

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, May 8, 2024 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct

    - Acknowledgment of new and former Planning Commission members.

    Request from

    Documents:
    None

4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

III. Discussion Items

1. 24-0141 - Request from WES Engineers & Surveyors for revision of architectural standards for McClure Farms, a previously approved Planned Unit Development Master Plan located at Tax Map 51 Parcel 6. The prior approval is vested under Ordinance 3638, the previous zoning ordinance.

Documents:

1. 24-0141_Staff Report_DRAFT
2. 24-0141_Brightland Elevations_Combined
3. 24-0141_McClure 2021 Elevations
4. 24-0141_Response to Comments
5. 24-0141_Additional DRC Comments_20240410
6. 24-0141_DRC_20240409
7. 24-0141_Belmont Elevations_03-18-2024
8. 24-0141_Delta Elevations_03-18-2024
9. 24-0141_Gibson Elevations_03-18-2024
10. 24-0141_Harpeth Elevations_03-18-2024
11. 24-0141_Oakland Elevations_03-18-2024
12. 24-0141_Aria Elevations_03-18-2024
13. 24-0141_Fiore Elevations_03-18-2024
14. 24-0141_Terrazza Elevations_03-18-2024
15. 24-0141_Ryman Elevations_03-18-2024
16. 2021 McClure Farms Elevations
17. 24-0141_Permission to Submit_03-18-2024
18. 24-0141_Application_03-18-2024

2. 24-0022 - Request from Mike Harris for Rezoning from CD-4C (General Urban Corridor Character District) and CD-3 (Neighborhood Character District) to PUD-MU (Mixed Use Planned Unit Development) and Preliminary Master Plan approval at 806 and 812 Nashville Highway, respectively.

Documents:

1. 24-0022_Staff Report_DRAFT
2. 24-0022_Revised Site Plans - 4-15-24
3. 24-0022_Response to Comments
4. 24-0022_DRC Comments
5. 24-0022_PUD Plan_February 2024
6. 24-0022_Landscape Plans - 04-15-2024
7. 24-0022_Landscape Set_v3
8. 24-0022_PUD Justification - 04-15-2024
9. 24-0022_PUD-MU Exceptions Table - 04-15-2024
10. 24-0022_Exception List
11. 24-0022_Resident Public Meeting Letter _20240415
12. 24-0022_Rendering of Chemical Buildiing 04-15-2024
13. 24-0022_Aerial Rendering Looking North 04-15-2024
14. 24-0022_Aerial Rendering Looking South 04-15-2024
15. 24-0022_Aerial Rendering Looking East 04-15-2024

16. 24-0022_Aerial Rendering Looking West 04-15-2024
17. 24-0022_Rendering of GAC Building 04-15-2024
18. 24-0022_Aerial Rendering Overhead View 04-15-2024
19. 24-0022_Rendering Locus Street View 04-15-2024
20. 24-0022_CPWS Renderings
21. 24-0022_ARCH_ELEVATIONS_March 2024
22. 24-0022_ARCH Elevations_February 2024
23. 24-0022_FLU Map_0422
24. 24-0022_Special Area Map_0422
25. 24-0022_Zone Map_0422
26. 24-0022_TrafficAccessStudy_010324
27. 24-0022_Comp Plan Compliance Statement
28. 24-0022_Description of Requested Zone
29. 24-0022_Water Availability Letter_20240401
30. 24-0022_Existing WTP Property Deed
31. 24-0022_Legal Description
32. 24-0022_Application

3. 24-0125 - Request from Joshua McBride to rezone approximately 17.5 acres from CD-2 (Rural Character District) to CV (Civic District) at 1201 Mapleash Avenue.

Documents:

1. 24-0125_Staff Report_DRAFT
2. 24-0125_Agathos Vision Document
3. 24-0125_Agathos_Full Concept_04-15-2024
4. 24-0125_Concept Plan_03-18-2024
5. 24-0125_Rezoning letter
6. 24-0125_Additional DRC Comments_Response_April 2024
7. 24-0125_DRC Comments_Response
8. 24-0125_April 2024_Additional DRC Comments_04-11-2024
9. 24-0125_DRC Comments_20240409
10. 24-0125_Survey_03-18-2024
11. 24-0125_FLU Hillsides Natural Areas Map_0422
12. 24-0125_FLU Map_0422
13. 24-0125_Zone Map_0422
14. 24-0125_Water Availability_03-18-2024
15. 24-0125_Legal Description_03-18-2024
16. 24-0125_Application_03-18-2024

4. 24-0140 - Request from Permit Solutions, Inc. for Mixed-Use Planned Unit Development (PUD-MU) Master Plan approval for an approximately 1.34 acre portion of the Honey Farm development located at 2248 Nashville Highway.

Documents:

1. 24-0140_Staff Report
2. 41-1210_Revised Site Plan_05-01-2024
3. 24-140_Site Construction Documents_20240424
4. 24-0140_Preliminary PUD Civil Set _20240415
5. 24-0140_Truck Turning _20240410
6. 24-0140_Response to Comments
7. 24-0140_Additional DRC Comments_04-10-2024
8. 24-0140_DRC_20240409
9. 24-0140_McDonalds Site Plan_03-18-2024
10. 24-0140_McDonalds Proposed Signs_03-18-2024
11. 24-0140_McDonalds Color Building Elevations_03-18-2024
12. 24-0140_McDonalds Floor Plans_03-18-2024
13. 24-0140_FLU Map_0422
14. 24-0140_Park Area Map_0422
15. 24-0140_Zone Map_0422
16. 24-0140_McDonalds Supplemental Documents_03-18-2024
17. 24-0140_McDonalds PC Application Checklist_03-18-2024

IV. Other Business

1. Update from Joint Study Session

V. Adjournment

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

Organization

Item I.1. - **Call to Order**

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

Item I.2. - **Roll Call**

Chairman Charlie Goatz called for a verbal roll call. The quorum was established and included the following:
Planning Commission Chairman Charlie Goatz; Planning Commission Member Councilman Danny Coleman; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Shannon; Planning Commission Member James Sloan.

Absent Was: Planning Commission Member Ray Pace.

Other Attendees: Mr. Glenn Harper, City Engineer; Mr. Paul Keltner, Director of Development Services; Vice-Mayor Randy McBroom; Mr. Kevin McCarthy, City Planner; Mrs. Sandra Richardson, Secretary; Mrs. Melissa Sanders, Planner I; Mr. Tim Tisher, City Attorney; Mr. Douglas Toney, Assistant City Engineer.

Item I.3. - **Welcome of Visitors/Rules of Conduct**

Chairman Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Director Paul Keltner gave the details of the Official Communication of the Columbia City Council on Annexation and Zoning.

Item I.5. - **Approval of Minutes**

Chairman Goatz motioned to approve the March minutes, and Dr. Martin seconded the motion. All the Planning Commissioners present voted aye. The motion to approve the minutes passed six to zero.

Item I.6. - **Review of Bonds and Letters of Credit**

Mr. Harper, City Engineer, stated all letters of credit are in order or in the process of being updated.

Consent

Mr. Goatz read the consent items, and moved to approve both consent items subject to technical comments, and Councilman Coleman seconded. The motion to approve passed six to zero.

Item II.1. - **Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of $400,000 for Rutherford Subdivision Phase 1 consisting of 31 lots and dedication of right-of-way off Rutherford Lane.**

Item II.2. - **Request from Allison Corolla for Final Plat approval with surety in the amount of $120,000 for Summit at Carter's West Phase 1A consisting of nine lots off Cleburne and Fellowship Roads.**

Discussion Items

Item III.1. - **Request from Greg Gamble for approval of Annexation with a Plan of Services and zoning to PUD-R (Residential Planned Unit Development) under a Preliminary PUD Site Development Plan for an approximate 410 acre portion of property at 400 Bear Creek Pike being Tax Map 90 Parcel 12.01.**
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. Mr. Greg Gamble, and Mr. Jim Harrison, were present to answer questions. Mr. Goatz discussed keeping the meeting professional. Mr. Jerry Strahan, 234 Patterson Drive, spoke of traffic and the project's changing features. Ms. Tina Seago, 236 Bear Creek Pike, spoke of the MOU with Maury County Parks and Recreation concerning maintenance of proposed trails. Mr. Will Rainey, 3563 Booker Ridge Rd., Mt. Pleasant, spoke of the proposal's monetary objective, stormwater runoff, the new water treatment expansion costs, environment al impact reports, and costs to the county citizens. Mr. Brendan Babcock, 1814 Rock Springs Rd., spoke of infrastructure, long-term impacts, and future costs. Mr. Dave Webb, Jonell's, Way, spoke about two concerns being setback variances and construction in proximity to the Duck River. Mr. Ted Headlee, 1029 Chickasaw Trail, spoke about conservation easements and population migration to the City. Mr. Emre Seago, 236 Bear Creek Pike, spoke of environmental impact and passive marine enjoyment. Mr. C.L. Sullivan, 1652 Wellington, spoke of the infrastructure costs, affordability, and Commissioners with expired terms voting. Ms. Hannah Kelley, Bigbyville Road, spoke of Mr. Klein's environmental report. Mr. Steve Foster, 450 Bear Creek Pike, spoke on some of the same concerns previous speakers identified including possible loss of the existing charm, and the Connect Columbia future's plan. Mr. Robert Graham, 222 Elliott Ct., spoke about Duck River's diversity and Columbia's drinking water source, and the need of an impact fee. Mr. Gabe Howard, 1270 Cranford Hollow Rd., Maury County District 8 Commissioner, also spoke about impact fees, lack of funding, and Maury County budget needs with education. Mr. Mark Seago, 236 Bear Creek Pike, shared concerns of incompatibility with the comprehensive plan, density, a desire to change his and this property to Rural Transitions land use designation, Bear Creek widening, and City services. Ms. Manhattan Touin, 700 Baker Road, spoke about the beauty of Columbia and the future of the area transitioning to an urban setting. Ms. Sharon Babcock, 1814 Rock Springs Rd., wanted to include the concern of sediment runoff and the impact water turbidity has on fish, and food for citizens. Mr. Kevon Saber, Williams Ridge Rd., discussed water chemicals and contamination, smart growth, moral liability, and eroding lands impacting the neighbors. Ms. Joyce Neun, 934 Cothran

Rd., spoke about the Duck River overriding the Iron Bridge Road bridge in past times, development too close to it, and traffic along Bear Creek Pike.

Mr. Greg Gamble, Gamble Collaborative Design, Colter Representative, made a detailed presentation concerning the request. Mr. Jim Harrison, project engineer, discussed the grading and buffers, stormwater, amenities, natural resources, tree preservation, clustering, meeting the MS4 criteria, best management practices, the crossing point, construction protective measures and practices, phasing, documentation, HOA, and overseeing by the City of Columbia. Mr. Ty Hasty, consultant, spoke about a referenced environmental report that is preliminary. Mr. Hasty stated that the construction documents will achieve the 85% filtration that is targeted by the study. He also discussed issue of distraction, the voluntary impact fee to county schools, small density, donation of land, the distance of homes in relation to the river, and the development benefiting the entire community.

Chairman Goatz restated the talking points for the Commission to consider. Mr. McCarthy, City Planner, referenced the details of the staff report. Mr. Tisher suggested the Commission start with the item of rezoning and the ordinance's criteria the Commission must contemplate. He also stated that on page 19 the criteria is outlined in A-F. City Councilman Coleman stated determining if the area has changed is the most difficult and it is the property owner that must request annexation. Mr. Tisher stated that the City doesn't have the authority. Mr. Goatz discussed growth boundaries.

Mr. Goatz made the motion to deny based on 8.5.19.E. Mr. Shannon seconded the motion. Mayor Molder asked for clarification,the actual request that is being denied. Mr. Goatz stated the first agenda item. Mayor Molder stated which is the annexation. Mr. Goatz stated correct. Mr. McCarthy explained the relationship. Motion to deny passed 4-2 with Dr. Martin and Mr. Sloan voting nay. Mr. Goatz stated that this is the recommending Board. The applicant will have the right to take this on to the City Council for consideration. The motion from this Board is to deny. Councilman Coleman discussed this property coming back, and the property owners working together with the applicant to co create something that could be agreed upon. That is what you have to do is work together.

