS  
Response: A CPWS availability letter is included with this submittal.

**Engineering**

2. Subject to TIS and Construction Plans  
Response: Noted.
3. Provide general proposed contours at vertical intervals of not more than two (2) feet  
Response: Proposed 2' contours have been added to the revised plans.
4. Alley C. Curve into Alley B. 70 ft. horizontal centerline radius. Intersection skew shall be less 20 degrees. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line.  
Response: Noted alley has been removed from plans with layout revision.
5. Alleys shall connect between two streets or alleys and shall avoid having dead-ends. Provide a 70 ft. horizontal centerline radius curve instead (Example: Alley B and Alley E)  
Response: Alleys with dead ends have been eliminated with redesign.

6. Provide typical street sections. See <https://www.columbiatn.com/220/Standard-Details-Drawings>

Response: Typical street section details have been added to sheet PP4.0.

7. Please provide information and typical section of Baker road, ROW dedication, and roadway improvements.

Response: Typical Baker Rd section for the realignment has been added to sheet PP4.0. ROW has been dedicated to allow for 37.5' to centerline. Roadway Intersection Improvements from the Traffic Study are called out on PP4.0.

8. City would request ROW dedication at intersection of Road A and Baker Rd for a future roundabout.

Response: Extra ROW is being dedicated in the noted area to allow for future roundabout.

9. Road A should extend to the eastern property line continuously to align with the ROW stub located in the cottages of Bear Creek.

Response: Noted area has been redesigned so that Road A is aligned with the Cottages of Bear Creek and not the previous road that was aligned with it.

10. Provide figure depicting TIS improvements and commitment letter.

Response: Required Improvements from the Traffic Study is included on sheet PP4.0 and a commitment letter is included with this submittal.

11. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.

Response: Note has been added with more detailed traffic study requirements to sheet PP4.0

12. Minimum ROW on Baker road is 75 ft. Minimum ROW on North Ridge Road is 50 ft. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be provided.

Response: ROW is being dedicated on Baker Rd and North Ridge Rd to meet ROW minimums to the centerline.

13. Provide MOU or similar document from Sands regarding Right of Way.

Response: MOU has been executed between property owners and submitted to City under separate cover.

14. Engineering recommends this item return to Technical Agenda for evaluation of the grading and possible changes to lot/road layout.

Response: Agreed.

## **Planning**

15. Follow Development Plan checklist 8.5.6.H

Response: Agreed.

16. Minimum frontage for alley loaded lots is 40 ft. All lots are measured at the ROW line of the lot some are not correct.

Response: Lots have been redesigned to make sure alley loaded lots are 40' wide as measured from the ROW instead of the setback.

17. Lots that do not enfront a thoroughfare shall enfront a pedestrian path. Please show pedestrian path enfronting lots 87-93; 31-37; 72-77; 78-83;

Response: Although many of these have been eliminated with the redesign, those that remain have been provided a pedestrian path at their front.

18. Provide sidewalk and planter strip along Baker Road.

Response: Sidewalk and planter strip has been added to Baker Rd per the typical section from the Concept Plan.

19. Duplex lots are required to be 50 ft. wide for each unit. The duplexes can only be 3 per block, see limited use standards.

Response: Duplex lots have been eliminated with the new layout of the site.

20. Please show block perimeter calculations per 5.2.2.D

Response: block perimeter lengths have been added to sheet PP2.0.

21. Show pedestrian sheds and associated civic space type identified, at least 5%, then remove any open space areas that do not qualify as civic space and adjust density table. (See sections 5.3.3 and 5.3.1).

Response: Civic Space calculations, noted uses, and 800' playground distances have been added to sheet PP3.0.

22. Show Heritage Trees within the site and show compliance with tree canopy cover retention

Response: A Tree Preservation sheet has been added to the plans on PP5.0.

23. Add a table to identify which lots count toward the  $\leq 20\%$  of lots which do not enfront a vehicular thoroughfare (and do enfront a pedestrian path, walkway or waterbody).

Response: Noted information has been added to the site data table on PP2.0.

24. Lots throughout the plan (not just those shown as alley-loaded) are of insufficient width. See the CD-3 standards in 4.3.1 and the definitions of "Lot Building or Site Width" and "Front Lot or Building Site Line" in Article 9.

Response: Lot sizes have been increased to meet requirements.

25. Cul-de-sac not permitted per 5.2.2.E

Response: Cul-de-sac has been eliminated with the redesign of the site layout.

26. Show playgrounds within 800' of each lot per 8.3.3.B (playground standard in table 3.3.3-B at p.333).

Response: 800' playground areas have been added to sheet PP3.0.

27. Please indicate the number of density units per acre.

Response: Density has been added to the site data table on PP2.0

## **Columbia Water**

28. It is CPWS' position this project falls within their service area, however, the location is the subject of service area discussions between Maury County Water System and CPWS. A water availability letter cannot be provided by CPWS until those discussions are completed.

Response: Water availability letter is included with this submittal.

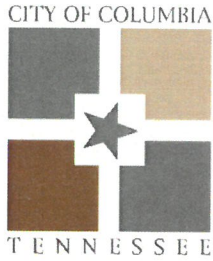
Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,



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Lynn Ealey, PE  
Land Solutions Company



*ITEM #5*

**TECHNICAL COMMITTEE COMMENT FORM**

**October 11, 2022**

**NAME OR DEPARTMENT:** Atmos Energy

**Case Number:** 22-0282

**Bristol Multifamily - Site Development Plan  
Request from Jeff Heinze for multifamily site development plan  
consisting of 221 units off East 6<sup>th</sup> Woodland, and North Glade  
Streets.**

**COMMENTS:**

Natural gas available

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*ITEM #5*

**TECHNICAL COMMITTEE COMMENT FORM**

**October 11, 2022**

**NAME OR DEPARTMENT:** Maury County 911

**Case Number:** 22-0282

**Bristol Multifamily - Site Development Plan  
Request from Jeff Heinze for multifamily site development plan  
consisting of 221 units off East 6<sup>th</sup> Woodland, and North Glade  
Streets.**

**COMMENTS:**

**Contact Maury County 911 for any new street names for review and reserve.**

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ITEM #5

**TECHNICAL COMMITTEE COMMENT FORM**

October 11, 2022

NAME OR DEPARTMENT: Public Works

Case Number: 22-0282

**Bristol Multifamily - Site Development Plan**  
**Request from Jeff Heinze for multifamily site development plan consisting of 221 units off East 6<sup>th</sup> Woodland, and North Glade Streets.**

**COMMENTS:**

For 221 units, we recommend six 8-yard  
dumpsters serviced three times a week or  
trash compactor service. Please see  
attached dumpster guidelines & accessibility  
requirements.

**TITLE: DUMPSTER AND ~~COMPACTOR~~ STANDARDS**

**SW1-3.A. GENERAL**

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

**SW1-3.B. GUIDELINES FOR DUMPSTERS**

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least two (2) feet and six (6) inches of clearance on each side of the dumpster.

**SW1-3.C. DUMPSTER PAD REQUIREMENTS**

**Dumpster Pad Requirements**

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

**SW1-3.E. ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS**

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular through movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25 foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. Metro Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

**SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES**

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. **Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.**

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.



*ITEM #5*

**TECHNICAL COMMITTEE COMMENT FORM**

**October 11, 2022**

**NAME OR DEPARTMENT:** Wastewater

**Case Number:**        **22-0282**

**Bristol Multifamily - Site Development Plan**  
**Request from Jeff Heinze for multifamily site development plan**  
**consisting of 221 units off East 6<sup>th</sup> Woodland, and North Glade**  
**Streets.**

**COMMENTS:**

Sanitary sewer should flow north or east to the existing sewer.

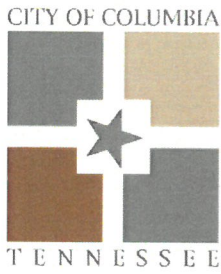
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*ITEM #5*

**TECHNICAL COMMITTEE COMMENT FORM**

October 11, 2022

**NAME OR DEPARTMENT:**

ATT

**Case Number:        22-0282**

**Bristol Multifamily - Site Development Plan**

**Request from Jeff Heinze for multifamily site development plan consisting of 221 units off East 6<sup>th</sup> Woodland, and North Glade Streets.**

**COMMENTS: PLAN TO SERVE**

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

P 931.388.4833  
F 931.388.5287  
www.cpws.com

October 4, 2022

Jeff Heinze  
5100 Tennessee Ave.  
Nashville, TN 37209

Re: Multi-Family Development off Woodland St., East 6<sup>th</sup> St. and N. Glade St.

Dear Sir:

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.

Yours truly,

**COLUMBIA POWER & WATER SYSTEMS**

A handwritten signature in black ink that reads "Doug Burgess". The signature is written in a cursive, flowing style.

Doug Burgess, P. E.  
Vice President of Power Operations

kw

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

#### 22-0282 Woodland & Glade - Bristol Multifamily - Site Development Plan

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

**Mike Harris, PE**  
Inflo Design Group, LLC  
615-306-5208





October 17, 2022

City of Columbia  
Development Services  
700 North Garden St  
Columbia, TN 38401

Based upon the Traffic Impact Study as prepared by Fischbach Transportation Group, LLC in December of 2021 for Heritage Green on Baker Road in Columbia, TN, we commit to constructing the improvements as they are detailed in the Traffic Study.

Attached to this letter is a copy of the Conclusions and Recommendations from the Traffic Impact Study for reference.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Ealey', is written over a horizontal line.

Lynn Ealey, PE  
Land Solutions Company

## 6. CONCLUSIONS AND RECOMMENDATIONS

The analyses conducted for the purposes of this study indicate that the following considerations should be made in order to accommodate the traffic volumes that will be generated by the proposed project.

1. The total projected traffic volumes at the intersection of Bear Creek Road and Baker Road warrant the following improvements at this location:
  - An eastbound left turn should be provided on Bear Creek Pike. This turn lane should include at least 75 feet of storage and should be designed and constructed according to AASHTO standards. Ideally, this improvement would be provided by extending the existing three-lane cross-section that is provided east of Baker Road.
  - A westbound right turn should be provided on Bear Creek Pike. This turn lane should include at least 75 feet of storage and should be designed and constructed according to AASHTO standards.
  - The southbound approach of Baker Road should be reconstructed to remove the existing angled alignment and provide separate left and right turn lanes. The southbound left turn lane should include at least 200 feet of storage and the southbound right turn lane should include at least 75 feet of storage. Also, these turn lanes should be designed and constructed according to AASHTO standards.
  - A traffic signal should be installed at the intersection of Bear Creek Pike and Baker Road.

These improvements are shown schematically in [Figure 9](#). The recommended turn lanes should be completed before 25% of the proposed project is completed. Also, updated traffic counts should be collected and traffic signal warrant analyses should be performed when 50% of the proposed project is completed in order to confirm that the traffic signal warrants will be met before the project is built-out.

2. Currently, the speed limit on Bear Creek Pike varies from 45 mph to 55 mph between Columbia Pike and I-65. With additional homes and peak hour turning movement volumes within the study area, it would be appropriate to post a consistent 45 mph speed limit along this corridor.
3. The analyses conducted for the proposed project indicate that, at the intersection of Nashville Highway and Baker Road, the westbound turning movements operate poorly with existing, background, and total projected traffic volumes. However, the proposed project is not expected to add significantly high peak hour traffic volumes to this intersection. Therefore, no improvements to this intersection are recommended in conjunction with the proposed project.

4. Currently, a 25 mph speed limit is posted on northbound Baker Road immediately north of Bear Creek Pike. Also, a 35 mph speed limit is posted on eastbound Baker Road, west of the curve to travel southbound toward Bear Creek Pike. It would be appropriate to sign both directions of Baker Road consistently at 30 mph from Bear Creek Pike to west of the northern project access.
5. It would be appropriate to widen Baker Road along the frontage of the project site in order to provide two 11-foot travel lanes with fresh pavement.
6. Each of the project accesses on Baker Road should be constructed to include one entering lane and one exiting lane.
7. The intersection of Baker Road and the North Project Access / North Ridge Road should be reconstructed as a conventional four-legged intersection that includes a one-lane approach on each leg. Also, consideration should be given to providing an all-way stop installation at this intersection because the highest-volume turning movements will be the northbound left turn movement and the eastbound right turn movement. Also, there is existing vertical curvature on North Ridge Road, north of Baker Road, that limits the available sight distance on this roadway segment. A future traffic circle at this intersection is shown schematically in [Figure 10A](#).

It would be appropriate to conduct field survey on Baker Road in advance of the new four-legged intersection in order to identify sight distance limitations and any necessary signage.

As shown within this study, the projected traffic volumes at the intersection of Baker Road and North Project Access / North Ridge Road are expected to be relatively low. However, it would be an appropriate location for a future traffic circle installation. Therefore, it is recommended that the City of Columbia consider acquiring additional right-of-way as it becomes available in the vicinity of this location. A future traffic circle at this intersection is shown schematically in [Figure 10B](#).

8. The new project accesses have not been constructed, so accurate sight distance measurements cannot be collected in the field to adequately represent the future conditions. Therefore, sight triangles should be provided for the intersections of Baker Road and the project accesses in conjunction with construction documents for the proposed project. These sight triangles should be developed based on guidelines that are included in [A Policy on Geometric Design of Highways and Streets](#), which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as [The Green Book](#). Specifically, [The Green Book](#) indicates that for a speed of 30 mph, the minimum stopping sight distance is 200 feet. This is the distance that a motorist on Baker Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on [The Green Book](#), the minimum intersection sight distance is 335 feet. This is the distance that a motorist exiting the project site will need to safely complete a turn onto Baker Road. Preliminary measurements indicate that these minimum sight distances will be available at the intersections of Baker Road and the project accesses.

F i s c h b a c h  
 Transportation Group, LLC  
 Traffic Engineering and Planning

Y.W. SANDS ETUX  
 91, PARCEL 12.03  
 (R2414, PAGE 695)

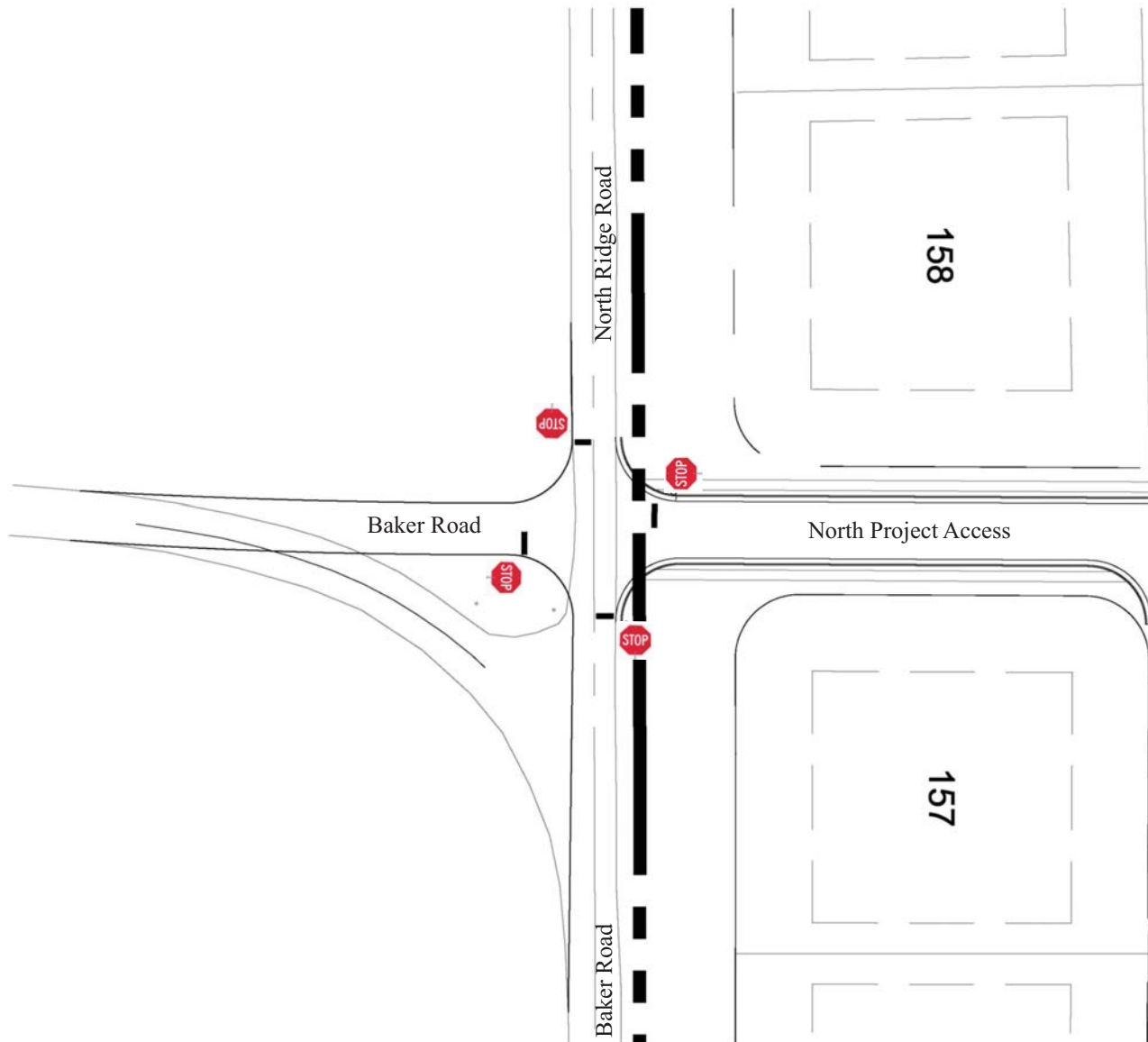


No Scale

XX - AM Peak Hour Volumes  
 (XX) - PM Peak Hour Volumes

Figure 9.  
 Proposed Improvements at the Intersection of Bear Creek Pike and Baker Road

F i s c h b a c h  
Transportation Group, LLC  
Traffic Engineering and Planning

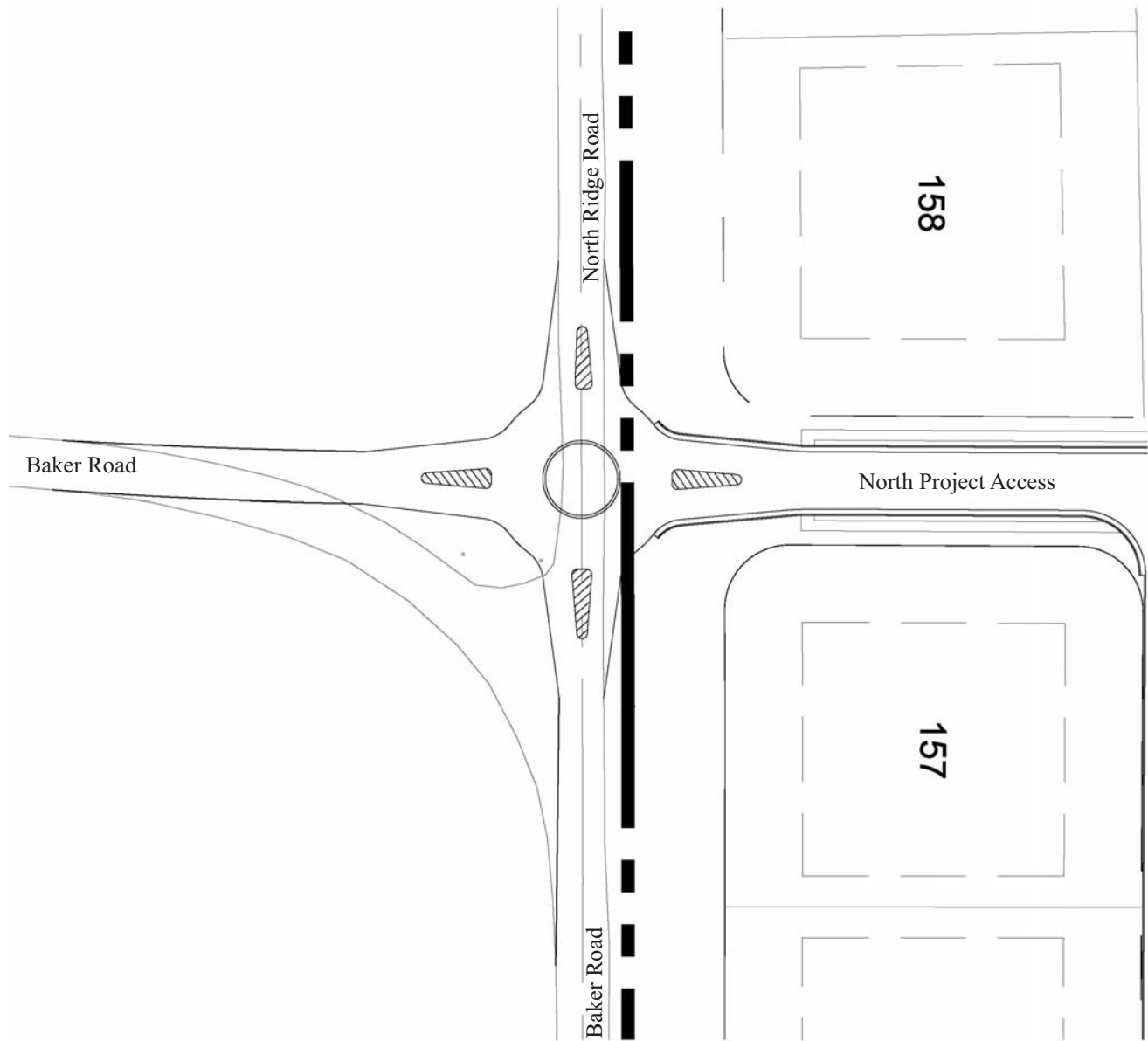


**No Scale**

XX - AM Peak Hour Volumes  
(XX) - PM Peak Hour Volumes

**Figure 10A.**  
**Proposed Alignment of the Intersection of**  
**Baker Road and North Ridge Road / Project Access**

F i s c h b a c h  
Transportation Group, LLC  
Traffic Engineering and Planning



**No Scale**

XX - AM Peak Hour Volumes  
(XX) - PM Peak Hour Volumes

**Figure 10B.**  
**Possible Future Traffic Circle at the Intersection of Baker Road and North Ridge Road / Project Access**



October 1, 2022

**MEMORANDUM OF UNDERSTANDING**

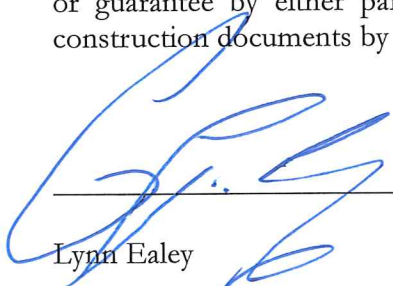
**RE: Baker Road Improvements**

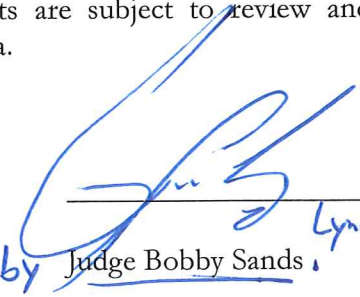
On May 12, 2022 the City of Columbia approved the annexation and zoning of the 98 acre property at Maury County Tax Map 74, Parcel 37.00, for development of a residential community know as Heritage Green Subdivision. This property is north and adjacent to property owned by Mr. and Mrs. Bobby Sands at 521 Bear Creek Pike in Columbia, Tennessee.

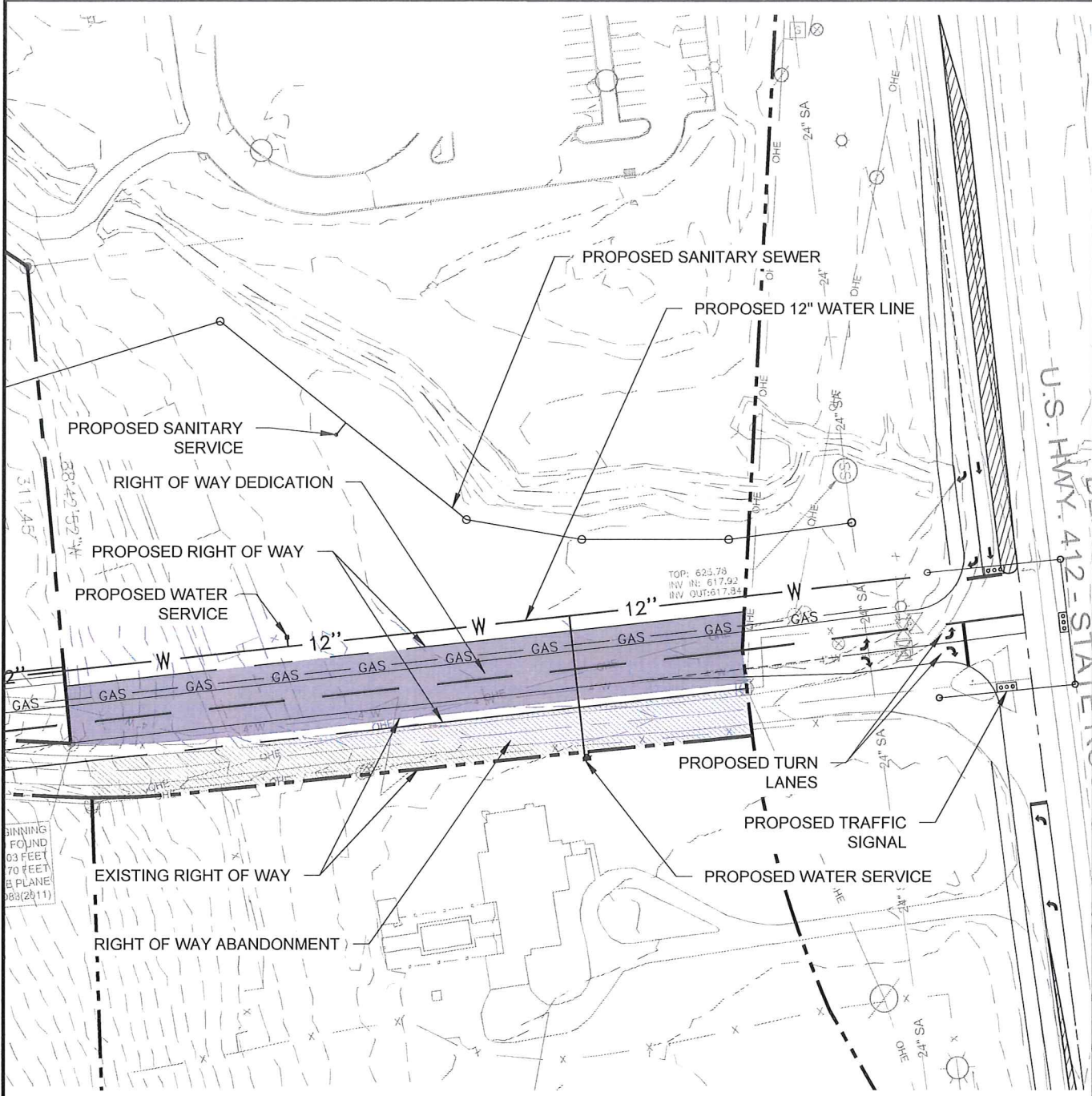
During review of the annexation and zoning of the Heritage Green property, Mr. Lynn Ealey represented the ownership group that has purchased the property. Mr. Ealey and Mr. Sands have met on multiple occasions, during and after the City's annexation, to discuss requirements of the City of Columbia for roadway and utility improvements to Baker Road. These improvements are based on a traffic study prepared by a licensed engineer and found to be needed based on existing conditions and traffic counts, with or without future development of the Heritage Green project. Therefore, Mr. Ealey and Mr. Sands have worked together to produce a plan that is mutually beneficial to all parties involved to allow many of these public improvements to occur.

Attached is an exhibit that generally depicts the existing and proposed improvements, as they relate to Mr. Sands property, that Mr. Sands and Mr. Ealey have mutually agreed upon. These improvements include, but are not necessarily limited to, new public right-of-way, abandonment of existing public right-of-way, construction of new public roadway, construction of new public utilities, construction of new water and sewer services to Sand properties on each side of new roadway.

This memorandum of understanding is intended to provide the City that there is a mutually agreeable plan between parties to construct these improvements as was expected with the annexation and zoning of the Heritage Green property. Further action is required for the abandonment and dedication associated with the improvements. This MOU is not a contract or guarantee by either party. All improvements are subject to review and approval of construction documents by the City of Columbia.



  
\_\_\_\_\_  
Lynn Ealey

  
\_\_\_\_\_  
by Judge Bobby Sands, *Lynn Ealey as authorized*



MINING FOUND 03 FEET 70 FEET B PLANE 988(2011)

TOP: 623.78  
INV IN: 617.92  
INV OUT: 617.34

	RIGHT OF WAY DEDICATION	19,677 SF
	RIGHT OF WAY ABANDONMENT	12,417 SF



GRAPHIC SCALE - 1 inch = 100 ft.

**LS LAND SOLUTIONS**  
2925 Berry Hill Drive, Nashville, TN 37204

**SANDS PROPERTY EXHIBIT**  
PRELIMINARY PLANS  
PARCEL 37.00 ON TAX MAP 74  
626 BAKER ROAD  
COLUMBIA, MAURY COUNTY, TENNESSEE

SANDS PROPERTY EXHIBIT  
**EX8.0**



September 16, 2022

Mr. Lynn Ealey  
Land Solutions Company  
2925 Berry Hill Drive  
Nashville, TN 37204

*Sent via email: [lynn@landsolutionsco.net](mailto:lynn@landsolutionsco.net)*

**RE: Water Availability Letter  
Heritage Green – 177 Lots  
626 Baker Road  
Tax Map 74, Parcel 37  
Columbia, Maury, TN**

Dear Mr. Ealey:

Columbia Power and Water Systems (“the Utility”/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 177 single-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system, subject to off-site infrastructure improvements. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



In addition to the cost-shared infrastructure improvements for this development zone, the following requirements must be met in order for CPWS to provide service to the development:

- A new 12-inch water main will be constructed along Baker Road from Bear Creek Pike to the North-most entrance of the development.
- Domestic waterline connections serving the development will be made in three locations on the new 12-inch main at Baker Road.
- An 8-inch interconnect will be made with Cottages of Bear Creek on Road A.
- Minimum size 8-inch, looped water mains will be required throughout the remainder of the development.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide construction drawings for all public water infrastructure for the proposed development in both CAD and PDF format for CPWS review.
- When applicant has resolved all comments provided by CPWS for the construction drawings, CPWS will provide an approval letter and flow calculations to support TDEC approval of the construction drawings.
- Applicant then submits drawings to TDEC for approval. Upon approval by TDEC, applicant may schedule a pre-construction meeting with CPWS. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



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If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 615-934-7499 or [jason.english@inflodesign.com](mailto:jason.english@inflodesign.com). This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Jason English". The signature is written in a cursive, flowing style.

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS  
File 22-011



DEVELOPMENT SUMMARY/SITE DATA		
PROJECT NAME:	HAMPSHIRE PIKE	
MAP/PARCEL:	MAP 08, PARCEL 071.01	
SITE ADDRESS:	1754 HAMPSHIRE PIKE COLUMBIA, TN 38401	
TOTAL AREA:	104 ACRES ±	
LOT AREA:	44.5 ACRES ±	(42.8%)
CIVIC SPACE AREA:	5.3 ACRES ±	(05.1%)
NON-RESIDENTIAL AREA:	1.1 ACRES ±	(01.1%)
R.O.W. AREA:	25.7 ACRES ±	(24.7%)
STORM MGT AREA:	7.9 ACRES ±	(07.6%)
OPEN SPACE/BUFFERS:	18.5 ACRES ±	(17.8%)
ROW DEDICATION:	1.0 ACRES ±	(00.9%)
EXISTING USE:	AGRICULTURAL/RESIDENTIAL	
EXISTING ZONING:	N/A (COUNTY)	
PROPOSED USE:	RESIDENTIAL, NON-RESIDENTIAL	
PROPOSED ZONING:	CD-3, CD-4C	

TOTAL UNITS:	343 UNITS
SIDE ENTRY LOTS:	94 LOTS
REAR-ENTRY LOTS:	137 LOTS
TOWNHOME UNITS:	112 UNITS
DEVELOPER:	M/I HOMES OF NASHVILLE, LLC 3020 STANSBERRY LANE, SUITE 202 FRANKLIN, TN 37069 CONTACT: DAVE CUMMING DCUMMING@MIHOMES.COM
APPLICANT:	THOMAS & HUTTON 615 MAIN STREET NASHVILLE, TN 37206 CONTACT: JON CLAXTON, PE CLAXTON.J@TANDH.COM

CD-3 SIDE-ENTRY LOT DATA:	
MINIMUM PRIMARY FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	25'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	65'
CD-3 REAR-ENTRY LOT DATA:	
MINIMUM FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	3'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	40'
CD-4C TOWNHOME LOT DATA:	
MINIMUM FRONT SETBACK:	6'
MINIMUM SECONDARY FRONT SETBACK:	6'
MINIMUM REAR SETBACK:	5'
MINIMUM SIDE SETBACK:	6'
MAXIMUM BUILDING WIDTH:	120'

CONCEPT PLAN EXHIBIT

## HAMPSHIRE PIKE

MAURY COUNTY, TN

PREPARED FOR:  
M/I HOMES

PREPARED BY:  
**THOMAS & HUTTON**  
615 Main Street • Suite 124  
Nashville, TN 37206 • 615.349.4990  
www.thomasandhutton.com

JOB NO: J-30473      DATE: 10/17/2022  
DRAWN: CAA      SCALE: 1" = 100'  
REVIEWED: JDC      SHEET: CP01



October 17, 2022

Mr. Jon Claxton PE

Thomas & Hutton

615 Main Street Suite 124

Nashville, TN 37206

*Sent via email: [claxton.j@tandh.com](mailto:claxton.j@tandh.com)*

**RE: Water Availability Letter**  
1754 Hampshire Pike – 321 Lots  
Tax Map 88, Parcel 71.01  
*Columbia, Maury County, TN*

Dear Mr. Claxton:

Columbia Power and Water Systems (“the Utility”/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 321 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 8-inch water main located on Hampshire Pike.
- Minimum size 8-inch, looped water mains will be required throughout the development.



All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.

- Remit to CPWS new water service fees:

New Water Service Fee: \$1500 + \$370 per SFU (321 SFUs)	\$120,270.00
--	--------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and capacity fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid:

Meter Fee: \$540 per 3/4" meter (321 meters)	\$173,340.00
Capacity Fee: \$875 per 3/4" meter (321 meters)	\$280,875.00
<b>Total Meter and Capacity Fees Due =</b>	<b>\$454,215.00</b>

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



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If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 423-774-0349 or [eric.king@inflodesign.com](mailto:eric.king@inflodesign.com). This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King".

Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-088



# Columbia Fire & Rescue



## Fire Flow Requirements

Date: \_\_\_\_\_ Water Purveyor: \_\_\_\_\_

Address/Parcel Number: \_\_\_\_\_

Property Type: Residential \_\_\_ Commercial/Industrial \_\_\_ Construction Type \_\_\_ sq. ft. \_\_\_\_\_

NFPA Sprinkler Type: \_\_\_\_\_

### PUBLIC WATER SYSTEM DEMAND

#### Fire flow requirements (International Fire Code Appendix B)

Fire Flow: \_\_\_\_\_ gpm Duration: \_\_\_\_\_ hours \*without sprinkler credit

Fire Flow: \_\_\_\_\_ gpm Duration: \_\_\_\_\_ hours \*with sprinkler credit

#### Fire Hydrant Location and Distribution (International Fire Code Appendix C)

- a. Minimum number of hydrants: \_\_\_\_\_
- b. Average spacing between hydrants: \_\_\_\_\_ ft
- c. Maximum distance from frontage to hydrant: \_\_\_\_\_ ft

### PRIVATE FIRE SYSTEM DEMAND

DCDA Required: \_\_\_\_\_ Locations: \_\_\_\_\_

Fire Flow: \_\_\_\_\_ gpm Duration: \_\_\_\_\_ hours \*without sprinkler credit

Fire Flow: \_\_\_\_\_ gpm Duration: \_\_\_\_\_ hours \*with sprinkler credit

#### Fire Hydrant Location and Distribution (International Fire Code Appendix C)

- a. Minimum number of hydrants: \_\_\_\_\_
- b. Average spacing between hydrants: \_\_\_\_\_ ft
- c. Maximum distance from frontage to hydrant: \_\_\_\_\_ ft

Fire Plan Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_



**LAND DESCRIPTION  
CD-4C ZONING AREA  
P/O MAP 88, PARCEL 71.01  
MAURY COUNTY, TENNESSEE**

Located in the 9<sup>th</sup> Civil District of Maury County, Tennessee, being a portion of the Sarah Joyce Reinert property as referenced in Deed Book 765, Page 758 of the Register's Office for Maury County (ROMCT), and being more particularly described as follows;

Beginning at a ½" iron rebar (found) in the northerly right-of-way for State Route 99 (Hampshire Pike), said iron rebar being the southwesterly corner of the City of Columbia property, Record Book 2445, Page 168 (ROMCT), and the southeasterly corner of said Reinert property, of which this description is a part;

Thence, continuing with the northerly right-of-way for Hampshire Pike, South 86°57'37" West 947.76 feet;

Thence, severing Reinert the following eleven (11) calls:

- 1) North 03°02'23" West 199.00 feet;
- 2) Along a curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears North 41°57'37" East 35.36 feet;
- 3) North 86°57'37" East 396.28 feet;
- 4) North 03°02'23" West 90.03 feet;
- 5) Along a curve to the left, having a radius of 510.00 feet, an arc length of 30.50 feet, and a chord which bears North 04°45'11" West 30.49 feet;
- 6) Along a curve to the right, having a radius of 25.00 feet, an arc length of 40.76 feet, and a chord which bears North 40°14'49" East 36.40 feet;
- 7) North 86°57'37" East 297.33 feet;
- 8) North 07°24'35" East 313.71 feet;
- 9) South 82°35'25" East 147.00 feet;
- 10) North 07°24'35" East 175.13 feet;
- 11) South 82°35'25" East 122.00 feet to the westerly line of said City of Columbia property;

Thence, continuing with City of Columbia, South 07°24'35" West 816.49 feet to the Point of Beginning, containing in all 9.21 acres, more or less.



**PERIMETER LAND DESCRIPTION  
MAP 88, PARCEL 71.01  
MAURY COUNTY, TENNESSEE**

Located in the 9<sup>th</sup> Civil District of Maury County, Tennessee, being the Sarah Joyce Reinert property as referenced in Deed Book 765, Page 758 of the Register's Office for Maury County (ROMCT), and being more particularly described as follows;

Beginning at a ½" iron rebar (found) in the northerly right-of-way for State Route 99 (Hampshire Pike), said iron rebar being the southwesterly corner of the City of Columbia property, Record Book 2445, Page 168 (ROMCT), and the southeasterly corner of the herein tract described;

Thence, continuing with the northerly right-of-way for Hampshire Pike, South 86°57'37" West 1,664.86 feet to a 5/8" iron rebar (found), said iron rebar being the southeasterly corner of the Jim G. Barrier property, Record Book 2002, Page 596 (ROMCT);

Thence, continuing with Barrier, North 07°23'25" East 2,008.28 feet to a drill steel (found), said drill steel being the southeasterly corner of the Billy Rummage property, Record Book 1708, Page 241 (ROMCT);

Thence, continuing with Rummage, North 07°31'57" East 627.45 feet to a 5/8" iron rebar (found), said iron rebar being in the southeasterly right-of-way line for State Route 6 (US Hwy 43);

Thence, continuing with said right-of-way for State Route 6, the following two (2) calls:

- 1) North 58°01'15" East 249.85 feet to a concrete monument (found);
- 2) North 63°38'30" East 126.20 feet to an iron rebar w/cap (set), said iron rebar w/cap being the southwesterly corner of the City of Columbia property, Record Book 1620, Page 609 (ROMCT);

Thence, continuing with the City of Columbia the following two (2) calls:

- 1) North 89°56'12" East 1,350.05 feet to a 5/8" iron rebar (found);
- 2) South 07°24'35" West 2,738.06 feet to the Point of Beginning, containing in all 103.95 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title survey performed by M2 Group, LLC, dated September 29, 2022.

September 30, 2022

Paul Keltner – Director  
Columbia, TN – Development Services  
700 N Garden Street  
Columbia, TN 38401

Re: 1754 Hampshire Pike  
Parcel Number 088-071.01  
Annexation & Rezoning Permission Form

Paul,

The purpose of this letter is to state that David M. Cumming with M/I Homes of Nashville, LLC is authorized to act as my representative and agent on this parcel. I acknowledge and grant permission of the submission of the Annexation and Rezoning Request to Planning Commission for this property, and all subsequent submissions, to David M. Cumming with M/I Homes of Nashville, LLC.

Sincerely,



Sarah Joyce Reinert  
C/O Michael Reinert  
12919 Broleman Road  
Orlando, FL 32832



615 MAIN STREET, SUITE 124  
NASHVILLE, TN 37206 | 615.349.4990  
WWW.THOMASANDHUTTON.COM

October 17, 2022

Paul Keltner  
Director, Development Services  
City of Columbia, Tennessee  
700 N Garden Street  
Columbia, TN 38401

Re: 1754 Hampshire Pike  
Annexation, Rezoning & Comprehensive  
Plan Amendment  
Planning Commission Submittal  
J-30470.0000

Paul:

On behalf of our client, M/I Homes of Nashville, LLC, we formally submit the Annexation, Rezoning, and Comprehensive Plan Amendment Package to the City of Columbia Planning Commission for the project referenced above. We request that the plans and documents be reviewed by the City of Columbia Planning Commission and all departments for Annexation, Rezoning, and Comprehensive Plan Amendment approval. The following items are included in this resubmittal:

1. One (1) Copy of Submittal Letter (this letter)
2. One (1) Review Fee Check for \$1,000.00 (Check No. 00001045)
3. One (1) Copy of Planning Fee Schedule Worksheet
4. One (1) Signed Copy of Annexation Permission Form
5. One (1) Signed Copy of Planning Commission Project Development Application
6. One (1) Copy of Written Legal Description of Entire Parcel
7. One (1) Copy of Written Legal Description of CD-4C Area
8. One (1) Copy of Columbia Fire & Rescue Fire Flow Requirements Letter
9. One (1) Copy of CPWS LOA Letter
10. One (1) Full-Size (24"x36") Copy of Sketch Development/Concept Plan (Folded)
11. One (1) CD containing digital files

If you have any questions or comments, please reach out, and I will be happy to help. We can transfer digital files via email if needed for your review as well. I appreciate the help.