Item III.2. - **Request from Greg Gamble for Annexation approval with a Plan of Services and zoning to CD-4C (General Urban Corridor Character District) for an approximate 3.27 acre portion of Tax Map 90 Parcel 12.01 located at 400 Bear Creek Pike.**

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. Goatz read the agenda item. Mr. McCarthy gave the details of the request. Mr. Goatz asked the applicant if he wanted to proceed with the request with the knowledge of what had just happened with the prior request. Mr. Gamble stated yes. Mr. McCarthy stated that access to this property requires a bridge being constructed across Bear Creek. Mr. Goatz moved to deny under section 8.5.19.E, and Mr. Shannon seconded. The motion to deny passed six to zero.

Mr. Goatz gave the visitors an opportunity to orderly leave the room .

Item III.3. - **Request from Josh Rowland for Annexation with Plan of Services, a Comprehensive Plan amendment from Rural Countryside to Suburban Neighborhoods and Zoning to CD-3 (Neighborhood Character District) for 57.26 acres at 1748, 1768, 1770 and 1774 Bear Creek Pike, being Tax Map 72 Parcels 54, 54.01 and 54.02.**

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Mr. McCarthy gave the details of the staff report. The subject property is just over 55 acres. Mr. Josh Rowland was present to answer questions. Mr. Rowland gave a presentation overview of the request. Discussion included sewer, and transition. Mr. Goatz moved to deny based on 8.5.20, and Dr. Martin seconded. The motion to deny passed five to zero, and Mr. Shannon abstained. Councilman Coleman discussed the point of consistencies and updating the plan. Mr. McCarthy clarified the amending plan. The motion to deny passed five to zero with Mr. Shannon abstaining.

Item III.4. - **Request from Richard Woodson to Rezone property at 1209 Galloway Street from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).**

Mr. McCarthy gave the details of the staff report. Mr. Richard Woodson was present to answer questions. Mr. Goatz discussed reading the DRC comments and the responses. Mr. Woodson explained his rezone request. Discussion included communications, surveyor, recording, and the new Ordinance. Mayor Molder moved to approve the subject to staff and technical comments, and the motion was seconded by Councilman Coleman. The motion to approve passed six to zero.

Item III.5. - **Request from Richard Woodson to Rezone property at 815 Woodside Street from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).**

Mr. McCarthy gave the details of the staff report. Discussion including the splitting of the lot, and the zoning Ordinance would allow the splitting of the property into three lots. Additional discussion included the current zone, parking, the concept plan won't work, the need to look at dividing into three lots, and his intent. Mr. Richard Woodson was present to answer questions. Mr. Goatz moved to approve subject to technical comments, with Dr. Martin seconding. The motion to approve passed six to zero.

Item III.6. - **Request from Ben Beasley to amend a previously approved Preliminary Plat of Hampshire Hills subdivision consisting of 43 lots at Tax Map 89P Group A Parcel 15. The prior approval included 42 lots and is vested under Ordinance 3638, the previous zoning ordinance.**

Mr. McCarthy gave the details of the staff report. The property is vested under the previous ordinance. Mr. Ben Beasley was present to answer questions. Discussion included water runoff, detention ponds, grading, all stormwater will be on the west, adding a lot, buildable lot, the addition of a new lot, and retention. Mr. Goatz moved to approve subject to any technical comments, and Councilman Coleman seconded. The motion to approve passed six to zero.

Item III.7. - **Request from TKC Architecture & Engineering LLC for Rezoning of property from PUD-R (Residential Planned Unit Development) to CD-3L (Neighborhood Large Lot Character District) of approximately 57.5 acres at Tax Map 75 Parcel 11.17 off Baker Road.**

Mr. McCarthy gave the details of the staff report. Mr. Cole Newton was present to answer questions. Mr. David Webb, Jonell's Way, expressed his concern about the property being related to the slope. They are very aggressive, and during the weather it creates havoc. Discussion included straight zone, wider lots, architectural requirements, concept plan, roads, houses, already annexed, PUD expired, tighter lot sizes, revised PUD, conforming to new PUD standards, straight zone, conforming to comp plan, accommodating what is adopted, street improvement, updating the traffic study, improvements, turn lanes, traffic signal, grade, construction plans, the maximum allowable, parking, and water availability letter. Mr. Goatz moved to approve subject to technical comments, and seconded by Mayor Molder. The motion to approve passed six to zero.

Other Business

Item IV.1. - **Updates from Planning Staff**

Mr. McCarthy stated that the Annual Report for 2023 is not ready at this time. May 1st will be a Joint Study Session with City Council to review changes to the Zoning Ordinance. Special voting session will be June 5th. He also discussed updating the tablets.

Adjournment

Mayor Molder moved to adjourn, and Councilman Coleman seconded. The motion to adjourn passed six to zero with all members present voting aye. The meeting adjourned at 6:36 p.m.

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Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

4/26/2024

DEVELOPMENT/SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Colter Place Subidivison, Section 1 (rds/drainage)	Sterling Martin	$44,502.69	09/09/2016
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	$203,500.00	05/05/2019
Honey Farms Subdivision, Phase 2, Section 10	Charles Raines Construction, LLC	$10,300.00	05/23/2020
Greystone Subdivision	LPT, LLC	$16,650.00	03/07/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	$105,000.00	04/25/2021
Arlington Heights Subdivision, Phase 1, Section 2	Arlington Heights General Partnership	$106,000.00	05/09/2021
Polk Place PUD Subdivision, Phase 1 (roads & drainage)	Columbia Properties, LLC	$28,000.00	05/23/2021
Independence @Carter's Station, Section 3, Phase 1	Pulte Homes Tennessee Partnership	$390,000.00	09/15/2021
Savannah Cove Subdivision - roads/drainage	Campbell and Lovell Rentals	$45,000.00	09/28/2021
Summerdale, Phase 1 (roads & drainage)	P & L Development	$135,000.00	11/13/2024
Elan Subdivision, Phase 2 (roads and drainage)	Shaw Enterprises	$142,000.00	01/04/2022
Polk Place PUD Subdivsion, Section 2A (roads & drainage)	Columbia Properties, LLC	$55,000.00	02/03/2022
Fieldstone Farms - Section 4 (roads & drainage)	Estate of Cyril Evers	$21,000.00	03/13/2022
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	$64,000.00	03/08/2025
Hatton Hills Subdivision (roads & drainage)	J & B Estate	$32,000.00	03/22/2022
Honey Farms Townhomes , Phase 2, Section 3	Lennar Homes of Tenn, LLC	$50,000.00	04/05/2022
Homestead at Carter's Station, Section 2, Phase 1B	FP TCI CCS, LLC	$6,500.00	03/17/2024
Homestead at Carter's Station, 5.2 and 6.1	Pulte Homes Tennessee Partnership	$254,000.00	04/16/2022
Summerdale Subdivision, Phase 2 (roads & drainage)	P & L Development, LLC	$105,000.00	05/30/2024
Taylor Bend Road - roads & drainage	Meritage Homes of Tenn., Inc.	$120,000.00	06/30/2024
Taylor Landing Subdivision, Phase 5A (roads & drainage)	Meritage Homes of Tenn., Inc.	$48,000.00	06/30/2022
Taylor Landing Subdivision, Phase 5B (roads & drainage)	Meritage Homes of Tenn., Inc.	$72,000.00	06/30/2022
Taylor Landing Subdivision, Phase 4B, (roads & drainage)	Meritage Homes of Tenn., Inc.	$78,000.00	06/30/2022
Cottages at Bear Creek , Phase 1 (roads & drainage)	Riverstone Homes, LLC	$165,000.00	07/19/2022
Homestead @ Carter's Station Section 2 Phase 2B	FP TCI CCS, LLC	$11,100.00	04/20/2024
Summerdale Subdivision, Phase 5 (roads & drainage)	P & L Development, LLC	$55,000.00	10/12/2024
Independence at Carter's Station, Section 6, Phase 2	Pulte Homes Tennessee Partnership	$207,000.00	11/08/2022
Polk Place , Phase 2B (roads & drainage)	Columbia Properties, LLC	$56,000.00	11/12/2022
Homestead at Carter's Station Subm Section2 Phase 3	FP TCI CCS, LLC	$19,000.00	03/17/2024
The Ridge at Carter's Station, Phase 1A	Richmond American Homes of Tenn	$121,000.00	12/03/2022
Independence at Carter's Station, Section 3, Phase 2	Pulte Homes Tennessee Partnership	$372,000.00	12/06/2022
Homestead at Carter's Station Section 2, Phase 1	FP TCI CCS, LLC	$14,100.00	03/17/2024
Homestead at Carter's Station, Section 2, Phase 2A	FP TCI CCS, LLC	$8,700.00	04/20/2024
Armstrong Meadows Subdivision, Section 4	Smith Douglas, LLC	$475,000.00	02/01/2023
Cottages at Bear Creek , Phase II (roads & drainage)	Riverstone Homes, LLC	$156,000.00	03/18/2023
Summerdale Subdivision, Phase 7 (roads & drainage)	P & L Development, LLC	$66,000.00	03/08/2025
Ridge at Carter's Station, Phase 1B (roads & drainage)	Richmond American Homes of Tenn	$260,000.00	03/31/2023
Vesper Court (completion of the work)	P-R Vesper, LLC	$18,500.00	04/18/2023
Morgan Meadow Phase 2 (roads & drainage)	KCS Property, LLC	$13,500.00	12/06/2024
Armstrong Street Subdivision (roads & drainage)	Tennessee Regional Holdings, LLC	$75,500.00	05/14/2023
Polk Place, Phase 3 , (roads and drainage)	Columbia Properties, LLC	$79,000.00	06/17/2023
Independence at Carters Station Section6, Phase 3	Pulte Homes Tennessee Partnership	$197,000.00	07/14/2023
Bear Creek Overlook Place Phase 1 (roads and drainage)	CHR Land, LLC	$203,000.00	07/12/2024
Bear Creek Glen, Phase 1 (roads and drainage)	CHR Land, LLC	$90,000.00	07/12/2024
Homestead at Carters Station, Section 5, Phase 2	Pulte Homes Tennessee Partnership	$149,000.00	07/29/2023
Independence at Carters Section 3, Phase 3	Pulte Homes Tennessee Partnership	$155,000.00	08/05/2024
Quail Run Development, Phase 2 (roads and drainage)	Quail Run Development Co., LLC	$182,000.00	08/01/2024
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	$18,500.00	02/21/2025
Drumwright, Phase 1 Townhomes Section (roads & drainage)	Lennar Homes of Tenn, LLC	$275,000.00	08/11/2023
Drumwright, Phase 1 Family Section (roads & drainage)	Lennar Homes of Tenn, LLC	$890,000.00	08/11/2023
Ridgeview Oaks, Phase 1 (roads and drainage)	A1 Home Builders, Inc.	$45,000.00	08/22/2025
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	$645,000.00	10/31/2024
Taylor Landing, Phase 4A (roads & drainage)	Meritage Homes of Tenn., Inc.	$12,100.00	11/30/2024
Summerdale Subdivision, Phase 3 (roads & drainage)	P & L Development	$97,000.00	12/22/2023
Quail Run Development Phase 1 (roads & drainage)	Quail Run Development Co., LLC	$15,700.00	01/04/2025
Summerdale Subdivision, Phase 3B (roads & drainage)	P & L Development, LLC	$17,000.00	01/27/2024
Summerdale Subdivision, Phase 6 (roads & drainage)	P & L Development, LLC	$103,000.00	02/07/2024
Morgan Meadow Phase 3 (roads & drainage)	KCS Property, LLC	$220,000.00	02/28/2025
Morgan Meadows Subdivision (roads & drainage)	KCS Property, LLC	$24,200.00	07/14/2024