Sincerely,

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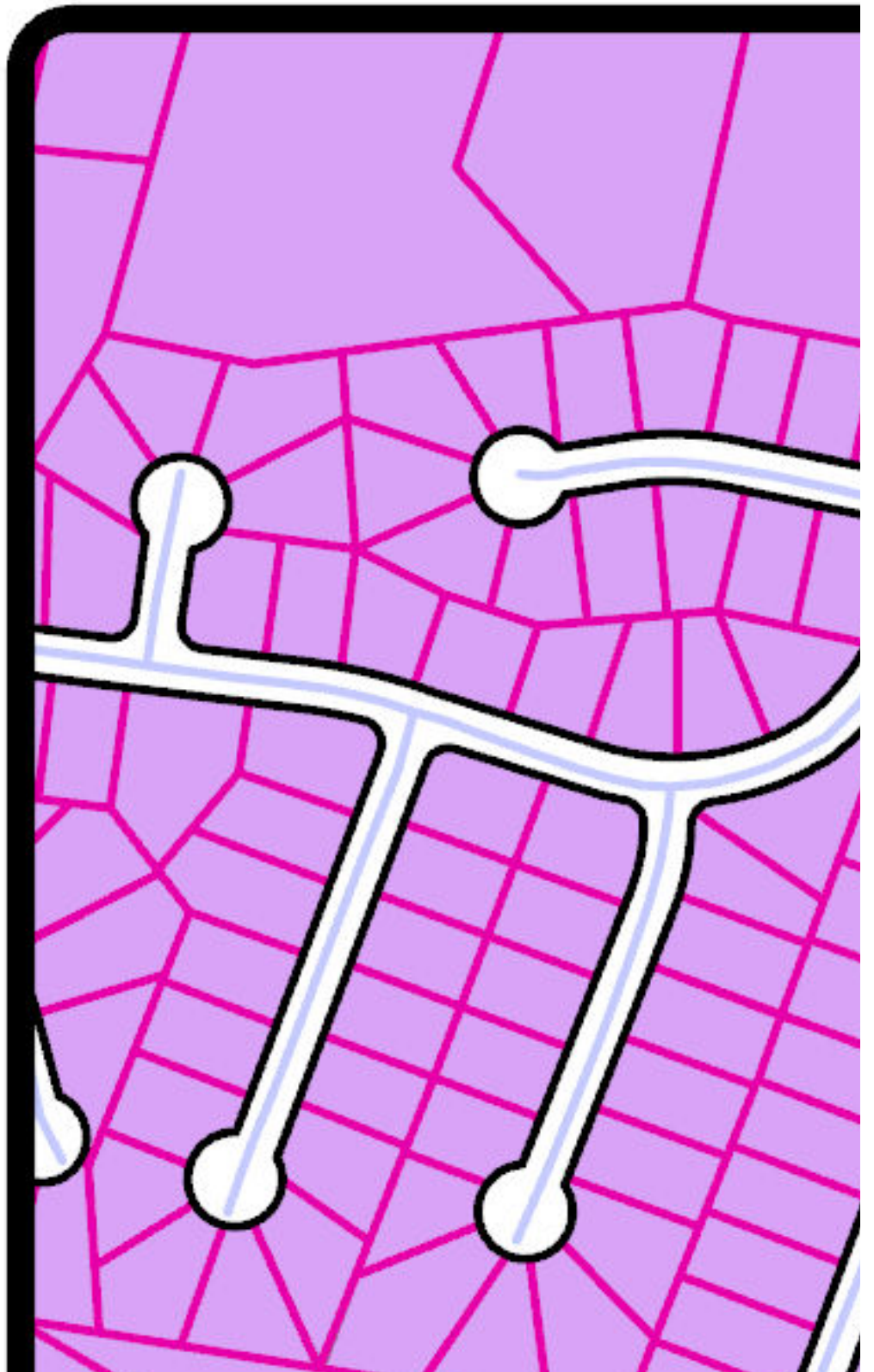
**JON CLAXTON, PE** | Project Manager

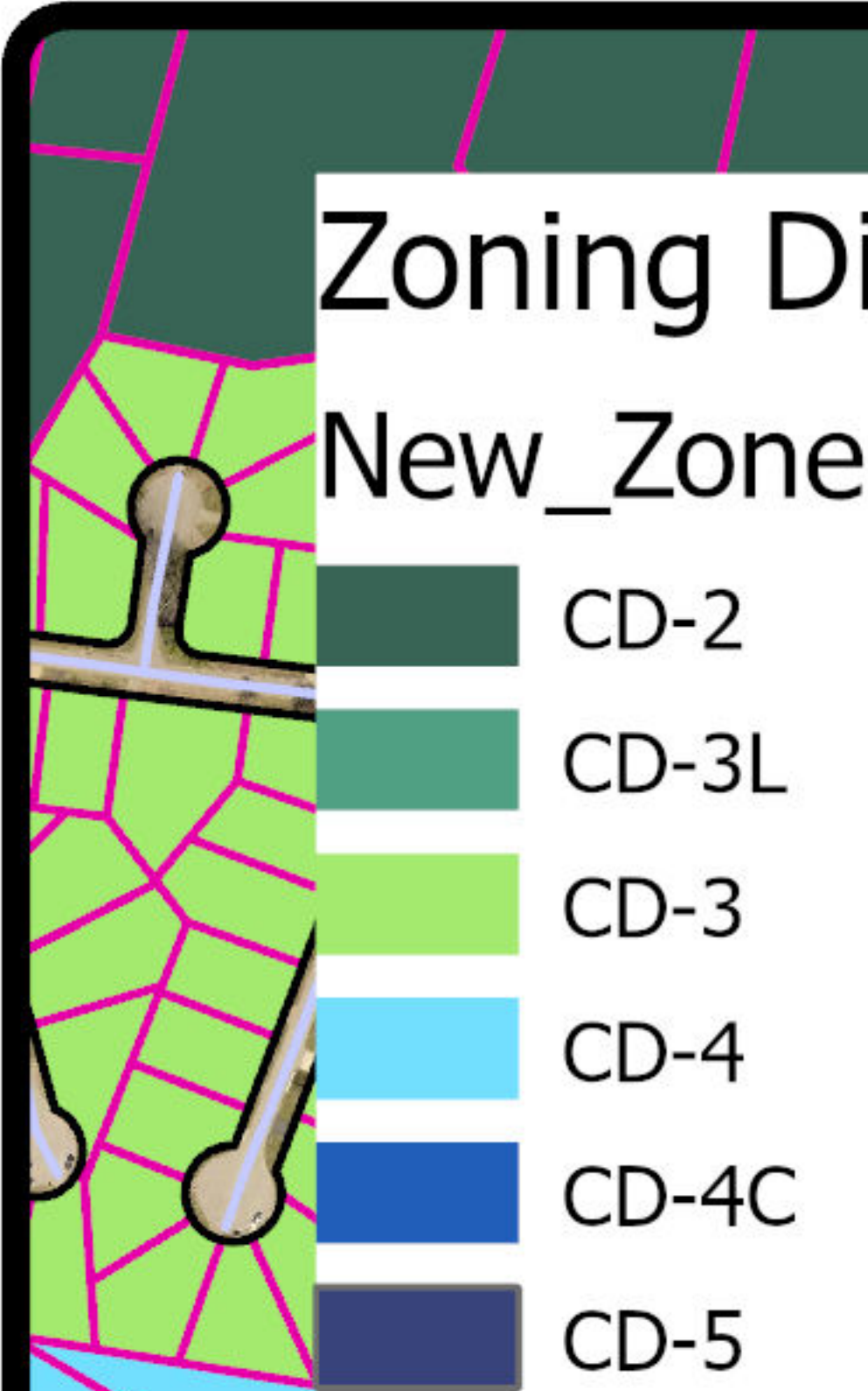
**THOMAS & HUTTON**

p 615-864-2708

e claxton.j@tandh.com

a 615 Main St.; Suite 124 | Nashville, TN 37206





September 30, 2022

Paul Keltner – Director  
Columbia, TN – Development Services  
700 N Garden Street  
Columbia, TN 38401

Re: 1754 Hampshire Pike  
Parcel Number 088-071.01  
Annexation & Rezoning Permission Form

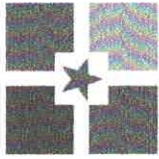
Paul,

The purpose of this letter is to state that David M. Cumming with M/I Homes of Nashville, LLC is authorized to act as my representative and agent on this parcel. I acknowledge and grant permission of the submission of the Annexation and Rezoning Request to Planning Commission for this property, and all subsequent submissions, to David M. Cumming with M/I Homes of Nashville, LLC.

Sincerely,



Sarah Joyce Reinert  
C/O Michael Reinert  
12919 Broleman Road  
Orlando, FL 32832



CITY OF  
**COLUMBIA**  
TENNESSEE

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

PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)  
Fold hard copy submittals larger than 8½" x 11"*

ADDRESS/LOCATION	1754 HAMPSHIRE PIKE, COLUMBIA, TN, 38401		
	TAX MAP:088	GROUP: N/A	PARCEL: 071.01
SUMMARY OF NATURE OF REQUEST AND WORK	ANNEXATION COMPREHENSIVE PLAN AMENDMENT REZONING TO CD-3 & CD-4C		

DATE OF PRE-APPLICATION CONFERENCE	09/28/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <input 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 checked="" type="checkbox"/> Other: COMPREHENSIVE PLAN AMENDMENT  <i>*File naming nomenclature examples:  Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i>	<p><b><u>Annexations/Rezoning/PUD's:</u></b></p> <input checked="" type="checkbox"/> Written Legal Description copy <input checked="" type="checkbox"/> Requested Zone Listed <input checked="" type="checkbox"/> Compliance with Comprehensive Plan <input checked="" type="checkbox"/> Annexation Permission Form <input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed <input checked="" type="checkbox"/> Columbia Water System Availability Letter  <p><b><u>Plats/PUDs:</u></b></p> <input type="checkbox"/> Project Name (include Sections & Phases) <hr/> <input type="checkbox"/> Total Number of Lots <hr/> <input type="checkbox"/> Total acreage <hr/>

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

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

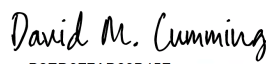

**APPLICANT**

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

<b>NAME</b>	David M. Cumming - M/I Homes of Nashville, LLC	<b>PHONE</b>	(224) 402-5607
<b>ADDRESS</b>	3020 Stansberry Lane, Suite 202 Franklin, TN 37069	<b>EMAIL</b>	dcumming@mihomes.com

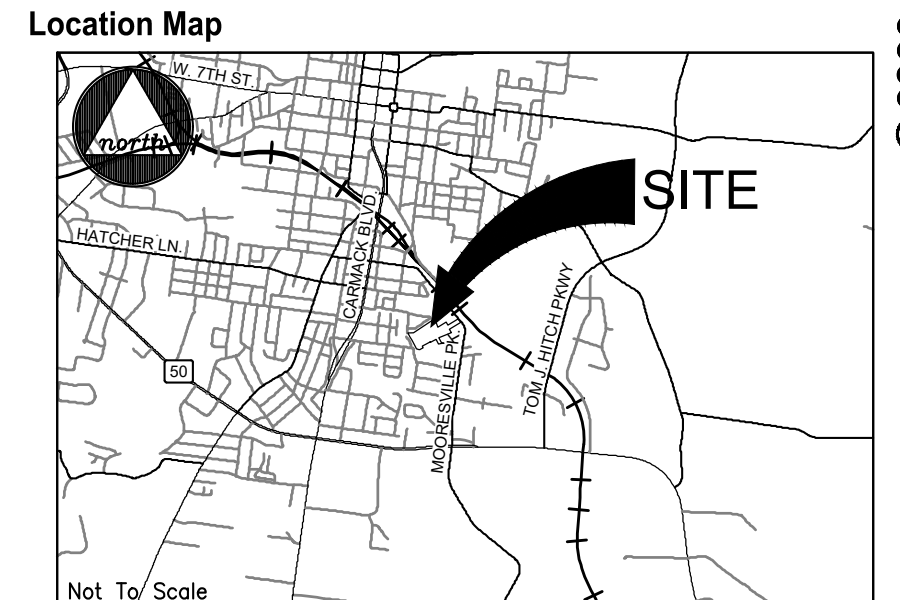
<b>PROPERTY OWNER NAME</b>	C/O Michael Reinert	<b>PHONE</b>	(931) 981-8882
<b>ADDRESS</b>	12919 Broleman Road Orlando, FL 32832	<b>EMAIL</b>	narcoossee@bellsouth.net

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

David M. Cumming <hr/> APPLICANT NAME	DocuSigned by:  _____ APPLICANT SIGNATURE	10/4/2022 <hr/> DATE
C/O Michael Reinert <hr/> PROPERTY OWNER NAME	 _____ PROPERTY OWNER SIGNATURE	10/1/22 <hr/> DATE

*STAFF USE ONLY*

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



LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	9,345.2	0.22
2	6,893.3	0.16
3	6,893.3	0.16
4	6,893.3	0.16
5	6,445.5	0.15
6	6,761.1	0.16
7	6,622.6	0.15
8	6,050.0	0.14
9	6,095.2	0.14
10	8,271.9	0.19
11	10,074.7	0.23
12	6,149.3	0.14
13	6,078.6	0.14
14	6,095.5	0.14
15	6,079.8	0.14
16	6,064.0	0.14
17	6,048.3	0.14
18	6,032.6	0.14
19	6,514.4	0.15
20	7,399.5	0.17
21	8,917.4	0.20
22	8,929.8	0.21
23	15,126.4	0.35
24	10,741.8	0.25
25	8,126.7	0.19
26	6,000.0	0.14
27	6,000.0	0.14
28	6,000.0	0.14
29	6,000.0	0.14
30	6,114.9	0.14
31	12,963.2	0.30
32	10,425.7	0.24
33	8,240.0	0.19
34	6,000.0	0.14
35	6,000.0	0.14
36	6,000.0	0.14
37	8,206.9	0.19
38	6,578.3	0.15
39	7,261.9	0.17
40	7,637.9	0.18
41	6,064.5	0.14
42	6,064.5	0.14
43	6,064.5	0.14
44	6,064.5	0.14
45	6,064.5	0.14

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	41.48	42.68	N 83°46'40" W	92°40'29"
C2	225.00	14.96	14.96	S 52°47'24" W	5°48'37"
C3	300.00	24.39	23.73	S 31°24'06" W	46°35'13"
C4	150.00	21.15	19.44	N 72°16'49" W	82°47'51"
C5	300.00	49.37	43.95	S 20°13'17" W	94°12'06"
C6	300.00	47.87	42.95	N 72°35'27" W	91°25'14"
C7	300.00	47.12	42.43	S 16°41'56" W	90°00'00"
C8	300.00	49.61	44.15	N 75°40'39" W	94°45'10"
C9	175.00	4.52	4.52	S 56°12'21" W	1°28'49"
C10	175.00	204.50	193.06	S 21°59'19" W	66°57'17"
C11	175.00	51.35	51.17	S 19°53'42" E	16°28'45"
C12	175.00	43.07	43.01	N 22°49'01" W	1°02'58"07"
C13	225.00	46.00	45.92	N 11°28'34" W	1°12'48"
C14	225.00	46.00	45.92	N 00°14'15" E	1°12'48"
C15	225.00	46.00	45.92	N 11°57'03" E	1°12'48"
C16	225.00	46.00	45.92	N 23°39'51" E	1°12'48"
C17	225.00	46.00	45.92	N 35°22'39" E	1°12'48"
C18	225.00	46.00	45.92	N 47°05'27" E	1°12'48"
C19	225.00	15.70	15.70	N 54°56'49" E	1°35'57"
C20	75.00	27.54	27.39	N 46°25'27" E	2°10'31"
C21	75.00	24.72	24.61	N 26°27'40" E	1°15'03"
C22	55.00	41.81	40.81	N 38°47'55" E	43°33'34"
C23	55.00	57.30	56.74	S 88°34'33" E	59°41'29"
C24	55.00	98.01	85.55	S 45°23'43" W	1°02'06"22"
C25	75.00	20.28	20.22	S 88°42'11" W	1°15'29"26"
C26	75.00	31.43	31.30	S 65°57'07" W	2°40'00"42"
C27	225.00	44.64	40.63	S 14°19'21" W	85°14'50"
C28	300.00	47.12	42.43	S 73°18'04" E	90°00'00"
C29	225.00	22.08	22.07	N 84°30'56" E	15°37'20"
C30	175.00	50.20	50.03	N 59°09'11" E	1°16'29"10"
C31	300.00	37.96	35.48	N 14°38'16" E	72°29'39"

**Surveyor's Notes**

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the undisturbed survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown herein is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown herein are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- The property shown herein is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcels as shown hereon.
- This property currently identified as Tax Map No. 099P, Group "D" Parcel No. 013.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.

**PURPOSE NOTE:**  
 The purpose of this plat is to create 42 single family lots and dedicate right-of-way.

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

**STORMWATER MANAGEMENT AGREEMENT:**  
 RECORDED: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 DEED BOOK: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 82526, Page 1435, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: \_\_\_\_\_  
 Ashley Blake Kelley

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

I hereby certify that the streets, drainage, and utilities designated in Baker Creek Place, Phase 1 have been installed in accordance with City Specifications, or a performance surety in the amount of \$ \_\_\_\_\_ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date: \_\_\_\_\_  
 City Engineer  
 Columbia, Tennessee

**CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES**

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

Date: \_\_\_\_\_  
 Secretary, Planning Commission  
 Columbia, Tennessee

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

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

Date: \_\_\_\_\_  
 Director of Wastewater Department  
 Columbia, Tennessee

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Baker Creek Place, Phase 1 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: \_\_\_\_\_  
 Columbia Power & Water Systems  
 Columbia, Tennessee

**CERTIFICATE OF COMPLIANCE**

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

Date: \_\_\_\_\_  
 City Engineer  
 Columbia, Tennessee

**DEED BOOK:** Book 8256, Page 1435

**PARCEL ADDRESS:** MOORESVILLE PIKE, COLUMBIA, TENNESSEE 38401

**EXISTING ZONING:** R-6

**BUILDING SETBACKS:** FRONT - 20', SIDE - 7.5', 15' Total, REAR - 20'

**ACREAGE OF PARCEL:** ±11.52 ACRES  
 ±2.73 ACRE - 119,091.0 S.F. - R.O.W. DEDICATION

**PROPERTY OWNER:** ASHLEY BLAKE KELLEY, 3147 CARRINGTON LANE, COLUMBIA, TN 38401

**REMAINING PROPERTY:** 119,313.0 SQ. FT., 2.74 ACRES

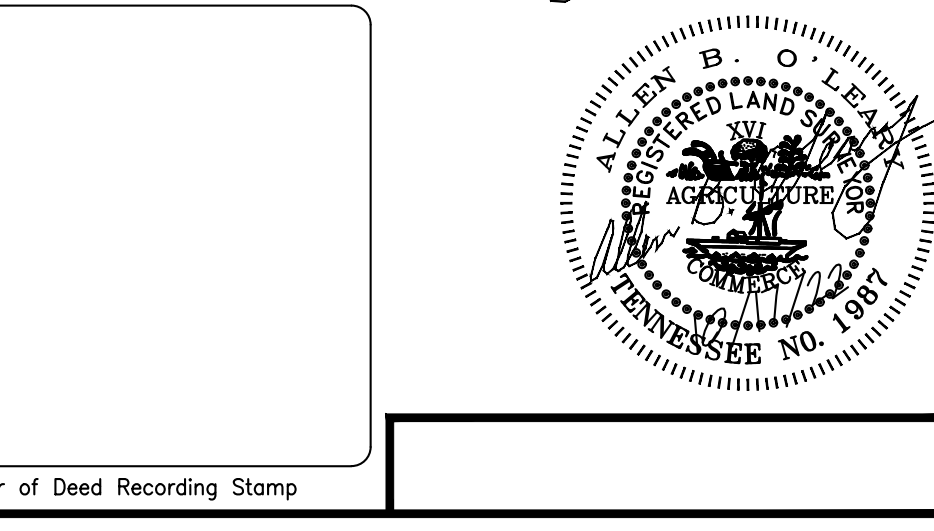
**OPEN SPACE NOTE:**  
 ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.

**GRAPHIC SCALE**

0 25 50 100 200  
 ( IN FEET )  
 1 inch = 50 ft.

**Legend**

<ul style="list-style-type: none"> <li>Iron Rod Found</li> <li>Iron Pipe Found</li> <li>Iron Pipe Found</li> <li>Axle</li> <li>Fence Post</li> <li>Concrete Monument Existing</li> <li>P.K.F. PK Nail Found</li> <li>P.K. Nail Set</li> <li>R.R.S.F. Railroad Spike Found</li> <li>R.R.S.S. Railroad Spike Set</li> </ul>	<ul style="list-style-type: none"> <li>Bench Mark</li> <li>Stake Found</li> <li>Fire Hydrant</li> <li>Water Meter</li> <li>Water Valve</li> <li>Water Reducer</li> <li>Clean Out</li> <li>Sanitary Sewer Manhole</li> <li>Storm Sewer Manhole</li> <li>Catch Basin</li> <li>Stump Pipe</li> <li>Cable Manhole</li> <li>Electric Telephone</li> <li>Electric Telephone</li> <li>Electric Telephone</li> <li>Electric Meter</li> <li>Cable Riser</li> </ul>	<ul style="list-style-type: none"> <li>Electric Riser</li> <li>Telephone Riser</li> <li>Telephone Booth</li> <li>Mailbox</li> <li>Gas Valve</li> <li>Light Pole</li> <li>Handicap Parking</li> <li>Water Spigot</li> <li>Boiler</li> <li>Adjoining Property Line</li> <li>Subject Property Line</li> <li>Easement Line</li> <li>Building Setback Line</li> <li>Centerline</li> <li>Edge of Pavement</li> <li>Fence Line</li> <li>Landscaping</li> <li>Woods</li> <li>Tree Line</li> </ul>	<ul style="list-style-type: none"> <li>Edge of Water</li> <li>Ditch / Creek Centerline</li> <li>Minor Contour Line</li> <li>Underground Utility Line</li> <li>Gas Line</li> <li>Sanitary Sewer Line</li> <li>Water Line</li> <li>Storm Sewer Line</li> <li>Overhead Utility Line</li> <li>Overhead Cable Line</li> <li>Overhead Telephone Line</li> <li>Overhead Telephone Line</li> <li>Underground Cable Line</li> <li>Underground Telephone Line</li> <li>Forced Main Line</li> </ul>
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Register of Deed Recording Stamp

## Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Ashley B. Kelly, 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 the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal Planning Commission (hereinafter the "CMPC") on the

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter 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, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

WHEREAS, in order for the 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, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and 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, it is agreed and understood as follows:

## **B1 General Conditions**

### **B1.1 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.

### **B1.2 City Ordinances, Rules and Regulations**

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC 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.

### **B1.3 Fees**

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

### **B1.4 Inspection**

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

### **B1.5 Right of Entry**

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

### **B1.6 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 further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

### **B1.7 Stormwater Maintenance Agreement**

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

### **B1.8 Attorney Fees and Other Expenses**

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney 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.

### **B1.9 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.

### **B1.10 Revocation and Interpretation**

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the 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.

### **B1.11 No Oral Agreement**

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

### **B1.12 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.

### **B 1.13 Transferability**

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

### **B1.14 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.

*ROL*

### **B1.15 Binding Effect**

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

### **B1.16 Entire Agreement**

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. 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.

### **B1.17 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.

## **B2 Performance Surety**

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

## **B3 Construction**

### **B3.1 Construction Plans**

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

ABL

### **B3.2 Commencement of Construction**

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

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. 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;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

### **B3.3 Site Grading**

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

### **B3.4 Storm Water Management Systems**

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. 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.

### **B3.5 Street Construction**

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. 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. 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 directed by the CITY Engineer, prior to application of final surface.

### **B3.6 Time Period for Construction**

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

ABL

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, the DEVELOPER 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 the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER 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 within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

### **B3.7 Off-Site Improvements**

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

### **B3.9 Inspection and Compliance**

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction 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 Construction 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.

### **B3.10 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.

### **B3.11 Scrap Removal**

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

### **B3.12 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

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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.

### **B3.13 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.

## **B4 Acceptance of Improvements**

### **B4.1 Completion of Improvements**

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

### **B4.2 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.

### **B4.3 Acceptance of Facilities**

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS 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 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.

### **B4.4 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 IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, 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.

ABh

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.

<u>Baker Creek Place</u>	
PROJECT	
Completed by the Developer	Completed by the City
DEVELOPER NAME <u>Ashley B. Kelley</u>	
AUTHORIZED AGENT NAME <u>(same as developer above)</u>	CITY ENGINEER
SIGNATURE <u>[Signature]</u>	SIGNATURE
DATE <u>10/16/2022</u>	DATE
STREET <u>3147 Carrington Lane</u>	
CITY, STATE, ZIP <u>Columbia, TN. 38401</u>	
PHONE <u>931-446-0709</u>	
EMAIL <u>blakekelley@charter.net</u>	
Attest	Attest
ATTEST NAME <u>Jason Howell</u>	ATTEST NAME
ATTEST SIGNATURE <u>[Signature]</u>	ATTEST SIGNATURE
DATE <u>10/16/2022</u>	DATE

AKA



October 17, 2022

City of Columbia  
Development Services  
700 North Garden Street  
Columbia, TN 38401

**RE: Project Name: Baker Creek Place, Phase 1, Final Plat**  
City of Columbia Planning Commission Submittal

On behalf of Ashley Blake Kelley, the owner for these 42 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,

**WES Engineers & Surveyors**

A handwritten signature in black ink that reads 'Allen B. O'Leary'. The signature is written in a cursive style with a large, looping 'y' at the end.

Allen B. O'Leary, RLS  
Principal



PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Mooresville Pike, Columbia, TN		
	TAX MAP: 099P	GROUP: D	PARCEL: 013.00
SUMMARY OF NATURE OF REQUEST AND WORK	Approval to create 42 residential lots and dedicate right-of-way.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input checked="" 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:  <i>*File naming nomenclature examples:  Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i>	<p><b><u>Annexations/Rezoning/PUD's:</u></b></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 with check list completed <input type="checkbox"/> Columbia Water System Availability Letter  <p><b><u>Plats/PUDs:</u></b></p> <input checked="" type="checkbox"/> Project Name (include Sections & Phases) Baker Creek Place, Phase 1 <hr/> <input checked="" type="checkbox"/> Total Number of Lots 42 <hr/> <input checked="" type="checkbox"/> Total acreage ±11.52 <hr/>

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

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

**APPLICANT**

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

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

PROPERTY OWNER NAME	Ashley Blake Kelley	PHONE	931-446-0909
ADDRESS	3147 Carrington Ln, Columbia, TN	EMAIL	blakekelley@charter.net

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

Allen B. O'Leary  
APPLICANT NAME

  
APPLICANT SIGNATURE

10/11/22  
DATE

Ashley B. Kelley  
PROPERTY OWNER NAME

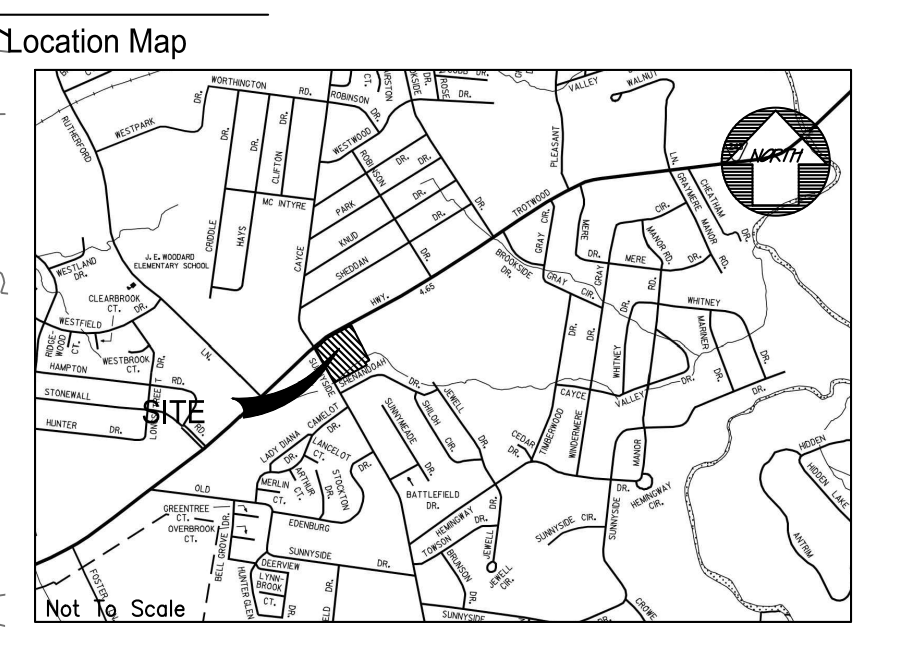
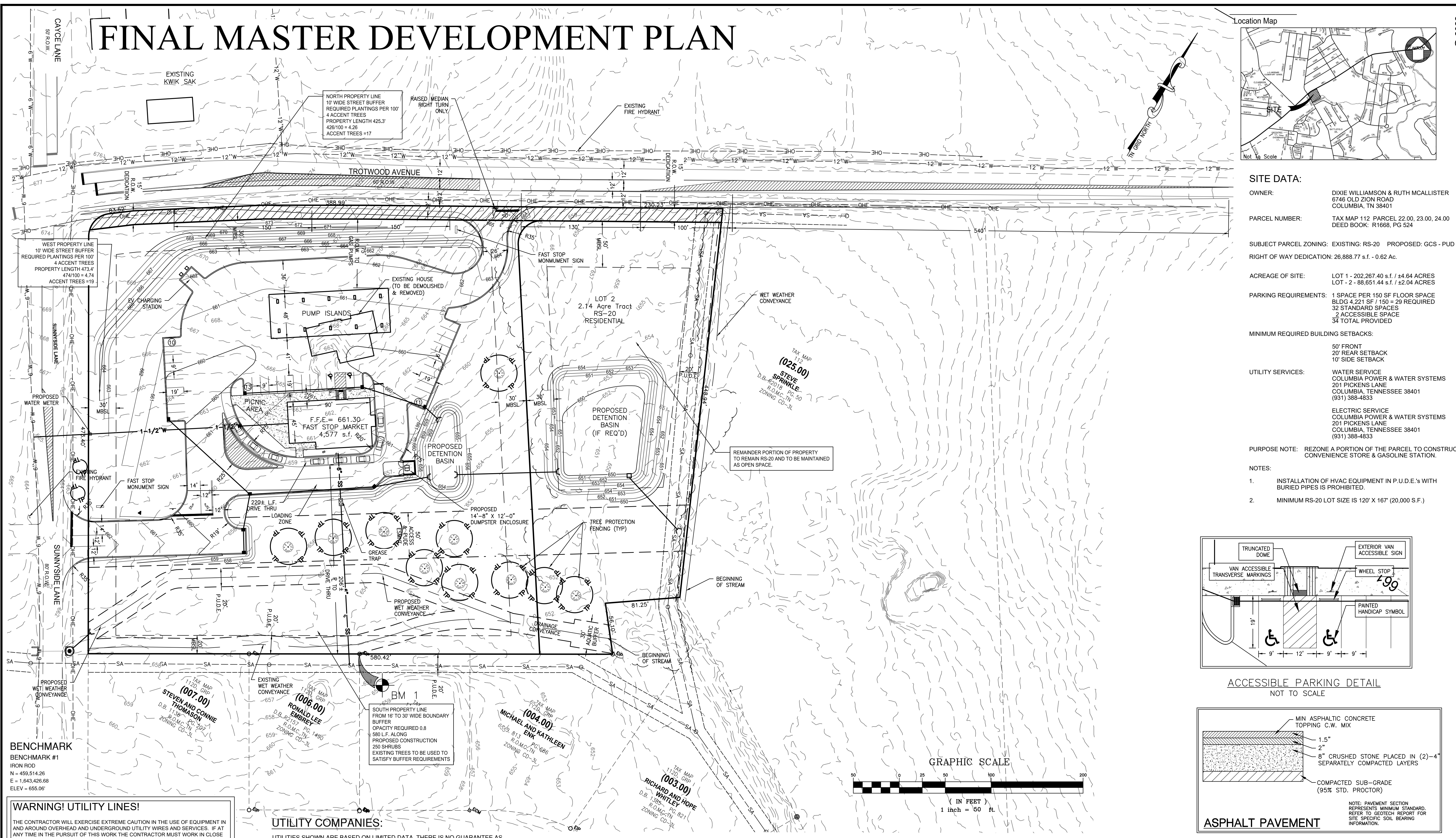
  
PROPERTY OWNER SIGNATURE

10/11/22  
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			

# FINAL MASTER DEVELOPMENT PLAN



**SITE DATA:**

**OWNER:** DIXIE WILLIAMSON & RUTH MCALLISTER  
6746 OLD ZION ROAD  
COLUMBIA, TN 38401

**PARCEL NUMBER:** TAX MAP 112 PARCEL 22.00, 23.00, 24.00  
DEED BOOK: R1688, PG 524

**SUBJECT PARCEL ZONING:** EXISTING: RS-20 PROPOSED: GCS - PUD

**RIGHT OF WAY DEDICATION:** 26,888.77 s.f. - 0.62 Ac.

**ACREAGE OF SITE:** LOT 1 - 202,267.40 s.f. / ±4.64 ACRES  
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

**PARKING REQUIREMENTS:** 1 SPACE PER 150 SF FLOOR SPACE  
BLDG 4,221 SF / 150 = 29 REQUIRED  
32 STANDARD SPACES  
2 ACCESSIBLE SPACE  
34 TOTAL PROVIDED

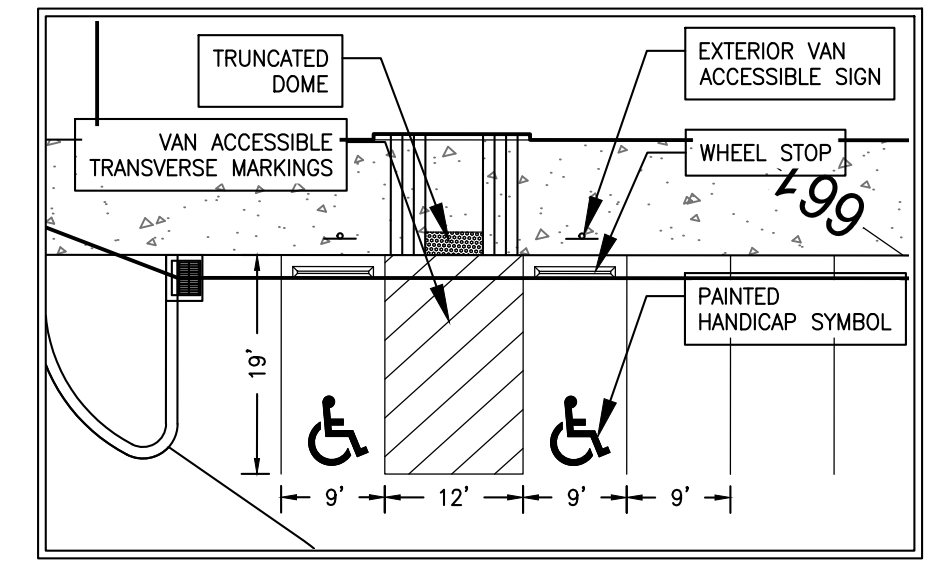
**MINIMUM REQUIRED BUILDING SETBACKS:**  
50' FRONT  
20' REAR SETBACK  
10' SIDE SETBACK

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

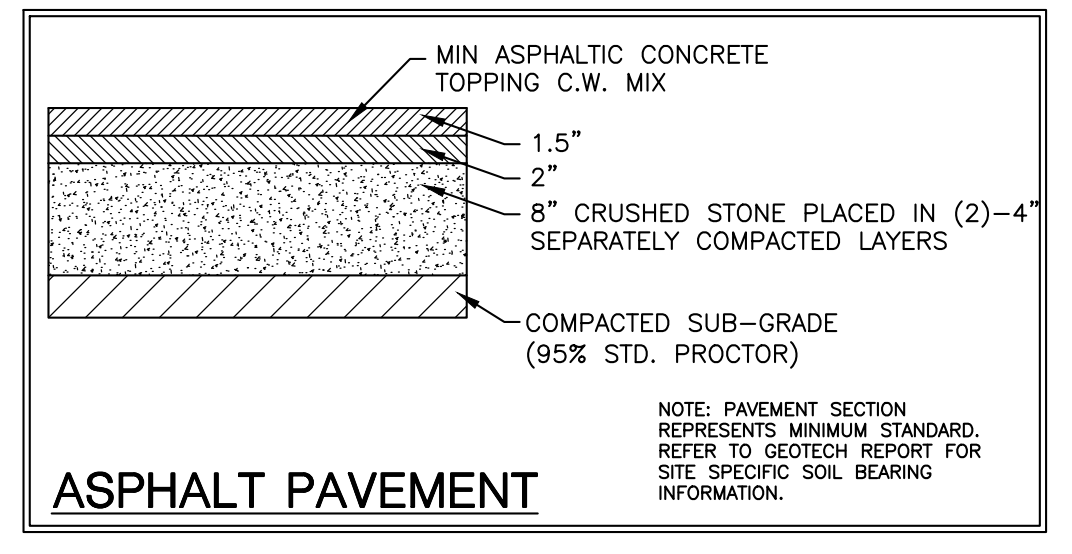
**PURPOSE NOTE:** REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

**NOTES:**

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
- MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL  
NOT TO SCALE



ASPHALT PAVEMENT  
NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.

**BENCHMARK**  
BENCHMARK #1  
IRON ROD  
N = 489.614.26  
E = 1,643.426.68  
ELEV = 655.06'

**WARNING! UTILITY LINES!**

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

**UTILITY COMPANIES:**

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

**MUNICIPALITY:**  
CITY OF COLUMBIA  
707 NORTH MAIN ST.  
COLUMBIA, TN 38401

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

**CABLE TELEVISION:**  
COLUMBIA POWER & WATER SYSTEMS  
201 PICKENS LANE  
COLUMBIA, TN 38401  
(931) 388-4833

**STORM WATER:**  
CITY OF COLUMBIA  
ENGINEERING/INSPECTION  
707 N. MAIN STREET  
COLUMBIA, TN 38401  
(931) 560-1530  
Contact: Glenn Harper, P.E.

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

**CABLE TELEVISION:**  
CHARTER COMMUNICATIONS  
2008 S. MAIN STREET  
COLUMBIA, TN 38401  
(931) 388-1326

**SANITARY:**  
CITY OF COLUMBIA  
WASTEWATER SYSTEM  
1244 TREATMENT PLANT RD.  
COLUMBIA, TN 38401  
(931) 560-1001  
Donnie Boshers, Director

**TELEPHONE:**  
AT&T  
904 S. HIGH ST  
COLUMBIA, TN 38401  
(888) 824-2434  
(615) 975-0505  
jw0972@att.com

**GAS:**  
ATMOS ENERGY  
810 NASHVILLE HWY.  
COLUMBIA, TN 38401  
(888) 824-2434  
NASHVILLE  
(615) 872-5100

**PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022/2023**

ACTIVITY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

**GEOTECHNICAL NOTE:**

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

**SITE BENCHMARK NOTE:**

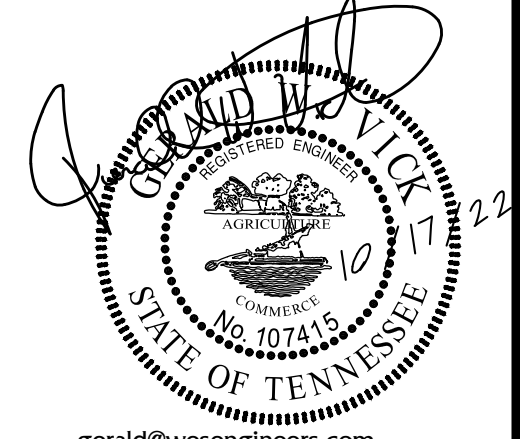
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

**BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:**

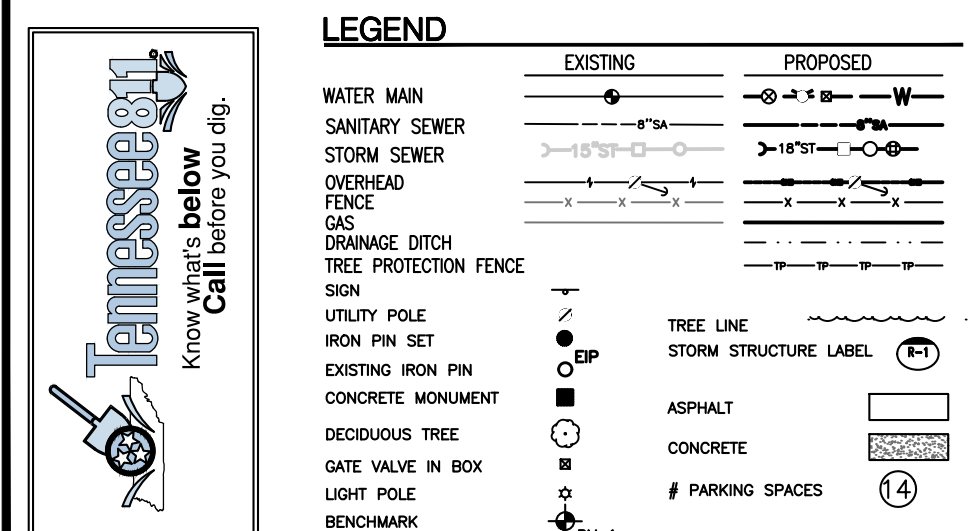
**WES E ENGINEERS & SURVEYORS**  
2486 NASHVILLE HWY  
COLUMBIA, TENNESSEE 38401  
(931) 388-2329

**FLOOD STUDY NOTE:**

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.



gerald@wesengineers.com  
SUBMITTED FOR MUNICIPAL REVIEW  
NOT FOR CONSTRUCTION



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

**WES E ENGINEERS & SURVEYORS**

**Client:** HIGHLAND CORPORATION  
108 MILL AVENUE, P.O. BOX 190  
HOWENWALD, TN 38462  
CONTACT: BOBBY PAGE

REV	DATE	DESCRIPTION

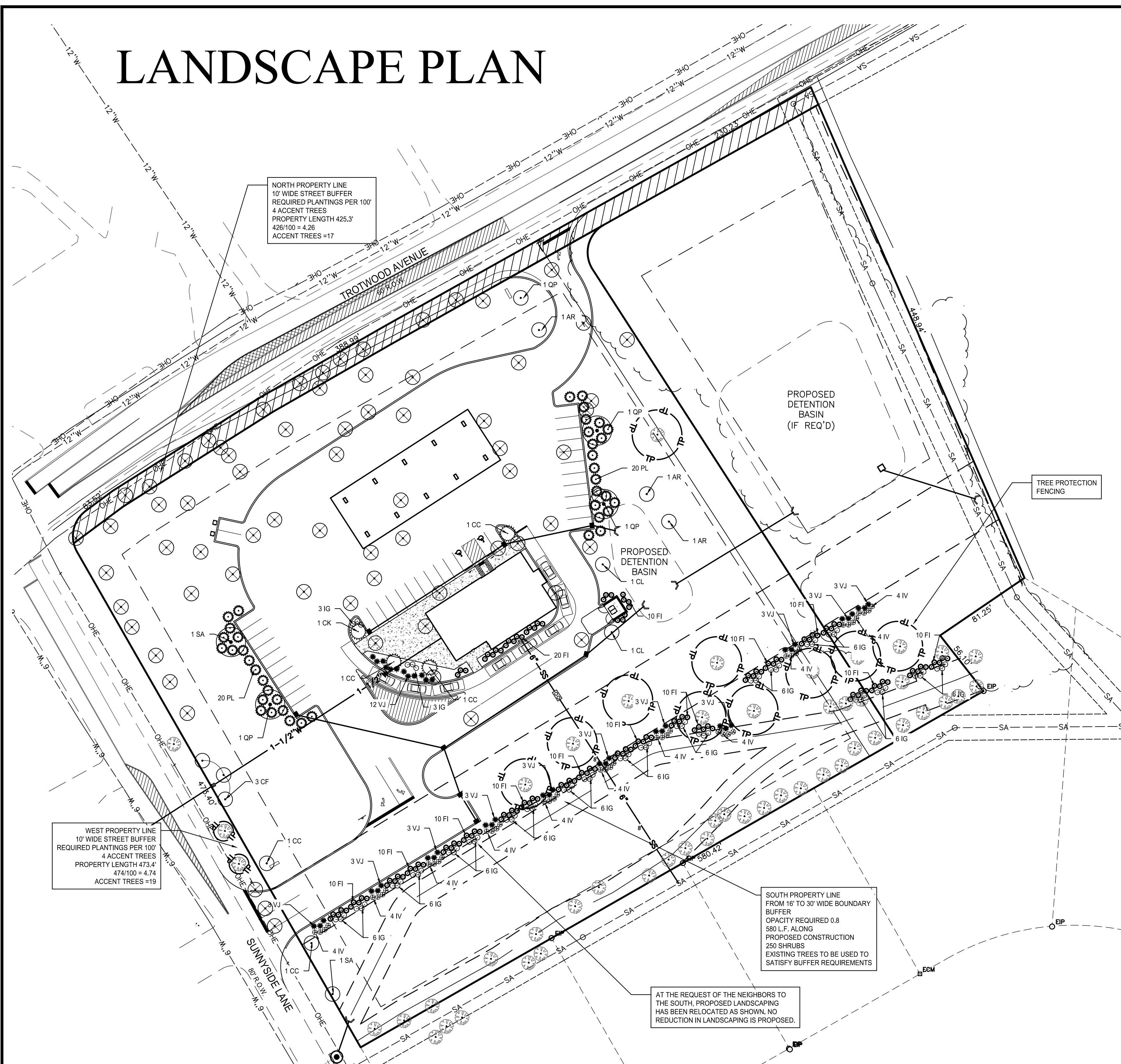
**HIGHLAND CONVENIENCE MARKET**  
TROTWOOD AVENUE  
COLUMBIA, TN  
FINAL MASTER DEVELOPMENT PLAN

Drawn: RP  
Checked: CV  
Approved: CV  
Date: APRIL 18, 2022  
Scale: Vertical: 1"=50'  
Horizontal: 1"=50'

Job No. **21593**  
Scale: Vertical: 1"=50'  
Horizontal: 1"=50'

**MP-1**

# LANDSCAPE PLAN



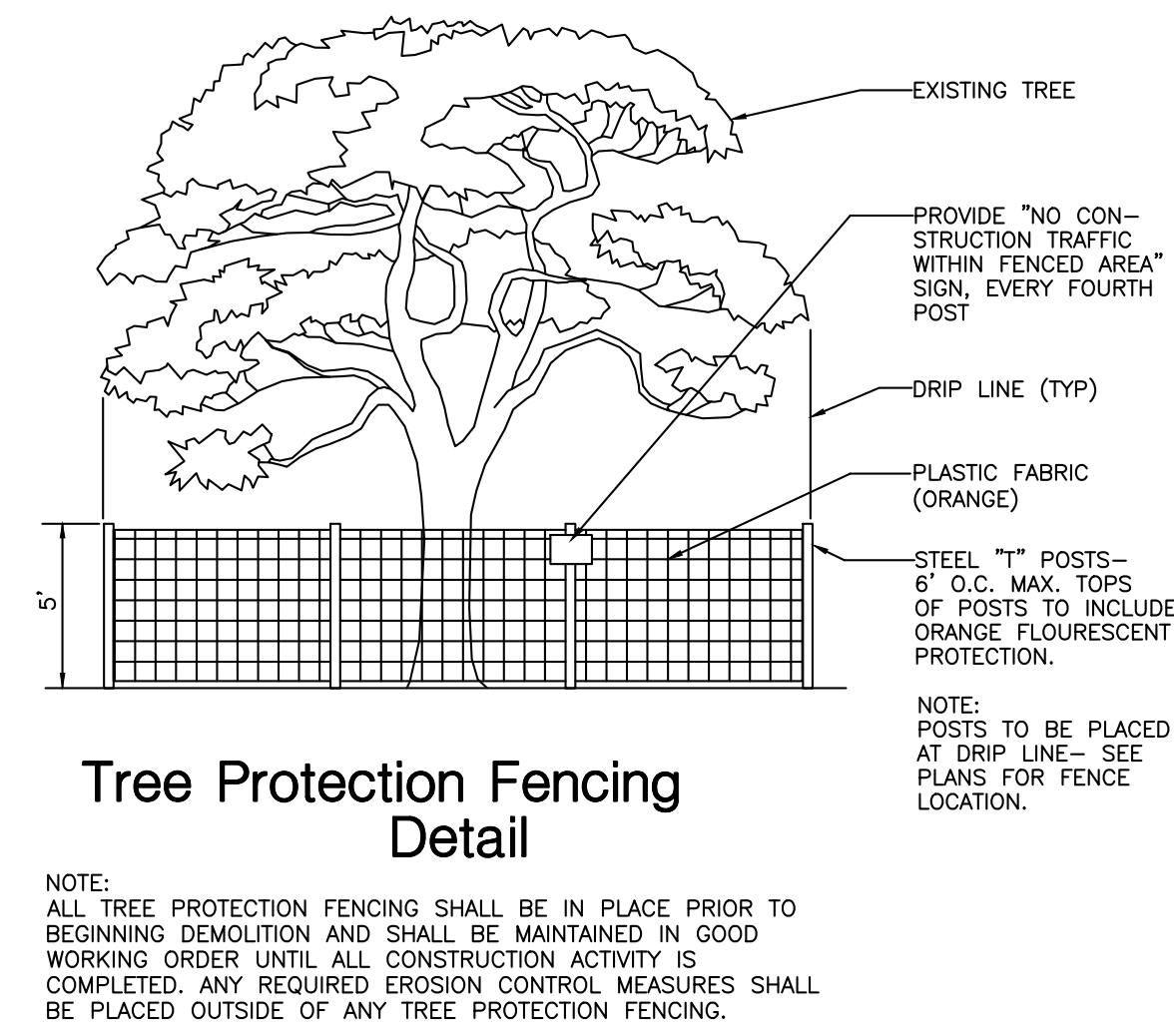
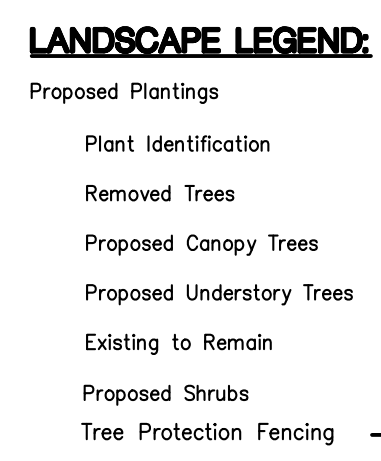
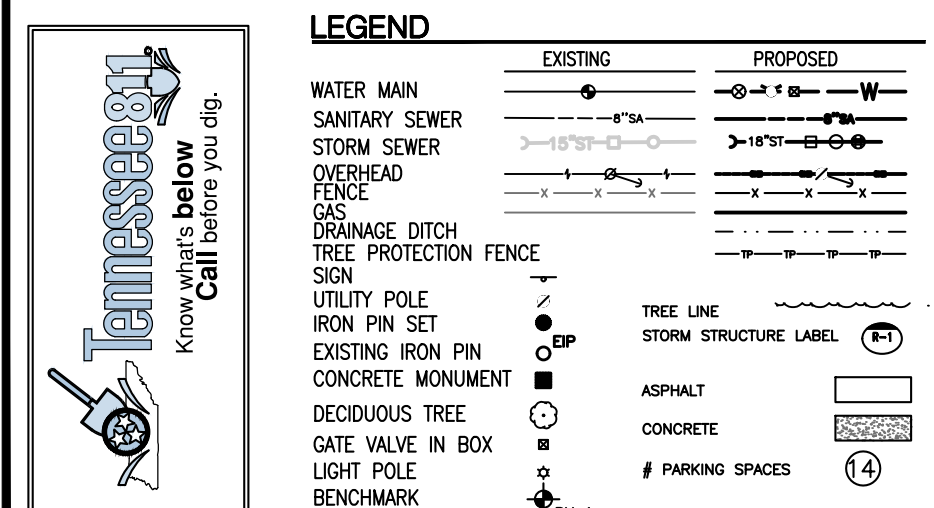
NORTH PROPERTY LINE  
10' WIDE STREET BUFFER  
REQUIRED PLANTINGS PER 100'  
4 ACCENT TREES  
PROPERTY LENGTH 425.37  
426/100 = 4.26  
ACCENT TREES = 17

WEST PROPERTY LINE  
10' WIDE STREET BUFFER  
REQUIRED PLANTINGS PER 100'  
4 ACCENT TREES  
PROPERTY LENGTH 473.4'  
474/100 = 4.74  
ACCENT TREES = 19

SOUTH PROPERTY LINE  
FROM 16' TO 30' WIDE BOUNDARY  
BUFFER  
OPACITY REQUIRED 0.8  
580 LF ALONG  
PROPOSED CONSTRUCTION  
250 SHRUBS  
EXISTING TREES TO BE USED TO  
SATISFY BUFFER REQUIREMENTS

AT THE REQUEST OF THE NEIGHBORS TO  
THE SOUTH, PROPOSED LANDSCAPING  
HAS BEEN RELOCATED AS SHOWN, NO  
REDUCTION IN LANDSCAPING IS PROPOSED.