Active Letters of Credit and Sureties

4/26/2024

DEVELOPMENT/SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Vulcan Quary Site Restoration	Vulcan Construction Materials, LLC	$62,000.00	03/01/2024
Ridgeview Oaks, Phase 2 (roads and drainage)	A-1 Home Builders, Inc.	$33,500.00	02/28/2025
Summit at Carter's Station Phase 1 (roads & drainage)	Tamarack Land - Carter's Station LLC	$465,000.00	03/17/2024
Baker Creek Place (roads & drainage)	SDH Nashville, LLC	$360,000.00	04/28/2024
Taylor Landing - Phase 2 (roads & drainage)	Meritage Homes of Tenn., Inc.	$18,800.00	04/30/2025
Taylor Landing Subdivision, Phase 3 (roads and drainage)	Meritage Homes of Tenn., Inc.	$11,700.00	07/31/2024
Quail Run Meadows, Phase 3	Quail Run Development Co., LLC	$185,000.00	05/18/2024
Drumwright, Phase 2C	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Drumwright, Phase 2A	Lennar Homes of Tenn, LLC	$200,000.00	05/23/2024
Drumwright, Phase 2B	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Drumwright TH, Phase 2D	Lennar Homes of Tenn, LLC	$265,000.00	05/23/2024
Honey Lakes	Honey Lakes LLC	$295,000.00	06/14/2024
Vesper Court (completion of the work) 2	P-R Vesper, LLC	$10,000.00	06/16/2024
Summit at Carter's Station Phase 2	Tamarack Land - Carter's Station LLC	$175,000.00	06/14/2024
Independence @ Carter's Station, Section 3, Phase 4	Pulte Homes Tennessee Partnership	$140,000.00	07/13/2024
Independence @ Carter's Station, Section 6, Phase 4	Pulte Homes Tennessee Partnership	$160,000.00	07/13/2024
Homestead South @ Carter's Station	Pulte Homes Tennessee Partnership	$125,000.00	07/13/2024
Independence @ Carter's Station, Section 3, Phase 5	Pulte Homes Tennessee Partnership	$35,000.00	07/19/2024
Williamsport Landing, Phase 1	KCS Property LLC	$310,000.00	08/17/2024
Summit at Carter's Station West, Phase 1	Pulte Homes Tennessee Partnership	$120,000.00	10/06/2024
Drumwright Phase 3A	Lennar Homes of Tenn, LLC	$135,000.00	11/22/2024
Drumwright Phase 3B	Lennar Homes of Tenn, LLC	$120,000.00	11/22/2024
Drumwright Phase 3C	Lennar Homes of Tenn, LLC	$190,000.00	11/22/2024
Rutherford Subdivision, Phase 1	Regent Homes, LLC	$400,000.00	12/21/2024
The Summit at Carter's Station, Phase 3	Tamarack Land-Carter's Station, LLC	$610,000.00	12/20/2024
Preserve at Drumwright, Phase 1 and Phase 2	Lennar Corporation	$1,190,000.00	11/14/2024
Hillcrest Village, Phase 1A	M/I Homes of Nashville, LLC	$645,000.00	01/19/2025
Horizon Park	Burchell Properties, LLC	$195,000.00	03/01/2025
The Landings at Greens Mill_Phase 1A	First Bank	$1,040,000.00	03/11/2025

McClure Farms

Project #:	23-0141	Location:	Map 051 Parcel 006.00
Applicant:	W-E-S Engineers and Surveyors	Case Type(s):	PUD Revision
Staff Planner:	Robert Archibald, Planner II	Proposed Use:	Single Family Homes

PROJECT SUMMARY

The applicant requests a revised Final Planned Unit Development (PUD) to change nine single-family home architectural elevations from previously approved iterations at McClure Farms Planned Unit Development. This development contains 431 homes on a 95.29-acre site; which includes 116 detached single-family homes and 315 townhomes with accompanying open space, roadway infrastructure, and utility extensions.

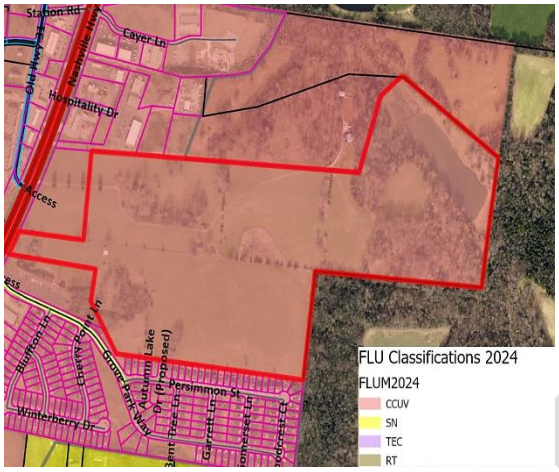
- The development was approved under Ordinance 3638, in effect between 2006 and 2022. The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on the RM-1 and RS-6 standards of the previous Zoning Ordinance. The applicant is requesting to revise the Master Plan.
- The development otherwise conforms to the PUD Master Development Plan, approved on April 19th, 2022 with the additions of the proposed elevation changes to nine single-family home models as presented.
- The DRC reviewed this proposal at its April 2024 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan. The PUD Master Plan establishes the entitlements to lawfully use the land at a density and intensity established by Ordinance.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA



FUTURE LAND USE MAP	SPECIAL AREAS MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center/Urban Village	PUD	Vacant/Developing
North	City Center/Urban Village	PUD	Commercial
South	City Center/Urban Village	PUD	Single-Family
East	Outside Jurisdiction	CD-3	Vacant
West	City Center/Urban Village	PUD	Mixed Use

PUD	Vacant	Single-Family Homes/Acc. Structures	+/- 95.29 Acres

CONFORMITY WITH ZONING ORDINANCE

The Revised Final PUD Master Plan conforms to the RM-1 AND R-6 standards of applicable zoning ordinance (3638), as modified by previous PUD approvals.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.
- The Revised Final PUD Master Plan changes the architectural elevations of nine single-family home models.
    - Previous models were approved with a mix of brick/stone exterior wall cladding having minimal siding.
    - Proposed models are cladded in fiber cement board and batten with a mix of stone veneer accents at front elevation only

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final PUD Master Plan revision at its April 2024 meeting, as directed by § **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by § **8.5.21.Z** the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section § **8.5.21.Z** of the Zoning Ordinance authorizes the Planning Commission to approve minor modifications to a Final PUD Master Plan during the period of actual Development.[1] Approvable changes include modification in the location "of Buildings and Structures if required by engineering or other circumstances not foreseen at the time the of Final Master PUD Development Plan" (p.465).

Section § **8.5.21.Z.3** also establishes the criteria for Planning Commission review and action on revisions to a Final PUD Master Plan. The applicant's proposed changes meet these criteria.

> *Collectively, all such modifications approved by the Planning Commission shall not in the aggregate result in:*
>
> *(1) Any increase in the number of Dwelling Units from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; or*
>
> *(2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan[.]*

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

Staff has concern that the proposed architectural elevation cladding of fiber cement board and bat with stone veneer on front elevation only is a substantial downgrade to the originally approved brick/stone cladding as presented previously to staff and this Commission. This property is situated in the Neapolis Special District and highly visible from Nashville Hwy. Building and Architecture Design Criteria in Zoning Ordinance 3638, Article 7, § **7.2.9** establishes the standards to exterior aesthetics of structures. They are as follows:

A. **Design Criteria, General**

1. Finish building materials shall be applied to all sides of a building visible to the general public.

[1] Section 9.3 of the Zoning Ordinance defines "Development" includes "making or planning for [hu]man-made changes to land" (p. 490). Although no "Actual Construction" has commenced, the applicant's ongoing activities are within the meaning of the term Development. The Planning Commission may approve minor revisions to a Master Plan during development without additional approval by City Council. The Zoning Administrator may not authorize changes administrative adjustments until after the development is complete.

2. Exterior building materials shall have good weathering qualities, be subdued in color, and reflect the character of existing buildings in the area.

B. **Design Criteria, Detailed**

1. Recommended materials are natural wood; stone and brick in muted tones of brown, gray and red, and dark metal finishes.
2. Exterior building materials which are not acceptable include exposed standard concrete blocks; prefabricated metal buildings, simulated brick, stone or wood; unnatural brick tones, and silver finish aluminum doors and windows.

Staff does not recommend a motion, but instead would defer to the Planning Commission's decision on whether the proposed architectural elevations meet the criteria outlined above and the expectation of architectural design as originally presented and approved.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

DRAFT







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ELEVATION A - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION A - REAR

SCALE: 1/8" = 1'-0"

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PROJECT NAME

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SHEET NAME

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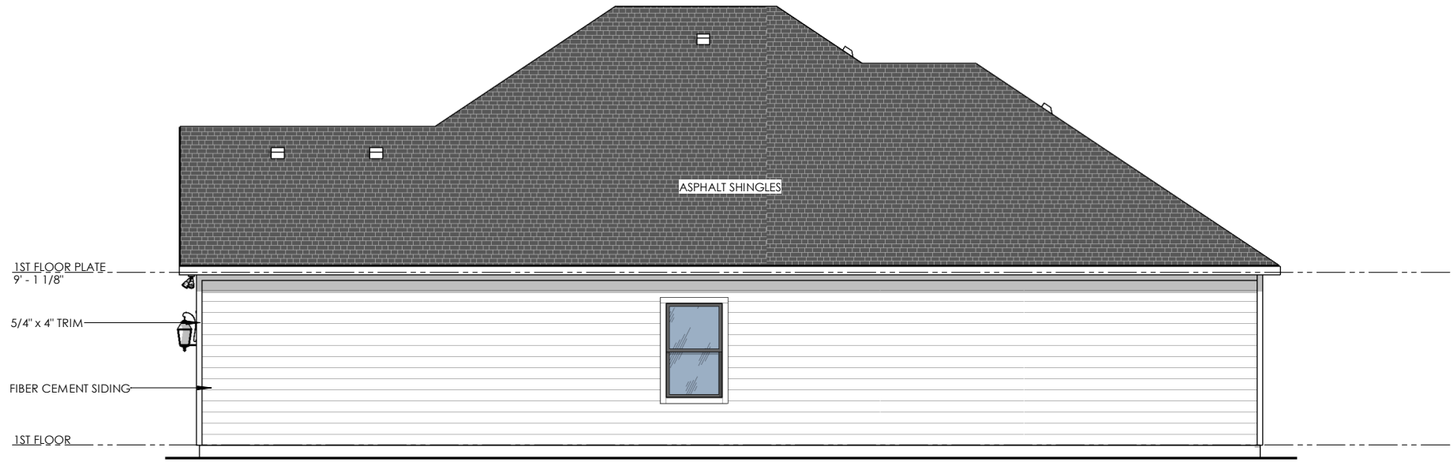
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A1.03

V2.0



ELEVATION A - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION A - RIGHT
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V2.0



ELEVATION B - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION B - REAR

SCALE: 1/8" = 1'-0"

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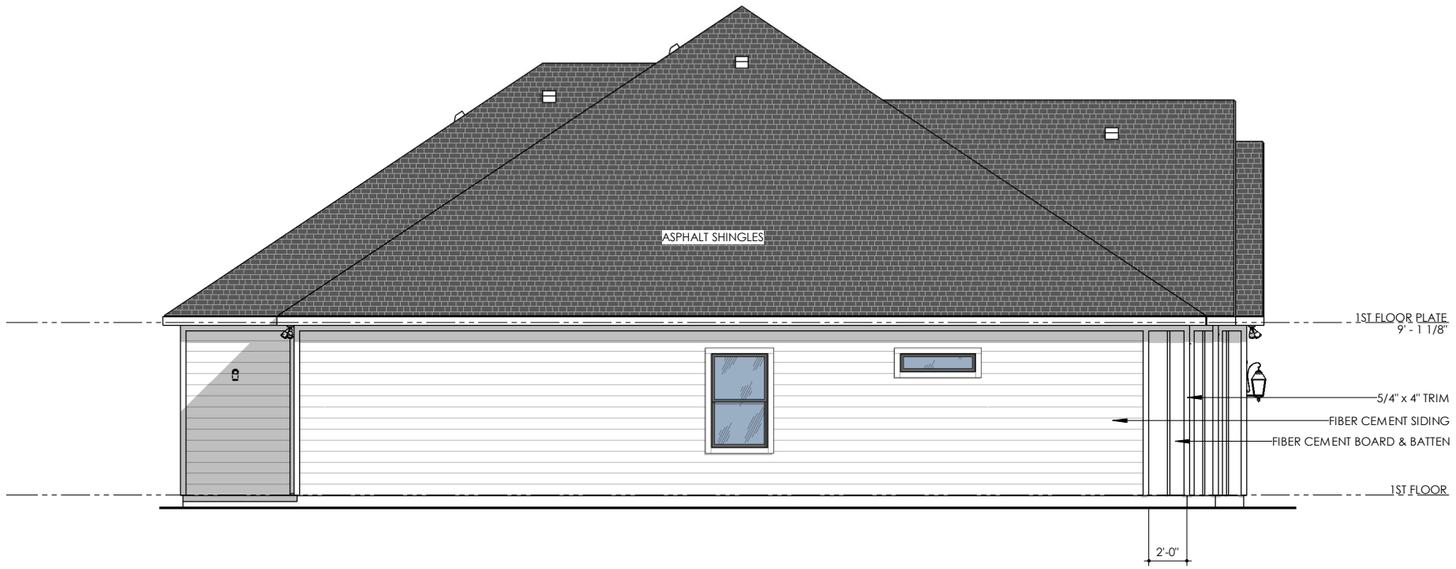
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ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.02