**WARNING! UTILITY LINES!**  
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## LANDSCAPE WITHIN PARKING AREA CALCULATIONS:

- OVERALL AREA OF PARKING: 1.76 ACRES
- TOTAL LANDSCAPE AREA: 3.26 ACRES
- ASPHALT AREA PERCENTAGE: 46.01%
- GREENSPACE PERCENTAGE: 53.99%

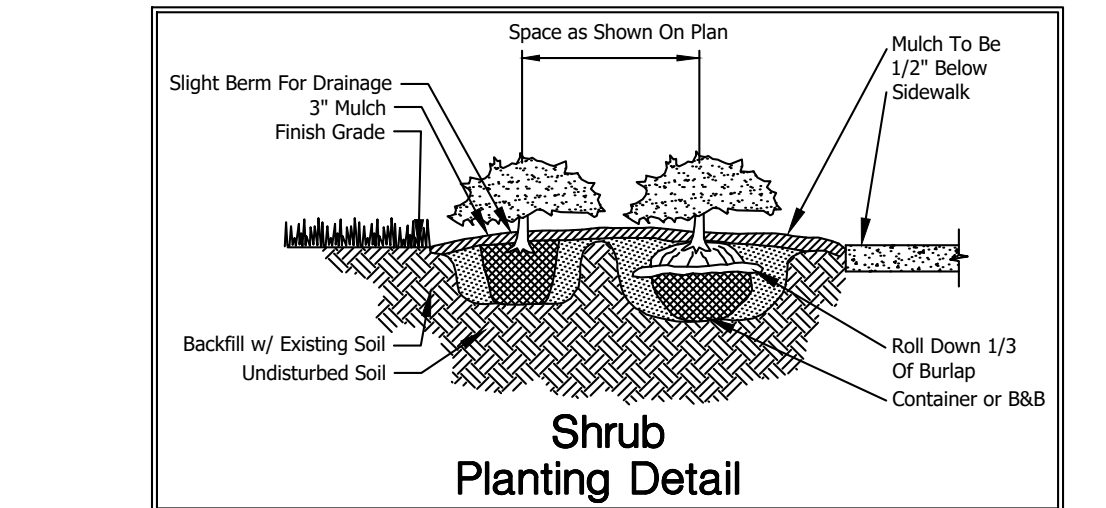
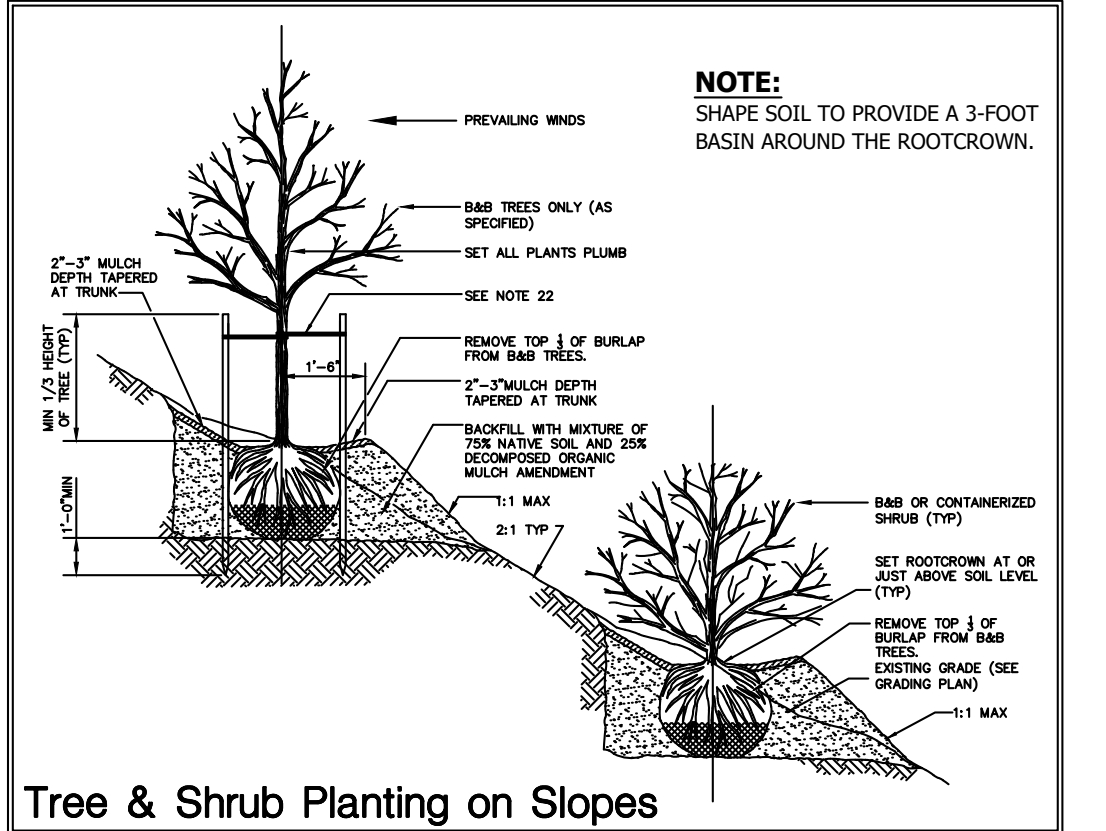
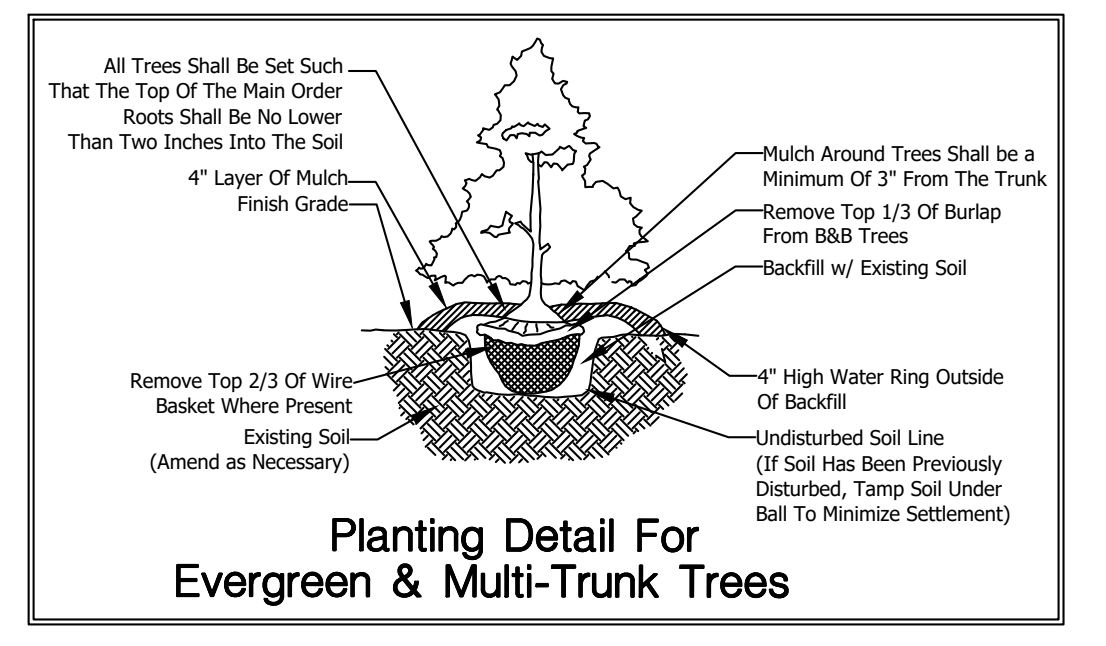
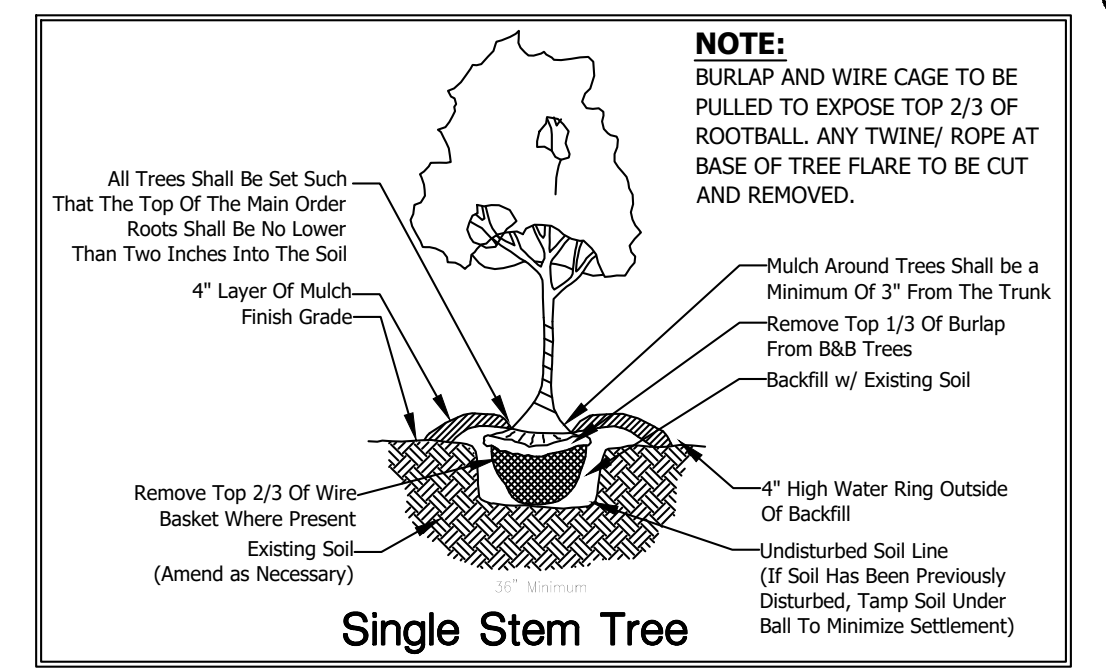
## LANDSCAPE REQUIREMENTS

- STREET BUFFER: (Trotwood Avenue) (4 ACCENT PER 100 LF.)  
FRONTAGE = 472.51 LF - 19 Accent
- STREET BUFFER: (Sunnyside Lane) (4 ACCENT PER 100 LF.)  
FRONTAGE = 280.04 LF - 12 Accent
- STREET BUFFER: (Tookie Drive) (3 CANOPY PER 100 LF.)  
FRONTAGE = 461.1 LF - 14 Accent
- PROJECT BOUNDARY BUFFER (South Boundary Line): (GCS/RS-20 - 0.6/0.8) (580.42')  
(4 CANOPY, 7 ACCENT, 43 SHRUBS PER 100 LF.)  
24 Canopy, 41 Accent, 250 Shrubs Required
- VEHICLE USE AREA: (1 TREE PER 50 LF OF LANDSCAPED AREA)  
283 LF - 6 trees

## Landscape Notes:

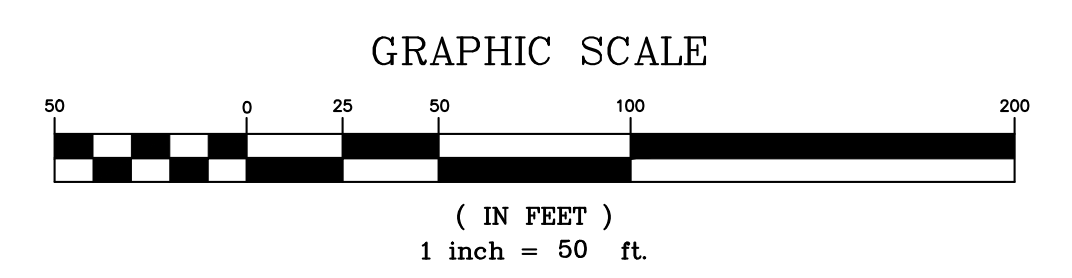
- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- All planting and mulch beds shall be hand weeded or sprayed with round-up (contractor's option) prior to the installation of mulch.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall be responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and lawns until total acceptance of the work by the owner.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly (as per direction of owner).
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with seed and mulched or turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- All Landscape materials to be selected by owner and must be in accordance to the Required Plant Species requirements of the Zoning Ordinance. One tree for each 50 linear feet of landscaped area required along parking area. Remaining areas to be surfaced with shrubs, ground cover, grass, or other landscape material (excluding rock). (Zoning Ordinance 10.5.5.C&D and 11.1.3.F)
- Canopy trees shall be a minimum of ten feet in height with a four to five-foot spread and a 2-inch caliper trunk at time of planting. Accent trees shall be a minimum of eight feet in height with a three to four-foot spread and a 1 1/2-inch caliper trunk at time of planting.
- Ten shrubs shall be planted for every 100 linear feet of building perimeter for nonresidential uses. All required shrubs shall be 20-inches in height in a minimum 3-gallon container. (Zoning Ordinance 11.1.3.F&I)
- Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:  
A. The fork occurs in the upper 1/2 of the tree.  
B. One fork is less than 1/2 the diameter of the dominant fork.  
C. The top 1/2 of the smaller fork is removed at the time of planting.
- No branch shall be greater than 1/2 the diameter of the trunk directly above the branch.
- Several branches shall be larger in diameter and obviously more dominant.
- Branching habit is to be more horizontal than vertical, and no branches are to be oriented nearly vertical to the trunk.
- Branches are to be evenly distributed around the trunk with no more than one major branch located directly above another and the crown is to be full of foliage evenly distributed around the tree.
- Stake all trees as shown in Planting on Slopes details.

**\*\*ATTENTION OWNER/INSTALLER\*\***  
This landscape plan has been designed to meet the minimum requirements of the Columbia, Tennessee zoning ordinance, the approval of the planning commission, and department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements. **Deviation from the approved landscape plan shall not be made without first obtaining approval from either the planning commission or the planning department.**



## MATERIALS SCHEDULE

CANOPY TREES						
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
CA	0	Ilex cordifolia	10'-12'	4'-5'	2"	4' CLEAR TRUNK
AR	3	Acer Rubrum	10'-12'	4'-5'	2"	4' CLEAR TRUNK
OP	4	Quercus Phellos	10'-12'	4'-5'	2"	4' CLEAR TRUNK
CL	2	Cupressocyparis leylandii	8'-10'	4'-5'	2"	F.T.B.
SA	2	Sassafras albidum	10'-12'	4'-5'	2"	4' CLEAR TRUNK
UNDERSTORY TREES						
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
CF	3	Cornus Florida	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
OA	0	Oxydendron arboreum	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
CC	5	Cercis canadensis	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
CV	0	Chionanthus retusus	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
LI	0	Lagerstromia indica	8'-10'	3'-4'	1 1/2"	MULTI TRUNK
CK	1	Cornus kousa	8'-10'	3'-4'	1 1/2"	4' CLEAR TRUNK
SHRUBS						
KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
FI	108	Forsythia intermedia	24"-30"	18"-24"	F.T.B.	
IG	19	Ilex glabra	24"-30"	18"-24"	F.T.B.	
IV	40	Itea virginica	24"-30"	18"-24"	F.T.B.	
VJ	48	Viburnum nudum	24"-30"	18"-24"	F.T.B.	
PL	40	Prunus laurocerasus 'Schipkaensis'	24"-30"	18"-24"	F.T.B.	
CS	0	Cornus stolonifera	24"-30"	18"-24"	F.T.B.	
TURF						
SEED	SOD	REMARKS				
		Turf Mixture				
		Rebel III Turf-type Fescue - Temporary seed all disturbed areas @ \$41,000/acre				
		Rebel III Install 4" strip behind ALL curb grass areas & between building & curb.				
MISCELLANEOUS						
		Seasonal Color	Flower Beds for Seasonal Plantings.			
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout plant beds.			
NOTES						
F.T.B. = Full To Base						
EXISTING AREAS OUTSIDE OF THE PROPOSED LIMIT OF CONSTRUCTION TO REMAIN UNDISTURBED. SEE LIMIT OF CONSTRUCTION AS OUTLINED ON THIS PLAN.						



21583  
DATE: APRIL 18, 2022  
SUBMITTED FOR MUNICIPAL REVIEW NOT FOR CONSTRUCTION

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

**WESA ENGINEERS & SURVEYORS**

Client: HIGHLAND CORPORATION  
108 MILL AVENUE, P.O. BOX 190  
HORNWALD, TN 38662  
CONTACT: BOBBY PAGE

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

**HIGHLAND CONVENIENCE MARKET**  
TROTWOOD AVENUE  
COLUMBIA, TN  
LANDSCAPE PLAN

Drawn: RP  
Checked: CV  
Approved: CV  
Date: APRIL 18, 2022  
Scale: Vertical: 1"=50'  
Horizontal: \_\_\_\_\_

21583  
C-7.0



## **Preliminary Plat, Site Development Plan, and PUD Checklist**

Development: \_\_\_\_\_

*This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.*

### **General**

- Name of development
- Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- Plan sealed by a Design Professional licensed in the State of Tennessee.
- North Arrow, legend, and site vicinity map
- Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- All property boundaries, existing easements, and encumbrances
- Parcel identification, owner, and deed and plat references of adjoining properties
- Proposed phasing and timetable for all phases of development
- Traffic Impact Study, as required.
- The substance of all existing and proposed covenants, easements, or other restrictions.

### **Lots and Land-Use**

- The size of total property to be developed in square feet and acres
- Lot numbers of all proposed lots, with dimensions, locations, and square footage
- A tabulation of the land area to be devoted to various uses and activities and overall densities.
- Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

### **Structures**

- Location and approximate dimensions of all existing and proposed structures.
- Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- Location, type, and size of proposed signs
- Approximate height, bulk, and the utilization of structures including activities and the number of living units.



### **Grading, Drainage, and Storm**

- Existing conditions and contours at vertical intervals of not more than two (2) feet
- General proposed contours at vertical intervals of not more than two (2) feet
- FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- Location and dimension of aquatic buffer zones
- General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- Identification of all critical lots

### **Streets, Parking, and Pedestrian Elements**

- Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- Proposed connections to existing and proposed streets (including classification) located outside the development
- Proposed improvements as identified in the Traffic Impact Study, as required
- Existing and proposed sidewalks, trails, and other pedestrian elements
- Existing and proposed on-street and off-street parking and loading areas
- Summary of all provided and required parking

### **Landscaping, Open Space, and Amenities**

- Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- Any amenity features and structures for private or public benefit.
- Location, dimension, and materials of fences and walls
- Tree Canopy retention

### **Utilities**

- General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.



**PUD Specific Items**

- Legal Description of Property
- Owner's Affidavit
- List of all variances requested
- The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- Exterior lighting

*If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.*

**Checklist Completed By:**

Gerald W. Vick

Print Name

Signature

10/17/22

Date

## TROTWOOD/SUNNYSIDE REZONE

### ALL OF TAX MAP 112, PARCEL 23 AND A PORTION OF 22.00

A tract of land located in Maury County, Tennessee. A portion of parcel 22.00 shown on Tax Map 112, and all of Tax Map 112, Parcel 23.00, the Dixie Fulton and Ruth McAllister property as recorded in Deed Book R1668, page 524 (a portion of Tract 1 and all of Tract 2), and being more particularly described as follows.

Beginning at an iron pin set, said point being the north west corner of Steven and Connie Thomason as recorded in Book 1138, page 207, being Lot 5 of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, said point lying on the east margin of Sunnyside Lane (80' right of way), and having a Tennessee State Plane Coordinate N-459.367.7, E-1,643,170.5 (TDOT CORS).

Thence with the east margin of Sunnyside Lane, NORTH 29°46'27" WEST a distance of 454.08' to a point;  
Thence with a curve turning to the right with an arc length of 36.26', with a radius of 25.00', with a chord bearing of NORTH 11°46'34" EAST, with a chord length of 33.16', to a point ;  
Thence with the southern margin of Trotwood Avenue (60' right of way), NORTH 56°59'09" EAST a distance of 168.72' to a point;  
Thence with the same, NORTH 60°13'33" EAST a distance of 111.07' to a point;  
Thence with the same, 60°42'30" EAST a distance of 138.42' to a point;  
Thence severing the property of Fulton/McAlister, SOUTH 32°52'52" EAST a distance of 487.96' to a point;  
Thence with the north line of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, SOUTH 60°13'22" WEST a distance of 466.37' which is the point of beginning, having an area of 220,090 square feet, 5.05 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21583, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15<sup>TH</sup> day of April 2022.

Allen B. O'Leary  
TN R.L.S. No. 1987



State of Tennessee, County of MAURY  
Received for record the 16 day of  
DECEMBER 2002 at 11:14 AM. (REC# 93538)  
Recorded in official records  
Book R1668 pages 524- 528  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 27.00, Total \$ 27.00,  
Register of Deeds L. WAYNE WHITE  
Deputy Register LENNIS CHESNUT

Prepared by:

file

**Dalton M. Mounger**  
**Attorney at Law**  
**Columbia, Tennessee**

### **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996, and Executor of the Estate of Ruth Hill Fulton, FIRST PARTY, which expression shall include successors and assigns, and Dixie Watkins Fulton Williamson and Ruth Hill Fulton McAllister, as equal tenants in common, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

### **WITNESSETH:**

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY the following described property:

Tract No. 1: Lying and being in the Ninth (9<sup>th</sup>) Civil District of Maury County, Tennessee, about three miles from the city limits of Columbia, Tennessee, on the Mt. Pleasant Highway and is bounded on the North by said Highway and on the South, East and West by land of Charley W. Jewell, and more particularly bounded and described as follows:

Beginning at a point in the South margin of the Columbia-Mt. Pleasant Highway, this point being the northwest corner of an 1.5 acre tract, and the northeast corner of the property herein conveyed; thence with the South margin of said Highway, South 57 ½ deg. West 350 feet to a stake; thence South 44 ¾ deg. East 497.8 feet to a stake; thence North 57 ½ deg. East 350 feet to a post in the rock wall; thence North 44 ¾ deg. West 497.8 feet to the beginning containing four (4) acres, more or less, according to survey of R. O. Ytzen and R. T. Witherspoon, Jr., made August 6, 1947.

Description same as prior deed.

**BK R1668 PG 524**

Being the same property conveyed to Wylie T. Hill by deed of record in Book 269, Page 298, Register's Office of Maury County, Tennessee. Wylie T. Hill died testate in 1967, his Will is of record in Will Book M, Page 447, Chancery Court of Maury County, Tennessee. In said Will, he devised his property to his wife, Jessie G. Hill, for life, with the remainder to his daughter, Ruth Hill Fulton. Jessie G. Hill is now deceased. Ruth Hill Fulton died testate on June 10, 2001, her Will is of record in Will Book 39, Page 298, Chancery Court of Maury County, Tennessee. See also Book R1668, Page 519, Register's Office of Maury County, Tennessee. In said Will, Ruth Hill Fulton devised her property to the Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996.

Tax Map 112, Parcel 22.00.

Tract No. 2: The following described real estate situated in the Ninth (9<sup>th</sup>) Civil District of Maury County, Tennessee, to-wit:

Bounded on the north by Mount Pleasant Pike; on the east by Franklin Fulton (Hill); on the South by Jewell and on the West by Jewell and proposed new County road, and being more particularly described as follows:

Beginning at a fence post the southwest corner of the Franklin Fulton home tract, said point being the southeast corner of the herein conveyed property and running thence in a straight line, a continuation of Fulton's South line, South 57 degrees 30 mins. West 230.35 feet to an iron pin in the fence of the proposed new County Road; running thence with the East margin of the proposed new road North 32 degrees 33 mins. West 473.4 feet to a post in the South margin of the Mount Pleasant to Columbia Highway; running thence with the South margin of said highway North 49 degrees 11 mins. East 83.52 feet to a stake, continuing with the same North 54 degrees 49 mins. East 65.6 feet to a post, the Northeast corner of this tract and the Northwest corner of the Fulton home tract and running thence with Fulton's South or West

**BK R1668 PG 525**

line South 42 degrees 7 minutes East 495 feet to the point of beginning, containing 2.067 acres, according to survey of John J. Harris, dated October 22, 1959.

Description same as prior deed.

Tax Map 112, Parcel 23.00.

Tract No. 3: Beginning at a point in the South margin of the Columbia-Mt. Pleasant Highway, this point being the Northwest corner of a tract of 6 acres conveyed to T. D. Tracy and running thence South 25-1/2 deg. East 429 feet to a point in Tracy's West boundary line, a corner with Jewell; thence with Jewell South 75-1/2 deg. West 98.5 feet to a stake; thence North 44-3/4 deg. West 400 feet to a point in the South margin of said Columbia-Mt. Pleasant Highway, the same being Taylor's N/E corner; thence with the South margin of said Highway, North 57-1/2 deg. East 220 feet to the point of beginning. Being located in the Ninth (9<sup>th</sup>) Civil District of Maury County, Tennessee, and containing one and five-tenths acres.

Description same as prior deed

Tax Map 112, Parcel 24.00.

Being the same property, as to Tracts 2 and 3, conveyed to Franklin Fulton and wife, Ruth Hill Fulton, and D. Franklin Fulton and wife, Ruth Hill Fulton, by deeds of record in Book 363, Page 195 and Book 371, Page 217, Register's Office of Maury County, Tennessee, respectively. See also Quitclaim Deed from D. Franklin Fulton to Ruth Hill Fulton in Book 115, Page 481, Register's Office of Maury County, Tennessee. Ruth Hill Fulton died testate on June 10, 2001, her Will is of record in Will Book 39, Page 298, Chancery Court of Maury County, Tennessee. See also Book R1668, Page 519, Register's Office of Maury County, Tennessee. In said Will, Ruth Hill Fulton devised her property to the Trustee of the Ruth Hill Fulton Trust, under Trust Agreement dated January 18, 1996.

**BK R1668 PG 526**

IN WITNESS WHEREOF, this conveyance has been executed on the 16<sup>th</sup> day of December, 2002.

FIRST FARMERS & MERCHANTS  
NATIONAL BANK, Trustee of the  
Ruth Hill Fulton Trust, under Trust Agreement  
dated January 18, 1996

By Patricia P. Moody  
PATRICIA P. MOODY, Assistant Trust Officer

FIRST FARMERS & MERCHANTS  
NATIONAL BANK, Executor of the  
Estate of Ruth Hill Fulton

By Patricia P. Moody  
PATRICIA P. MOODY, Assistant Trust Officer

STATE OF TENNESSEE

COUNTY OF MAURY

BK R1668 PG 527

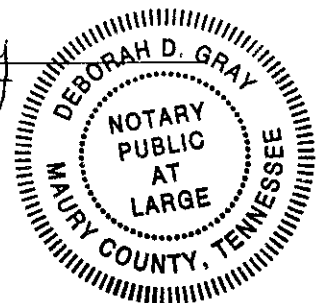
Personally appeared before me, the undersigned, PATRICIA P. MOODY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Trust Officer of First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, and is authorized by First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust, to execute this instrument on behalf of First Farmers & Merchants National Bank, Trustee of the Ruth Hill Fulton Trust.

WITNESS my hand, at office, this 16<sup>th</sup> day of December, 2002.

My commission expires:

3/18/03

Deborah D. Gray  
Notary Public



STATE OF TENNESSEE

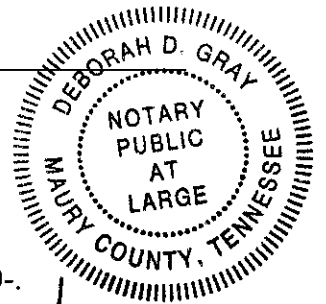
COUNTY OF MAURY

Personally appeared before me, the undersigned, PATRICIA P. MOODY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Assistant Trust Officer of First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton, and is authorized by First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton, to execute this instrument on behalf of First Farmers & Merchants National Bank, Executor of the Estate of Ruth Hill Fulton.

WITNESS my hand, at office, this 16 day of December, 2002.

My commission expires:  
3/18/03

Deborah D. Gray  
Notary Public



STATE OF TENNESSEE - MAURY COUNTY

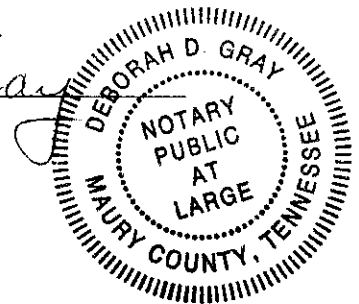
I hereby affirm that the actual consideration for this transfer is \$-0-.

Patricia P. Moody  
Affiant

Sworn to and subscribed before me, this 16 day of December, 2002.

My commission expires:  
3/18/03

Deborah D. Gray  
Notary Public



NEW PROPERTY OWNERS:

PERSON(S) RESPONSIBLE  
FOR TAXES:

Ruth Hill Fulton McAllister  
and Dixie Watkins Fulton Williamson  
6746 Old Zion Road  
Columbia, TN 38401

Same

BK R1668 PG 528



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

**PLANNING COMMISSION  
 PROJECT DEVELOPMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

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

ADDRESS/LOCATION	4015 Trotwood Avenue		
	TAX MAP: 112	GROUP:	PARCEL: 22,23, 24.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request approval of the Final Development Plan for a proposed convenience store/gas station and associated appurtenances. +/- 5.05 acres		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	2/23/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	-----------	---

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 type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input checked="" type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____  <i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> <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  <u>Plats/PUDs:</u> <ul style="list-style-type: none"> <li>• Project Name (include Sections &amp; Phases) _____</li> <li>• Total Number of Lots _____</li> <li>• Total acreage _____</li> </ul>

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	Highland Corporation	PHONE	931-796-2274
ADDRESS	108 Mill Ave. Howenwald, TN 38462	EMAIL	seth@highlandcorp.com

PROPERTY OWNER NAME	D. Williamson / R. Mcallister	PHONE	
ADDRESS	6746 Old Zion Road Columbia, TN 38401	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.

Seth Banks \_\_\_\_\_  
 APPLICANT NAME

*Seth Banks* dotloop verified 10/14/22 11:41 AM CDT CKNE-8XNA-YMCM-SENY  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

\_\_\_\_\_  
 DATE

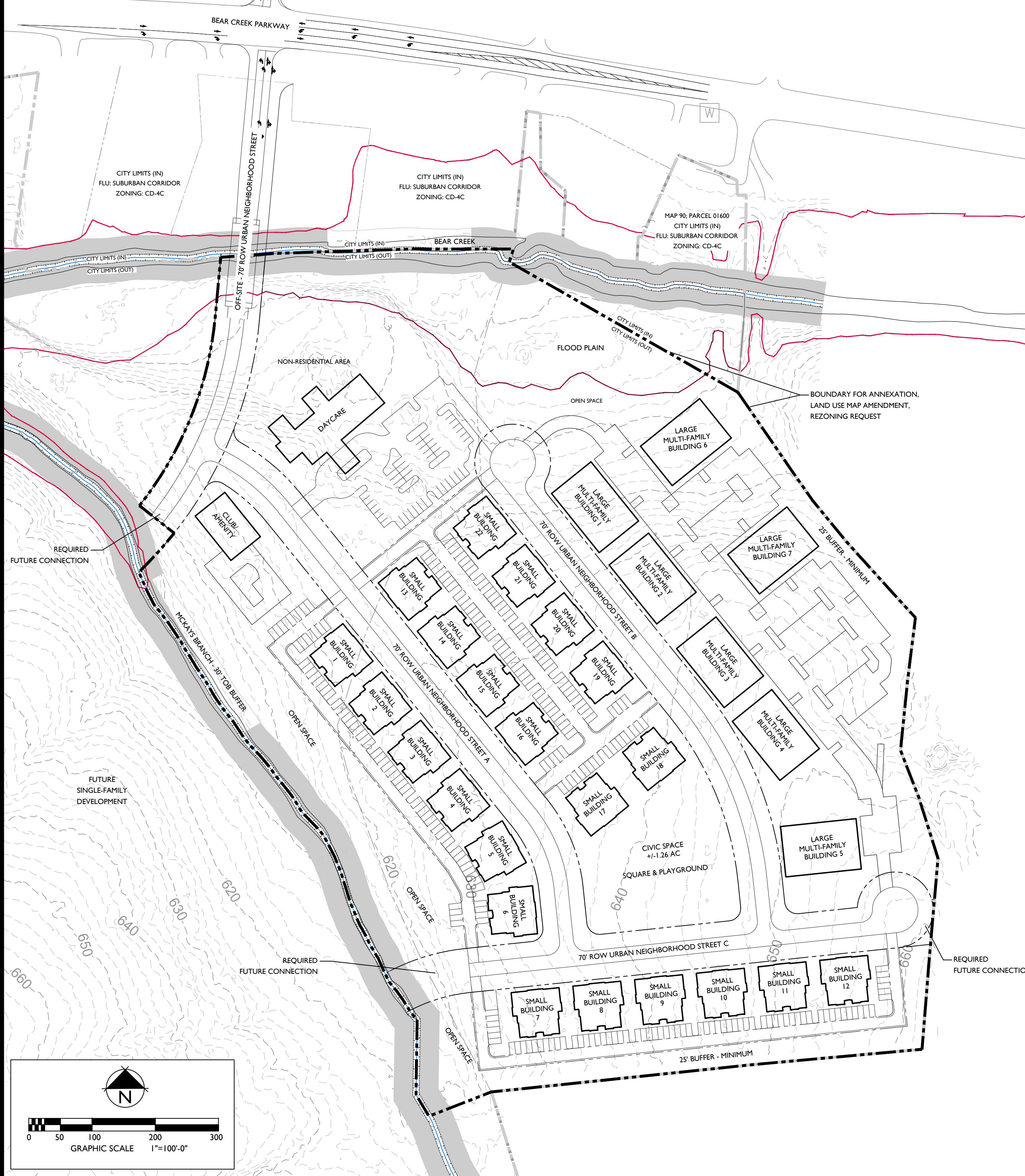
Dixie Williamson  
 Ruth McAllister \_\_\_\_\_  
 PROPERTY OWNER NAME

DocuSigned by: Dixie W. Fulton  
 DocuSigned by: William Fulton McAllister  
 \_\_\_\_\_  
 PROPERTY OWNER SIGNATURE

10/15/2022  
 \_\_\_\_\_  
 DATE

*STAFF USE ONLY*

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



**LEGAL DESCRIPTION OF PROPERTY:**

**LEGAL DESCRIPTION**  
**FOR ANNEXATION REQUEST - 27.74 ACRES**  
**A PORTION OF MAP 90, PARCEL 12 01**  
**DEED BOOK R2827, PAGE 587**  
**HK BIG BEAR BLUFFS, LLC**

LAND LYING IN THE 4<sup>TH</sup> CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1446, PG 168, VALERIE CAMERON (R2360, PG 100) AND WEST BY BIG BEAR BLUFFS, LLC (2027, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2200, PAGE 366, ROMCTN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,286.11 EAST 1,674,060.07

S 84°29'27" E FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;  
 S 88°34'18" E FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;  
 S 30°22'59" E FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;  
 S 42°35'35" E FOR A DISTANCE OF 106.59 FEET TO FENCE LINE T-POST;  
 S 42°31'27" E FOR A DISTANCE OF 59.23 FEET TO AN IRON PIN FOUND;  
 S 70°59'57" W FOR A DISTANCE OF 101.11 FEET TO A FENCE 5" METAL POST;  
 S 2°49'57" W FOR A DISTANCE OF 110.39 FEET TO AN IRON PIN FOUND;  
 S 21°14'47" E FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;  
 S 17°36'07" W FOR A DISTANCE OF 102.98 FEET TO FENCE LINE 24" CEDAR;  
 S 4°57'22" W FOR A DISTANCE OF 172.84 FEET TO FENCE LINE T-POST;  
 S 4°23'21" W FOR A DISTANCE OF 270.36 FEET TO FENCE LINE 24" CEDAR;  
 S 84°01'58" W FOR A DISTANCE OF 414.08 FEET TO A 4X4 WOOD FENCE POST;  
 S 88°48'11" W FOR A DISTANCE OF 106.89 FEET

THENCE ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52'00" W FOR A DISTANCE OF 36.89 FEET;  
 N 0°53'17" E FOR A DISTANCE OF 118.35 FEET;  
 N 40°55'38" W FOR A DISTANCE OF 16.42 FEET;  
 N 31°07'58" W FOR A DISTANCE OF 9.27 FEET;  
 N 23°38'04" W FOR A DISTANCE OF 10.18 FEET;  
 N 33°29'34" W FOR A DISTANCE OF 7.00 FEET;  
 N 35°12'48" W FOR A DISTANCE OF 15.94 FEET;  
 N 39°31'18" W FOR A DISTANCE OF 18.10 FEET;  
 N 23°54'54" W FOR A DISTANCE OF 19.19 FEET;  
 N 23°32'02" W FOR A DISTANCE OF 22.91 FEET;  
 N 22°21'41" W FOR A DISTANCE OF 12.84 FEET;  
 N 29°40'28" W FOR A DISTANCE OF 19.38 FEET;  
 N 29°27'37" W FOR A DISTANCE OF 12.84 FEET;  
 N 28°18'04" W FOR A DISTANCE OF 11.28 FEET;  
 N 30°17'03" W FOR A DISTANCE OF 7.49 FEET;  
 N 29°25'21" W FOR A DISTANCE OF 13.83 FEET;  
 N 18°22'58" W FOR A DISTANCE OF 4.70 FEET;  
 N 21°28'04" W FOR A DISTANCE OF 8.40 FEET;  
 N 29°40'02" W FOR A DISTANCE OF 12.35 FEET;  
 N 17°08'08" W FOR A DISTANCE OF 60.02 FEET;  
 N 22°34'41" W FOR A DISTANCE OF 8.60 FEET;  
 N 21°58'48" W FOR A DISTANCE OF 18.18 FEET;  
 N 39°57'14" W FOR A DISTANCE OF 18.88 FEET;  
 N 29°50'37" W FOR A DISTANCE OF 17.44 FEET;  
 N 39°56'13" W FOR A DISTANCE OF 12.02 FEET;  
 N 44°08'27" W FOR A DISTANCE OF 24.84 FEET;  
 N 44°38'58" W FOR A DISTANCE OF 14.85 FEET;  
 N 32°58'52" W FOR A DISTANCE OF 8.47 FEET;  
 N 30°22'32" W FOR A DISTANCE OF 13.44 FEET;  
 N 39°50'33" W FOR A DISTANCE OF 10.08 FEET;  
 N 37°53'28" W FOR A DISTANCE OF 14.88 FEET;  
 N 38°46'51" W FOR A DISTANCE OF 14.76 FEET;  
 N 38°58'42" E FOR A DISTANCE OF 14.08 FEET;  
 N 30°07'58" W FOR A DISTANCE OF 23.10 FEET;  
 N 40°01'07" W FOR A DISTANCE OF 19.88 FEET;  
 N 41°52'17" W FOR A DISTANCE OF 34.26 FEET;  
 N 40°48'08" W FOR A DISTANCE OF 24.72 FEET;  
 N 38°23'48" W FOR A DISTANCE OF 14.08 FEET;  
 N 35°18'43" W FOR A DISTANCE OF 11.22 FEET;  
 N 33°38'11" W FOR A DISTANCE OF 39.72 FEET;  
 N 33°12'18" W FOR A DISTANCE OF 18.72 FEET;  
 N 38°17'18" W FOR A DISTANCE OF 15.05 FEET;  
 N 38°12'07" W FOR A DISTANCE OF 9.84 FEET;  
 N 34°42'02" W FOR A DISTANCE OF 21.28 FEET;  
 N 31°35'18" W FOR A DISTANCE OF 7.00 FEET;  
 N 29°27'58" W FOR A DISTANCE OF 6.51 FEET;  
 N 29°56'57" W FOR A DISTANCE OF 18.34 FEET;  
 N 29°42'11" W FOR A DISTANCE OF 9.90 FEET;  
 N 34°32'50" W FOR A DISTANCE OF 6.02 FEET;  
 N 29°42'37" W FOR A DISTANCE OF 2.84 FEET;  
 N 34°19'28" W FOR A DISTANCE OF 10.58 FEET;  
 N 30°04'03" W FOR A DISTANCE OF 7.81 FEET;  
 N 31°18'55" W FOR A DISTANCE OF 8.86 FEET;  
 N 29°40'08" W FOR A DISTANCE OF 15.88 FEET;  
 N 29°52'20" W FOR A DISTANCE OF 4.81 FEET;  
 N 31°05'58" W FOR A DISTANCE OF 8.96 FEET;  
 N 38°58'45" W FOR A DISTANCE OF 8.24 FEET;  
 N 39°54'07" W FOR A DISTANCE OF 30.78 FEET;  
 N 37°57'42" W FOR A DISTANCE OF 2.88 FEET;  
 N 38°54'50" W FOR A DISTANCE OF 18.28 FEET;  
 N 40°46'27" W FOR A DISTANCE OF 5.79 FEET;  
 N 41°18'44" W FOR A DISTANCE OF 15.90 FEET;  
 N 32°03'03" W FOR A DISTANCE OF 4.74 FEET;  
 N 29°46'51" W FOR A DISTANCE OF 9.08 FEET;  
 N 27°33'58" W FOR A DISTANCE OF 9.74 FEET;  
 N 22°22'08" W FOR A DISTANCE OF 6.21 FEET;  
 N 28°10'43" W FOR A DISTANCE OF 6.47 FEET;  
 N 22°48'18" W FOR A DISTANCE OF 6.77 FEET;  
 N 29°08'11" W FOR A DISTANCE OF 6.77 FEET;  
 N 28°52'17" W FOR A DISTANCE OF 2.84 FEET;  
 N 22°22'17" W FOR A DISTANCE OF 13.60 FEET

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R2051, PG 782) THE FOLLOWING CALLS:  
 BY A CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, AN ARC DISTANCE OF 83.00 FEET, A CHORD BEARING OF N 4°09'58" E, AND A CHORD DISTANCE OF 83.00 FEET TO A POINT.