V2.0



ELEVATION B - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION B - RIGHT

SCALE: 1/8" = 1'-0"

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ELEVATION D - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION D - REAR

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ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION D - RIGHT

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ELEVATION D - EXTERIOR ELEVATIONS

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A4.03







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1 ELEVATION A - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 ELEVATION A - REAR ELEVATION
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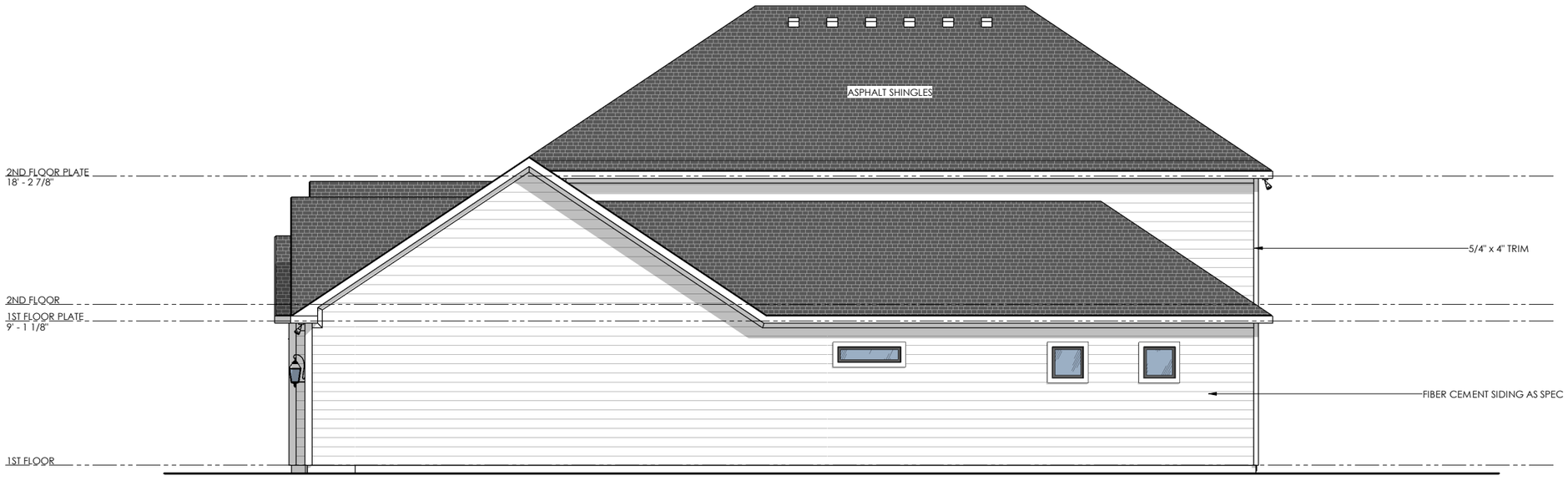
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A1.03

V2.0



1 ELEVATION A - LEFT
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2 ELEVATION A - RIGHT
SCALE: 1/8" = 1'-0"

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1 ELEVATION B - FRONT
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2 ELEVATION B - REAR
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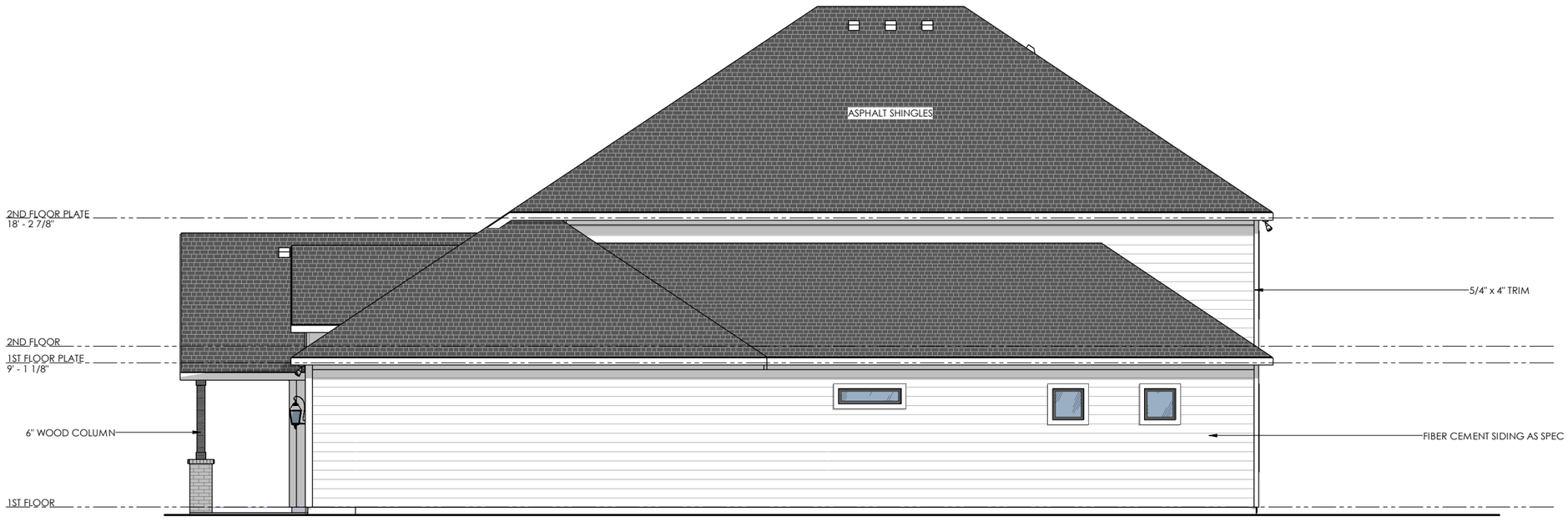
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SHEET NO.
A2.02

V2.0



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1 ELEVATION D - FRONT
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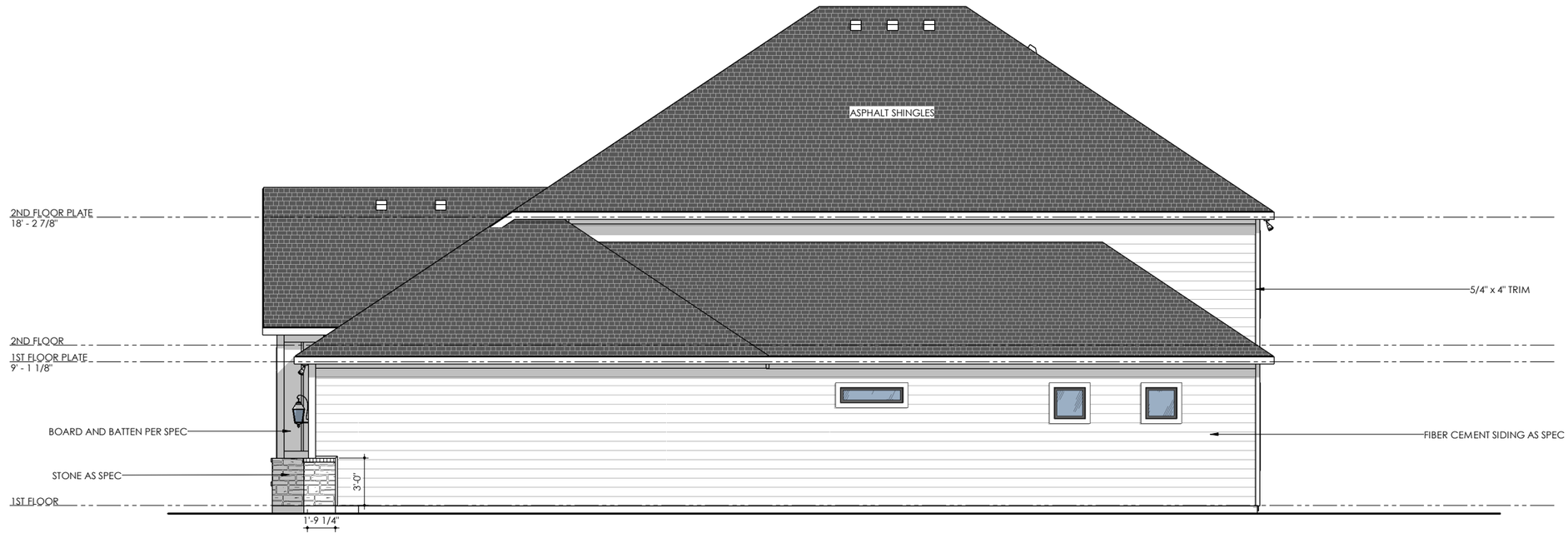
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1 ELEVATION D - LEFT

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2 ELEVATION D - RIGHT

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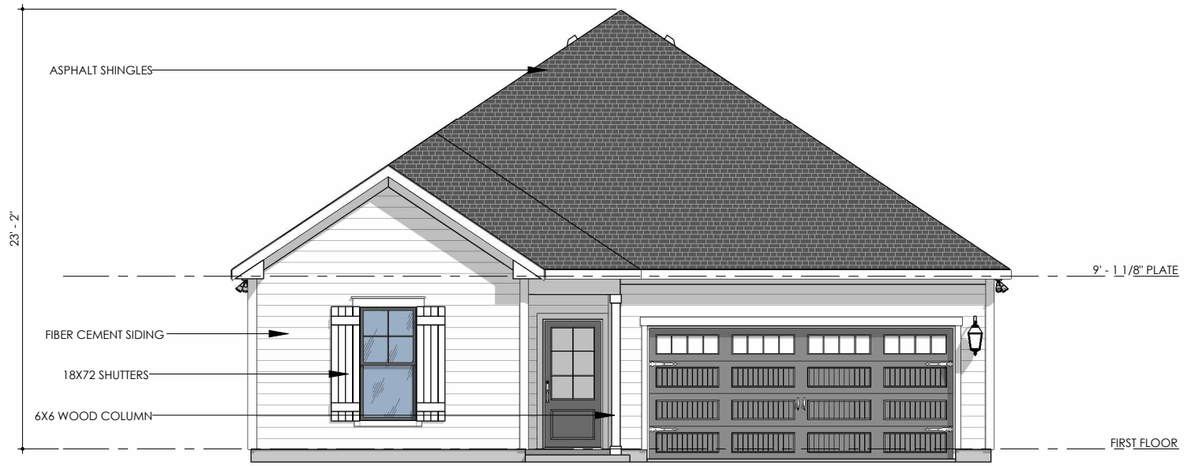
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ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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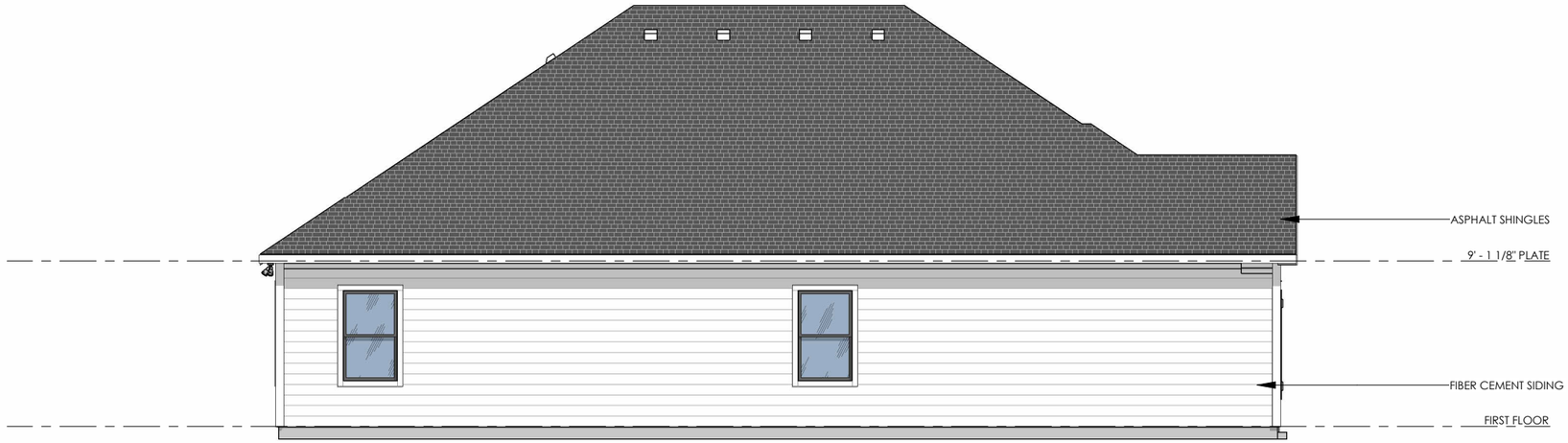
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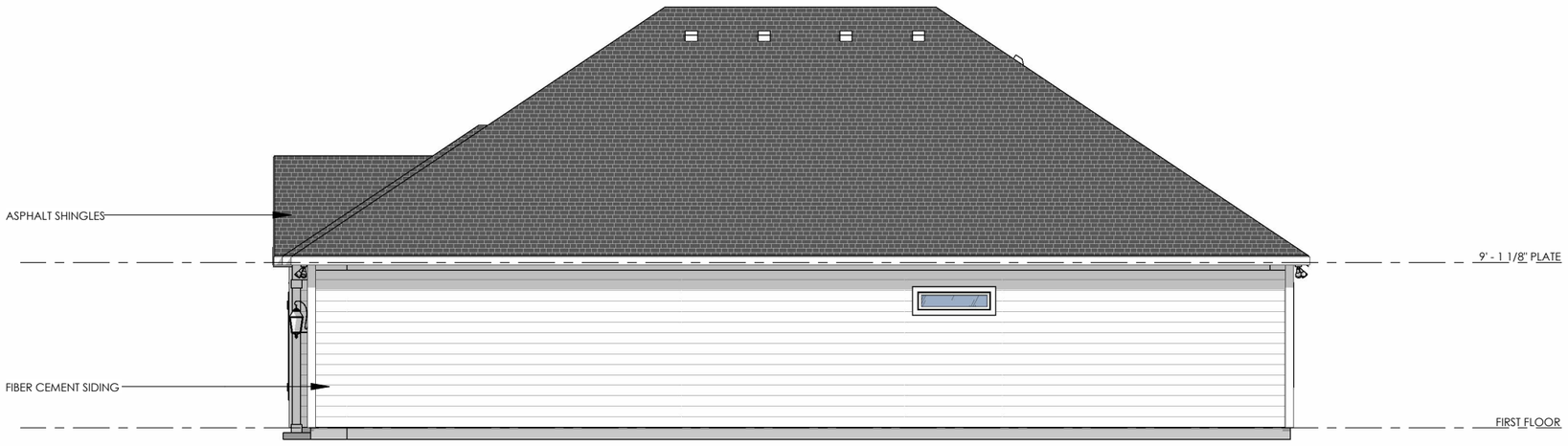
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ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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PLAN NO.

1610 (161)

ISSUE DATE	03/07/2024
DRAWN BY	DN
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.02



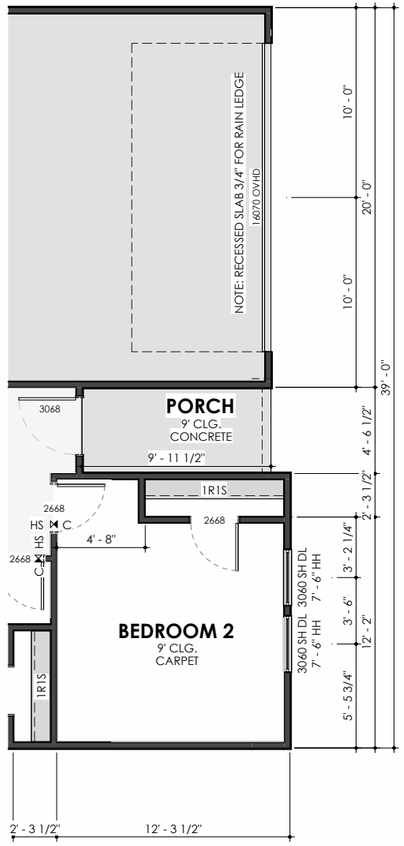
ELEVATION B - FRONT

1/8" = 1'-0"



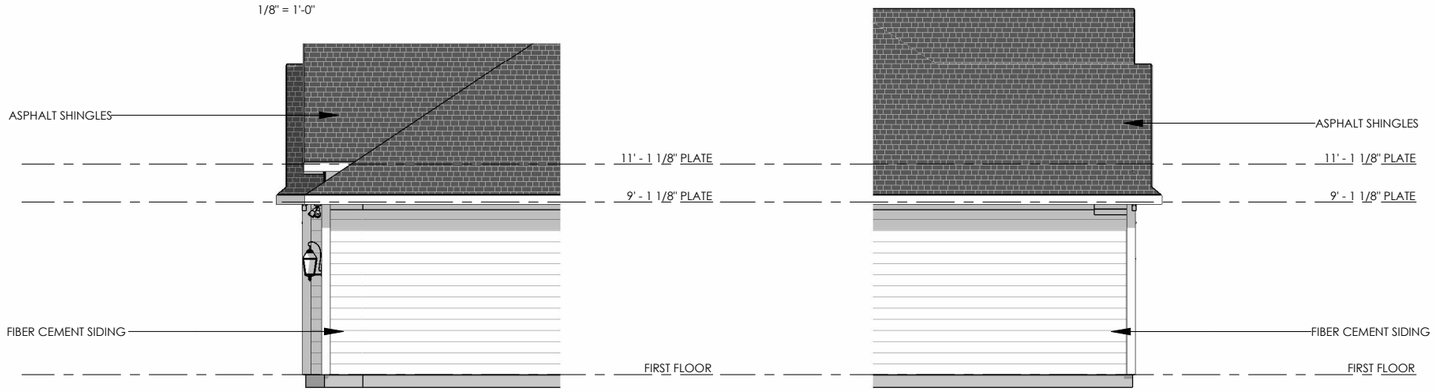
ELEVATION B - OPT. STONE VENEER - FRONT

1/8" = 1'-0"



ELEVATION B - FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

ELEVATION B - LEFT

1/8" = 1'-0"

ELEV. B - SQFT - LIVING

LIVING	
FIRST FLOOR	1588 SF
	1588 SF
NON LIVING	
GARAGE	411 SF
PORCH	45 SF
PATIO	74 SF
	530 SF
TOTAL	2117 SF

SQFT - LIVING OPT.

FIRST FLOOR	
LIVING	
EXTENDED OWNERS BEDROOM	58 SF
NON LIVING	
PATIO 1	74 SF
PATIO 2	166 SF
PATIO 2 & EXTENDED OWNERS BEDROOM	163 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

Brightland HOMES

PROJECT NAME

DELTA

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PLAN NO.

1610 (161)

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SCALE	1/8" = 1'-0"

SHEET NAME

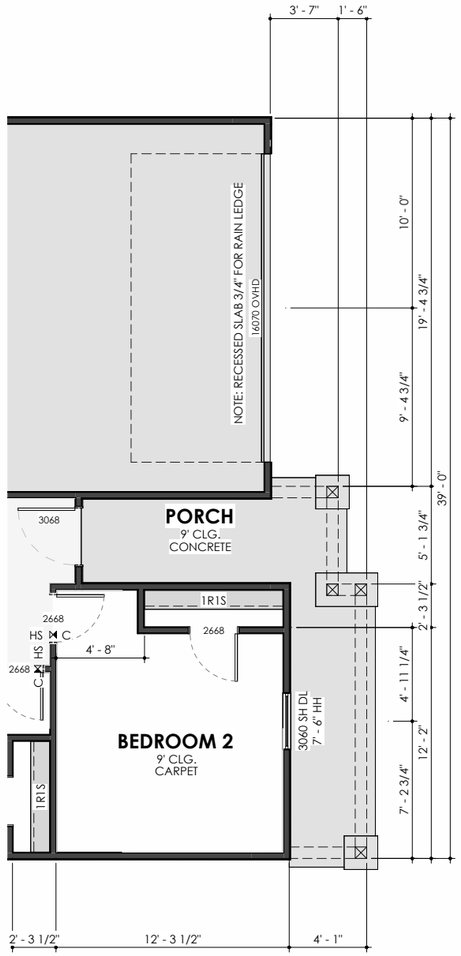
ELEVATION B - PARTIAL PLAN & ELEVATIONS

SHEET NO.

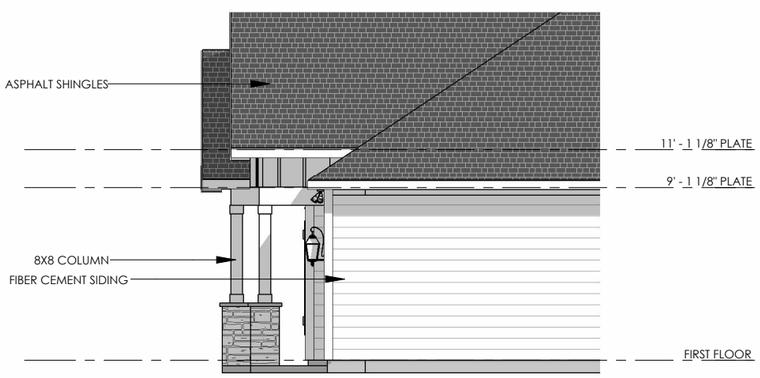
A1.04



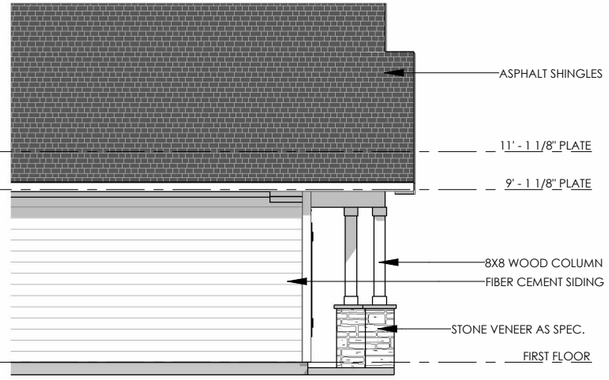
ELEVATION D - FRONT
1/8" = 1'-0"



ELEVATION D - FLOOR PLAN
1/8" = 1'-0"



ELEVATION D - RIGHT
1/8" = 1'-0"



ELEVATION D - LEFT
1/8" = 1'-0"

ELEV. D - SQFT - LIVING

LIVING	
FIRST FLOOR	1588 SF
	1588 SF
NON LIVING	
GARAGE	411 SF
PORCH	136 SF
PATIO	74 SF
	621 SF
TOTAL	2208 SF

SQFT - LIVING OPT.