N 51°38'13" W FOR A DISTANCE OF 70.00 FEET.

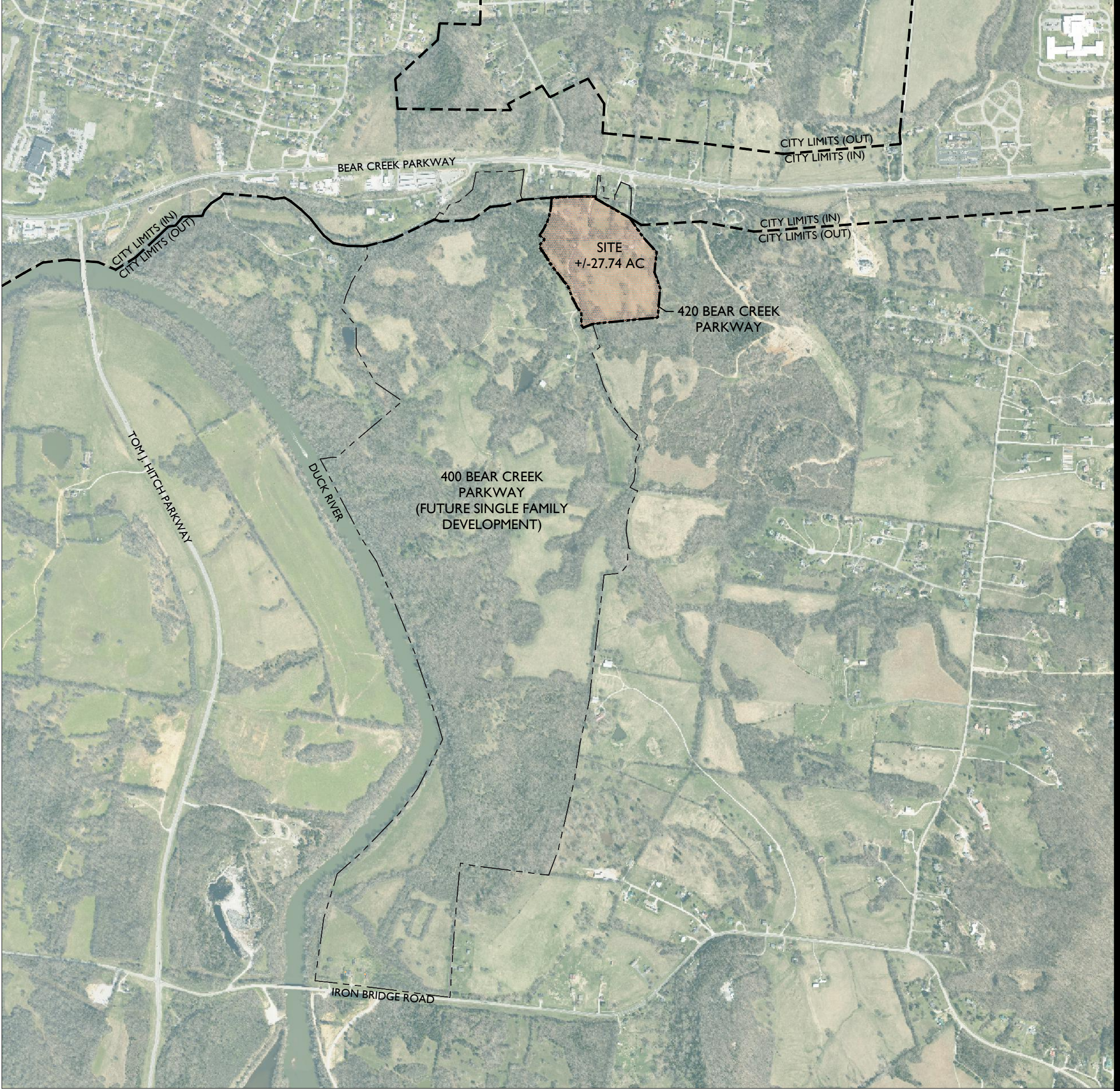
THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 208.88 FEET, A CHORD BEARING OF N 10°50'21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51°15'54" E FOR A DISTANCE OF 84.04 FEET TO A POINT IN THE LINE OF LENA ELLEN CRAIG (R1446, PAGE 168) AND VALERIE CAMERON (R2360, PAGE 100) THE FOLLOWING CALLS:

N 89°51'07" E FOR A DISTANCE OF 105.85 FEET;  
 N 89°53'31" E FOR A DISTANCE OF 14.54 FEET;  
 N 89°08'28" E FOR A DISTANCE OF 60.25 FEET;  
 N 89°30'38" E FOR A DISTANCE OF 18.25 FEET;  
 N 89°57'42" E FOR A DISTANCE OF 158.95 FEET, NEAR CORNER FOR VALERIE CAMERON (R2360, PAGE 100), AND THE PROPERTY HEREBY DESCRIBED

THENCE LEAVING THE LINE OF SAID CAMERON, S 18°21'39" W FOR A DISTANCE OF 21.42 FEET TO A POINT, SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE, THENCE WITH THE COMPUTED CITY LIMIT LINE, S 60°18'02" E FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,864.89 SQ FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90, PARCEL 12 01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



LOCATION MAP

**PROJECT INFORMATION:**

PARCEL: MAP 90 PARCELS 01600 & PORTION OF 01201  
 ADDRESS: 420 & PORTION OF 400 BEAR CREEK PARKWAY

AREA OF ANNEXATION REQUEST: 27.74 ACS  
 LAND USE MAP AMENDMENT:  
 EXISTING: SUBURBAN NEIGHBORHOOD  
 PROPOSED: URBAN NEIGHBORHOOD  
 REZONING REQUEST: CD-4

**CONTACT:**

APPLICANT/LANDSCAPE ARCHITECT:  
 GREG GAMBLE OR KELI FRYMIRE  
 GAMBLE DESIGN COLLABORATIVE  
 3020 STANSBERRY LANE, SUITE 201  
 FRANKLIN, TN 37069  
 615-975-5765  
 greg.gamble@gdc-tn.com  
 keli@gdc-tn.com

DEVELOPER:  
 KOLTER LAND  
 JOSHUA GIBBS  
 615-582-3253  
 jgibbs@kolter.com

**CONCEPTUAL DEVELOPMENT PLAN CD-4 DESIGN CRITERIA:**

CONCEPTUAL PLAN AREA EXCLUDES ENTRANCE DRIVE AND FLOODPLAIN AREA THAT HAVE BEEN INCLUDED IN THE ANNEXATION/ REZONING REQUEST

GROSS SITE AREA: +/-25.18 AC  
 NET AREA: +/-23.92 AC  
 (25.18 GROSS - 1.26 CIVIC = 23.92AC)  
 NON-RESIDENTIAL AREA: +/-3.58 AC (15%)  
 RESIDENTIAL AREA: +/-20.34 (85%)

GROSS DENSITY: 11.9 DUA (12 DUA ALLOWED)  
 TOTAL UNITS: 300 UNITS  
 SMALL MULTI-FAMILY: 132 UNITS (6 UNITS PER BUILDING)  
 LARGE MULTI-FAMILY: 168 UNITS (24 UNITS PER BUILDING)

TOTAL FRONTAGE: 5,900 LF  
 5,015 LF RESIDENTIAL FRONTAGE (85% OF TOTAL)  
 940 LF MULTI-FAMILY FRONTAGE (19% OF RESIDENTIAL)

BLOCK PERIMETER: ALL UNDER 2,400 LF

CIVIC SPACE: +/-1.26 AC (5%)

UNITS FRONTING PEDESTRIAN PATHS/OPEN SPACE: 60 UNITS (20%)

PARKING REQUIRED: 1.5 SPACES PER UNIT  
 SMALL MULTI-FAMILY: 198 SPACES  
 LARGE MULTI-FAMILY: 252 SPACES

PARKING PROVIDED: SURFACE IN 3RD LAYER & ON-STREET

**BUILDING/LOT DIMENSIONS:**

**SMALL MULTI-FAMILY BUILDING**  
 FRONT SETBACK: 6' MIN.  
 SIDE SETBACK: 6' MIN.  
 CORNER SETBACK: 6' MIN.  
 REAR SETBACK: 5' MIN.  
 MAXIMUM BUILDING WIDTH: 120'  
 MAXIMUM UNITS PER BUILDING: 6  
 PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).

**LARGE MULTI-FAMILY BUILDING**  
 FRONT SETBACK: 6' MIN.  
 SIDE SETBACK: 6' MIN.  
 CORNER SETBACK: 6' MIN.  
 REAR SETBACK: 5' MIN.  
 MAXIMUM BUILDING WIDTH: 120'  
 MAXIMUM UNITS PER BUILDING: 24  
 PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).



DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

**420 & PORTION OF 400 BEAR CREEK PARKWAY ANNEXATION, LAND USE MAP AMENDMENT, REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN**  
 Columbia, Tennessee



Date: OCTOBER 17, 2022  
 Revision Date  
 △  
 △  
 △

CONCEPTUAL DEVELOPMENT PLAN  
 SHEET  
**L1.0**



October 17, 2022

Paul Keltner, Director  
Development Services  
City of Columbia, TN

RE: Initial Submittal 420 and a portion of 400 Bear Creek Parkway – Annexation Request, Land Use Plan Amendment Request, and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,

The accompanying documents are for a submittal for a portion of the property previously reviewed under the Columbia Bluffs Preliminary Master Development Plan application. The subject property for this new application is approximately 28 acres and composed of parcels at 420 and a portion of 400 Bear Creek Parkway.

The applicant is requesting an annexation of this property. Additionally, the application is seeking a rezoning request to the CD-4 zoning district. In order to utilize the CD-4 zoning district, the application is seeking a Land Use Map Amendment from the current Land Use Area of Suburban Neighborhood to Urban Neighborhood. As required by the Rezoning Request, a Conceptual Development Plan, compliant with CD-4 zoning is also included.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document
2. Annexation Application
3. Submittal Application
4. Water Availability Letter
5. Word file of Legal Description
6. Check submittal fee (amount \$1,000)
7. Flash Drive with digital copy of submittal

If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire ([keli@gdc-tn.com](mailto:keli@gdc-tn.com)) in my office.

Thank you,

A handwritten signature in black ink, appearing to read 'Greg Gamble', written over a light blue circular stamp.

**Gamble Design Collaborative**  
Greg Gamble



DEVELOPMENT SERVICES

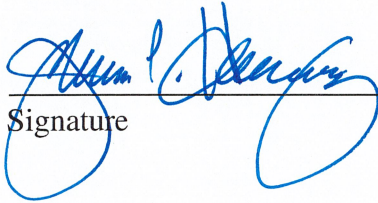
I, HK Big Bear Bluffs, LLC being the sole ownership of the property more particularly described as 090-12.01; 090-16.00 on Warranty Deed of Record in Plat Book R2827 Page 576-586 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

James P Harvey (Authorized Agent)

SEPTEMBER 15, 2022

Print Name

Date

  
Signature

**STAFF USE ONLY**

Docket Number:

Requested Agenda:



October 6, 2022

Mr. Joshua Gibbs

Kolter Land

14025 Riveredge Drive, Suite 175

Tampa, FL 33637

*Sent via email: [jgibbs@kolter.com](mailto:jgibbs@kolter.com)*

**RE: Water Availability Letter  
Big Bear Bluffs – 300 Units  
400 Bear Creek Pike  
Tax Map 90, Parcel 12.01  
Columbia, Maury, TN**

Dear Mr. Gibbs:

Columbia Power and Water Systems (“the Utility”/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 300 multi-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



In addition to the cost-shared infrastructure improvements for this development zone, the following project-specific requirements must be constructed by the developer in order for CPWS to provide service to the development:

- Domestic waterline connection will be made to the existing 16-inch water main located on Bear Creek Pike.
- A new minimum size 10-inch water main will be constructed from Bear Creek Pike to the development. To support future single-family developments on the adjacent properties, the 10-inch water main must be increased to a 16-inch main. The overall master plan for the site is for the 16-inch to connect to Iron Bridge Road as part of future phases.
- Dual master meters will be installed off the new main at the development entrance, for redundancy in the event of maintenance. Any sub-metering of individual units will be the responsibility of applicant.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide construction drawings for all public water infrastructure for the proposed development in both CAD and PDF format for CPWS review.
- When applicant has resolved all comments provided by CPWS for the construction drawings, CPWS will provide an approval letter and flow calculations to support TDEC approval of the construction drawings.
- Applicant then submits drawings to TDEC for approval. Upon approval by TDEC, applicant may schedule a pre-construction meeting with CPWS. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



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If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 615-934-7499 or [jason.english@inflodesign.com](mailto:jason.english@inflodesign.com). This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Jason English". The signature is written in a cursive, flowing style.

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS  
File 22-081

**LEGAL DESCRIPTION  
FOR ANNEXATION REQUEST – 27.74 ACRES  
A PORTION OF MAP 90, PARCEL 12.01  
DEED BOOK R2827, PAGE 587  
HK BIG BEAR BLUFFS, LLC**

LAND LYING IN THE 4<sup>TH</sup> CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1445, PG 168, VALERIE CAMERON (R2360, PG 1205) AND WEST BY BIG BEAR BLUFFS, LLC (2827, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,288.11 EAST 1,674,050.07.

S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;  
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;  
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;  
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;  
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;  
S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3" METAL POST;  
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;  
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;  
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24" CEDAR;  
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE T-POST;  
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30" OAK;  
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;  
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;  
S 68° 46' 11.3" W FOR A DISTANCE OF 105.89 FEET.

THENCE, ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52'05" W FOR A DISTANCE OF 36.69 FEET.  
N 0°53'17" E FOR A DISTANCE OF 118.33 FEET.  
N 40°55'39" W FOR A DISTANCE OF 15.42 FEET.  
N 31°07'58" W FOR A DISTANCE OF 9.27 FEET.  
N 32°09'24" W FOR A DISTANCE OF 10.18 FEET.  
N 33°29'34" W FOR A DISTANCE OF 7.00 FEET.  
N 35°12'48" W FOR A DISTANCE OF 13.58 FEET.  
N 39°31'19" W FOR A DISTANCE OF 19.10 FEET.  
N 26° 23'54" W FOR A DISTANCE OF 19.17 FEET.  
N 23°32'02" W FOR A DISTANCE OF 22.01 FEET.  
N 32°21'41" W FOR A DISTANCE OF 9.25 FEET.  
N 29°40'26" W FOR A DISTANCE OF 19.38 FEET.  
N 25°37'36" W FOR A DISTANCE OF 12.87 FEET.

N 28°18'04" W FOR A DISTANCE OF 11.28 FEET.  
N 30°17'03" W FOR A DISTANCE OF 7.49 FEET.  
N 24°26'21" W FOR A DISTANCE OF 13.63 FEET.  
N 18°22'36" W FOR A DISTANCE OF 4.70 FEET.  
N 21°26'04" W FOR A DISTANCE OF 8.40 FEET.  
N 23°40'02" W FOR A DISTANCE OF 12.35 FEET.  
N 17°06'08" W FOR A DISTANCE OF 50.02 FEET.  
N 22°34'41" W FOR A DISTANCE OF 6.60 FEET.  
N 21°58'48" W FOR A DISTANCE OF 19.16 FEET.  
N 26°57'14" W FOR A DISTANCE OF 18.86 FEET.  
N 27°50'37" W FOR A DISTANCE OF 17.44 FEET.  
N 35°56'13" W FOR A DISTANCE OF 12.02 FEET.  
N 44°05'27" W FOR A DISTANCE OF 24.91 FEET.  
N 44°39'35" W FOR A DISTANCE OF 14.65 FEET.  
N 32°36'45" W FOR A DISTANCE OF 8.47 FEET.  
N 30°22'32" W FOR A DISTANCE OF 13.44 FEET.  
N 33°50'53" W FOR A DISTANCE OF 10.09 FEET.  
N 37°33'28"W FOR A DISTANCE OF 8.89 FEET.  
N 38°45'51" W FOR A DISTANCE OF 14.78 FEET.  
N 39°38'43" E FOR A DISTANCE OF 14.08 FEET.  
N 36°07'58" W FOR A DISTANCE OF 23.10 FEET.  
N 40°01'57" W FOR A DISTANCE OF 19.66 FEET.  
N 41°52'17" W FOR A DISTANCE OF 34.26 FEET.  
N 43°48'36" W FOR A DISTANCE OF 24.72 FEET.  
N 38°23'46" W FOR A DISTANCE OF 14.08 FEET.  
N 33°18'43" W FOR A DISTANCE OF 11.72 FEET.  
N 33°36'11" W FOR A DISTANCE OF 39.72 FEET.  
N 33°12'19" W FOR A DISTANCE OF 18.77 FEET.  
N 39°17'19" W FOR A DISTANCE OF 15.05 FEET.  
N 38°12'07" W FOR A DISTANCE OF 9.90 FEET.  
N 34°40'32" W FOR A DISTANCE OF 21.28 FEET.  
N 31°35'16" W FOR A DISTANCE OF 7.00 FEET.  
N 29°57'58" W FOR A DISTANCE OF 6.51 FEET.  
N 29°56'57" W FOR A DISTANCE OF 16.34 FEET.  
N 32°40'11" W FOR A DISTANCE OF 5.60 FEET.  
N 34°32'50" W FOR A DISTANCE OF 9.02 FEET.  
N 32°40'37" W FOR A DISTANCE OF 3.54 FEET.  
N 34°19'28" W FOR A DISTANCE OF 10.59 FEET.  
N 30°24'03" W FOR A DISTANCE OF 7.81 FEET.  
N 31°18'55" W FOR A DISTANCE OF 8.66 FEET.  
N 32°48'26" W FOR A DISTANCE OF 15.84 FEET.  
N 29°50'20" W FOR A DISTANCE OF 4.81 FEET.  
N 28°23'06" W FOR A DISTANCE OF 8.96 FEET.  
N 31°05'56" W FOR A DISTANCE OF 5.96 FEET.  
N 35°38'45" W FOR A DISTANCE OF 8.21 FEET.  
N 33°54'07" W FOR A DISTANCE OF 20.78 FEET.  
N 37°37'43" W FOR A DISTANCE OF 3.46 FEET.  
N 36°54'50" W FOR A DISTANCE OF 18.29 FEET.  
N 40°46'27" W FOR A DISTANCE OF 5.79 FEET.  
N 41°19'44" W FOR A DISTANCE OF 5.90 FEET.  
N 32°53'03" W FOR A DISTANCE OF 4.74 FEET.

N 26°46'51" W FOR A DISTANCE OF 8.06 FEET.  
N 27°33'58" W FOR A DISTANCE OF 9.74 FEET.  
N 25°22'08"W FOR A DISTANCE OF 4.21 FEET.  
N 25°10'43" W FOR A DISTANCE OF 5.47 FEET.  
N 21°49'19" W FOR A DISTANCE OF 5.30 FEET.  
N 25°09'11" W FOR A DISTANCE OF 6.77 FEET.  
N 24°52'17" W FOR A DISTANCE OF 2.84 FEET.  
N 22°22'17" W FOR A DISTANCE OF 13.60 FEET.

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R2051, PG 792 THE FOLLOWING CALLS.

BY A CURVE TO THE LEFT, HAVING A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 83.06 FEET, A CHORD BEARING OF N 42°09'38" E AND A CHORD DISTANCE OF 83.00 FEET TO A POINT.

N 51°35'13" W FOR A DISTANCE OF 70.00 FEET.

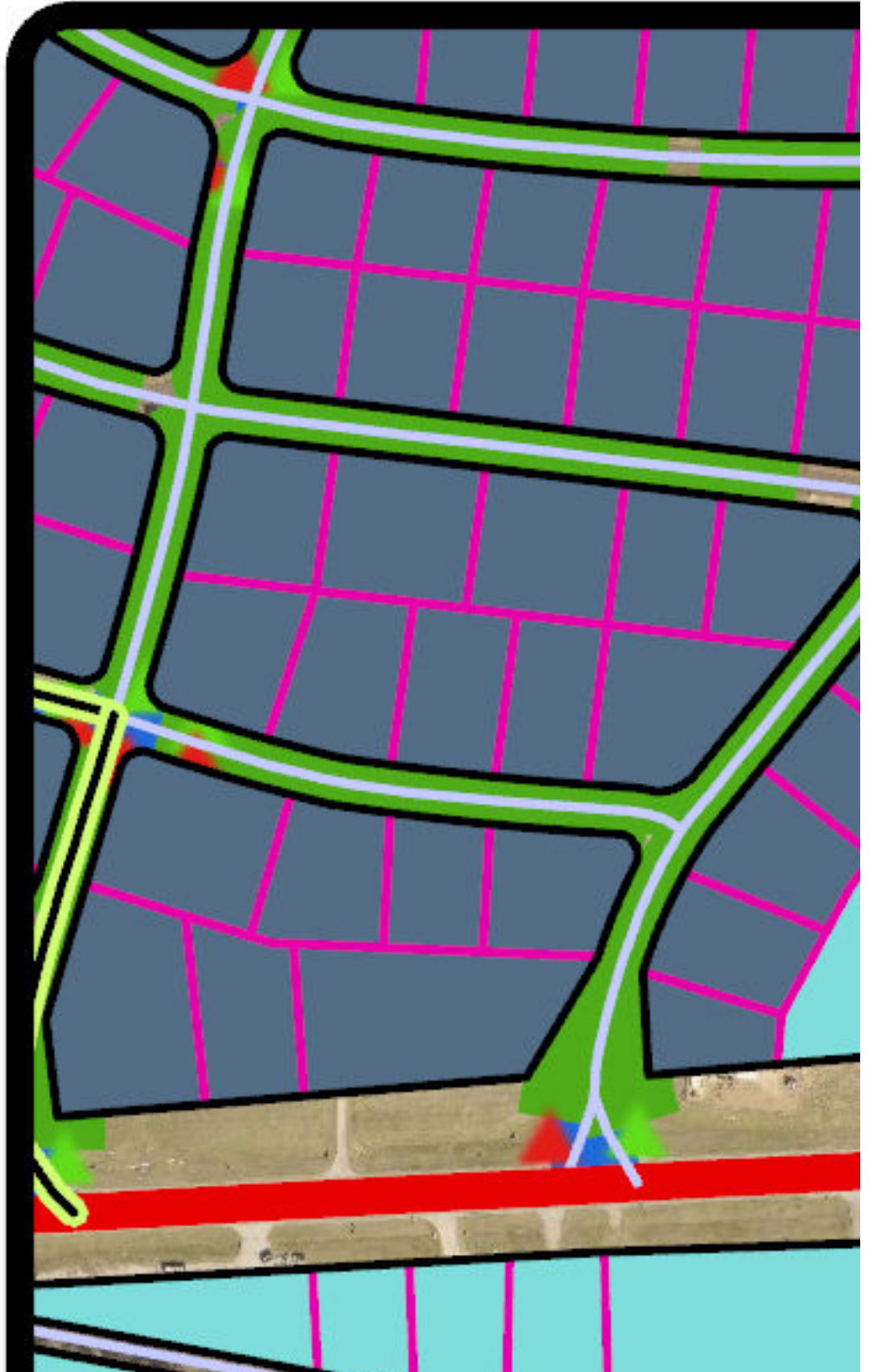
THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF N 21°50'21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51°15'54" E FOR A DISTANCE OF 94.04 FEET TO A POINT IN THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) .  
THENCE WITH THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) AND VALERIE CAMERON (DB R2360, PAGE 1205) THE FOLLOWING CALLS:

N 85°53'10" E FOR A DISTANCE OF 70.95 FEET.  
N 85°53'31" E FOR A DISTANCE OF 14.54 FEET.  
N 88°09'20" E FOR A DISTANCE OF 80.25 FEET.  
N 88°09'30 E FOR A DISTANCE OF 138.55 FEET.  
N 89°57'42" E FOR A DISTANCE OF 158.93 FEET, REAR CORNER FOR VALERIE CAMERON (DB R2360, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

THENCE LEAVING THE LINE OF SAID CAMERON, S 18°21'29" W FOR A DISTANCE OF 21.42 FEET TO A POINT. SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE. THENCE WITH THE COMPUTED CITY LIMITS LINE, S 60°18'02" E FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,694.89 SQ.FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90 PARCEL 12.01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.







PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

*Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	420 Bear Creek Parkway; and a portion of 400 Bear Creek Parkway		
	TAX MAP: 090	GROUP:	PARCEL: 01600 & a portion of 01201
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation Request, Land Use Map Amendment, Rezoning Request for about 28 acres off Bear Creek Parkway. The Conceptual Development Plan submitted as part of the rezoning application depicts a CD-4 compliant development with multi-family homes, club house/amenity, day care center and civic spaces.		

DATE OF PRE-APPLICATION CONFERENCE	held August 24, 2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	----------------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <input 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 checked="" type="checkbox"/> Other: Land Use Map Amendment  <i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<p><b><u>Annexations/Rezoning/PUD's:</u></b></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 with check list completed <input type="checkbox"/> Columbia Water System Availability Letter  <p><b><u>Plats/PUDs:</u></b></p> <input type="checkbox"/> Project Name (include Sections & Phases) <hr/> <input type="checkbox"/> Total Number of Lots <hr/> <input type="checkbox"/> Total acreage <hr/>

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

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

**APPLICANT**

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

NAME	Greg Gamble - Gamble Design Collaborative	PHONE	615.975.5765
ADDRESS	3020 Stansberry Lane, Suite 201, Franklin TN 37069	EMAIL	info@gdc-tn.com

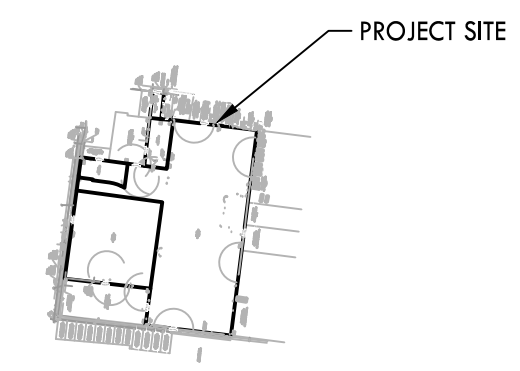
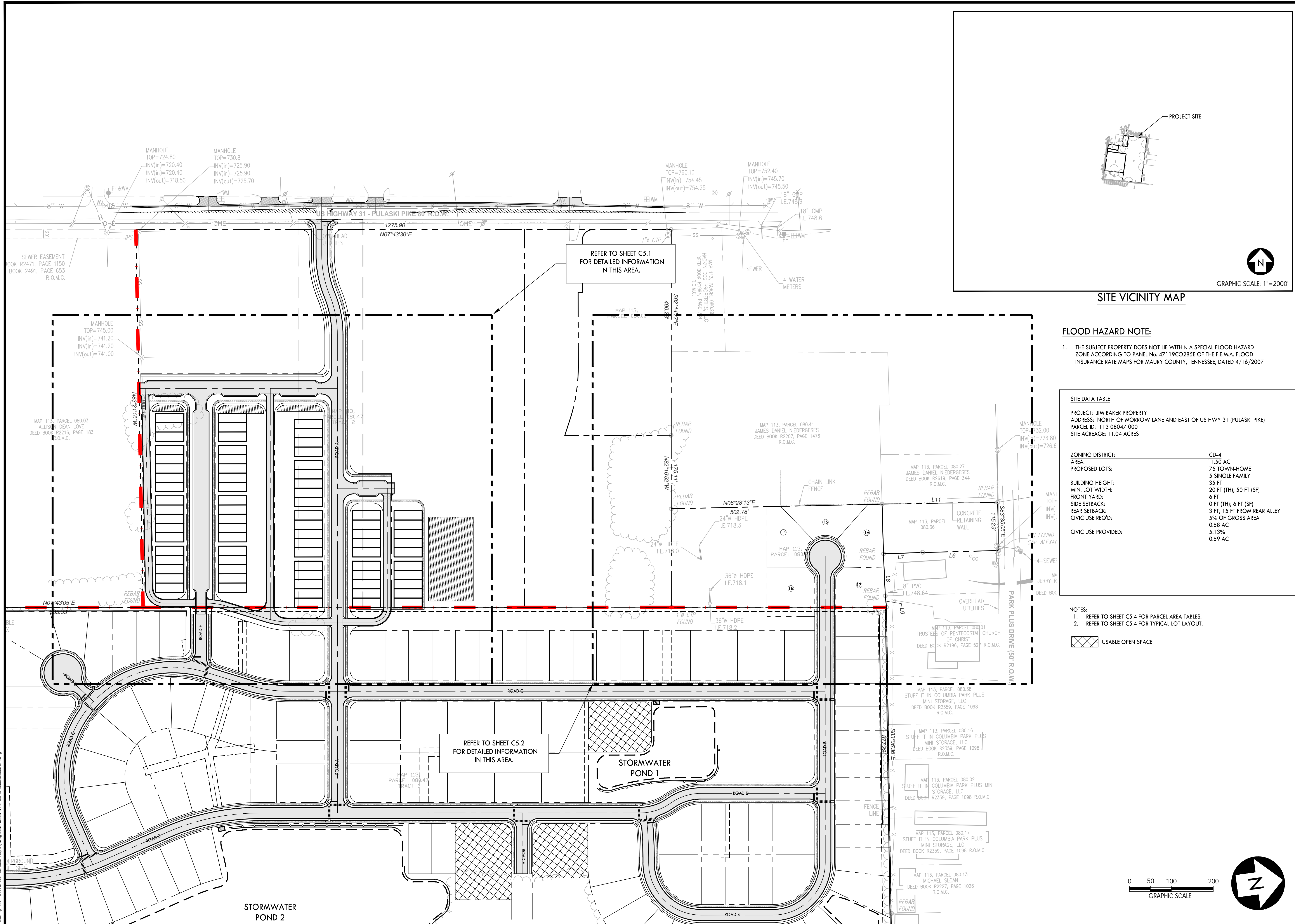
PROPERTY OWNER NAME	HK Big Bear Bluffs, LLC	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. Ste 175 Tampa FL 33637	EMAIL	jgibbs@kolter.com

*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.*

<p>Greg Gamble</p> <hr/> <p>APPLICANT NAME</p>	 <hr/> <p>APPLICANT SIGNATURE</p>	<p>10/17/2022</p> <hr/> <p>DATE</p>
<p>JAMES P. HARVEY</p> <hr/> <p>PROPERTY OWNER NAME</p>	 <hr/> <p>PROPERTY OWNER SIGNATURE</p>	<p>9-15-2022</p> <hr/> <p>DATE</p>

*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 VICINITY MAP

GRAPHIC SCALE: 1"=200'

**FLOOD HAZARD NOTE:**

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0285E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

**SITE DATA TABLE**

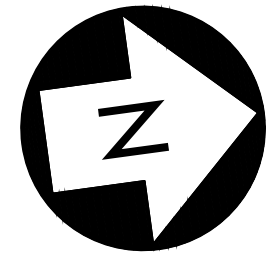
PROJECT: JIM BAKER PROPERTY  
 ADDRESS: NORTH OF MORROW LANE AND EAST OF US HWY 31 (PULASKI PIKE)  
 PARCEL ID: 113 08047 000  
 SITE ACREAGE: 11.04 ACRES

ZONING DISTRICT:	CD-4
AREA:	11.50 AC
PROPOSED LOTS:	75 TOWN-HOME 5 SINGLE-FAMILY
BUILDING HEIGHT:	35 FT
MIN. LOT WIDTH:	20 FT (TH); 50 FT (SF)
FRONT YARD:	6 FT
SIDE SETBACK:	0 FT (TH); 6 FT (SF)
REAR SETBACK:	3 FT; 15 FT FROM REAR ALLEY
CIVIC USE REQ'D:	5% OF GROSS AREA
CIVIC USE PROVIDED:	5.13% 0.59 AC

- NOTES:
1. REFER TO SHEET C5.4 FOR PARCEL AREA TABLES.
  2. REFER TO SHEET C5.4 FOR TYPICAL LOT LAYOUT.

USABLE OPEN SPACE

0 50 100 200  
GRAPHIC SCALE



CRUNK ENGINEERING LLC  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



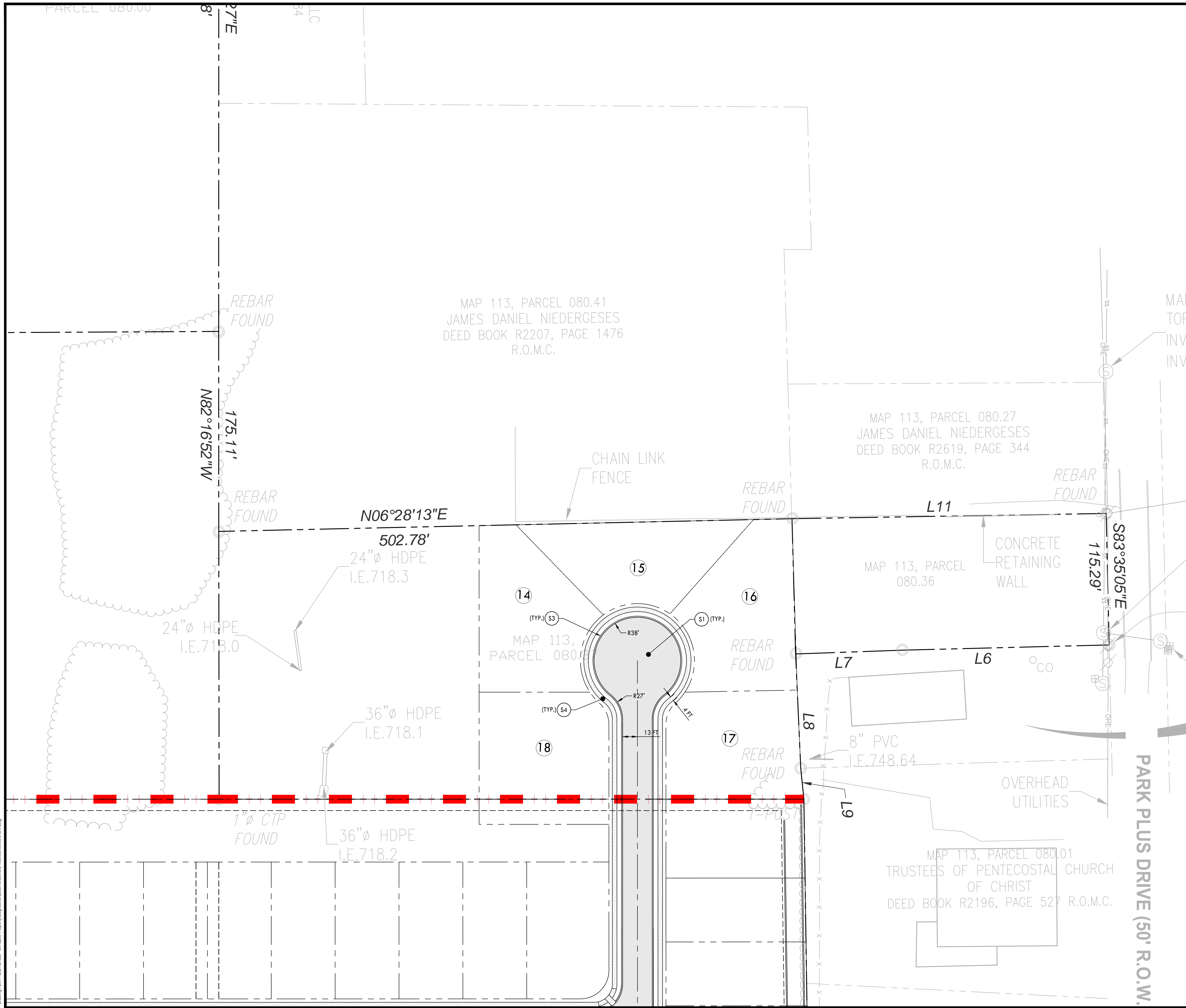
**WATERFORD TOWNHOMES**  
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

10/13/22 21022

**C5.0**  
 OVERALL SITE LAYOUT



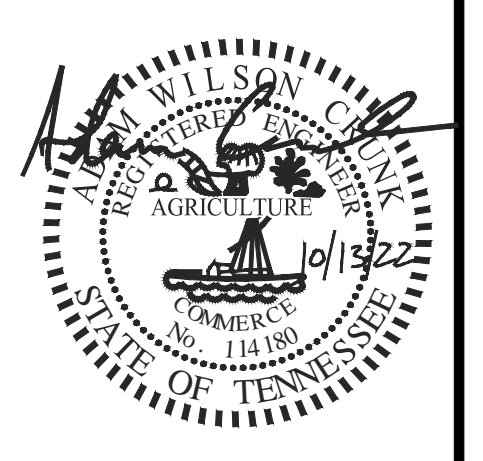


LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(S1)	ASPHALT PAVEMENT	-
(S2)	CONCRETE PAVEMENT	-
(S3)	EXTRUDED MOUNTABLE CURB	C8.0 - 2
(S4)	CONCRETE SIDEWALK	C8.0 - 3
(S5)	GRAVEL DRIVE	C8.0 - 8
(S6)	CONCRETE RETAINING WALL	C8.0 - 9
(S7)	SCREEN WALL	C8.0 -
(S8)	STOP SIGN	C8.0 - 6
(S9)	ACCESSIBLE RAMP - TYPE A	C8.0 - 7
(S10)	PEDESTRIAN CROSSWALK	C8.0 - 4
(S11)	24" STOP BAR	C8.0 - 5
(S12)	SAW CUT ASPHALT PAVEMENT	-
(S13)	STREET CONTINUATION SIGNAGE	C8.0 - 12

**PROPOSED LAYOUT LEGEND**

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



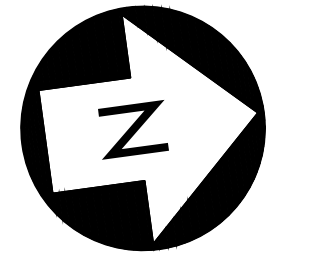
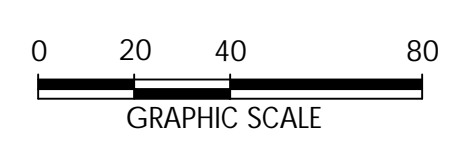
**WATERFORD TOWNHOMES**  
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

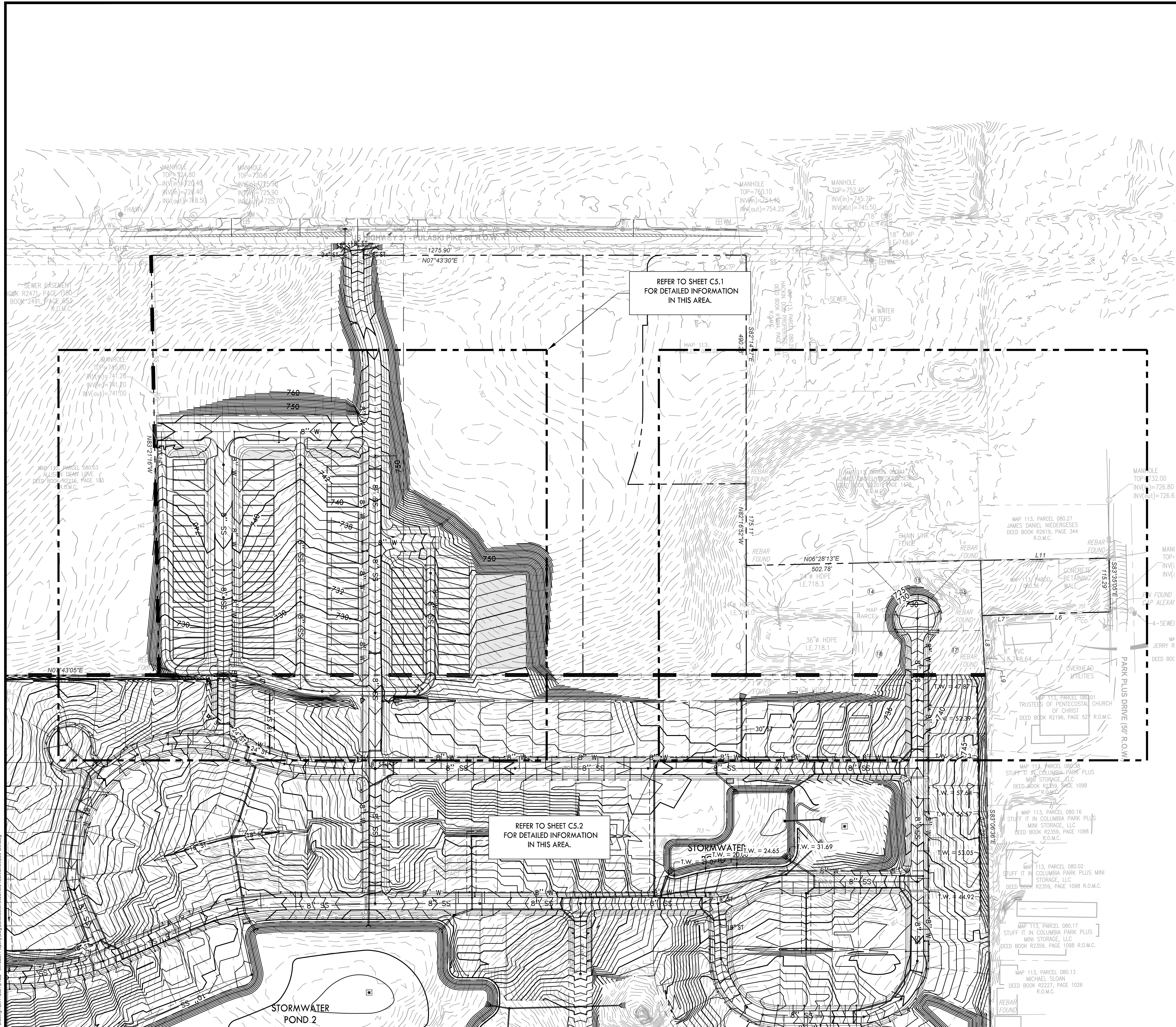
10/13/22 21022

C5.2

SITE LAYOUT



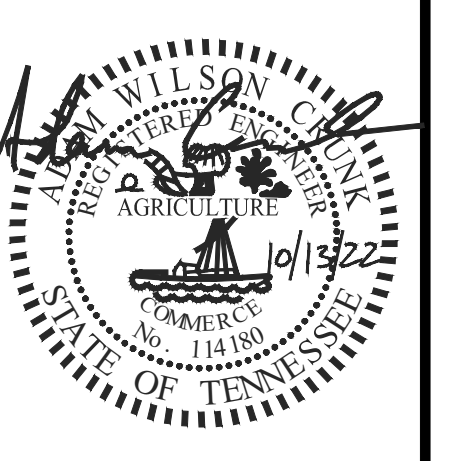
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**NOTES:**

1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.