FIRST FLOOR	
LIVING	
EXTENDED OWNERS BEDROOM	58 SF
NON LIVING	
PATIO 1	74 SF
PATIO 2	166 SF
PATIO 2 & EXTENDED OWNERS BEDROOM	163 SF

FLOOR PLAN NOTES

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PLAN NO.
1610 (161)

ISSUE DATE	03/07/2024
DRAWN BY	DN
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION D - PARTIAL PLAN & ELEVATIONS

SHEET NO.
A1.06







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ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - FRONT - OPT. STONE

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

Brightland HOMES

PROJECT NAME

MAGNOLIA

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PLAN NO.

2640(264)

ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

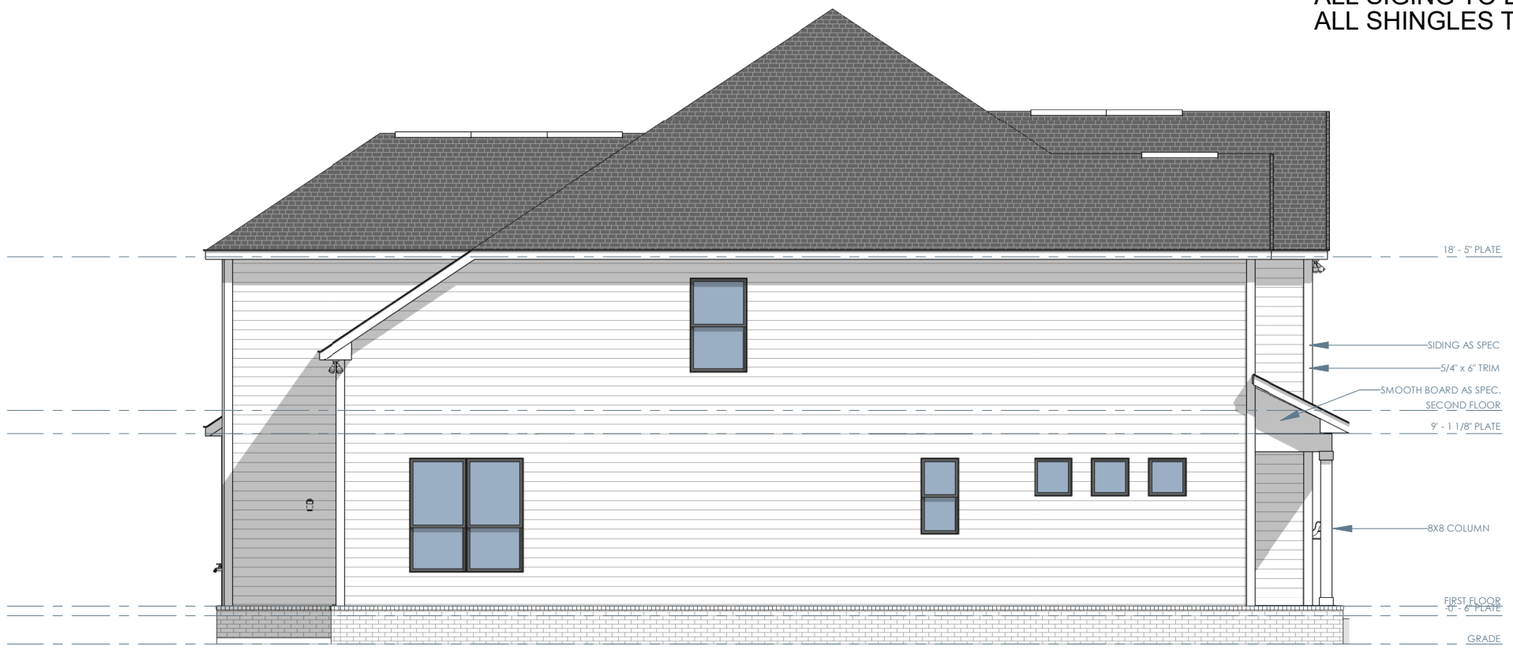
SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

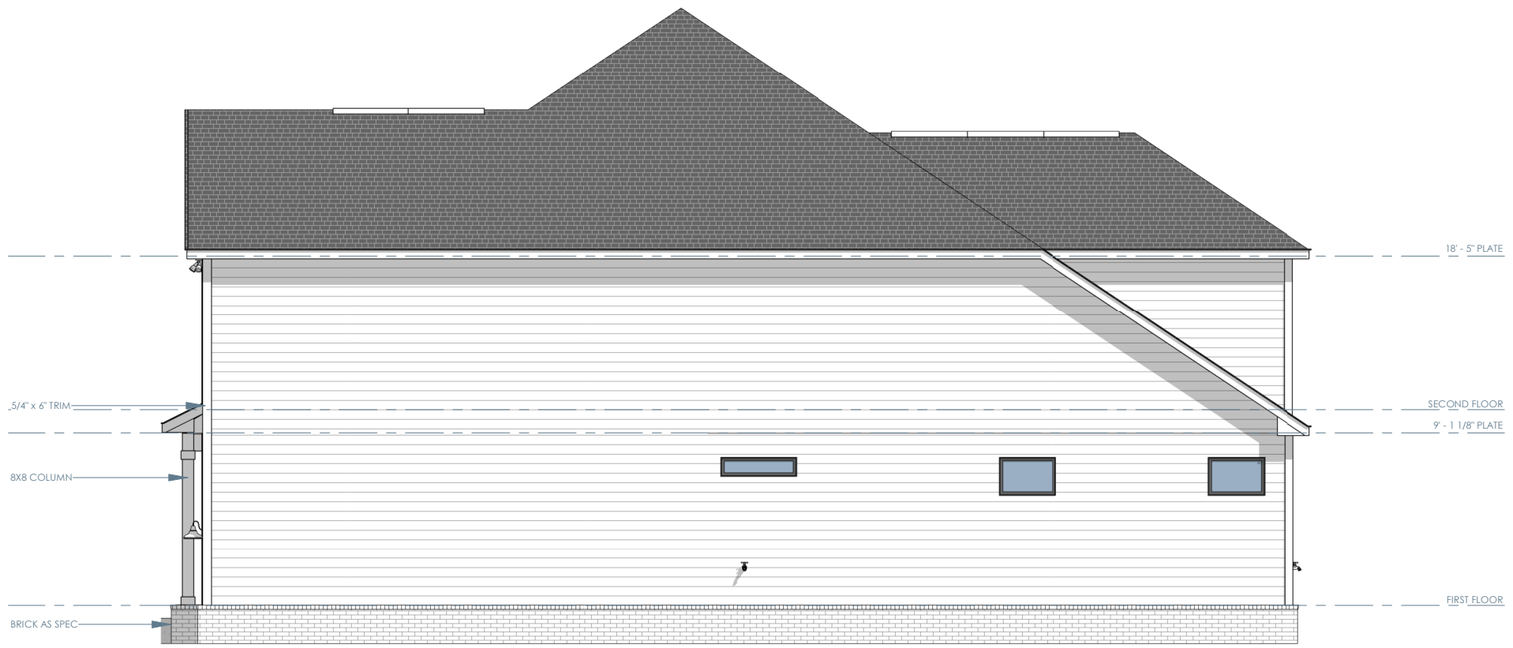
A1.02

ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

PROJECT NAME

MAGNOLIA

PREMIER SERIES

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PLAN NO.

2640(264)

ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03

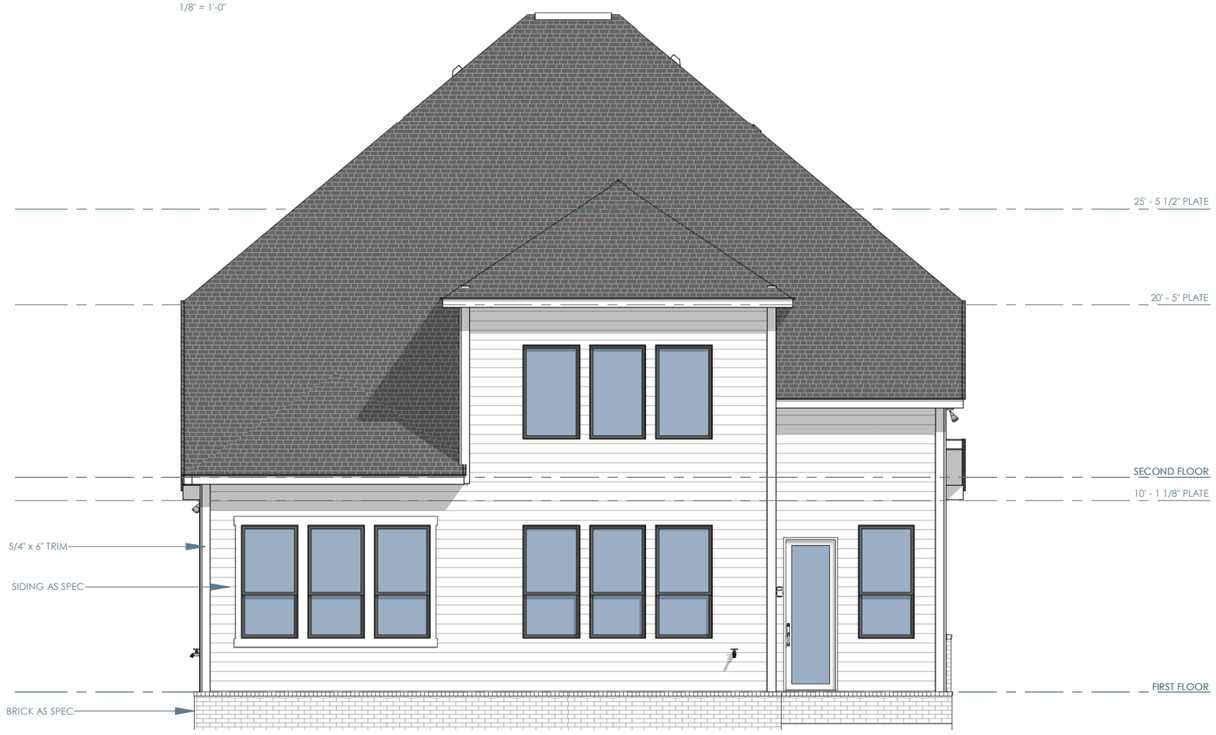
ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - FRONT

1/8" = 1'-0"



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

PROJECT NAME

MAGNOLIA

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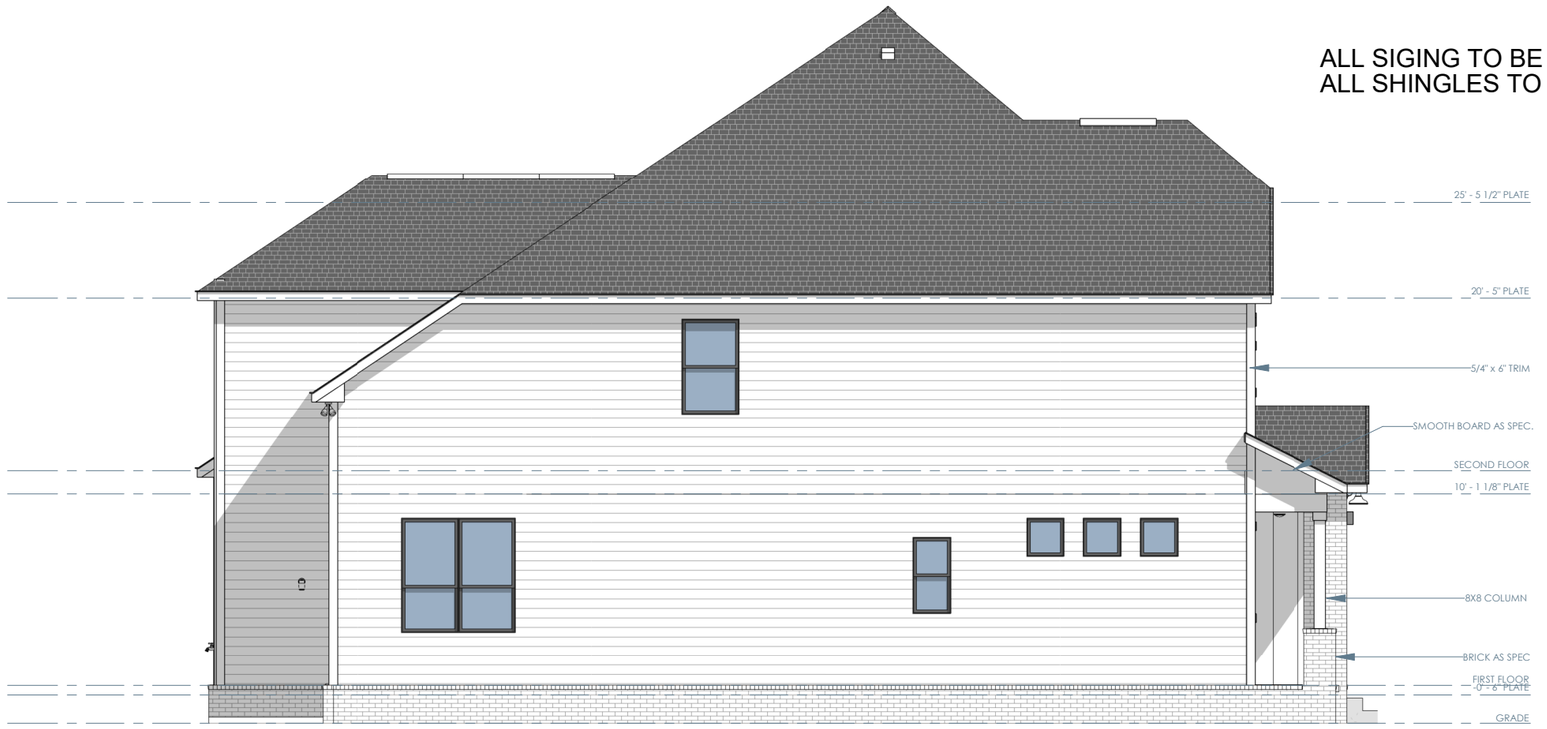
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.04