**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN, 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM

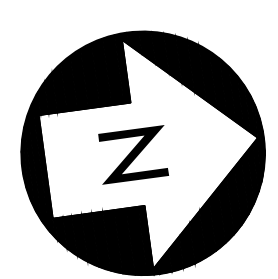
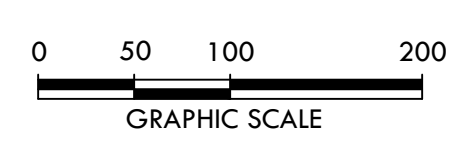


**WATERFORD TOWNHOMES**  
 COLUMBIA, TENNESSEE

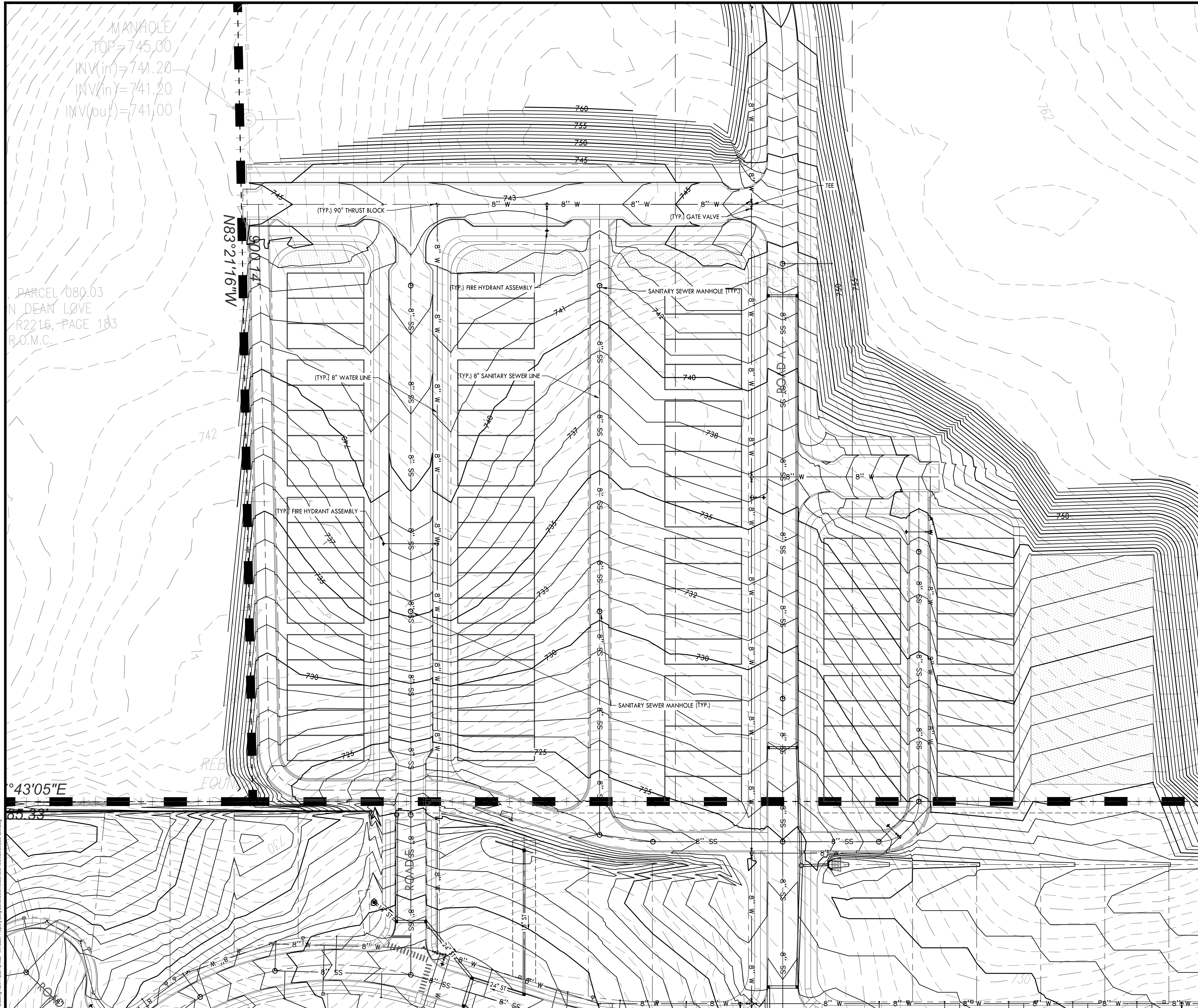
REVISIONS	DATE
No.	

10/13/22 21022

**C6.0**  
 OVERALL GRADING  
 & UTILITIES PLAN



Created by: P. PARKER/10/13/22  
 Checked by: P. PARKER/10/13/22  
 Drawn by: P. PARKER/10/13/22  
 Title: Overall Grading & Utilities Plan



MANHOLE  
 TOP = 745.00  
 I\N\I = 741.20  
 I\N\I = 741.20  
 I\N\O = 741.00

PARCEL 080.03  
 N DEAN LOVE  
 R2216, PAGE 183  
 R.O.M.C.

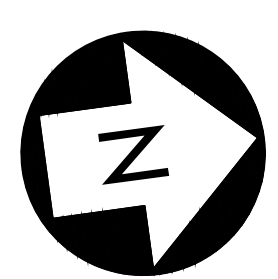
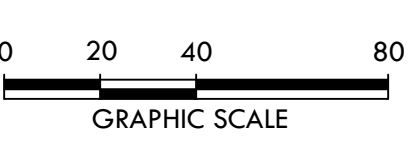
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**PROPOSED GRADING & DRAINAGE LEGEND**

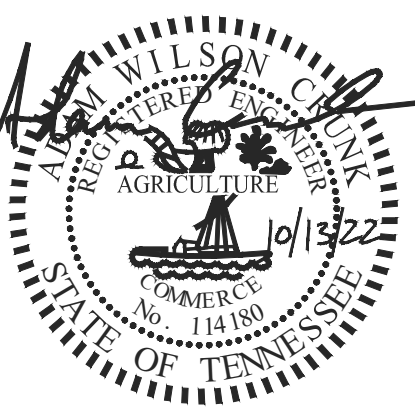
- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

**PROPOSED UTILITY LEGEND**

- SS SANITARY SEWER LINE
- W WATER LINE



**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM



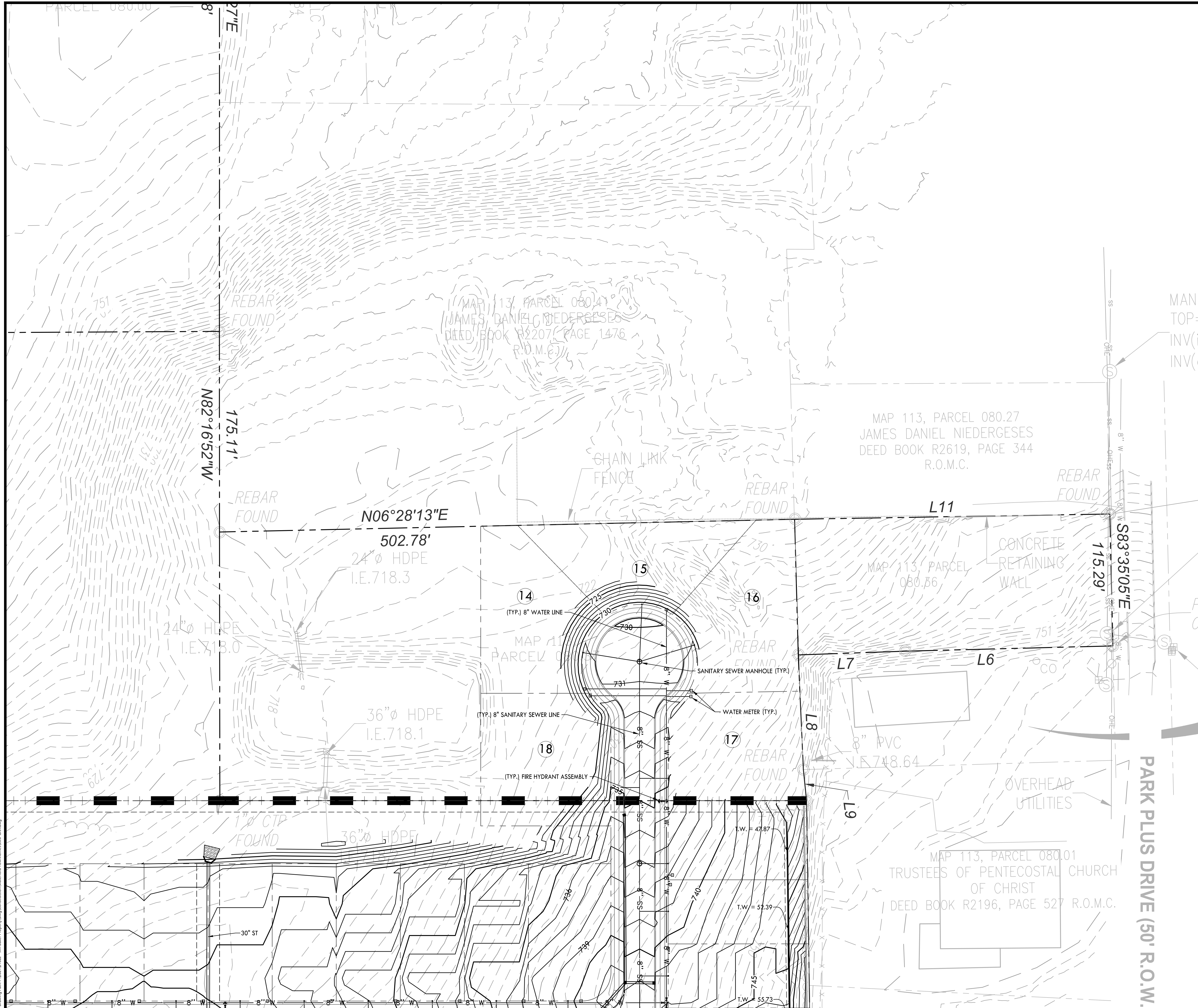
**WATERFORD TOWNHOMES**

COLUMBIA, TENNESSEE

REVISIONS	No.	DATE

10/13/22 21022

**C6.1**  
 GRADING & UTILITIES PLAN



**PROPOSED GRADING & DRAINAGE LEGEND**

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

**PROPOSED UTILITY LEGEND**

- SS SANITARY SEWER LINE
- W WATER LINE

**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
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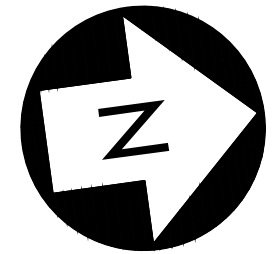
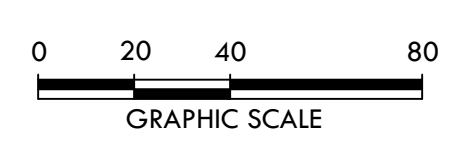


**WATERFORD TOWNHOMES**  
 COLUMBIA, TENNESSEE

REVISIONS	DATE
No.	

10/13/22 21022

**C6.2**  
 GRADING & UTILITIES PLAN





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	North of Morrow Lane and East of US HWY 31		
	TAX MAP: 113	GROUP: 08047	PARCEL: 000
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat for Waterford Town-home development.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	09-28-2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan + Checklist <input type="checkbox"/> PUD Final Site Plan + Checklist <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: <hr/> <p><i>*File naming nomenclature examples:</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><u>Annexations/Rezoning:</u></p> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards
	<p><u>Plats/PUDs:</u></p> <ul style="list-style-type: none"> <li>Project Name (include Sections &amp; Phases)  <b>Waterford Town-homes</b></li> <hr/> <li>Total Number of Lots  <b>75 TH + 5 SF</b></li> <hr/> <li>Total acreage  <b>11.50</b></li> <hr/> </ul>

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

PROPERTY OWNER NAME	NoMan Partners, LLC	PHONE	615-305-1033
ADDRESS	1269 Lewisburg Pl Franklin, TN 37064	EMAIL	tyler.ring@tenncontractors.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.

<u>Adam Crunk</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>10/13/2022</u> DATE
 PROPERTY OWNER NAME	TYLER RING, PRESIDENT  PROPERTY OWNER SIGNATURE	<u>10/14/22</u> 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			



PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

*Fold hard copy submittals larger than 8 1/2 "x11"*

ADDRESS/LOCATION	ARDEEN VILLAGE Drive		
	TAX MAP: 51	GROUP: —	PARCEL: 2
SUMMARY OF NATURE OF REQUEST AND WORK	Revision to Building "A" AREA II CHANGE in use From OFFICE/RESTAURANT/RETAIL TO Residential / OFFICE / Retail		

DATE OF PRE-APPLICATION CONFERENCE	Oct. 5 2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	-------------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input checked="" type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other:  <i>ARDEEN Village Site Plan</i>	<p><b>Annexations/Rezoning/PUD's:</b></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 with check list completed <input type="checkbox"/> Columbia Water System Availability Letter  <p><b>Plats/PUDs:</b></p> <input checked="" type="checkbox"/> Project Name (include Sections & Phases) <i>ARDEEN Village Arco II</i> <input type="checkbox"/> Total Number of Lots  <input type="checkbox"/> Total acreage <i>44.69 Ac</i>
<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></p>	

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.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

**APPLICANT**

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

NAME	GARRY Batson	PHONE	615-424-4940
ADDRESS	401 Hollow Spring Ct.	EMAIL	batsonengmeeting@comcast.net

\*

PROPERTY OWNER NAME	David McGowan	PHONE	(615) 533-5566
ADDRESS	7376 Althorp Way Nashville, TN 37211	EMAIL	david.mcgowan@regenthomes-tx.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.

Garry M. Batson  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

Oct 12, 2022  
DATE

\* DAVID MCGOWAN  
PROPERTY OWNER NAME

\* [Signature]  
PROPERTY OWNER SIGNATURE

10/14/22  
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, Site Development Plan, and PUD Checklist**

Development: ARCOON Village SITE PLAN AREA II PHASE II  
BUILDING "A"

*This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.*

**General**

- Name of development
- Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- Plan sealed by a Design Professional licensed in the State of Tennessee.
- North Arrow, legend, and site vicinity map
- Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- All property boundaries, existing easements, and encumbrances
- Parcel identification, owner, and deed and plat references of adjoining properties
- Proposed phasing and timetable for all phases of development
- Traffic Impact Study, as required.
- The substance of all existing and proposed covenants, easements, or other restrictions.

**Lots and Land-Use**

- The size of total property to be developed in square feet and acres
- Lot numbers of all proposed lots, with dimensions, locations, and square footage
- A tabulation of the land area to be devoted to various uses and activities and overall densities.
- Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

**Structures**

- Location and approximate dimensions of all existing and proposed structures.
- Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- Location, type, and size of proposed signs
- Approximate height, bulk, and the utilization of structures including activities and the number of living units.



### **Grading, Drainage, and Storm**

- Existing conditions and contours at vertical intervals of not more than two (2) feet
- General proposed contours at vertical intervals of not more than two (2) feet
- FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- Location and dimension of aquatic buffer zones
- General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- Identification of all critical lots

### **Streets, Parking, and Pedestrian Elements**

- Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- Proposed connections to existing and proposed streets (including classification) located outside the development
- Proposed improvements as identified in the Traffic Impact Study, as required
- Existing and proposed sidewalks, trails, and other pedestrian elements
- Existing and proposed on-street and off-street parking and loading areas
- Summary of all provided and required parking

### **Landscaping, Open Space, and Amenities**

- Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- Any amenity features and structures for private or public benefit.
- Location, dimension, and materials of fences and walls
- Tree Canopy retention

### **Utilities**

- General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.



**PUD Specific Items**

- Legal Description of Property
- Owner's Affidavit
- List of all variances requested
- The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- Exterior lighting

MA

*If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.*

**Checklist Completed By:**

Garry M. Batson  
\_\_\_\_\_  
Print Name

Garry M. Batson  
\_\_\_\_\_  
Signature

10/13/22  
\_\_\_\_\_  
Date

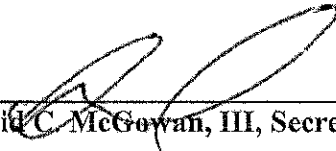
Variance

- Common Yard
- Porch
- Side Setback
- Ceiling
- Facade Glazing

**CERTIFICATION**

I, David C. McGowan, III, Secretary of ARDEN VILLAGE II, LLC, a Tennessee limited liability company, duly organized and existing under the laws of the State of Tennessee, does hereby certify that the foregoing is a true and correct copy of certain resolutions duly adopted by the Members of said Limited Liability Company by consent action, said resolutions have been entered on the Minute Book of this Limited Liability Company, and that the same are in conformity with the Articles of Organization and the Operating Agreement of said Limited Liability Company and have not been modified or rescinded.

This 17 day of October, 2022.

  
\_\_\_\_\_  
David C. McGowan, III, Secretary

**RESOLUTION OF THE MEMBERS  
OF  
ARDEN VILLAGE II, LLC**

**RESOLVED**, by the undersigned, being all of the members of **ARDEN VILLAGE II, a Tennessee Limited Liability Company (“Limited Liability Company”)**, do hereby make the following resolutions by action on written consent in lieu of a meeting of the members as is permitted by the Operating Agreement; and

**WHEREAS**, the Limited Liability Company desires to designate David C. McGowan, Jr., as Chief Manager to execute on behalf of the Limited Liability Company, included but not limited to plats, easements, sale contracts, contract addendums, extensions, agreements, deeds, 1099's, lien affidavits and any and all other legal documents required or necessary to be signed by the Limited Liability Company for any real property owned by the Limited Liability Company.

**RESOLVED**, further, that the execution of said legal documents shall be fully binding upon this Limited Liability Company.

**IN WITNESS WHEREOF**, the undersigned members, have signed their names as of the \_\_\_\_ day of October, 2022.

**MEMBERS:**

McGowan Family Limited Partnership,  
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a  
Tennessee Corporation,  
its General Partner

By:   
\_\_\_\_\_  
David C. McGowan, Jr., President

# SITE DEVELOPMENT PLANS FOR ARDEN VILLAGE "PHASE 2" BUILDING A LOTS 209 & 210 COLUMBIA, TENNESSEE

## CONSTRUCTION DOCUMENTS

### RESOURCE LIST

#### PROPERTY OWNER:

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
PHONE: (615) 333-9000

#### DEVELOPMENT COMPANY:

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
PHONE: (615) 333-9000

#### CIVIL ENGINEER:

BATSON & ASSOCIATES ENGINEERING, INC.  
5150 REMINGTON DRIVE  
BRENTWOOD, TN 37027  
PHONE: (615) 424-4840  
FAX: (615) 370-9363

#### LAND SURVEYOR:

JAMES D. WEBB, PE, RLS  
223 EAST JAMES CAMPBELL BOULEVARD  
COLUMBIA, TN 38401  
PHONE: (931) 388-2329  
FAX: (931) 381-6106

#### UTILITY COMPANIES:

##### ELECTRIC:

COLUMBIA POWER AND WATER  
P.O. BOX 379  
201 PICKENS LANE  
COLUMBIA, TN 38402  
(931) 388-4833  
CONTACT: BILL JACKSON, CHIEF ENGINEER

##### WATER & SANITARY SEWER:

COLUMBIA WASTEWATER SYSTEMS  
1244 TREATMENT PLANT ROAD  
COLUMBIA, TN 38401  
(931) 388-2419  
CONTACT: KELLY POWELL, SUPERINTENDENT

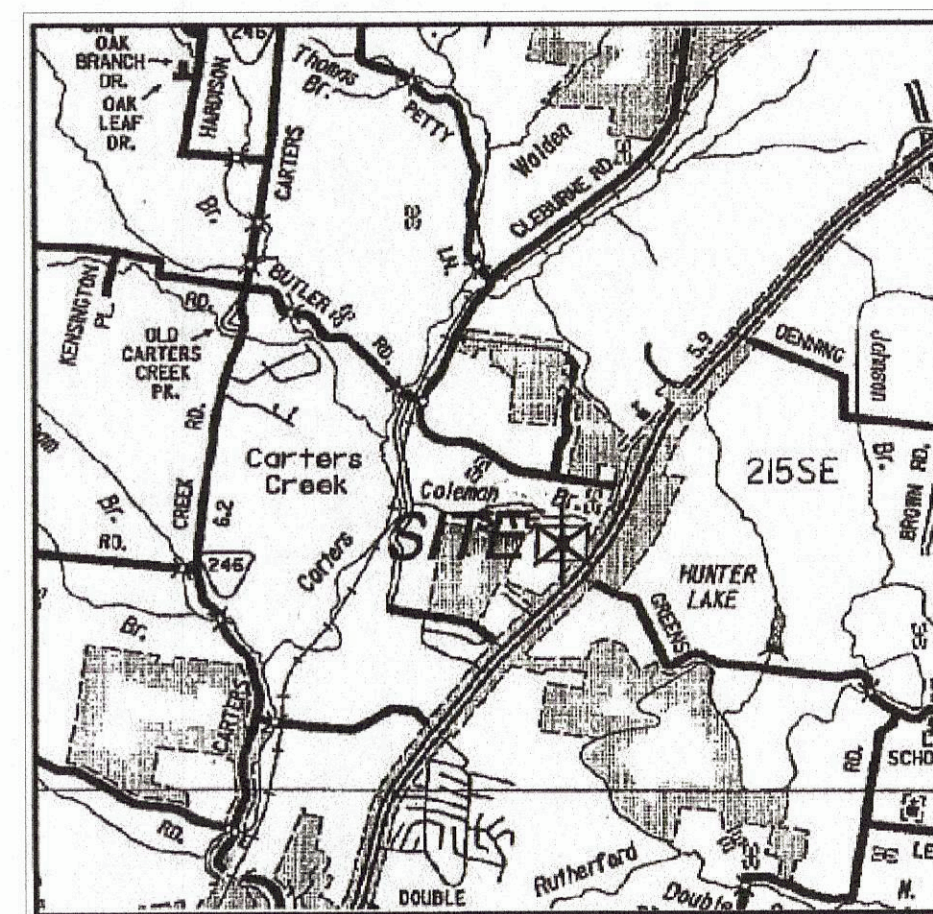
##### NATURAL GAS:

UNITED CITIES GAS COMPANY  
P.O. BOX 1196  
COLUMBIA, TENNESSEE 38401  
(913) 388-9135  
CONTACT: TIM BROWN

##### TELEPHONE:

BELLSOUTH  
FOR ENGINEERING:  
PARSONS TELECOM  
904 SOUTH HIGH STREET  
COLUMBIA, TENNESSEE 38401  
(931) 380-3441  
CONTACT: DANNY LASATER,  
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:  
757 ARMSTRONG LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-7393  
CONTACT: GYNN RICE,  
SUPERVISOR OF CONSTRUCTION



VICINITY MAP NOT TO SCALE  
MAP: 51 PARCEL: 2  
3rd CIVIL DISTRICT



**BATSON & ASSOCIATES**  
Civil Engineering Consultants

5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363

ISSUE DATE:  
REVISED:

### SHEET INDEX

- C-1 LAYOUT PLAN
- C-2 AUTOTURN PLAN
- C-3 GRADING & DRAINAGE PLAN
- C-4 S.W.P.P.P. STAGE 1
- C-5 S.W.P.P.P. STAGE 2
- C-6 S.W.P.P.P. STAGE 3
- C-7 UTILITY PLAN
- C-8 STANDARD WATER & SEWER DETAILS
- C-9 STANDARD DETAILS
- C-10 STANDARD DETAILS
- C-11 FIRE SAFETY ACCESS PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE NOTES

#### BUILDING "B"

APARTMENT UNIT NUMBERS PLAN  
AG04 UNIT MATRIX AND ADDRESSING PLAN

FIRE SPRINKLER PLANS  
FP001 COVER SHEET  
FP100 SITE PLAN  
FP101 FIRST FLOOR PLAN  
FP102 SECOND FLOOR PLAN  
FP103 THIRD FLOOR PLAN  
FP501 DETAILS  
FP502 DETAILS

FIRE ALARM PLANS  
E001 COVER SHEET  
E002 SPECIFICATIONS  
E003 SPECIFICATIONS  
E100 SITE PLAN  
E101 FIRST FLOOR PLAN - POWER & SYSTEMS  
E102 SECOND FLOOR PLAN - POWER & SYSTEMS  
E103 THIRD FLOOR PLAN - POWER & SYSTEMS  
E104 ROOF PLAN - POWER & SYSTEMS  
E201 FIRST FLOOR PLAN - LIGHTING  
E202 SECOND FLOOR PLAN - LIGHTING  
E203 THIRD FLOOR PLAN - LIGHTING  
E401 ENLARGED UNIT PLANS  
E501 DETAILS  
E502 DETAILS  
E601 DIAGRAMS & SCHEDULES  
E602 DIAGRAMS & SCHEDULES  
E603 SCHEDULES

#### BUILDING "C"

APARTMENT UNIT NUMBERS PLAN  
AG04 UNIT MATRIX AND ADDRESSING PLAN

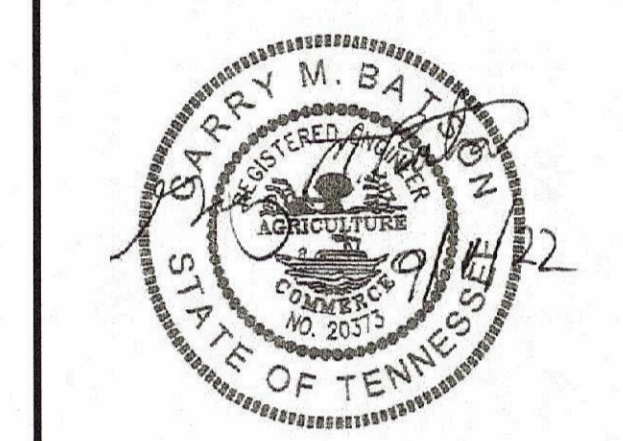
FIRE SPRINKLER PLANS  
FP001 COVER SHEET  
FP100 SITE PLAN  
FP101 FIRST FLOOR PLAN  
FP102 SECOND FLOOR PLAN  
FP103 THIRD FLOOR PLAN  
FP501 DETAILS  
FP502 DETAILS

FIRE ALARM PLANS  
E001 COVER SHEET  
E002 SPECIFICATIONS  
E003 SPECIFICATIONS  
E100 SITE PLAN  
E101 FIRST FLOOR PLAN - POWER & SYSTEMS  
E102 SECOND FLOOR PLAN - POWER & SYSTEMS  
E103 THIRD FLOOR PLAN - POWER & SYSTEMS  
E104 ROOF PLAN - POWER & SYSTEMS  
E201 FIRST FLOOR PLAN - LIGHTING  
E202 SECOND FLOOR PLAN - LIGHTING  
E203 THIRD FLOOR PLAN - LIGHTING  
E401 ENLARGED UNIT PLANS  
E501 DETAILS  
E502 DETAILS  
E601 DIAGRAMS & SCHEDULES  
E602 DIAGRAMS & SCHEDULES  
E603 SCHEDULES



**BATSON & ASSOCIATES**  
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 ● FAX (615) 370-9363  
batsonengineering@comcast.net



**ARDEN VILLAGE  
BUILDING A  
PHASE 2  
LOTS 209 & 210  
COLUMBIA, TN**

DESCRIPTION	DATE

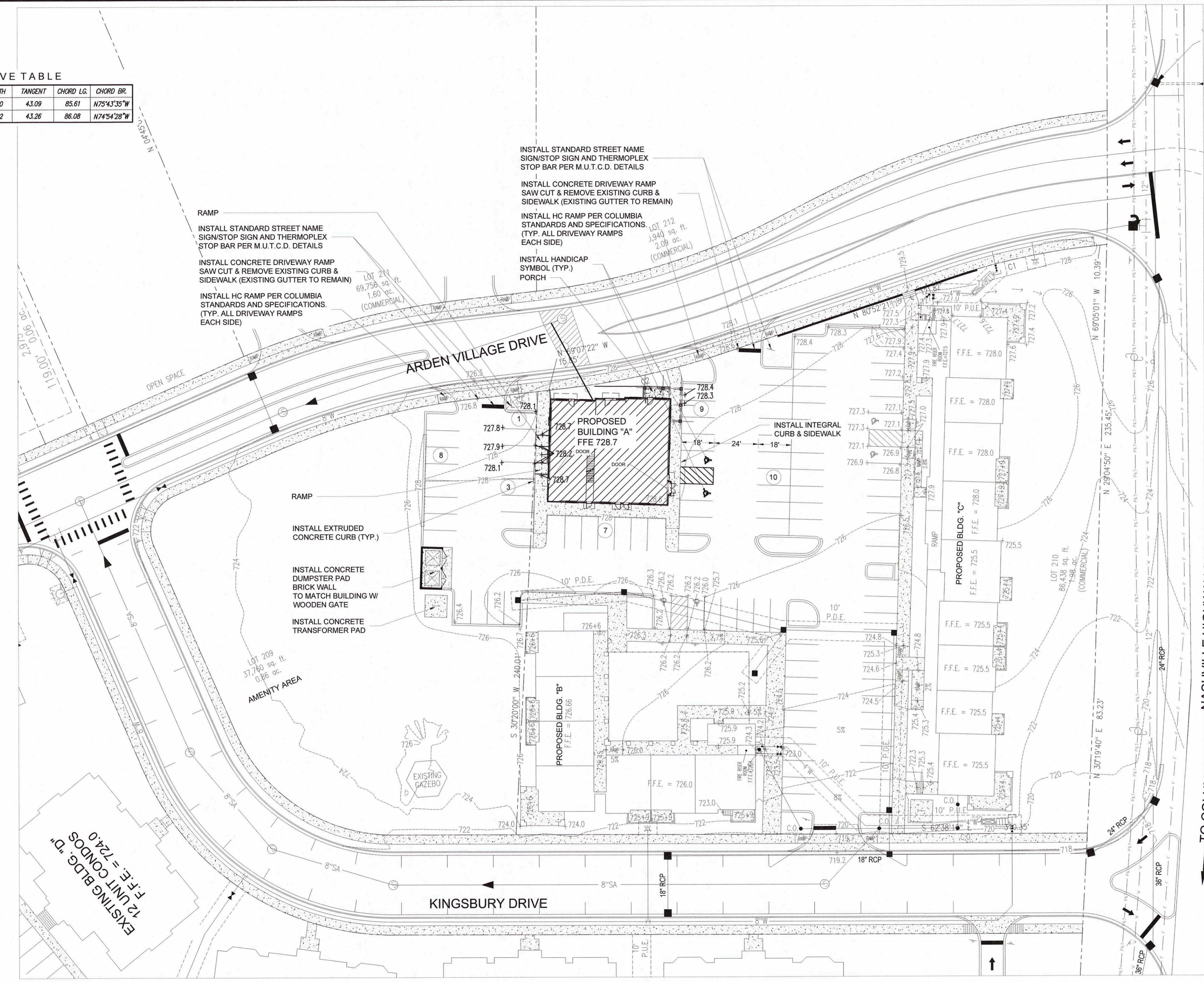
PROJECT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
DRAWN BY BH  
CHECKED BY \_\_\_\_\_

LAYOUT  
PLAN

**C-1**  
SHEET 1 OF 1

**CURVE TABLE**

C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD LG.	CHORD BR.
C1	137°10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	113°41"	427.00	86.22	43.26	86.08	N74°54'28"W



- GENERAL SITE NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
  - ALL CURB RETURN RADI TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM THE PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
  - THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WERE PROVIDED BY: JAMES D. WEBB, PE, RLS 223 EAST JAMES CAMPBELL BOULEVARD COLUMBIA, TN 38401 PHONE: (931) 388-2329 FAX: (931) 381-6106
  - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
  - CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

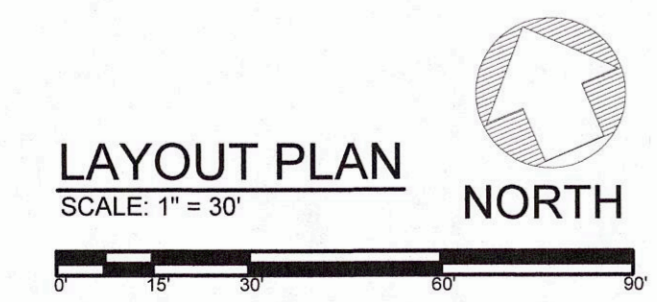
**PARKING SUMMARY**

94	PARKING SPACES
6	HANDICAP SPACES
100	TOTAL PARKING SPACES
96	REQUIRED PARKING SPACES

**PARKING REQUIREMENTS**  
APARTMENT = 1.5 SPACE PER APARTMENT  
(1.5 x 64 APARTMENTS) = 81 PARKING SPACES  
3,649 S.F. OFFICE/RETAIL 1 SPACE/250 S.F. 15 SPACES

**FUTURE RESERVED PARKING SPACES**  
MAX. 4 PARKING SPACES

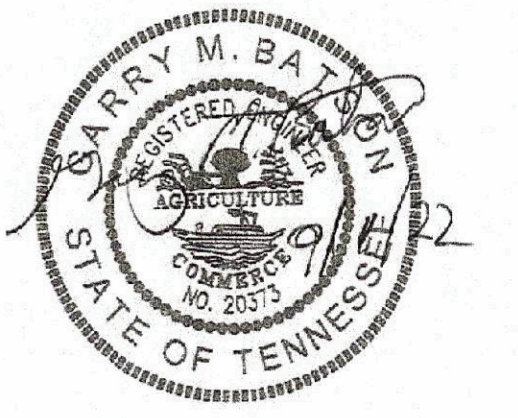
- LEGEND**
- ASPHALT PAVEMENT
  - CONCRETE SIDEWALK/PAVEMENT
  - INDICATES NUMBER OF PARKING SPACES IN ROW
  - DETAIL "2" ON SHEET "C-4"
  - 4" SINGLE SOLID WHITE LINE





**BATSON & ASSOCIATES**  
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5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363



CONSTRUCTION  
DOCUMENTS

**ARDEN  
VILLAGE  
"PHASE 2"  
LOTS 209 & 210  
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
(615) 333-9000

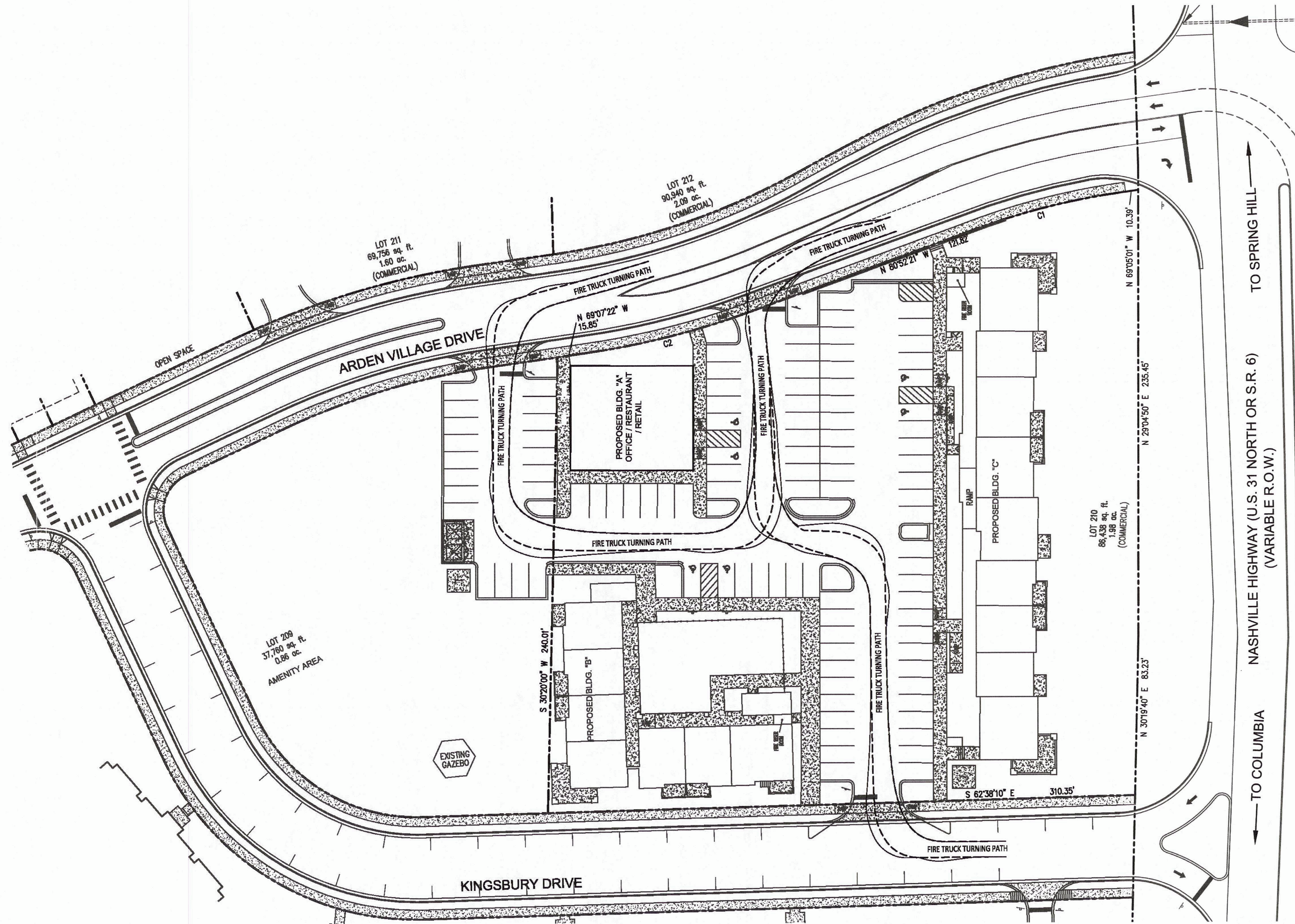
DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

AUTOTURN  
PLAN

**C-2**

SHEET 2 OF 11

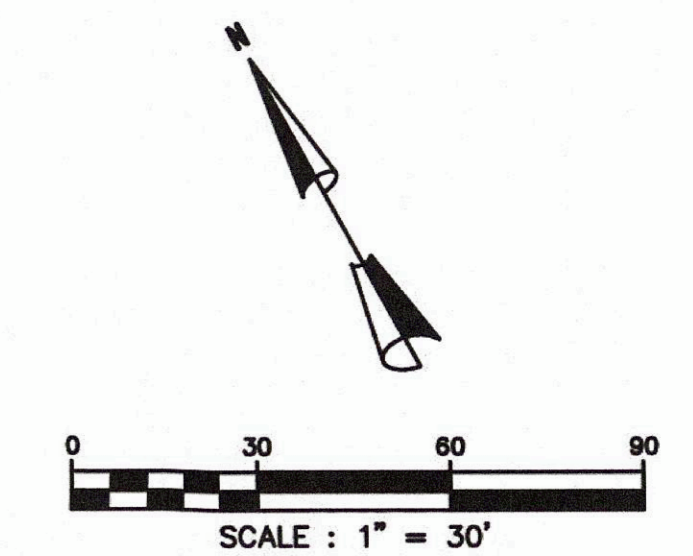


AUTO TURN SOFTWARE:  
AUTODESK VEHICLE TRACKING

COLUMBIA TN FIRE TRUCK  
- APPARATUS SPECIFICATIONS  
NUMBER OF FRONT AXLES = 1  
FRONT TRACK WIDTH = 8'  
WHEELS ON EACH FRONT AXLE = 2  
NUMBER OF REAR AXLES = 1  
REAR TRACK WIDTH = 8'  
WHEEL BASE = 22'  
BODY LENGTH = 52'  
WIDTH = 8.75'  
REAR OVERHANG = 22'  
BODY STYLE = FIRE TRUCK  
TURNING RADIUS WALL TO WALL = 45'-1"  
-DESIGN SPEED (NO LESS THAN 5MPH); 5MPH

LEGEND

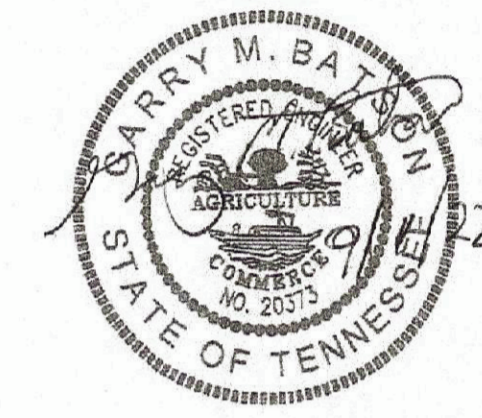
- TOWER 2 FIRE TRUCK BODY
- - - TOWER 2 FIRE TRUCK TIRES





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Civil Engineering Consultants

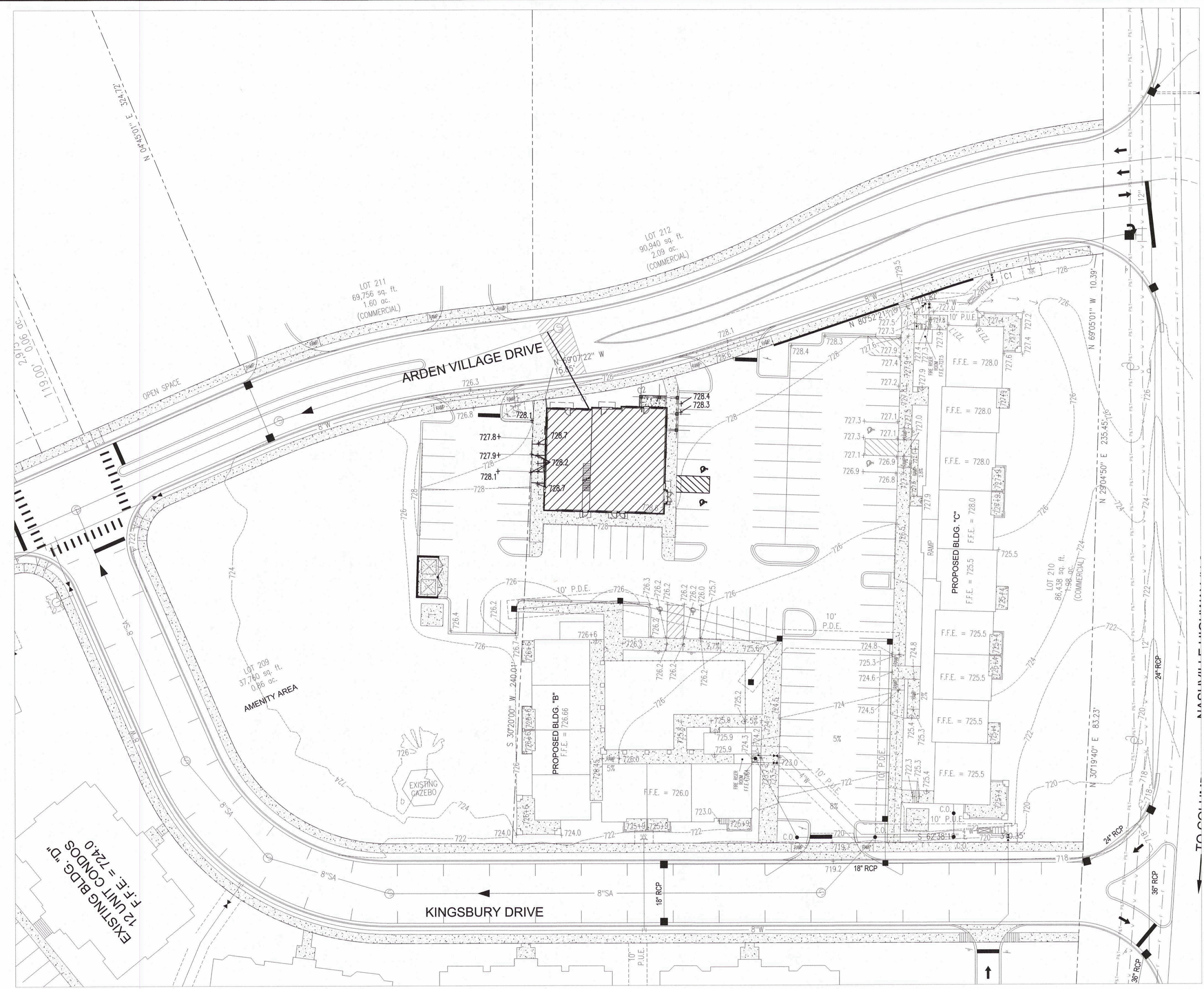
401 HOLLOW SPRINGS DRIVE  
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(615) 424-4840 ● FAX (615) 370-9363  
batsonengineering@comcast.net



**GENERAL GRADING AND EROSION CONTROL NOTES**

1. ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE. ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE PERMANENT GEOTEXTILE STABILIZATION.
2. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
4. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED CIVIL ENGINEERING PRACTICES FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE DEVELOPER AT THIS TIME. HOWEVER, NEITHER BATSON & ASSOCIATES, INC. NOR ITS PERSONNEL CAN OR DO WARRANT THESE PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC INSTANCES WHERE THE ENGINEER PERFORMS FIELD INSPECTION AND CONTROL OF CONSTRUCTION TEMPORARILY ON SITE.
5. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE TENNESSEE ONE CALL AND/OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
6. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF COLUMBIA STREET DEPARTMENT AND SHALL CONFORM TO CITY SPECIFICATIONS. STATE HIGHWAY US 31N TO BE CONSTRUCTED TO TROT STANDARDS.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
9. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED IN LOCATIONS DESIGNATED BY THE OWNER, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". (CHECK GEOTECHNICAL STUDY)
10. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
11. MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
12. CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
13. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
14. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
15. REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
16. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
17. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
18. FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.