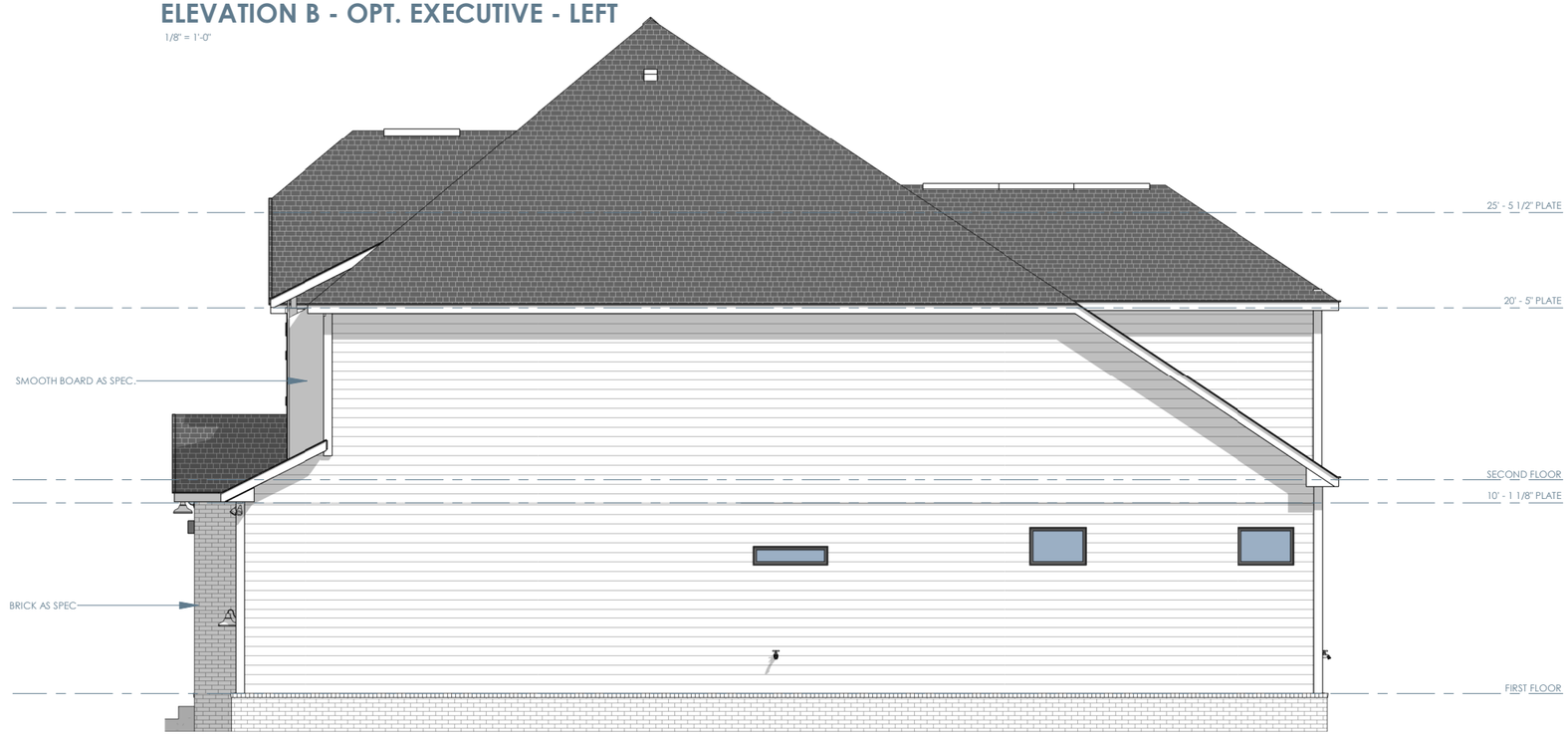
ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - LEFT

1/8" = 1'-0"



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - RIGHT

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

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2640(264)

ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.05



ELEVATION C - FRONT

1/8" = 1'-0"

ELEVATION C - FRONT - OPT. STONE

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

Brightland HOMES

PROJECT NAME

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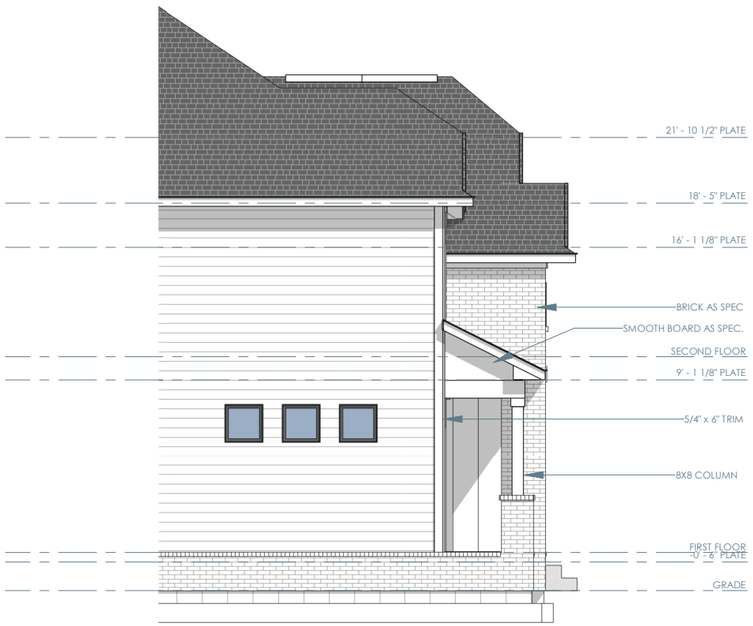
ISSUE DATE	10-17-2023
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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

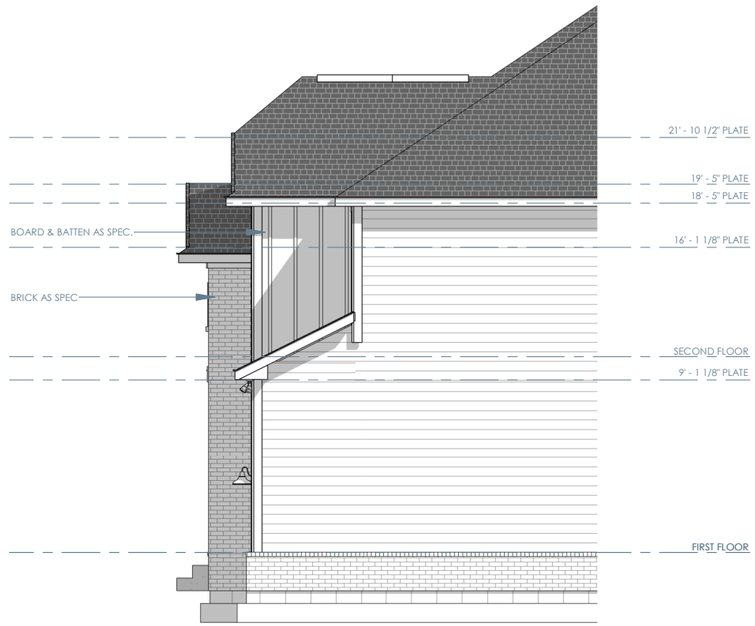
SHEET NO.

A3.02



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.03







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ELEVATION A - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION A - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

GIBSON

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PLAN NO.

1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



ELEVATION A - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION A - RIGHT
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
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PLAN NO.
1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.04



ELEVATION B - FRONT
SCALE: 1/8" = 1'-0"



ELEVATION B - REAR
SCALE: 1/8" = 1'-0"

PROJECT NAME

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SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

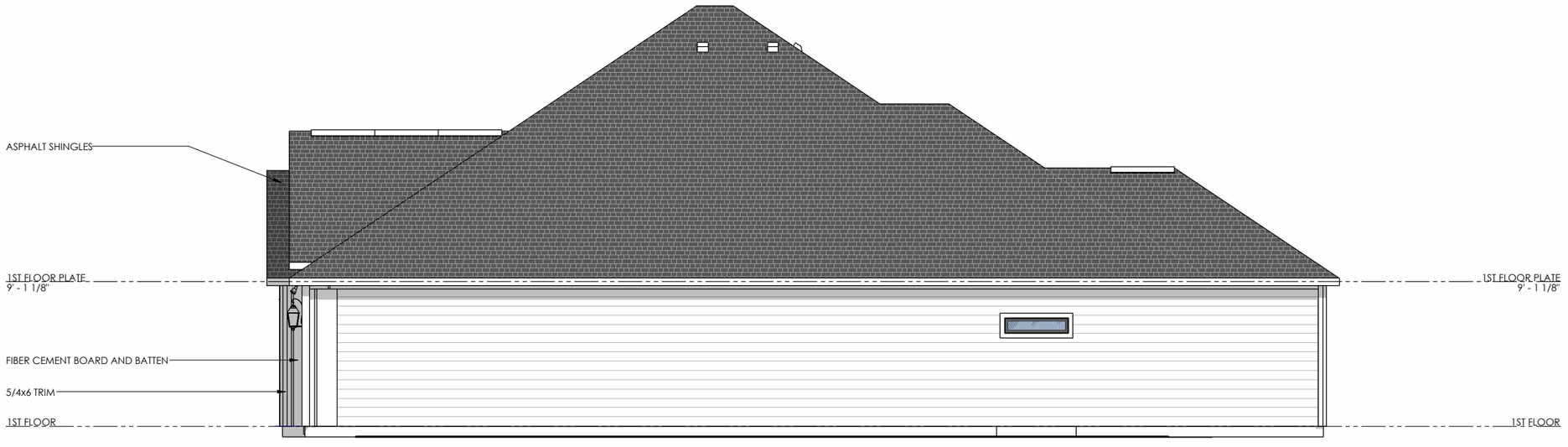
SHEET NO.