**ARDEN VILLAGE  
BUILDING A  
PHASE 2  
LOTS 209 & 210  
COLUMBIA, TN**



**GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 30'  
NORTH

DESCRIPTION	DATE

PROJECT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
DRAWN BY BH  
CHECKED BY \_\_\_\_\_

**GRADING & DRAINAGE  
PLAN**

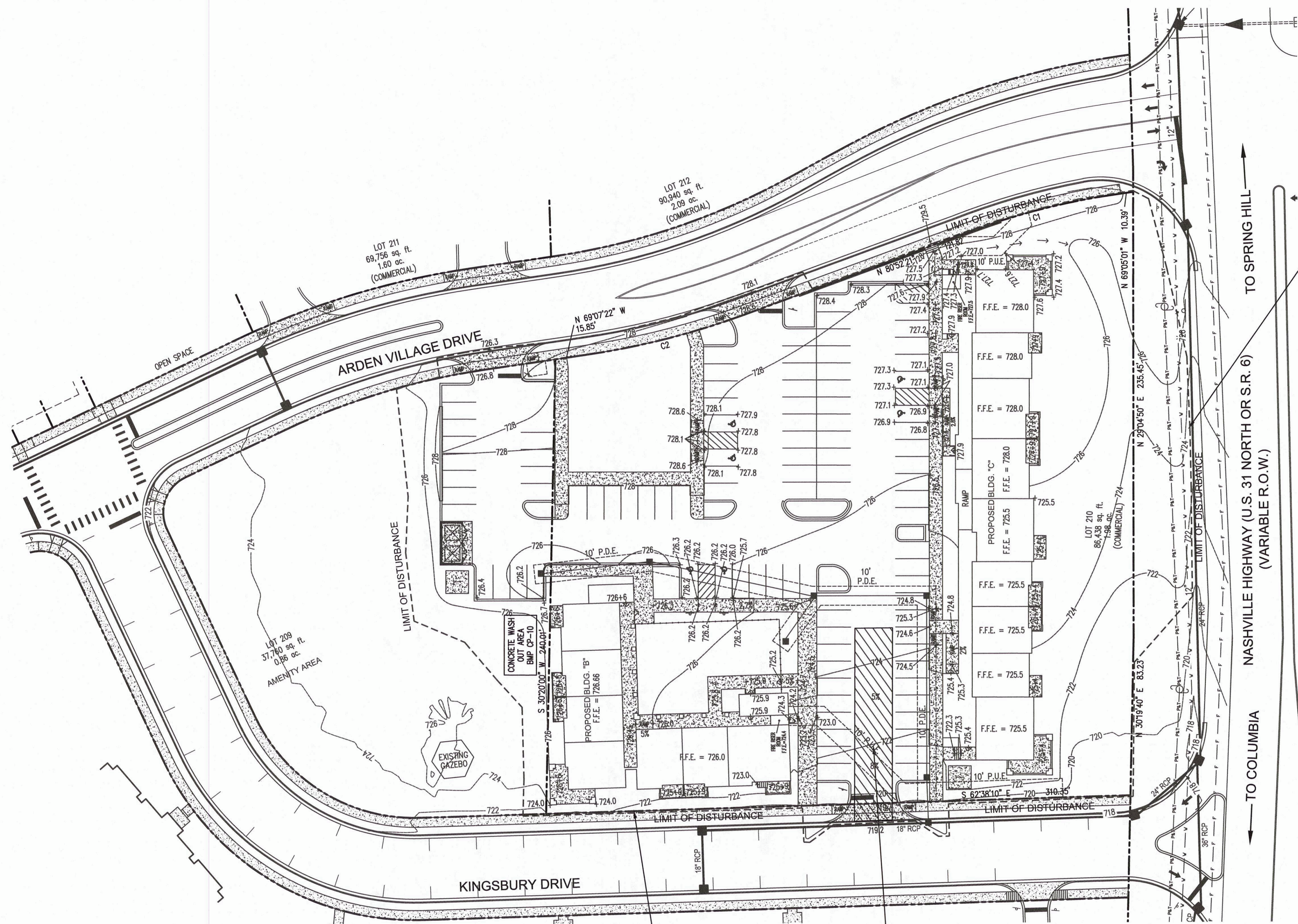
**C-3**

SHEET 1 OF 1



**BATSON & ASSOCIATES**  
Civil Engineering Consultants

5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363



TO SPRING HILL  
NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)  
(VARIABLE R.O.W.)  
TO COLUMBIA

INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

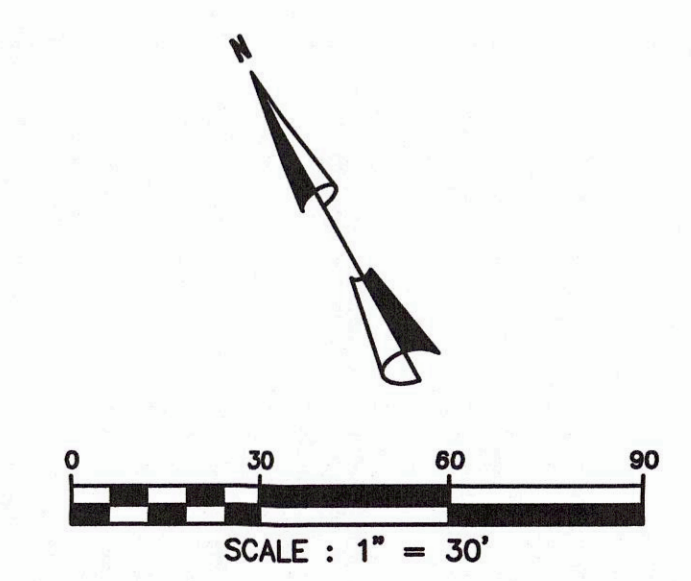
**PRE CONSTRUCTION ESPC**  
INSTALL SILT FENCE.  
INSTALL TEMPORARY CONSTRUCTION ENTRANCE.  
LOCATE & INSTALL CONCRETE WASH OUT AREA BMP CP-10

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT  
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL 1 ESPC  
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE ESPC MEASURES AS DESCRIBED IN THE SWPPP AND THE ESPC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

INSTALL TEMPORARY CONSTRUCTION ENTRANCE (1) C-9

**LEGEND**  
— — — SILT FENCE



CONSTRUCTION DOCUMENTS

**ARDEN VILLAGE "PHASE 2"**  
LOTS 209 & 210  
COLUMBIA, TN

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
(615) 333-9000

DESCRIPTION	DATE
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

S.W.P.P.P.  
STAGE 1  
PLAN

**C-4**

SHEET 4 OF 11



**BATSON & ASSOCIATES**  
Civil Engineering Consultants

5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363



**CONSTRUCTION DOCUMENTS**

**ARDEN VILLAGE  
"PHASE 2"  
LOTS 209 & 210  
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
(615) 333-9000

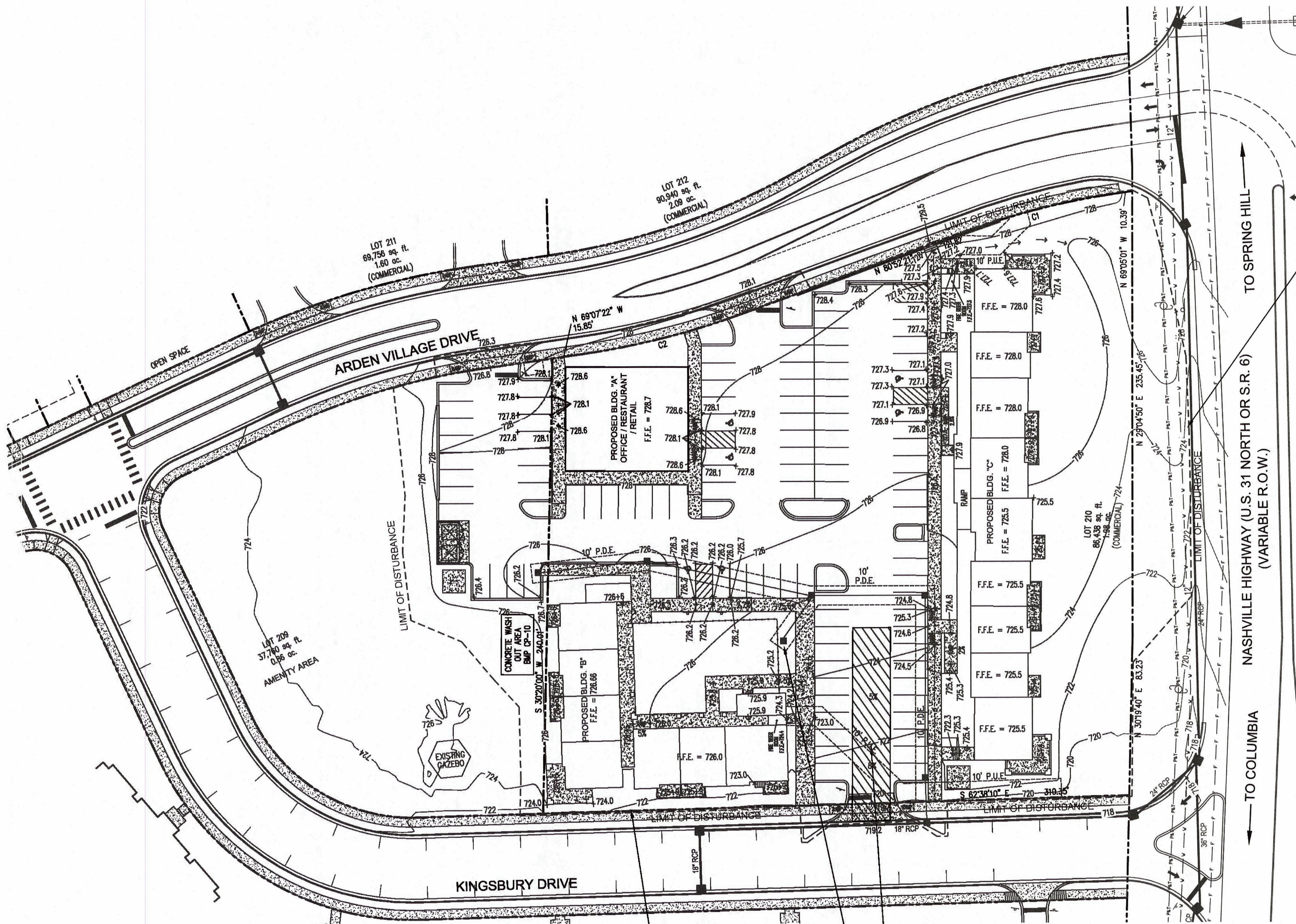
DESCRIPTION DATE

PROJECT NO. -  
DATE -  
DRAWN BY NN  
CHECKED BY GMB

S.W.P.P.P.  
STAGE 2  
PLAN

**C-5**

SHEET 5 OF 11



INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

**DURING CONSTRUCTION ESPC**  
SILT FENCE MAY HAVE TO BE RELOCATED AS GRADING IS ONGOING DURING CONSTRUCTION.  
INLET PROTECTION INSTALLED DURING CONSTRUCTION AS THE INLETS & AREA DRAINS ARE INSTALLED.

CONTRACTOR IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH BMP CP-10 & CP-13, RESPECTIVELY. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPC PLAN.

WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION WHEN GRASS IS PLANTED TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

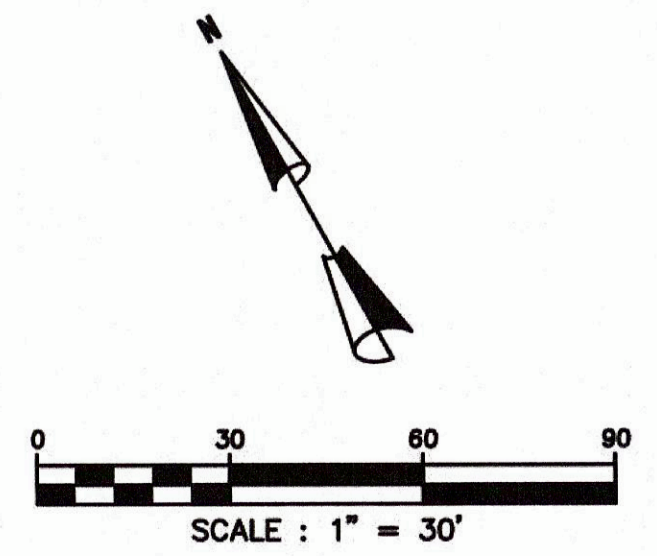
THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT  
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL 1 EPC  
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPC MEASURES AS DESCRIBED IN THE SWPPP AND THE EPC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

INSTALL EROSION CONTROL SILT FENCE TYP. (4) C-10

INSTALL TEMPORARY CONSTRUCTION ENTRANCE (1) C-9

INSTALL INLET PROTECTION TYP. ALL INLETS (5) C-10

- LEGEND**
- SILT FENCE
  - INLET PROTECTION
  - PROPOSED CONTOUR LINE AND ELEVATION
  - SPOT ELEVATION





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CONSTRUCTION  
DOCUMENTS

**ARDEN  
VILLAGE  
"PHASE 2"  
LOTS 209 & 210  
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
(615) 333-9000

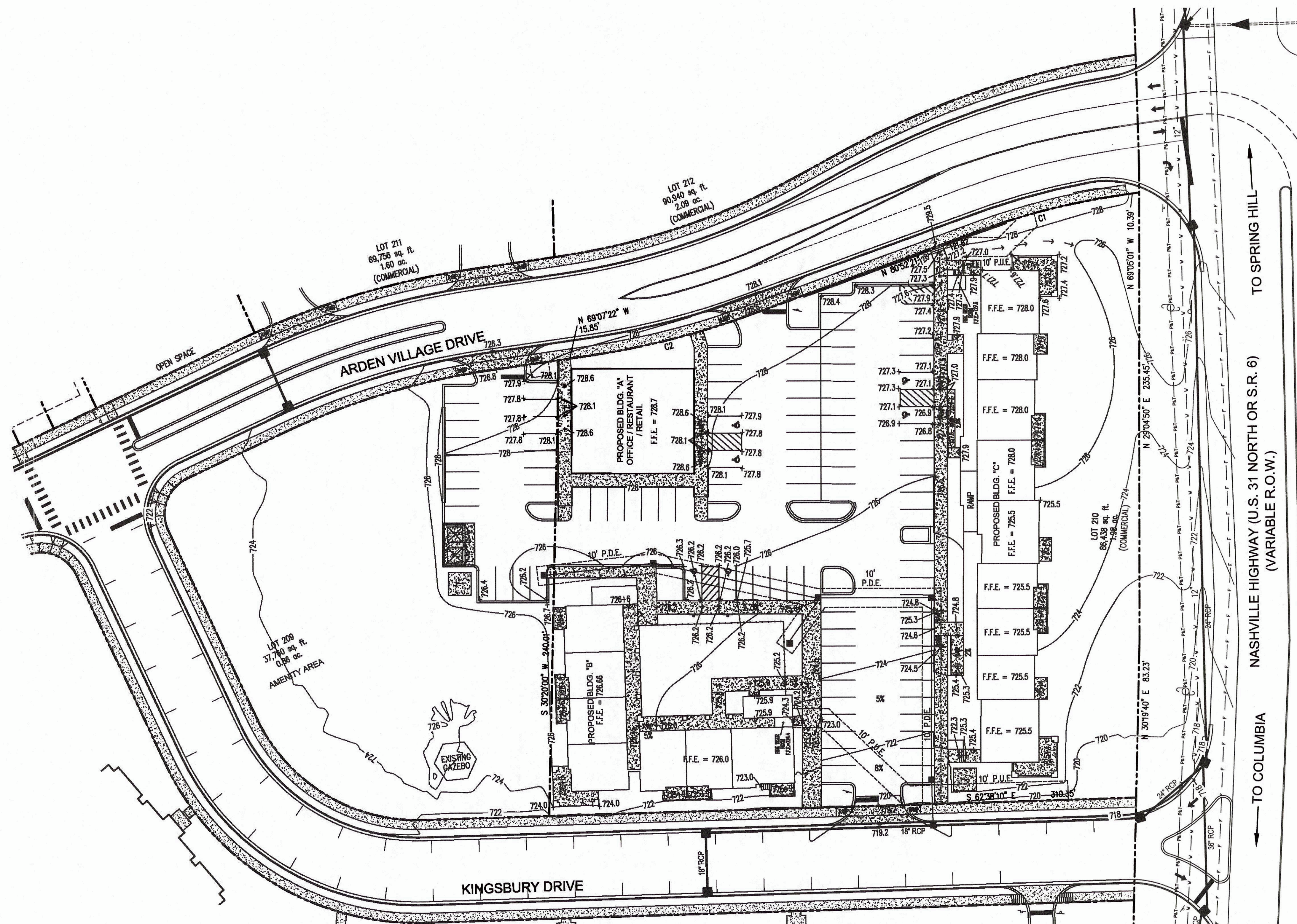
DESCRIPTION	DATE

PROJECT NO. -  
DATE -  
DRAWN BY - NN  
CHECKED BY - GMB

S.W.P.P.P.  
STAGE 3  
PLAN

**C-6**

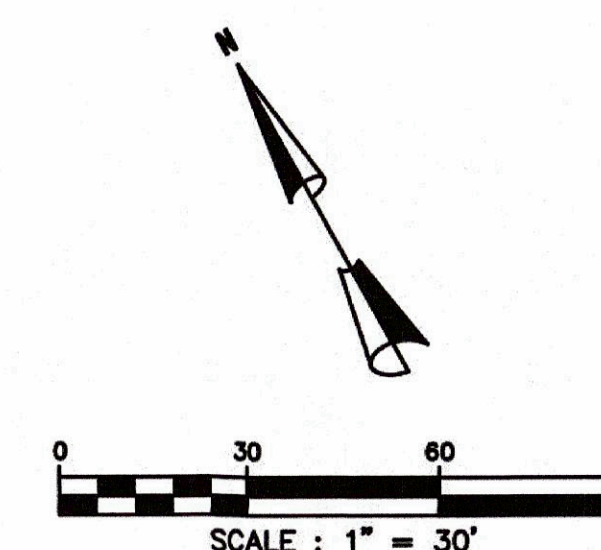
SHEET 6 OF 11



**LEGEND**

700 — PROPOSED CONTOUR LINE AND ELEVATION  
700+0 SPOT ELEVATION

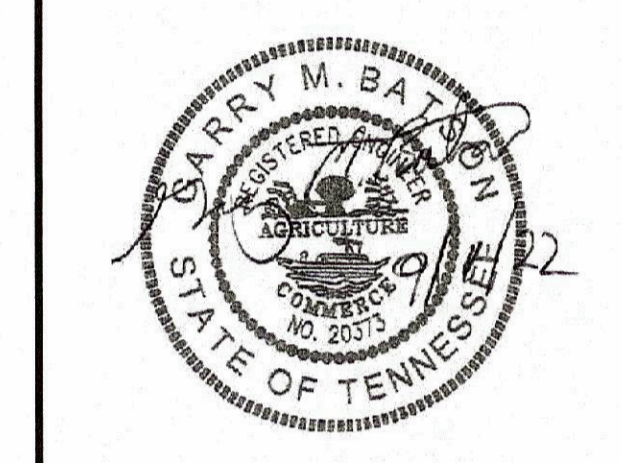
- POST CONSTRUCTION ESPC**
- REMOVE ALL SILT FENCE
  - REMOVE & CLEANOUT CONCRETE WASH OUT AREA
  - REMOVE TEMPORARY CONSTRUCTION ENTRANCE
  - INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED
- FINAL STABILIZATION OF NON-PAVED AREAS**
- SEED AND STRAW ALL DISTURBED AREAS.
  - KY-31 FESCUE (8 LBS. / 1,000 SQ. FT.)
- ALL DISTURBED AREAS ARE TO BE SEEDDED IN ACCORDANCE TO TDEC STANDARDS SEE MANUAL SECTIONS 7.8 AND 7.9 FOR GUIDELINES.**





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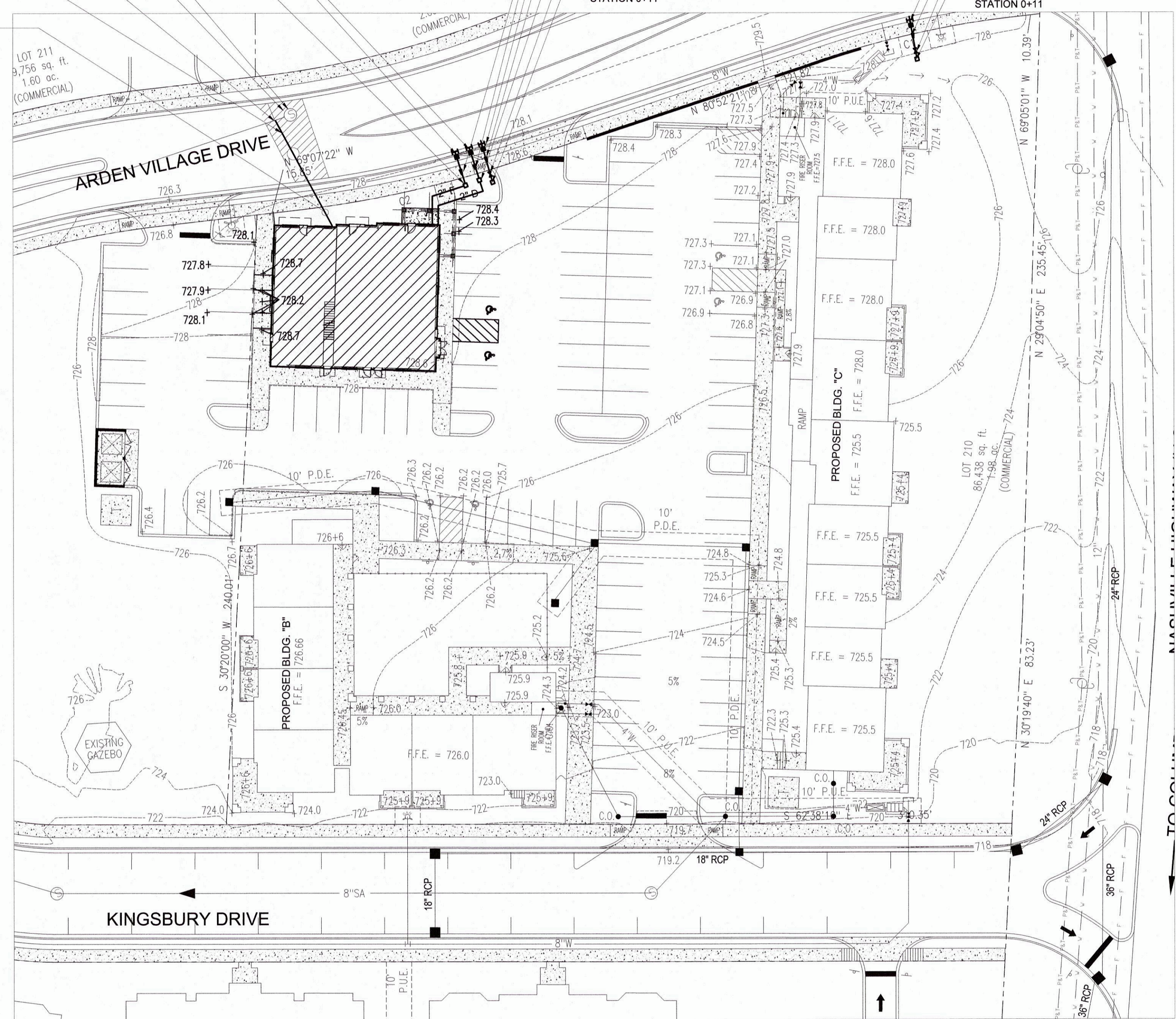


**ARDEN VILLAGE  
BUILDING A  
PHASE 2  
LOTS 209 & 210  
COLUMBIA, TN**

- INSTALL 8" x 4" TAPPING SLEEVE & VALVE STA 0+00
- INSTALL 2" C-SERIES G2 ULTRASONIC METER W/ BYPASS PER CPWS SPECS STATION 0+09
- TIE INTO EXISTING MANHOLE
- REPAIR EXISTING PAVEMENT & CURB & GUTTER AS REQUIRED
- TC = 726.94  
IN (N) = 722.27  
IN (E) = 722.80  
OUT = 722.23
- TIE PROPOSED SERVICE LINE INTO EXISTING SEWER LINE
- INSTALL 6" PVC SEWER SERVICE LINE
- INSTALL 6" PVC CLEANOUT

- INSTALL 4" x 2" REDUCER STATION 0+04
- INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00
- INSTALL 4" x 2" REDUCER STA. 0+02
- INSTALL 2" C-SERIES G2 ULTRASONIC METER W/ BYPASS PER CPWS SPECS STATION 0+09
- INSTALL 2" GATE VALVE W/ BOX STA. 0+07
- INSTALL 1" IRRIGATION METER PER CPWS SPECS STATION 0+11

- INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00
- INSTALL 4" x 2" REDUCER STA. 0+02
- INSTALL 2" GATE VALVE W/ BOX STA. 0+07
- INSTALL 1" IRRIGATION METER PER CPWS SPECS STATION 0+11



**GENERAL SEWER NOTES**

1. A 10-FOOT MINIMUM HORIZONTAL AND 18-INCH VERTICAL SEPARATION IS TO BE MAINTAINED BETWEEN SANITARY SEWER AND WATER LINES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS AND DETAILS OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING AND BEARING ANY COSTS ASSOCIATED WITH THE REQUIRED TESTING AND INSPECTION OF THE SANITARY SEWER LINES PRIOR TO THE ACCEPTANCE OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES SHALL BE TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. 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 THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
7. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL PROVIDE THE CITY OF COLUMBIA WASTEWATER TREATMENT SYSTEM WITH A SET OF CONSTRUCTION CUT SHEETS PRIOR TO THE PRECONSTRUCTION MEETING AND THE CUT SHEETS SHALL INCLUDE THE STATIONS OF ALL THE PROPOSED SERVICE CONNECTIONS.
9. THE CONTRACTOR SHALL CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, STATIONS, ETC., BEFORE ORDERING MATERIALS OR BEGINNING WORK, AND IS RESPONSIBLE FOR SAME.
10. ALL SANITARY SEWER SERVICES ARE TO BE TEE CONNECTED.
11. ALL SEWER PIPE TO BE PVC (SDR-26) UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
13. ALL FILL AREAS TO BE COMPACTED AT 95% PROCTOR.
14. ALL SEWER PIPE NOTED AS DIP SHALL BE CLASS 52 DUCTILE IRON PIPE.
15. SEWER SERVICE LINE CLEAN-OUT ASSEMBLY SHALL BE INSTALLED ACCORDING TO PRESCRIBED METHODS.
16. ALL MANHOLES SHALL HAVE 24-INCH OPENINGS.

**GENERAL UTILITY NOTES**

1. ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY CONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS, AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
4. REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND TO VERIFY SERVICE LINE SIZES.
5. A 10-FOOT MINIMUM HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES. 18" MIN. CLEARANCE FOR POTABLE WATER ABOVE SANITARY SEWER LINE.
6. ALL CONSTRUCTION OF WATER LINES AND APPURTENANCES AND SANITARY SEWER LINES AND APPURTENANCES SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY APPROVED STANDARD SPECIFICATIONS AND DETAILS OF COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS.
7. BEFORE TIE INTO EXISTING LINES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR. ALL LINES TO BE TIED TO EXISTING WATER AND SANITARY SEWER LINES ARE TO BE INSPECTED PRIOR TO CONNECTION BY COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS RESPECTIVELY.
8. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICE INSPECTION FEES.
9. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKING CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THE WORK, THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
12. THE CONTRACTOR'S FIELD REPRESENTATIVE SHALL NOTIFY COLUMBIA WASTEWATER SYSTEMS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SEWER IMPROVEMENTS.
13. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND FINAL ACCEPTANCE OF COLUMBIA WASTEWATER SYSTEMS.
14. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION 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 NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
15. AT LOCATIONS WHERE THE SEWER LINE OR WATER LINE IS UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.
16. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
17. ALL SANITARY SEWER LINES, SHALL BE LOW PRESSURE AIR TESTED BY THE CONTRACTOR. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF A COLUMBIA WASTEWATER SYSTEMS REPRESENTATIVE.
18. ALL DRIVES SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
19. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
20. ALL SANITARY SEWER SERVICE LINES SHALL MAINTAIN A MINIMUM 1% SLOPE.

**GENERAL WATER NOTES:**

1. ALL MATERIALS AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE COLUMBIA POWER AND WATER SYSTEMS.
2. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.B.P.) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION MUST BE APPROVED BY COLUMBIA POWER AND WATER SYSTEMS.
3. WATER METER SHALL BE NO DEEPER THAN 24" FROM THE TOP OF METER TO PROPOSED FINISH GRADE.
4. COMPLETE FIRE HYDRANT ASSEMBLY TO INCLUDE:
  - A. APPROPRIATE SIZE TEE
  - B. PIPE RUN FROM TEE TO HYDRANT
  - C. 6" GATE VALVE AND BOX
  - D. FIRE HYDRANT
  - E. CONCRETE KICKER (BRACE)
  - F. APPROPRIATE SIZE REDUCER (IF APPLICABLE)
5. ALL AND ANY FEES, LICENSES AND PERMITS NECESSARY FOR WATER LINE CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
6. FOR CLARITY, CONCRETE THRUST BLOCKING/KICKERS HAVE NOT BEEN SHOWN HEREON. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THRUST BLOCKING/KICKERS AT ALL LOCATIONS AS REQUIRED BY THE LATEST SPECIFICATIONS OF COLUMBIA POWER AND WATER SYSTEMS.
7. LOCATE WATER SERVICES 25' FROM SIDE PROPERTY LINE TO AVOID DRIVEWAYS.

**UTILITY COMPANIES:**

**ELECTRIC:**  
COLUMBIA POWER AND WATER  
P.O. BOX 379  
201 PICKENS LANE  
COLUMBIA, TN 38402  
(931) 388-4833  
CONTACT: BILL JACKSON, CHIEF ENGINEER

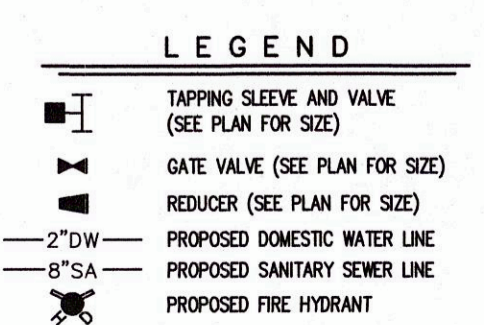
**WATER & SANITARY SEWER:**  
COLUMBIA WASTEWATER SYSTEMS  
1244 TREATMENT PLANT ROAD  
COLUMBIA, TN 38401  
(931) 388-2419  
CONTACT: KELLY POWELL, SUPERINTENDENT

**NATURAL GAS:**  
UNITED CITIES GAS COMPANY  
P.O. BOX 1196  
COLUMBIA, TENNESSEE 38401  
(931) 388-9135  
CONTACT: TIM BROWN

**TELEPHONE:**  
BELLSOUTH

**FOR ENGINEERING:**  
PARSONS TELECOM  
904 SOUTH HIGH STREET  
COLUMBIA, TENNESSEE 38401  
(931) 380-3441  
CONTACT: DANNY LASATER,  
SPECIALIST, O.S.P.E.

**FOR CONSTRUCTION:**  
757 ARMSTRONG LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-7393  
CONTACT: GYNN RICE,  
SUPERVISOR OF CONSTRUCTION



MECHANICAL/PLUMBING ENGINEERS TO VERIFY SIZE

FIRE HYDRANT MUST BE WITHIN 100' OF A POST INDICATOR VALVE (PIV).

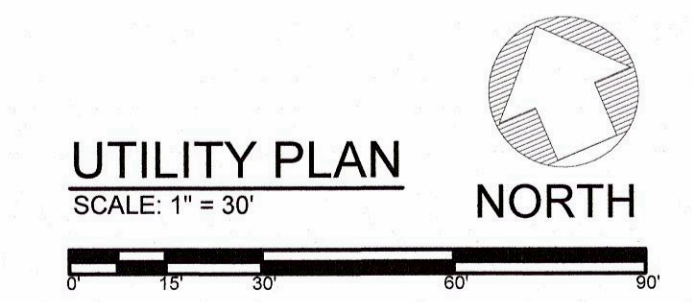
SEE SHEET C-8 FOR WATER & SEWER DETAILS.

ALL SANITARY SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH COLUMBIA WASTE WATER SYSTEMS.

P.V.C. OIPE CLASS SDR 26

ALL SEWER SERVICES TO BE TEE CONNECTED (6" TEE)

ALL SEWER SERVICE TAPS TO BE SHALLOW 3'-4" IN DEPTH.

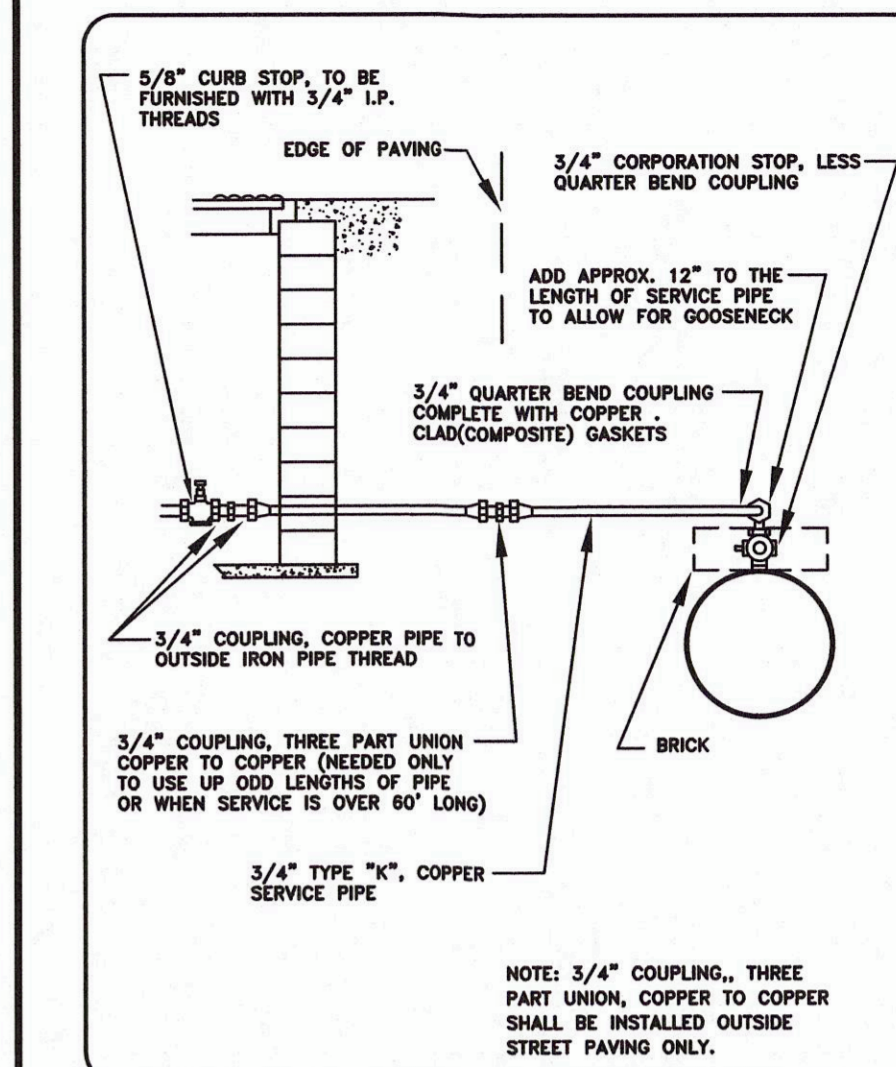


DESCRIPTION	DATE

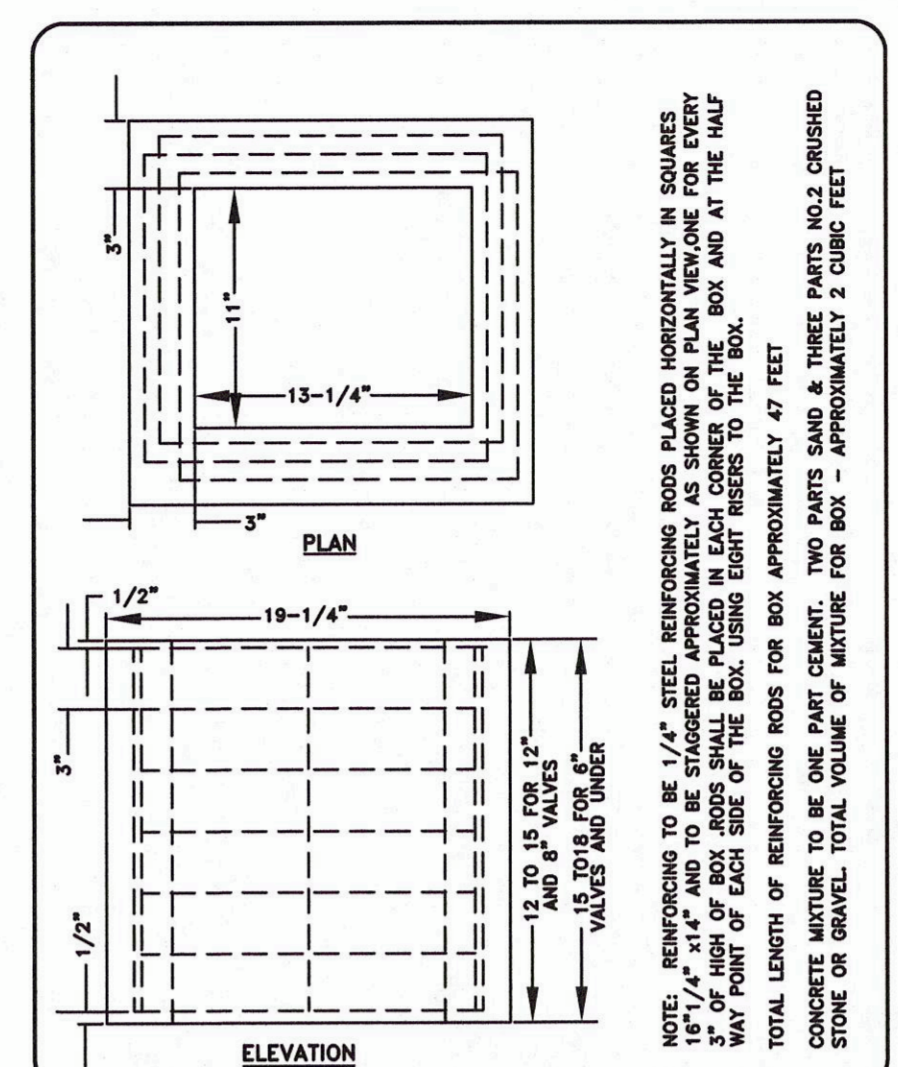
PROJECT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
DRAWN BY BH  
CHECKED BY \_\_\_\_\_

UTILITY PLAN

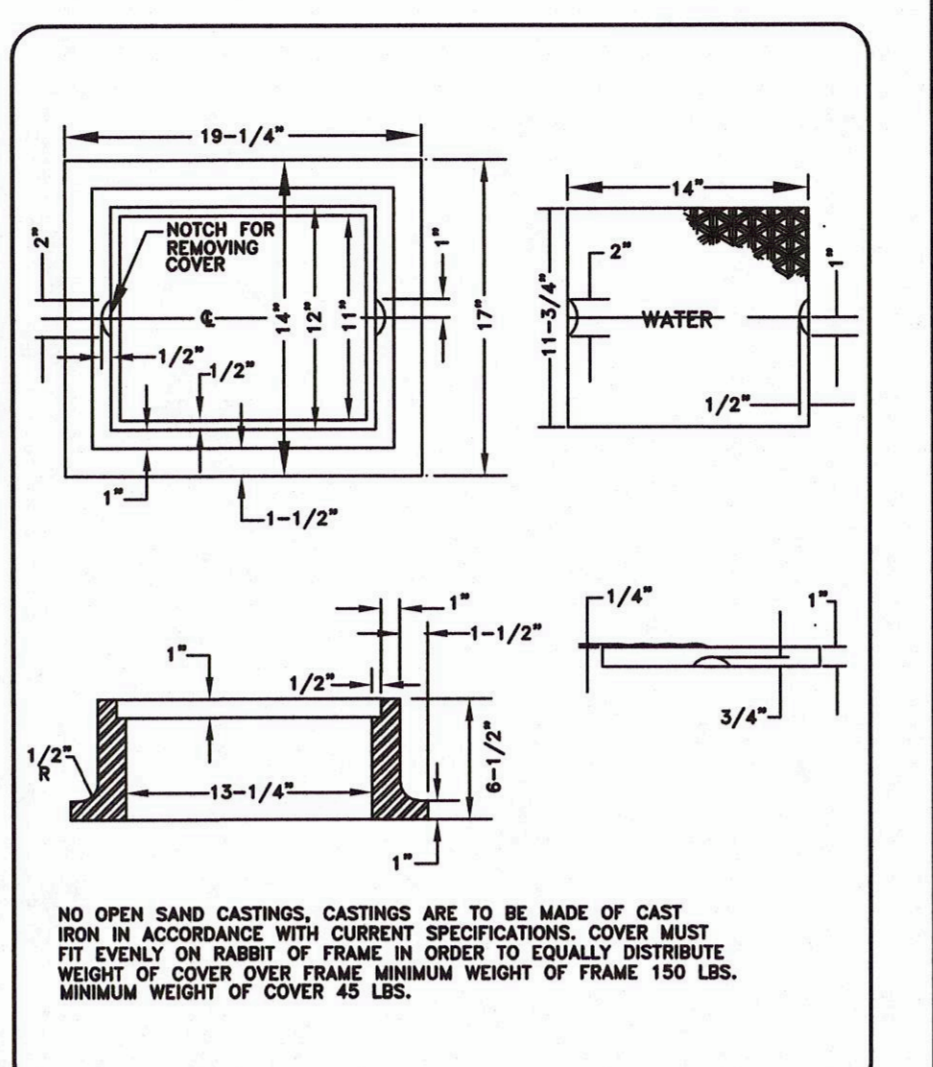
**C-7**



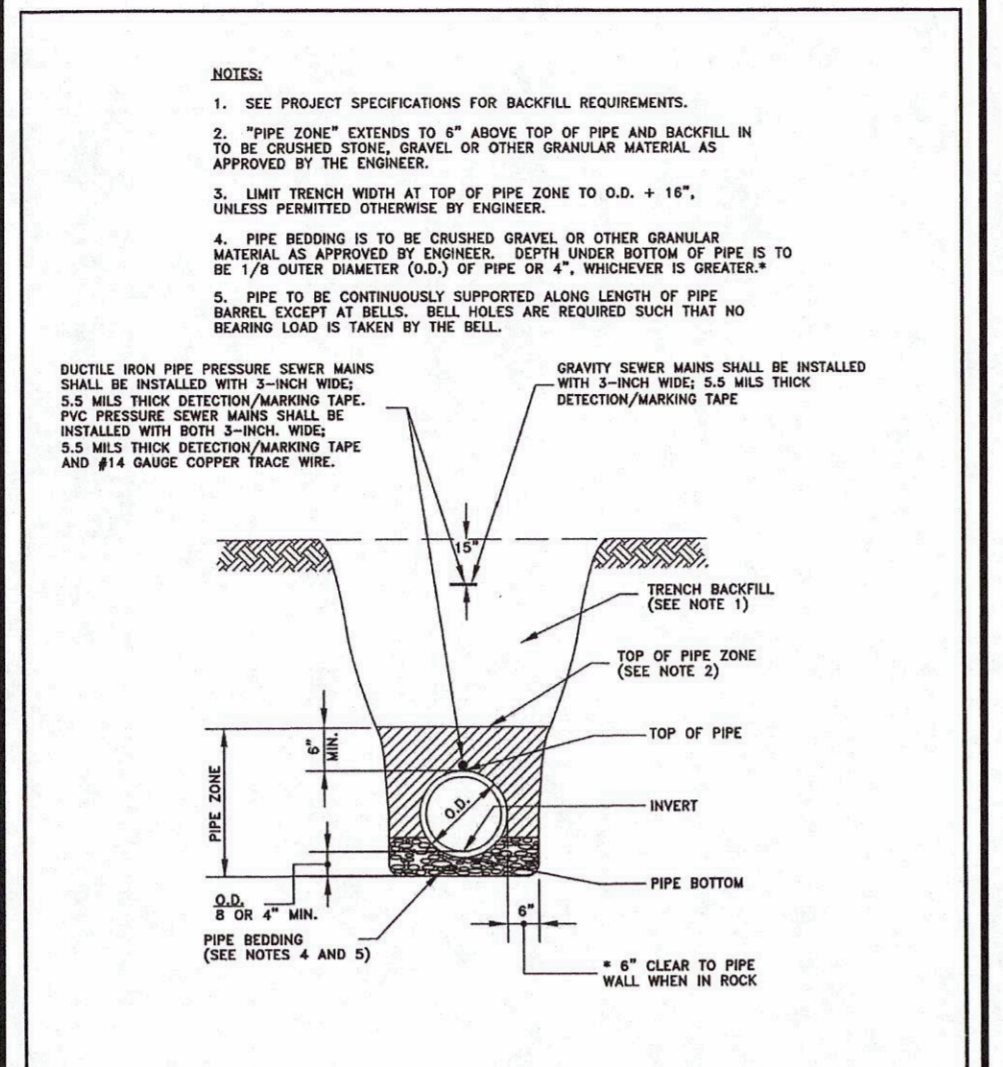
SERVICE LINE DETAIL  
DATE: 4/17/95 DWG. NO. WDET011



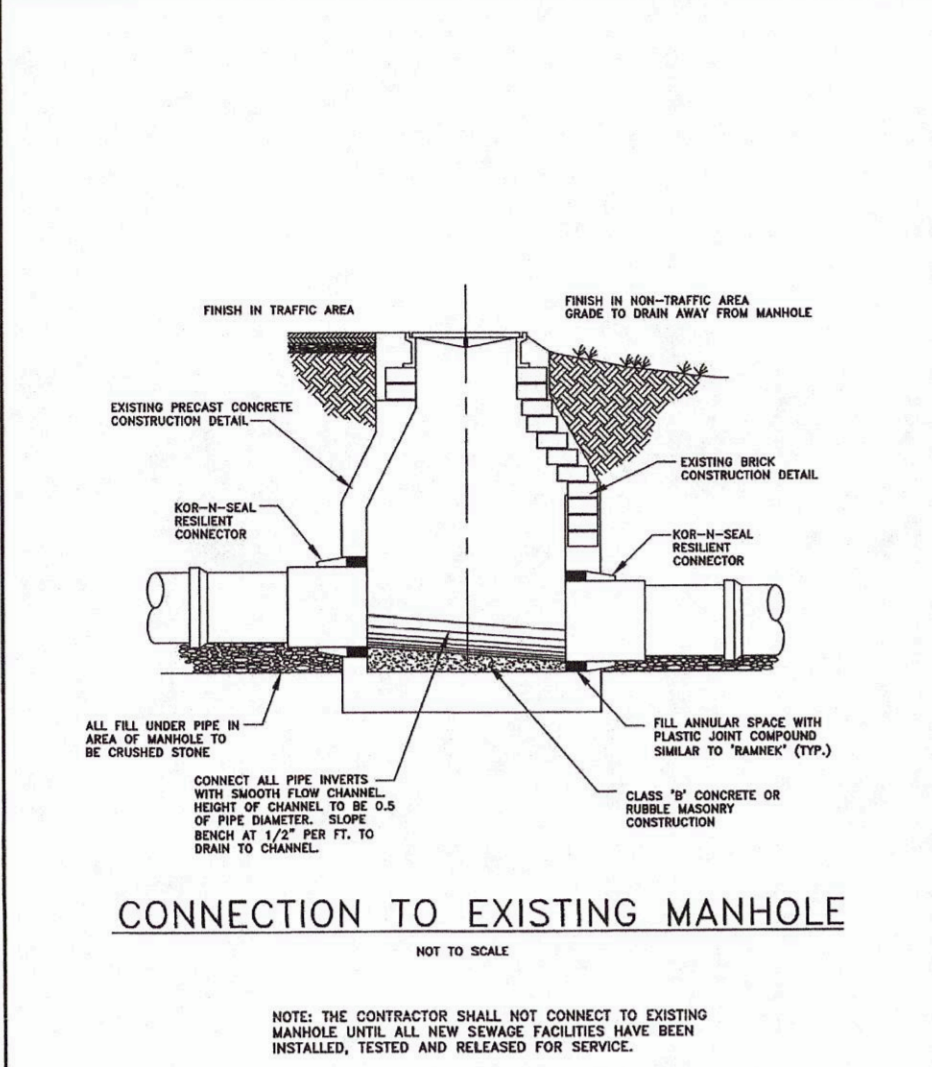
STANDARD CONCRETE VALVE BOX  
DATE: 4/19/95 DWG. NO. WDET012



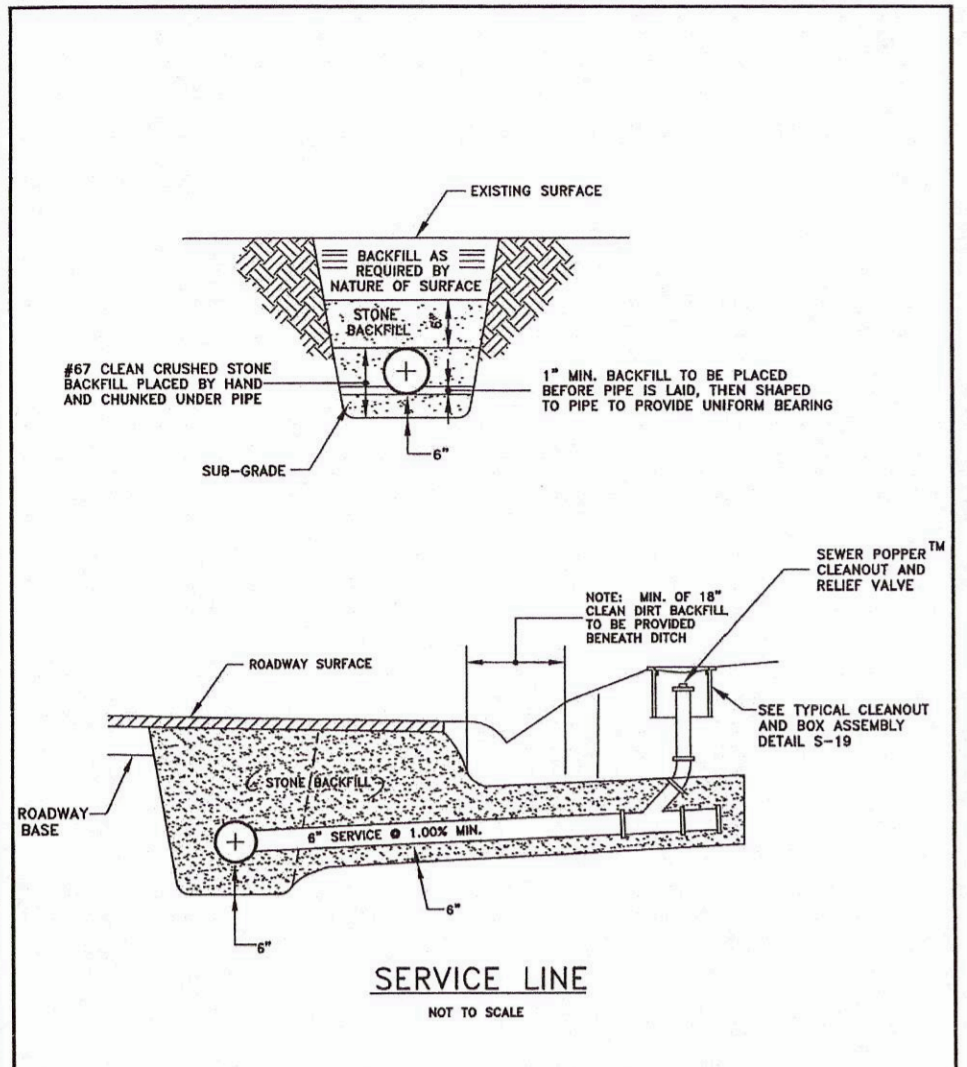
CAST IRON VALVE BOX FRAME AND COVER  
DATE: 3/30/95 DWG. NO. WDET001



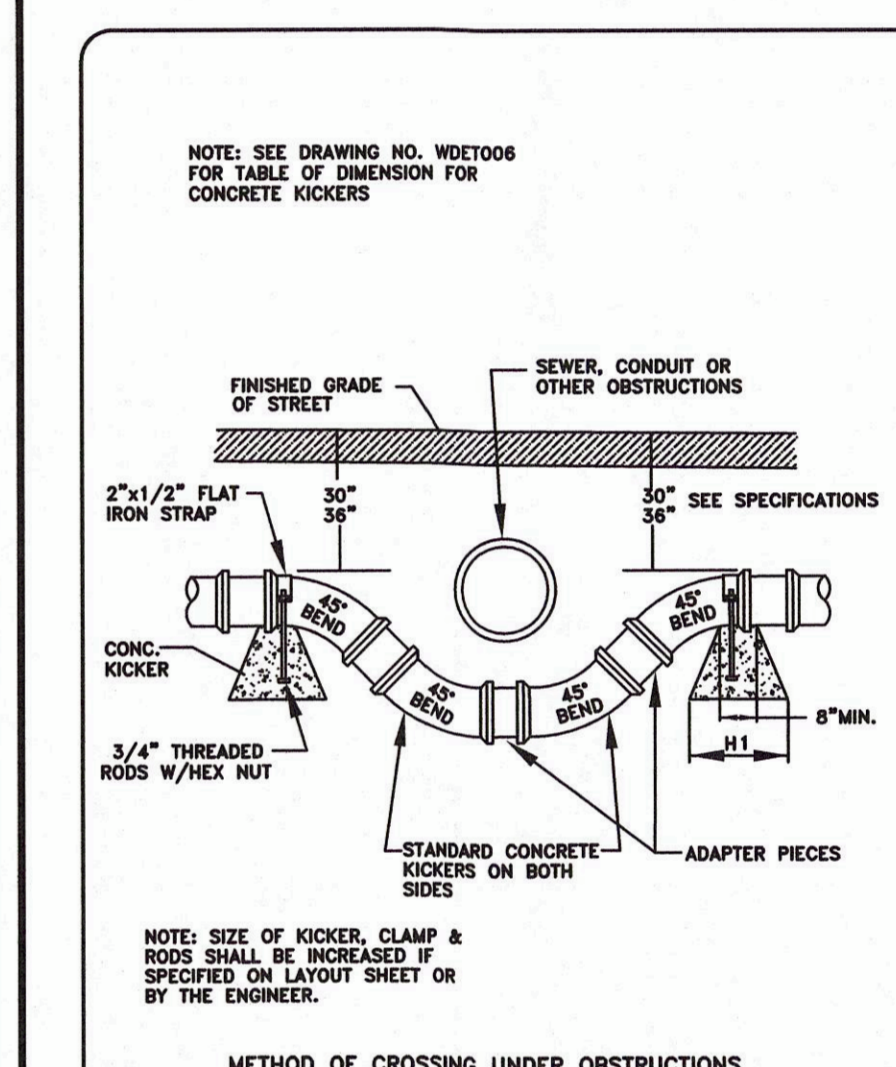
TYPICAL SEWER INSTALLATION  
DATE: 4/17/95 DWG. NO. WDET011



CONNECTION TO EXISTING MANHOLE  
DATE: 4/17/95 DWG. NO. WDET011



SERVICE LINE  
DATE: 4/17/95 DWG. NO. WDET011

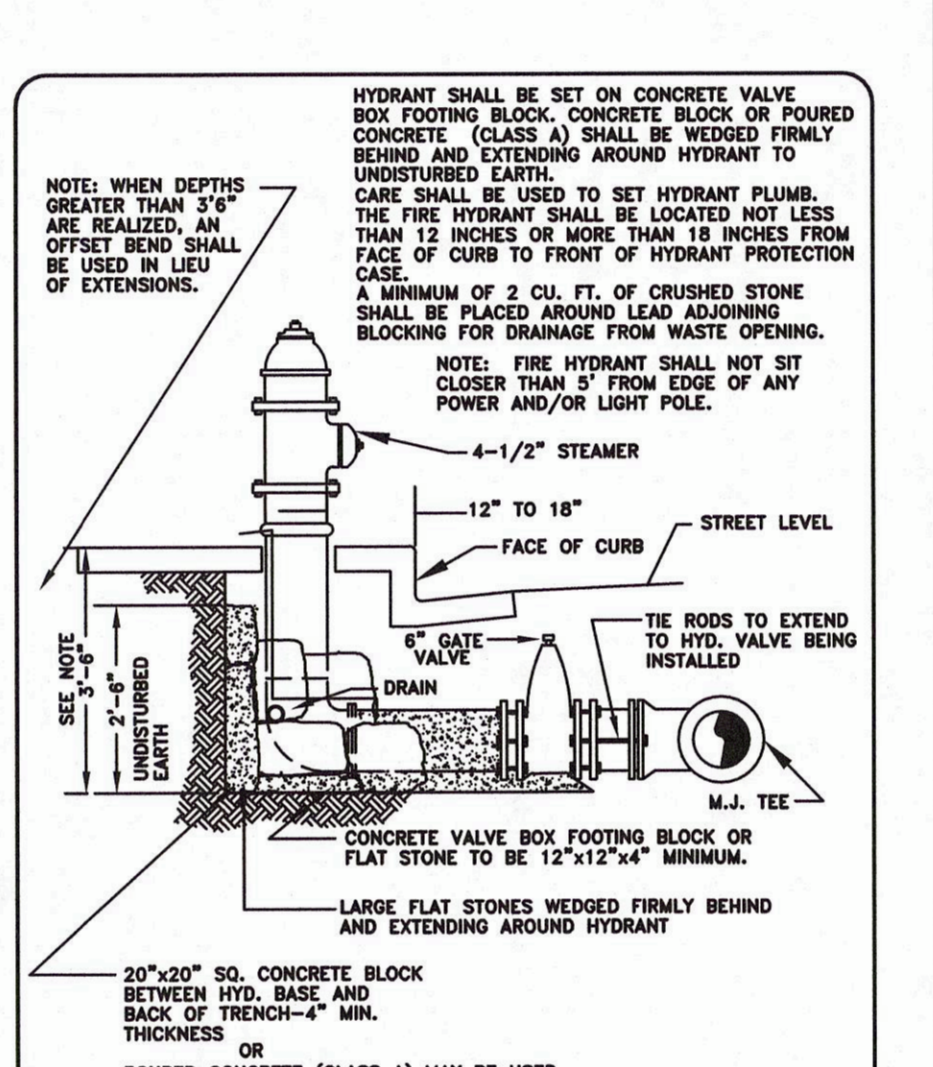


CROSSING UNDER OBSTRUCTIONS  
DATE: 4/17/95 DWG. NO. WDET010

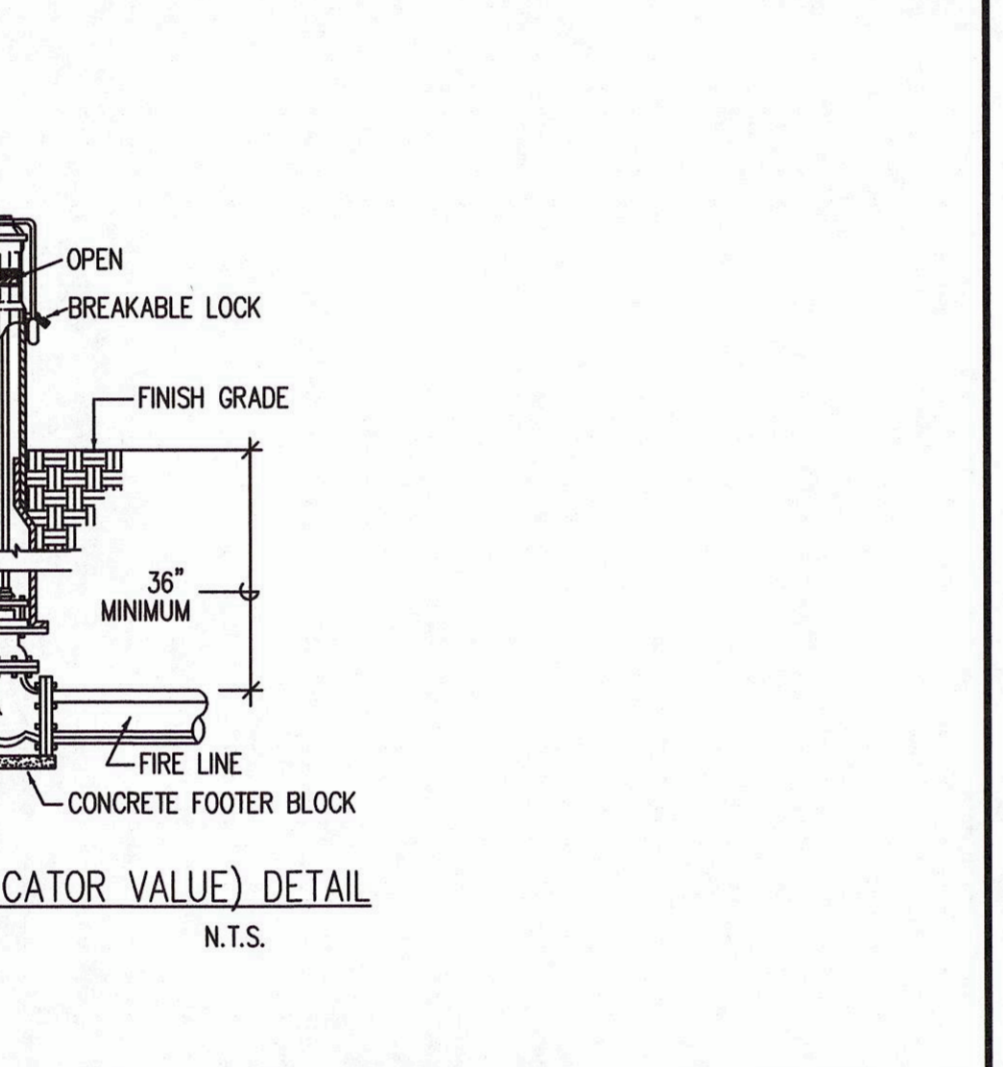
TABLE OF DIMENSIONS FOR CONCRETE KICKERS

SIZE OF PIPE (IN.)	2"	3"	4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
H1	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"
H2	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"
H3	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"
D	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"	18"
W	1.90	2.25	3.50	5.00	7.15	13.40	22.50						
H1	18"	24"	30"	39"	54"	54"	69"						
H2	10"	12"	16"	18"	24"	32"	48"	48"	48"	60"	72"	84"	
V	12"	12"	18"	24"	24"	36"	48"	48"	48"	48"	48"	48"	72"
D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
W	1.90	2.25	4.05	7.30	10.25	18.15	29.00						
H1	18"	18"	24"	24"	24"	24"	36"						
H2	6"	8"	10"	11"	18"	18"	30"	30"	30"	40"	48"	48"	72"
V	12"	12"	18"	18"	21"	21"	27"						
D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
W	1.50	1.60	3.20	3.95	4.60	8.60	17.00						
H1	18"	18"	24"	24"	24"	24"	27"						
H2	6"	8"	10"	11"	18"	18"	24"	30"	30"	40"	42"	48"	48"
V	12"	12"	18"	18"	18"	21"	21"	27"					
D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
W	1.50	1.60	3.20	3.40	4.60	6.10	11.80						

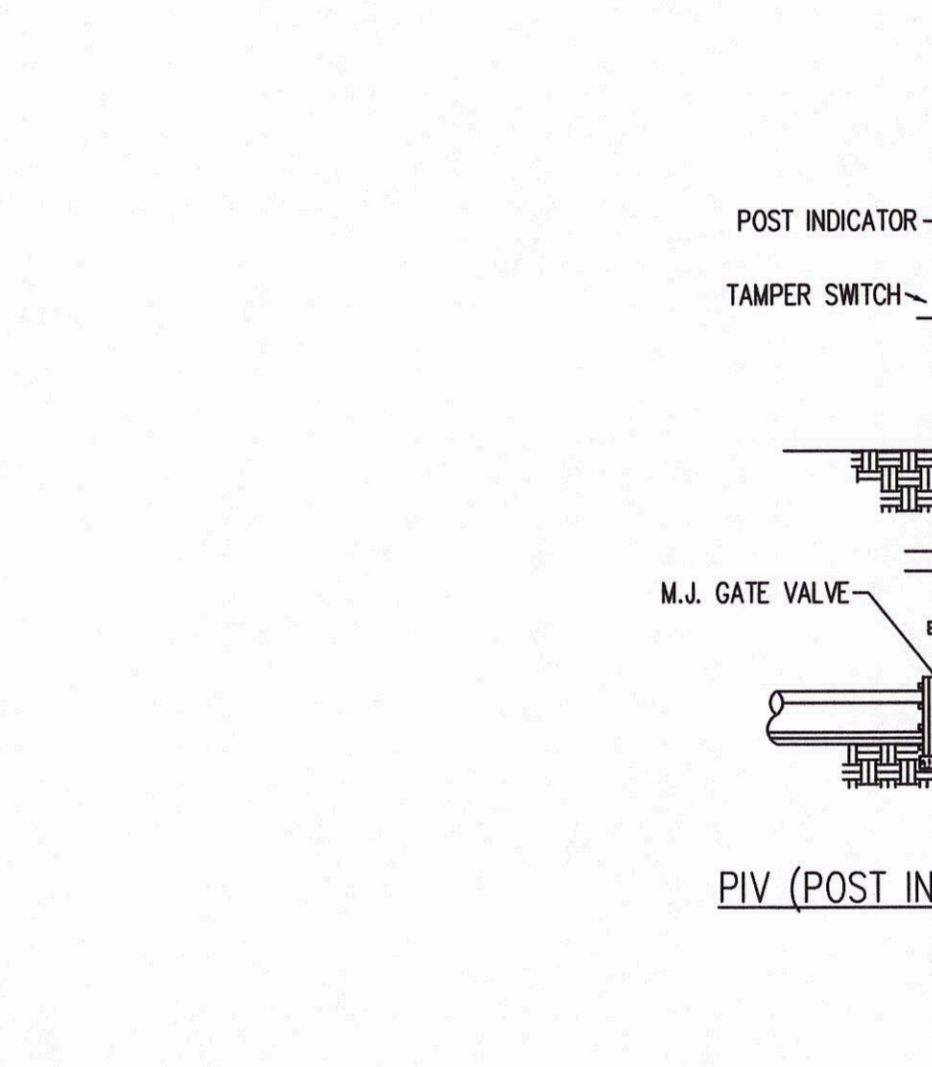
TABLE OF DIMENSIONS  
DATE: 12/31/97 DWG. NO. WDET006



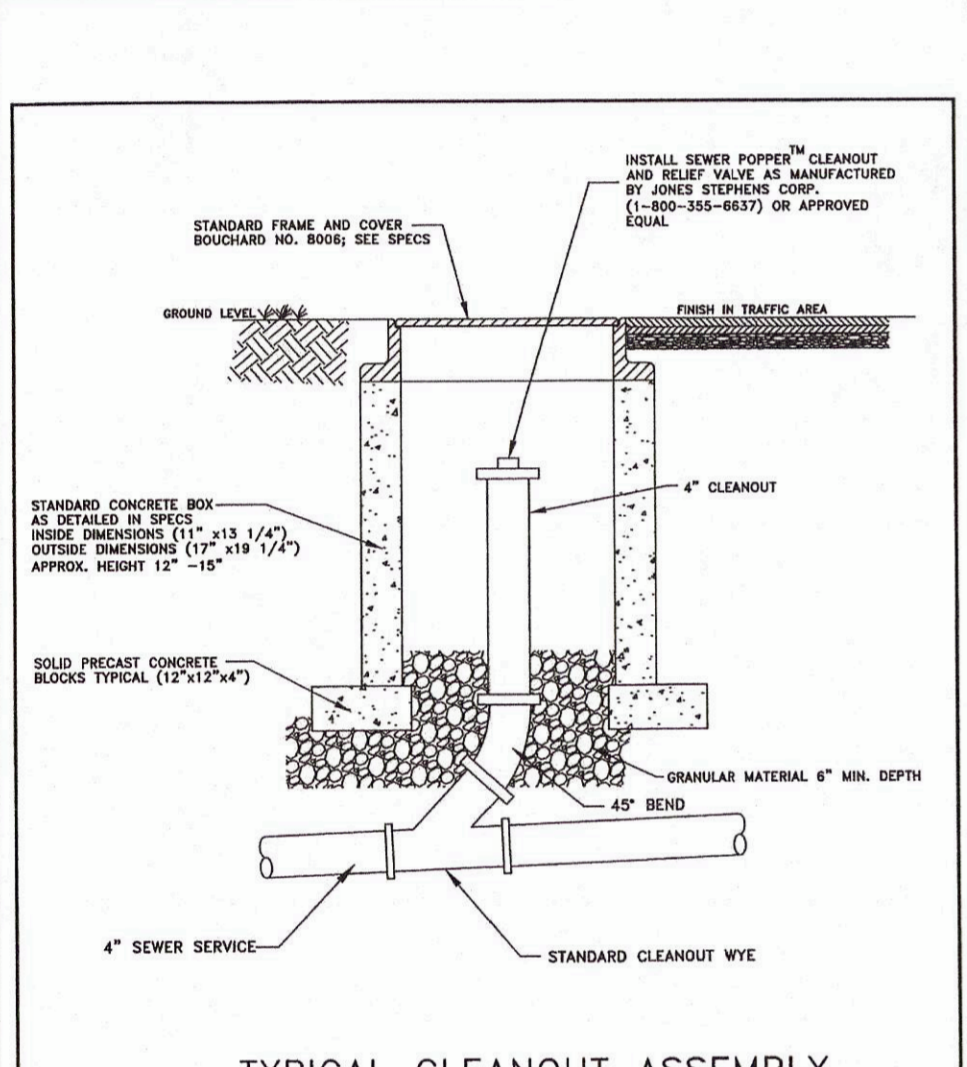
FIRE HYDRANT INSTALLATION  
DATE: 4/3/95 DWG. NO. WDET005



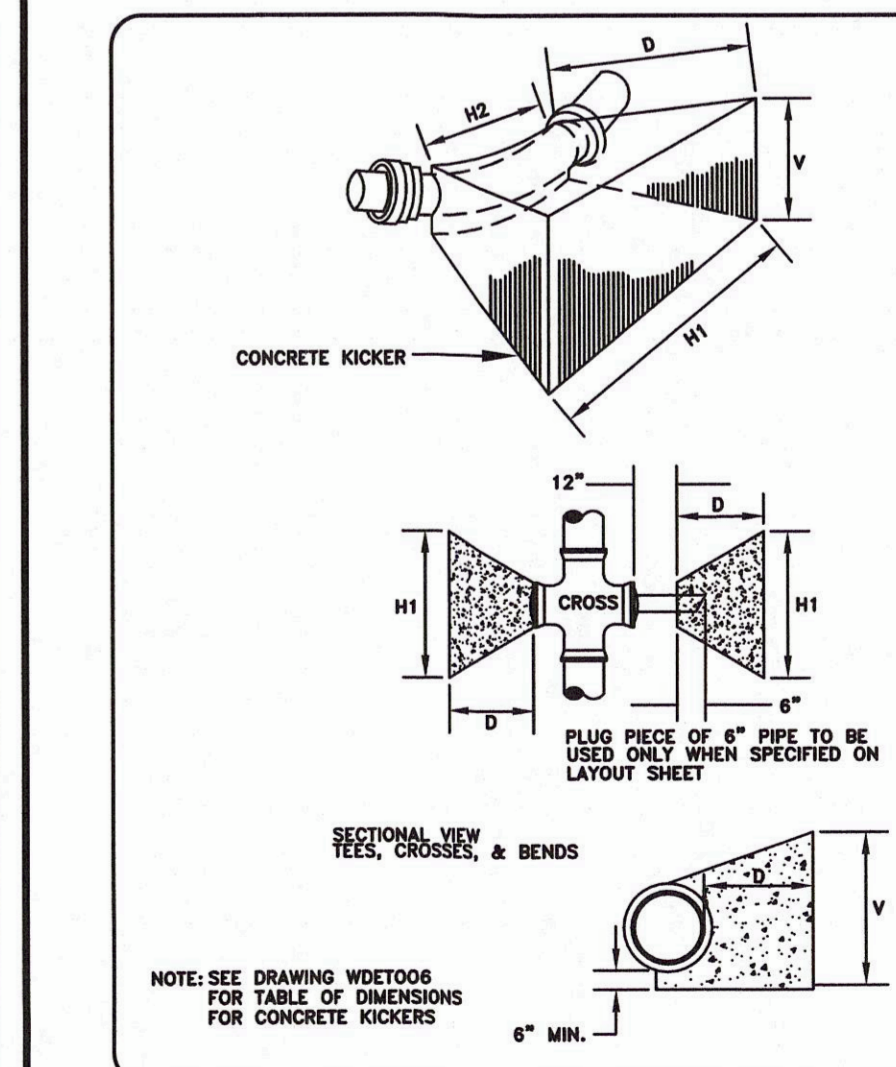
PIV (POST INDICATOR VALVE) DETAIL  
N.T.S.



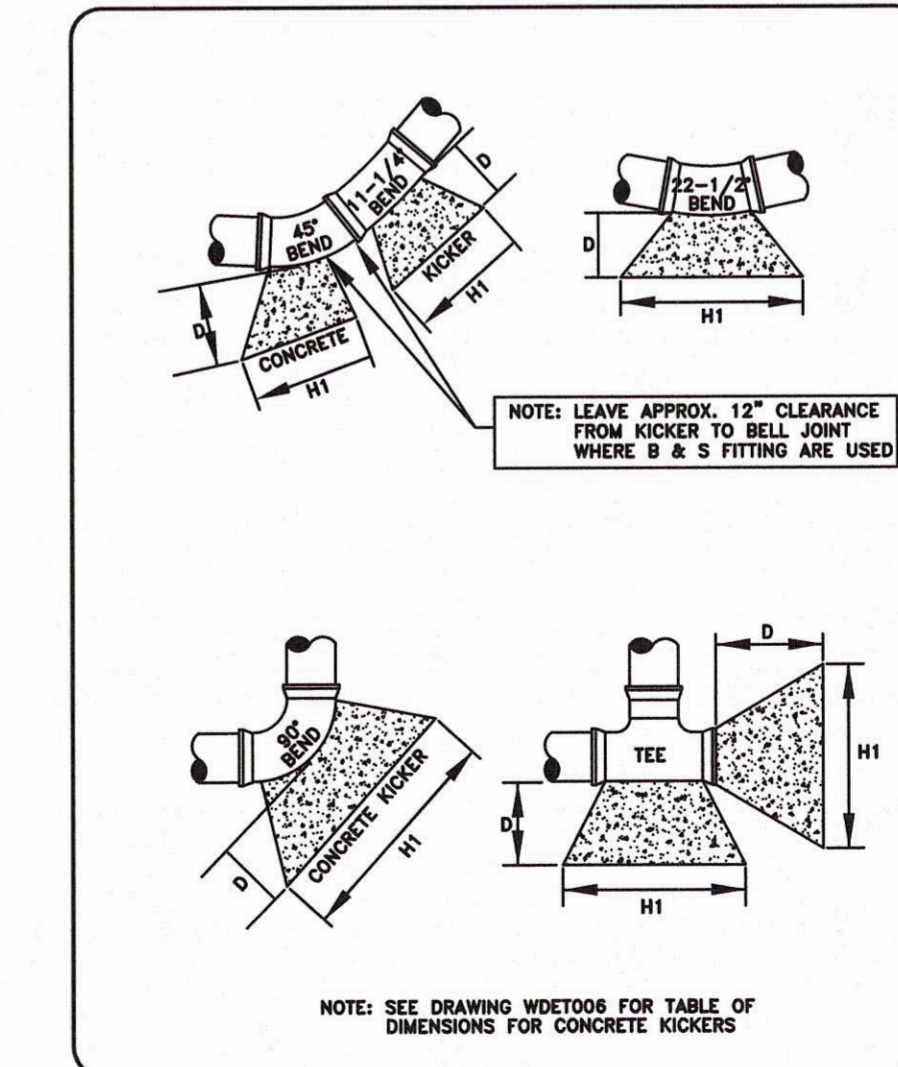
TYPICAL CLEANOUT ASSEMBLY  
DATE: 4/17/95 DWG. NO. WDET011



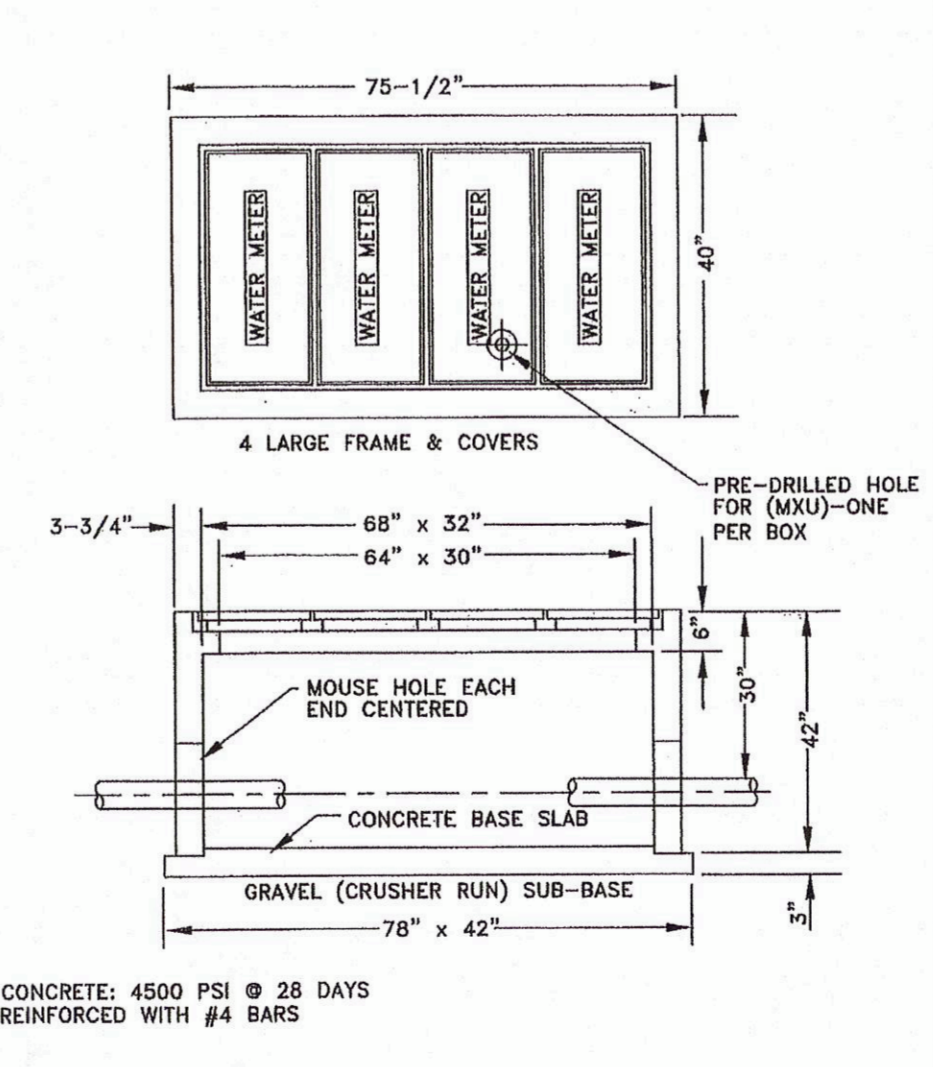
SERVICE LINE  
DATE: 4/17/95 DWG. NO. WDET011



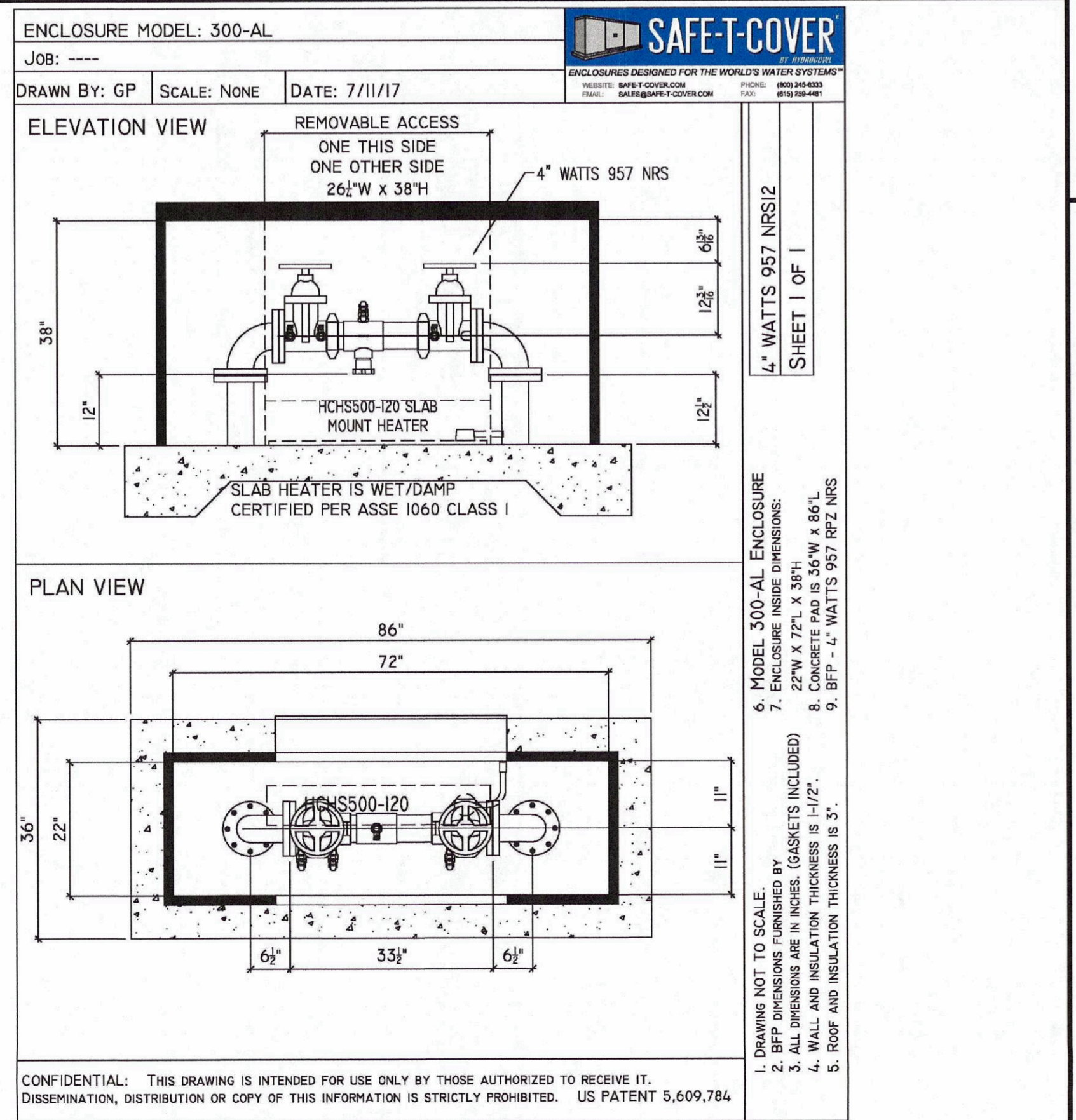
BLOCKING DETAIL  
DATE: 4/17/95 DWG. NO. WDET009



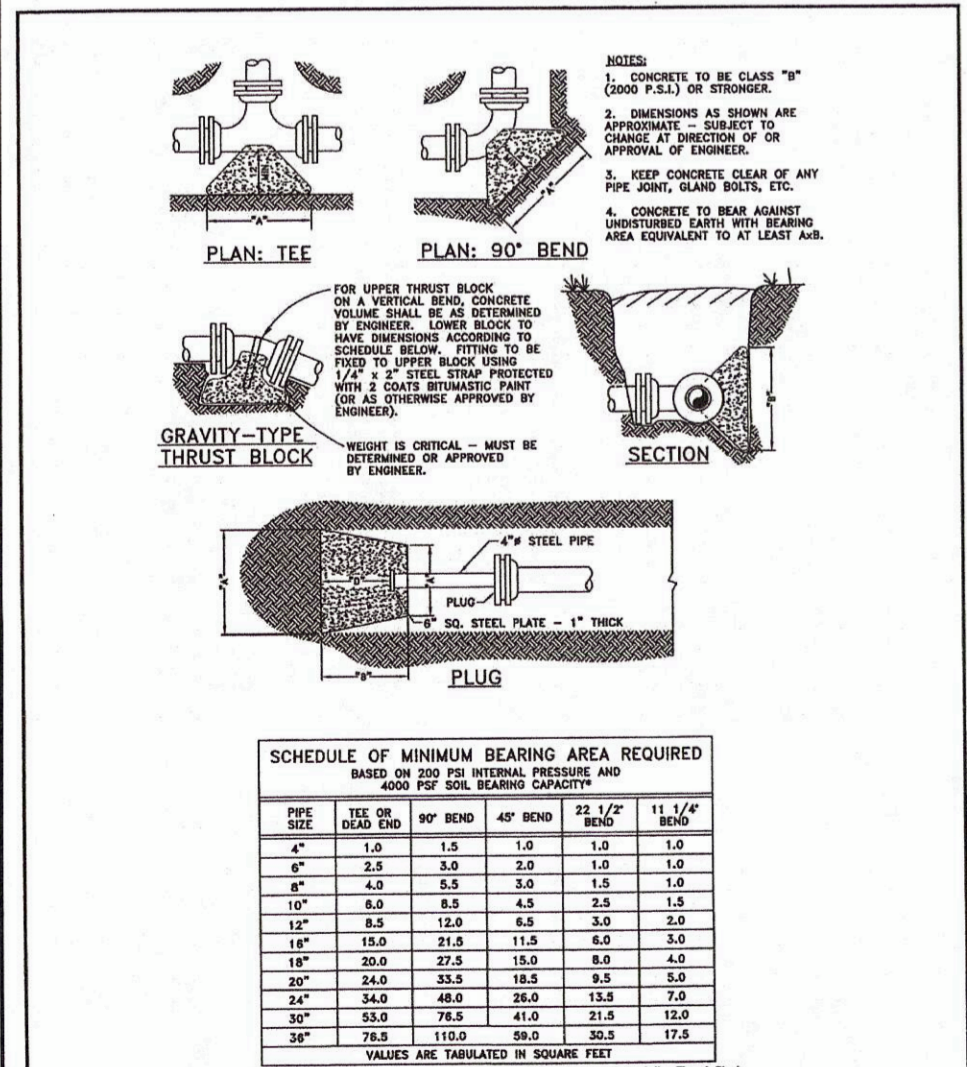
BLOCKING DETAIL  
DATE: 4/10/95 DWG. NO. WDET007



BLOCKING DETAIL  
DATE: 4/10/95 DWG. NO. WDET007



ENCLOSURE MODEL: 300-AL  
DATE: 7/11/17

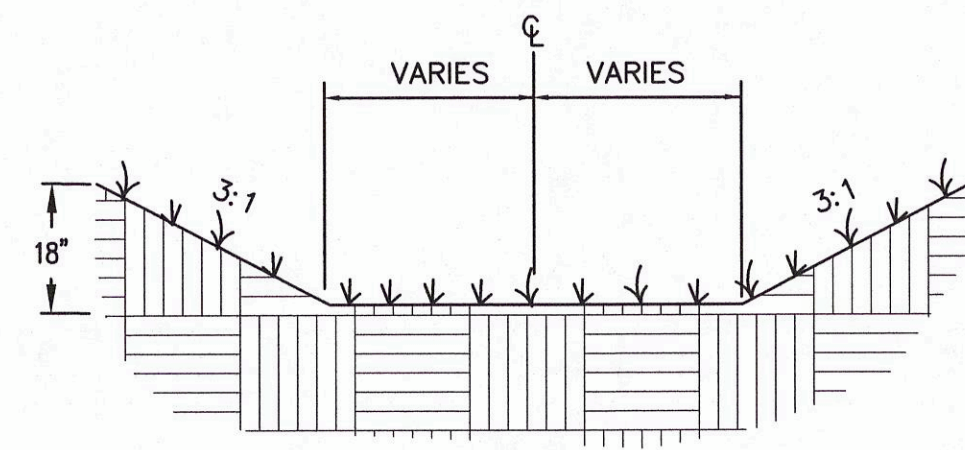


CONCRETE THRUST BLOCK DETAILS  
DATE: 4/17/95 DWG. NO. WDET011

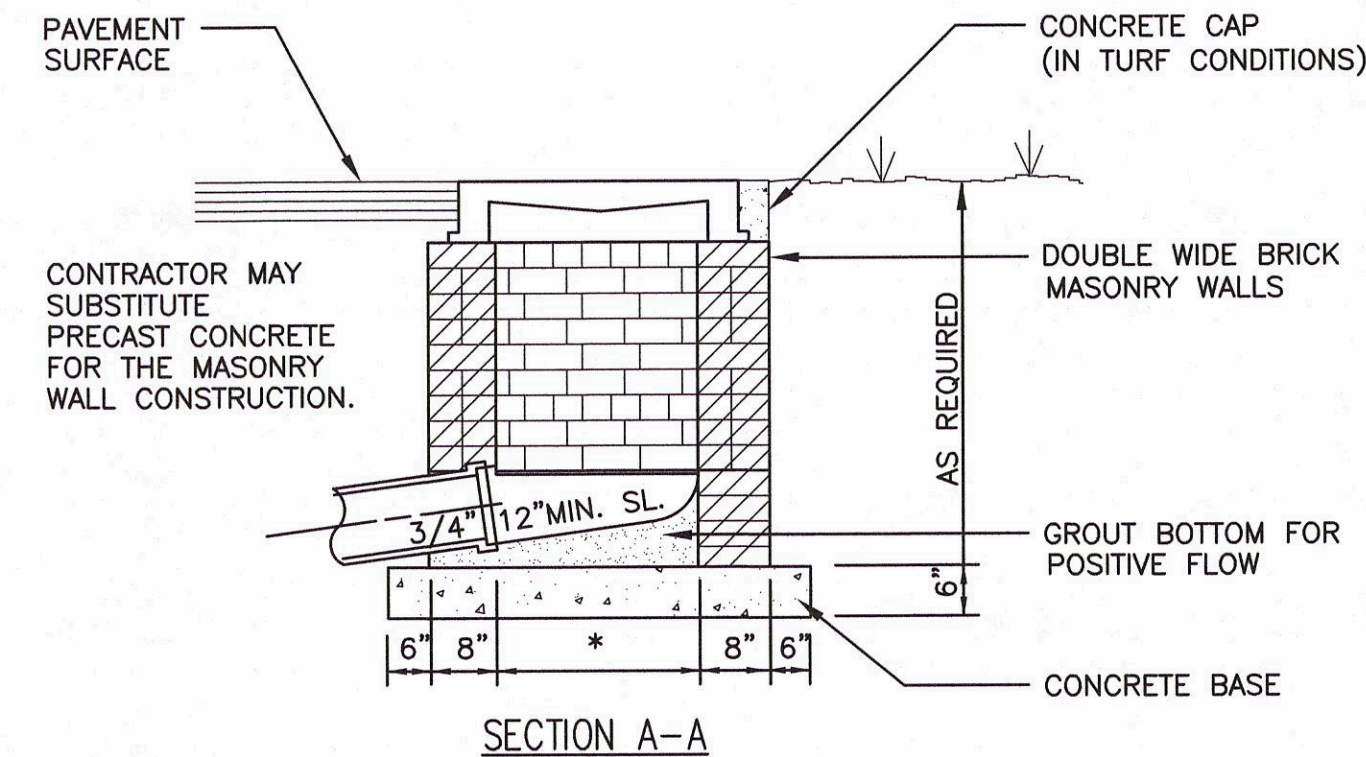
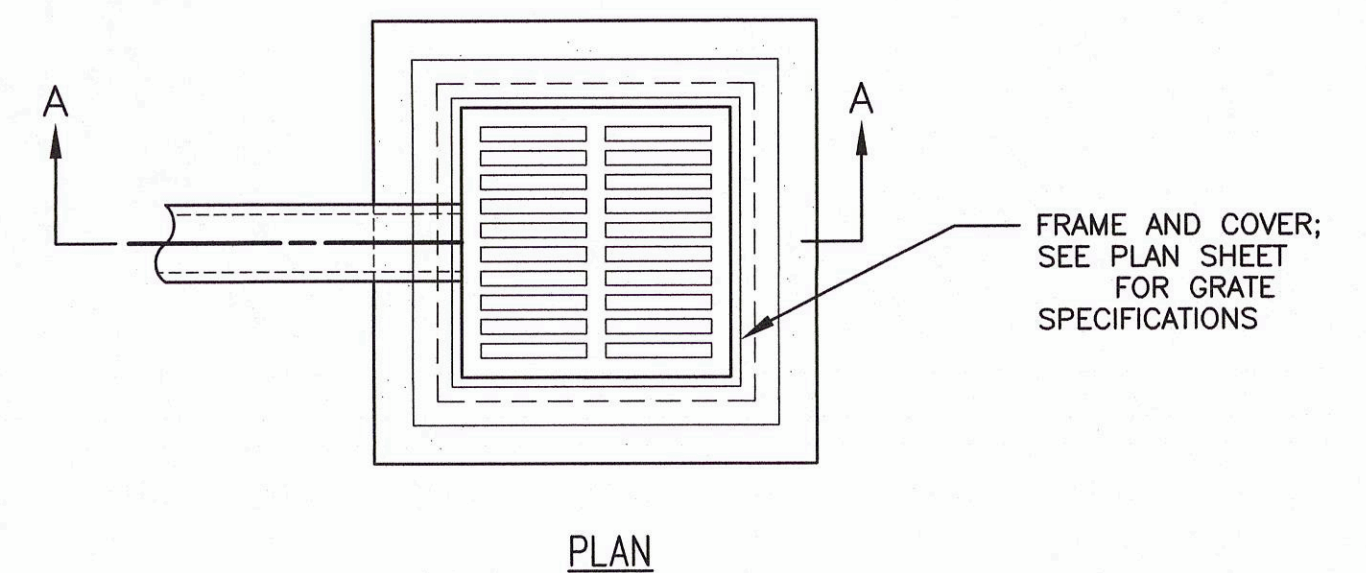
SCHEDULE OF MINIMUM BEARING AREA REQUIRED

PIPE SIZE (IN.)	12"	15"	18"	24"	30"	36"	42"	48"	54"	60"	72"	84"	96"
12"	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5
15"	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0
18"	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5
24"	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5
30"	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5
36"	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5
42"	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5
48"	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5
54"	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5
60"	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0	15.5
72"	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0	15.5	16.0	16.5	17.0	17.5
84"	13.5	14.0	14.5	15.0	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0	19.5
96"	15.5	16.0	16.5	17.0	17.5	18.0	18.5	19.0	19.5	20.0	20.5	21.0	21.5



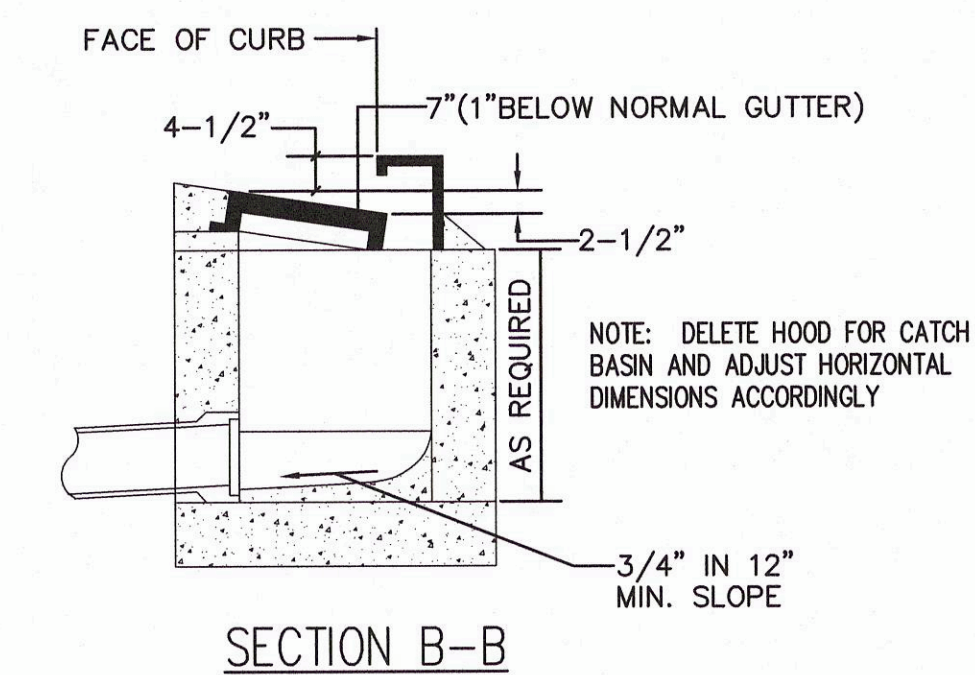
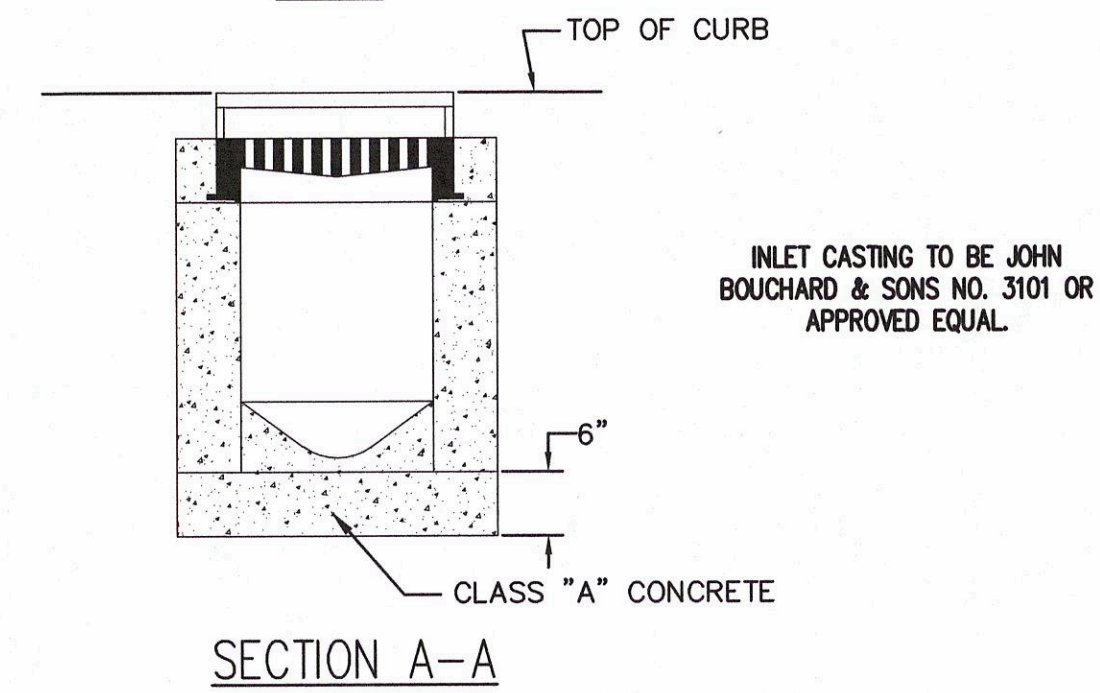
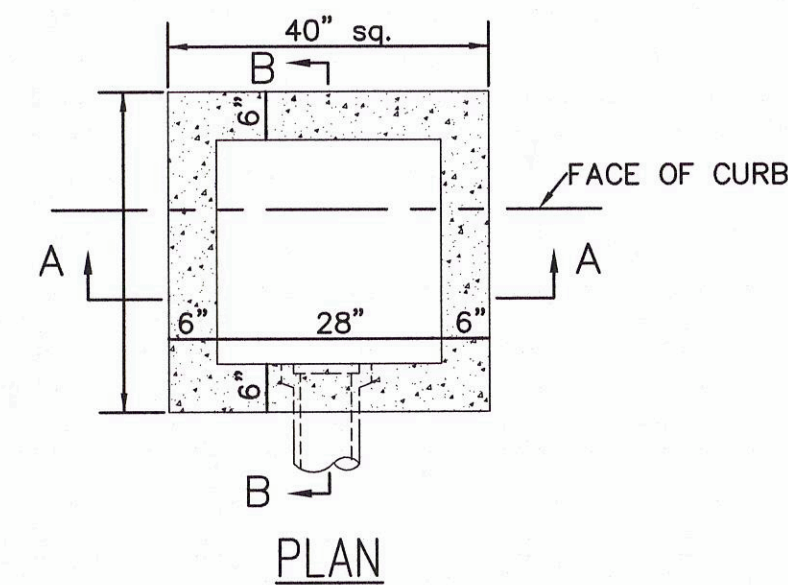


8 NATURAL FLAT BOTTOM DITCH  
NOT TO SCALE

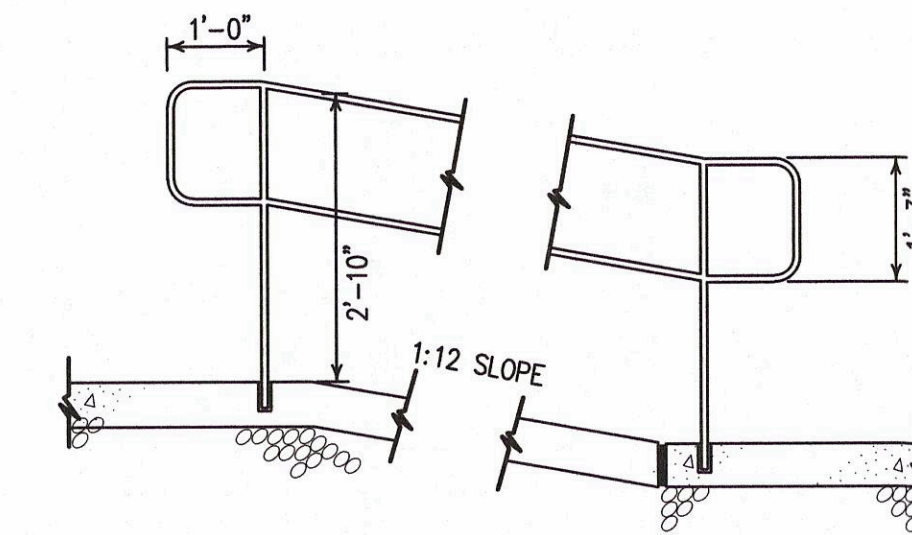


\* DIMENSIONS TO MATCH GRATE SPECIFIED

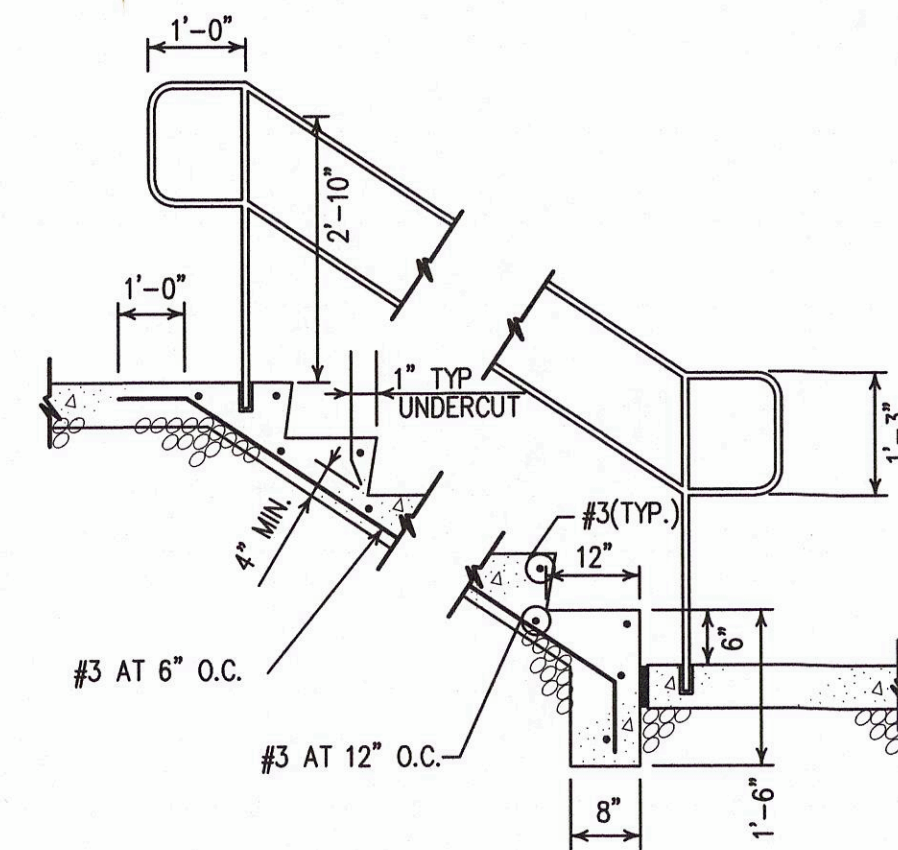
6 AREA DRAIN  
NOT TO SCALE



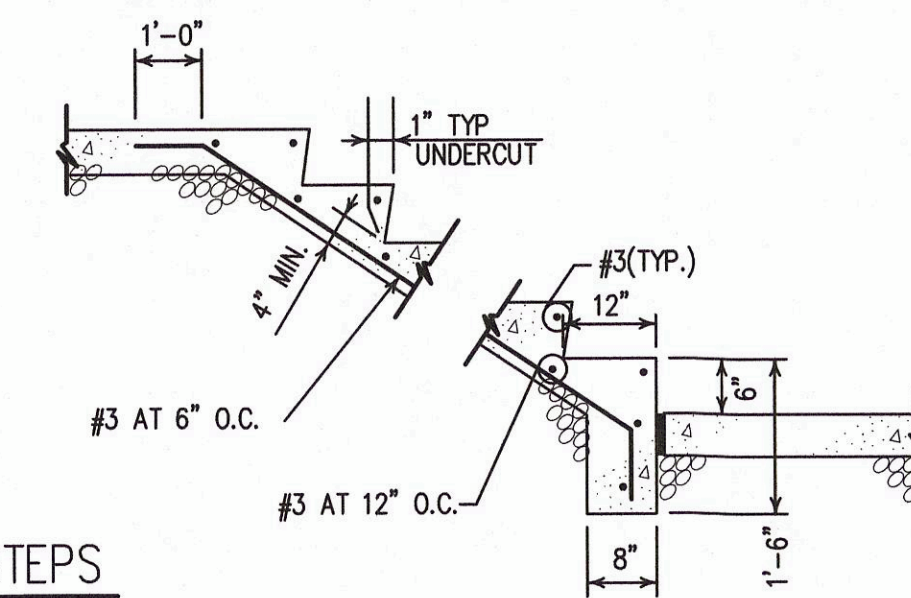
7 SINGLE INLET / CATCH BASIN  
NOT TO SCALE



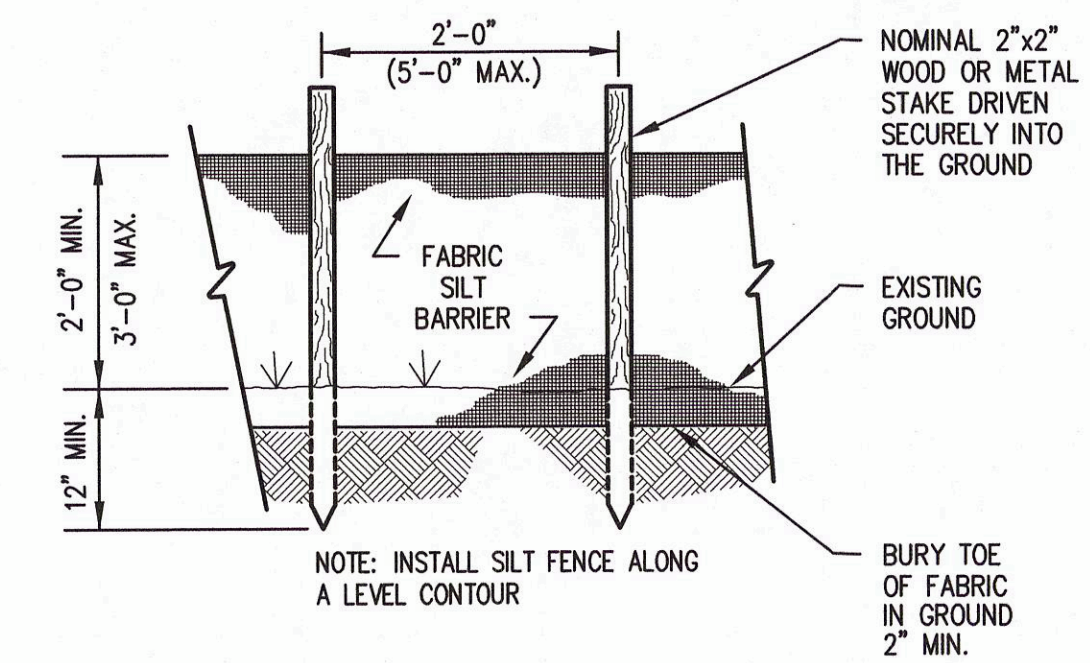
1 CONCRETE RAMP W/ ADA HANDRAILS  
NOT TO SCALE



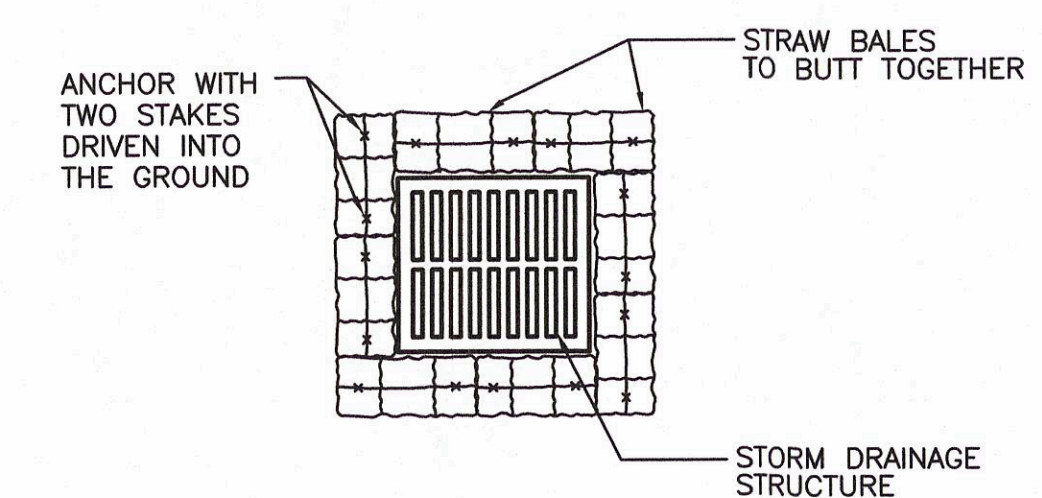
2 CONCRETE STEPS W/ ADA HANDRAILS  
NOT TO SCALE



3 CONCRETE STEPS  
NOT TO SCALE



4 SILT FENCE EROSION CONTROL  
NOT TO SCALE



5 STRAW BALE INLET PROTECTION  
NOT TO SCALE

**BA**

**BATSON & ASSOCIATES**  
Civil Engineering Consultants

5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION  
DOCUMENTS

**ARDEN  
VILLAGE  
"PHASE 2"  
LOTS 209 & 210  
COLUMBIA, TN**

REGENT DEVELOPMENT, LLC  
6026 NOLENSVILLE ROAD  
NASHVILLE, TN 37211  
(615) 333-9000

DESCRIPTION DATE

PROJECT NO. -  
DATE -  
DRAWN BY NN  
CHECKED BY GMB

STANDARD  
DETAILS

**C-10**

SHEET 10 OF 11



**BATSON & ASSOCIATES**  
Civil Engineering Consultants

5150 REMINGTON DRIVE  
BRENTWOOD, TENNESSEE 37027  
(615) 424-4840 • FAX (615) 370-9363

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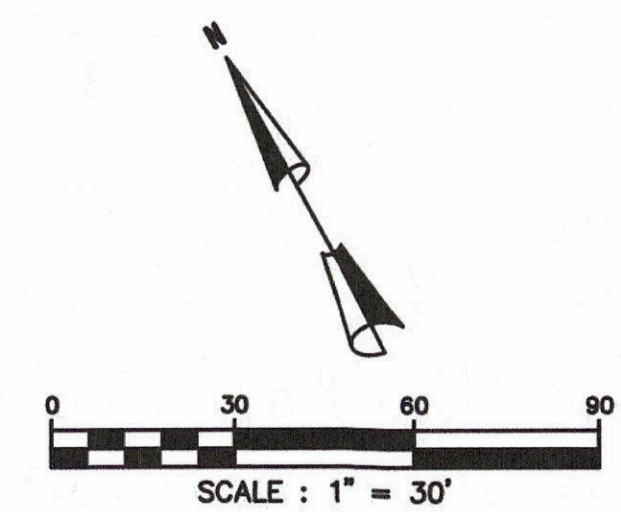
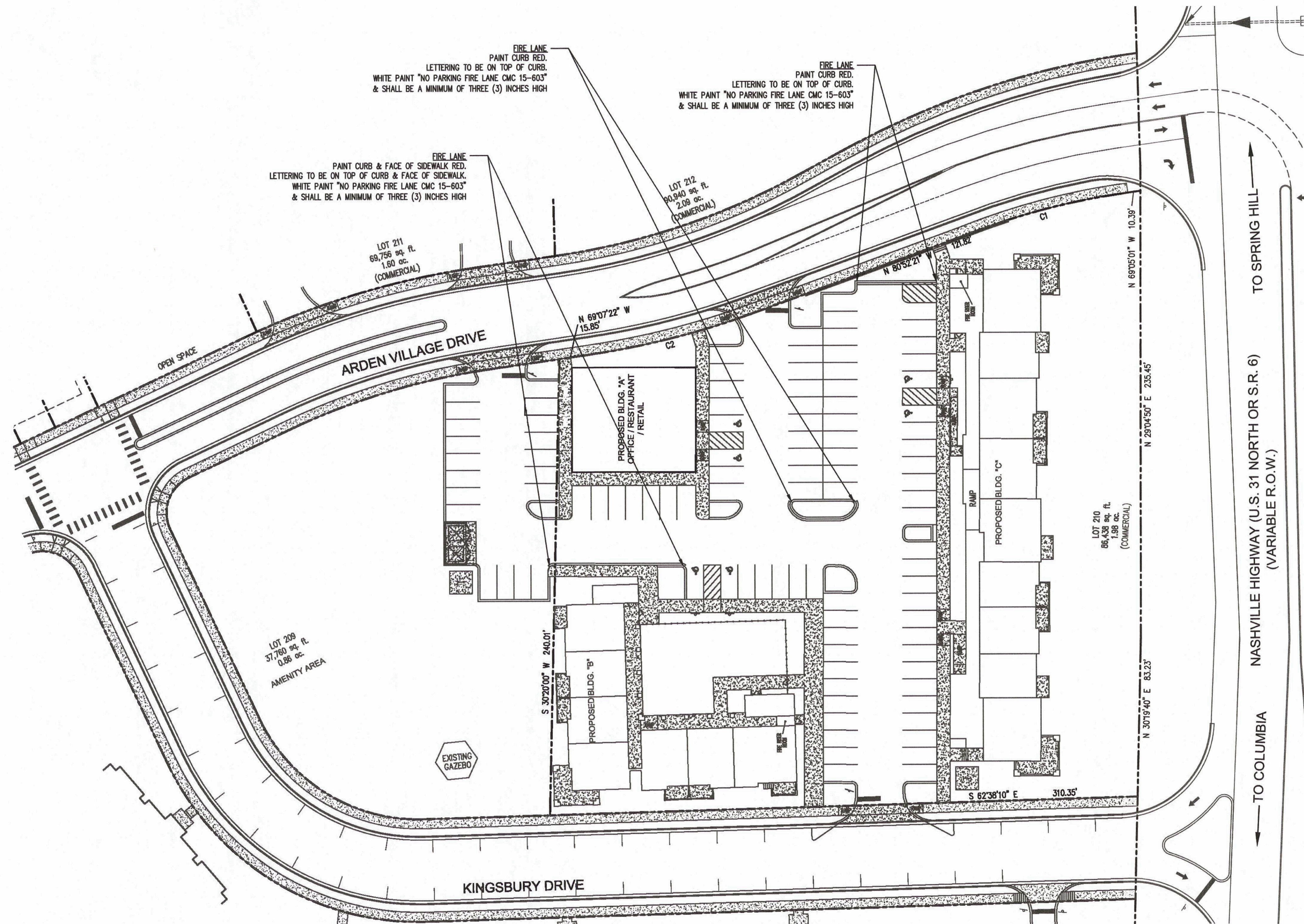
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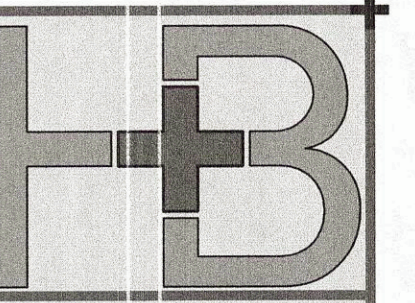
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

FIRE SAFETY  
ACCESS PLAN

**C-11**

SHEET 11 OF 11





**Heibert+Ball**  
**LAND DESIGN**  
 1894 Gen. Geo. Patton Dr.  
 Suite 400  
 Franklin, TN 37067  
 Tel: 615.376.2421  
 www.hblandesign.com

PROPOSED SITE FOR:  
**ARDEN VILLAGES - LOT 209-210**  
 COLUMBIA, TENNESSEE

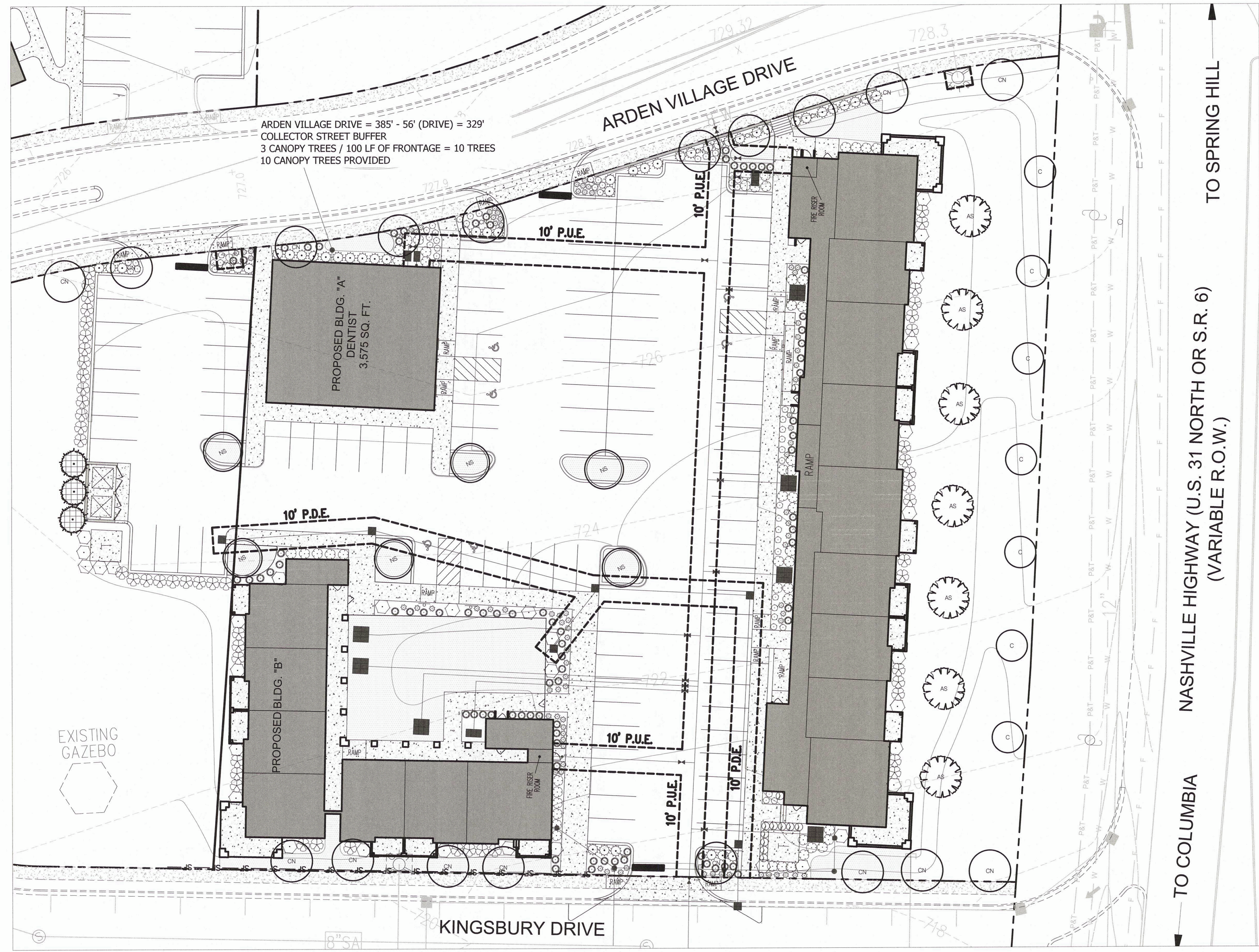


BY: cb

RELEASE DATE: 01/09/17  
 REV 1: 03/29/2018

L1.0

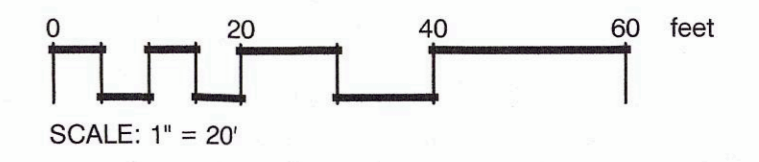
**LANDSCAPE PLAN**



ARDEN VILLAGE DRIVE = 385' - 56' (DRIVE) = 329'  
 COLLECTOR STREET BUFFER  
 3 CANOPY TREES / 100 LF OF FRONTAGE = 10 TREES  
 10 CANOPY TREES PROVIDED

KINGSBURY DRIVE = 310' - 56' (DRIVE) = 254'  
 COLLECTOR STREET BUFFER  
 3 CANOPY TREES / 100 LF OF FRONTAGE = 8 TREES  
 8 CANOPY TREES PROVIDED

NASHVILLE HIGHWAY = 323'  
 ARTERIAL STREET BUFFER  
 2 CANOPY TREES / 100 LF OF FRONTAGE = 7 TREES  
 2 UNDERSTORY TREES / 100 LF OF FRONTAGE = 7 TREES  
 7 CANOPY AND 7 UNDERSTORY TREES PROVIDED

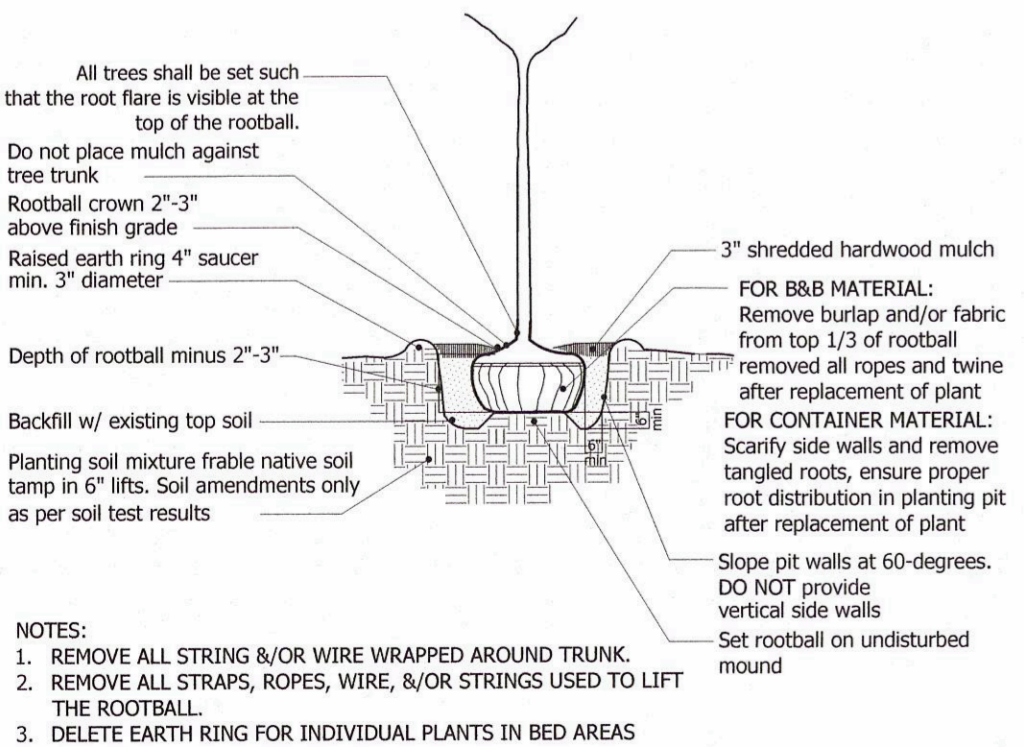
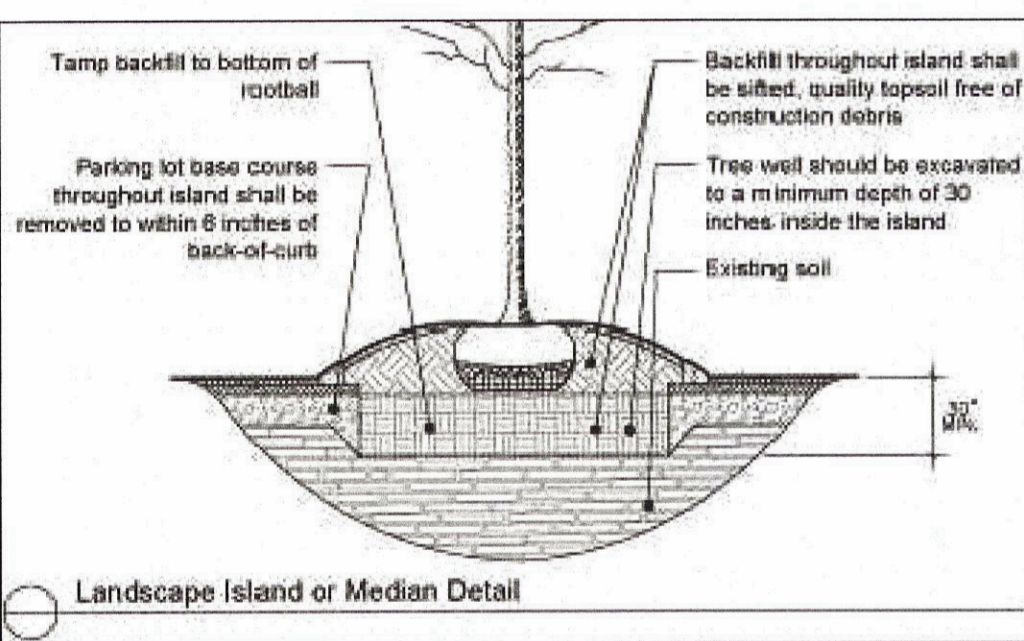
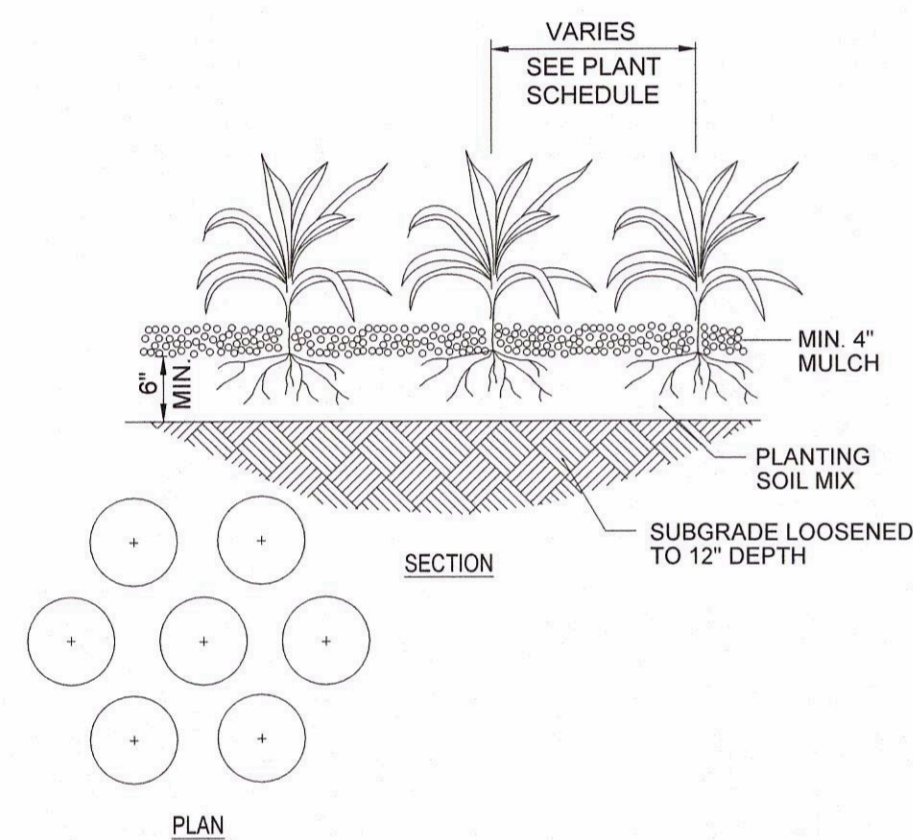


TO COLUMBIA      NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)  
 (VARIABLE R.O.W.)      TO SPRING HILL

SEE L1.1 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

**LANDSCAPE NOTES**

- The landscape contractor shall verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
- Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas.
- After the topsoil is in place it shall be fine graded removing all roots, sticks, stones and debris greater than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the plans. The landscape contractor shall be responsible for the fine grading of all planting areas.
- The topsoil soil shall have a pH of 5.5 to 7.6 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the 3/4 inch sieve and 20 to 80% passing the No. 200 sieve.
- Lime of type recommended for soil conditioning shall be used to treat acidic soils.
- Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. A) When placing by hydroseeding application fertilizer shall be placed at 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. All over spray areas shall be properly cleaned and restored at no expense to the contract. B) If placing by mechanical means, fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet, and straw mulch at 2 tons per acre. Place fertilizer and seed, then lightly rake and the roll with 200 pound roller. Mulch the area and then water. Straw may need to be secured to prevent it blowing away.
- Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or work when necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
- Unless otherwise noted on the drawings, all areas not receiving structures, pavement, rip rap, landscaping or other improvements or future improvements shall be considered lawn areas and receive topsoil and seeding per drawings and above stated requirements.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated (per the details on the drawings) with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, and 10 pounds 5-10-5 planting fertilizer and properly mixed per cubic yard. Berm around plants to form a bowl shape.
- All landscaping shall be guaranteed for one year after final acceptance. Any plantings in need of replacement will be guaranteed from the time of replacement if after final acceptance.



**SUBSTITUTION NOTE:**

- Requirements shown are as per City Zoning Ordinance. Substitutions are not allowed unless approved by Heibert+Ball Land Design.
- After installation, the landscape will be maintained by the owner.
- Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

**TO AVOID OVERHEAD UTILITY CONFLICTS:**  
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

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

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

**PLANT STANDARDS**  
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on the drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

**TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:**

- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
  - The fork occurs in the upper 1/3 of the tree.
  - One fork is less than 2/3 the diameter of the dominant fork.
  - The top 1/3 of the smaller fork is removed at the time of planting.
- No branch is greater than 2/3 the diameter of the trunk directly above the branch.
- The trunk and/or major branches shall not touch.
- Several branches are larger in diameter and obviously more dominant.
- Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
- Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
- Crown spread shall look proportional to the tree.
- NO flush cuts or open trunk wounds or other bark injury.
- Root ball meets all ANSI standards and is appropriately sized.

**DEFICIENCIES NOT ACCEPTED:**

- Tip dieback on 5% of branches
- Crown thin/sparsely foliated
- Included bark
- Major Branches touching
- Asymmetrical branching

**LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS**

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	6	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy' 5' Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3'Cal	12'-14' HT
	18	Native Flame Hornbeam / <i>Carpinus caroliniana</i> 'Native Flame' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3'Cal	12'-14' HT
	7	Forest Pansy Redbud / <i>Cercis canadensis</i> 'Forest Pansy' TM Single Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	2'Cal	8'-10' HT
	3	Brodie Columnar Cedar / <i>Juniperus virginiana</i> 'Brodie' Full To Base. Full Dense Form. See Tree Specifications	B & B		8' HT
	6	Wildfire Tupelo / <i>Nyssa sylvatica</i> 'Wildfire' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2'Cal	12'-14' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	80	Karl Foersters Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster' Well Rooted Containers	#1 Container		
	34	Quick Fire Hydrangea / <i>Hydrangea paniculata</i> 'Bulk' Full; Dense Form	#3 Container		
	54	Needlepoint Holly / <i>Ilex cornuta</i> 'Needlepoint' Full; Dense Form	18" HT		
	12	Sky Pencil Japanese Holly / <i>Ilex crenata</i> 'Sky Pencil' Full, Dense Upright Form	36" HT		
	40	Merlot Sweetspire / <i>Itea virginica</i> 'Merlot' Full. Heavy. Well Branched	#3 Container		
	47	Otto Luyken Laurel / <i>Prunus laurocerasus</i> 'Otto Luyken' Full Dense Form. Well Matched	18" HT		
	85	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm' Full; Dense Form	#1 Container		
	56	Bang Bang Spirea / <i>Spiraea x Double Play</i> 'Bang Bang' Full. Heavy.	#3 Container		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	5,932 sf	Drought Tolerant Fescue Blend / Turf Sod Install Sod as per specifications over finished graded area free of debris. Stagger seams, do not overlap. Roll twice.	sod		

- PLAN NOTES:**
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED AND HAVE 4" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH.
  - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
  - ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
  - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS NOT SPECIFIED AS SOD SHALL BE SEEDED WITH REBEL III TALL FESCUE

- PLANTING SCHEDULE NOTES**
- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
  - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
  - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
  - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
  - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



BY: cb

RELEASE DATE: 01/09/17  
REV 11/03/2018