A2.02

V2.0



ELEVATION B - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION B - RIGHT
SCALE: 1/8" = 1'-0"

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1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

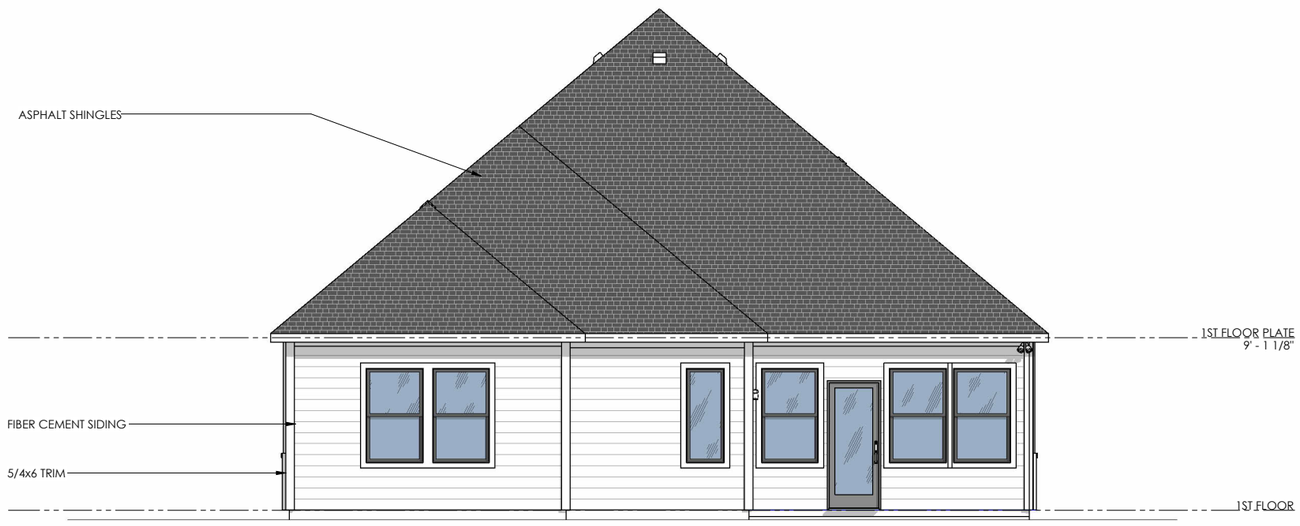
SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.03



ELEVATION D - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION D - REAR

SCALE: 1/8" = 1'-0"

PROJECT NAME

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PLAN NO.

1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

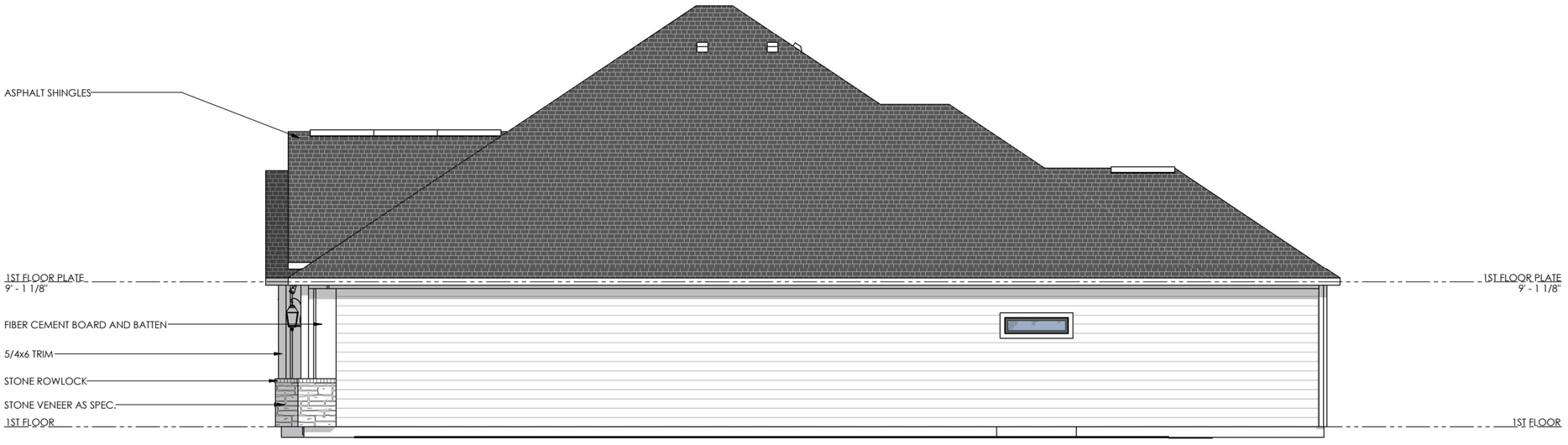
SHEET NO.

A4.02



ELEVATION D - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION D - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

GIBSON

LANDMARK

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PLAN NO.

1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

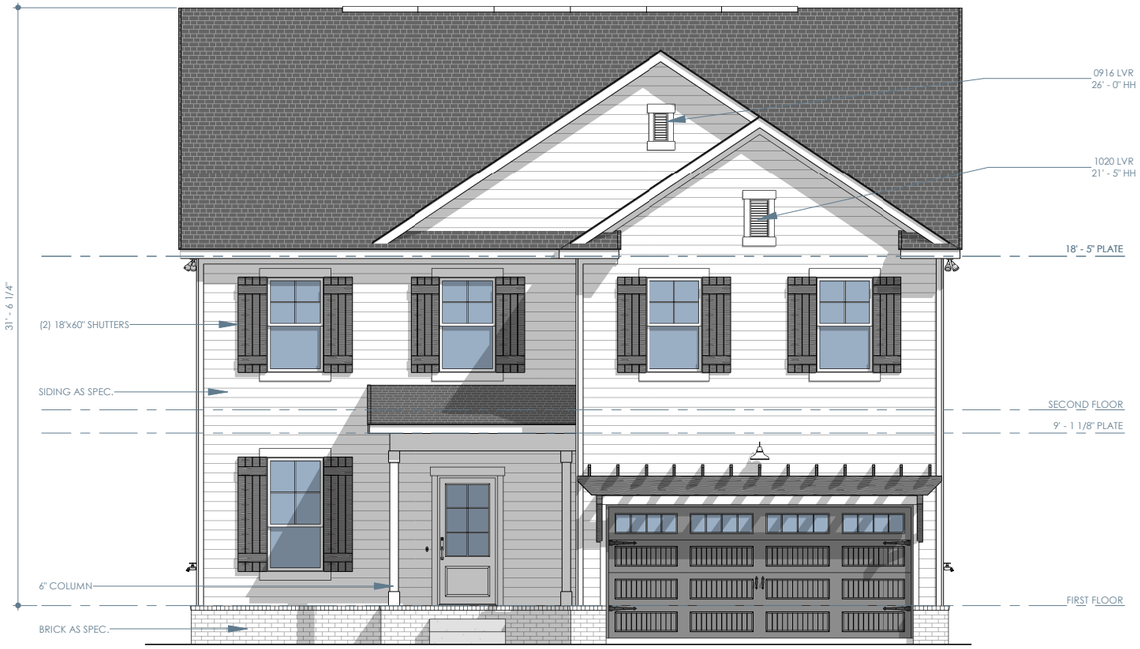
A4.03





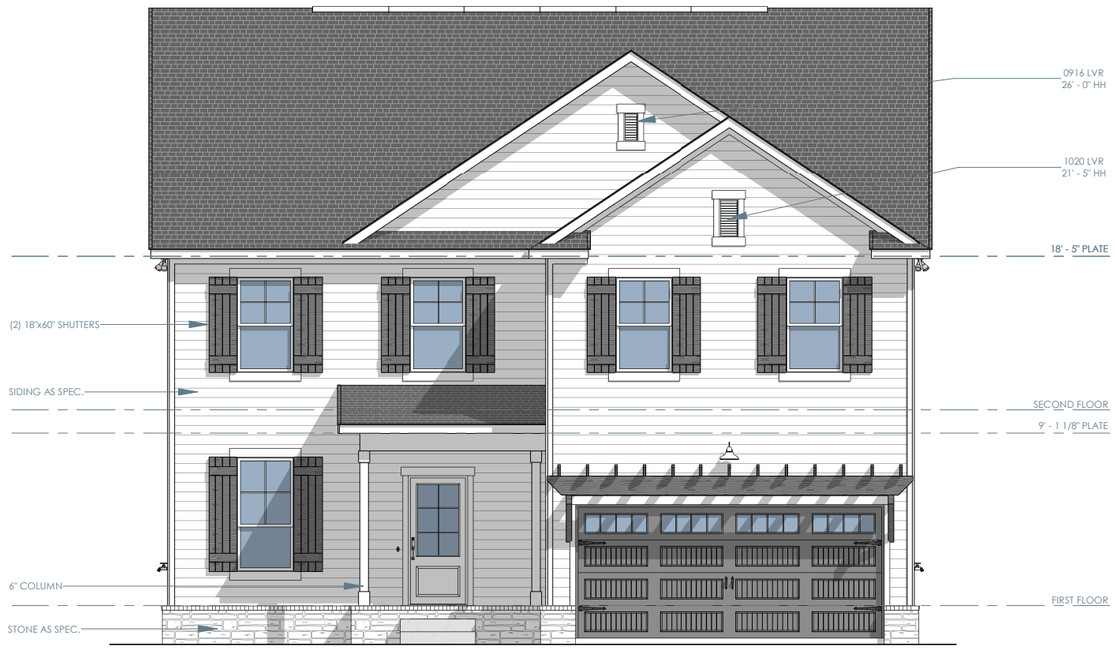


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ELEVATION A - FRONT

1/8" = 1'-0"



00STN000

ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
NASHVILLE

PREMIER SERIES

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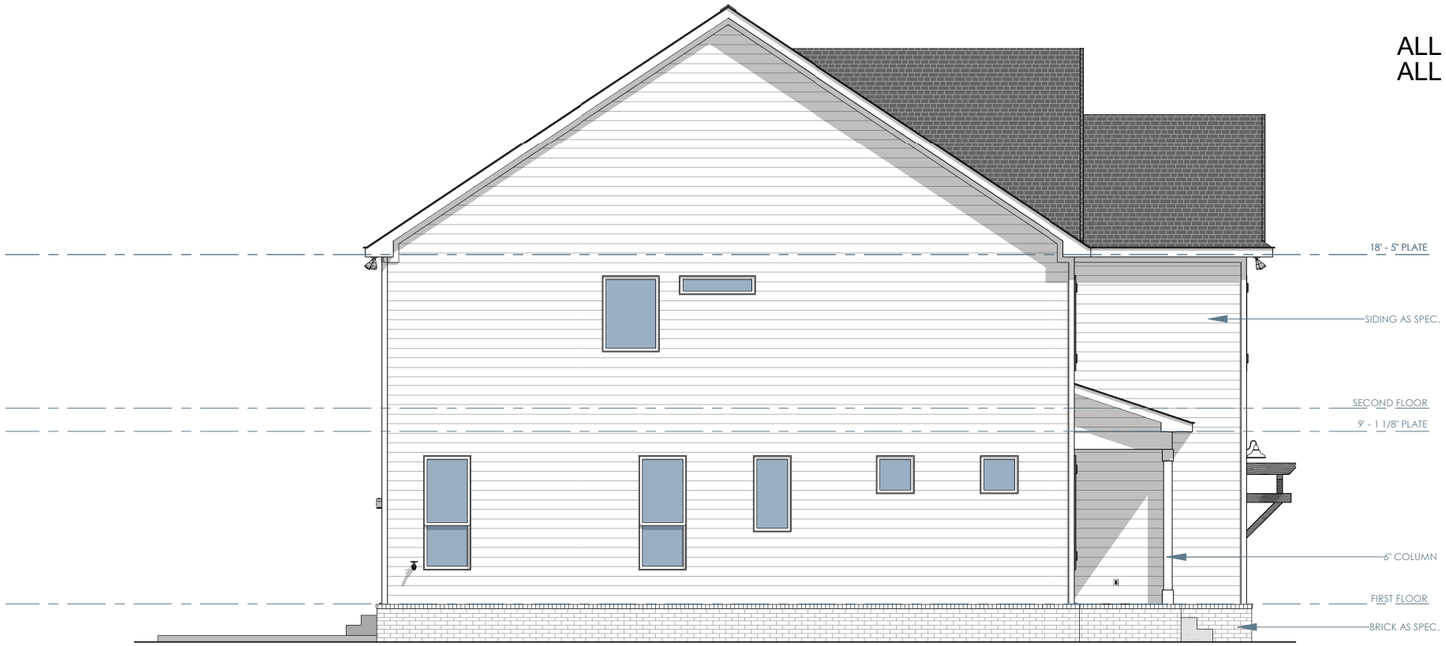
PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.02

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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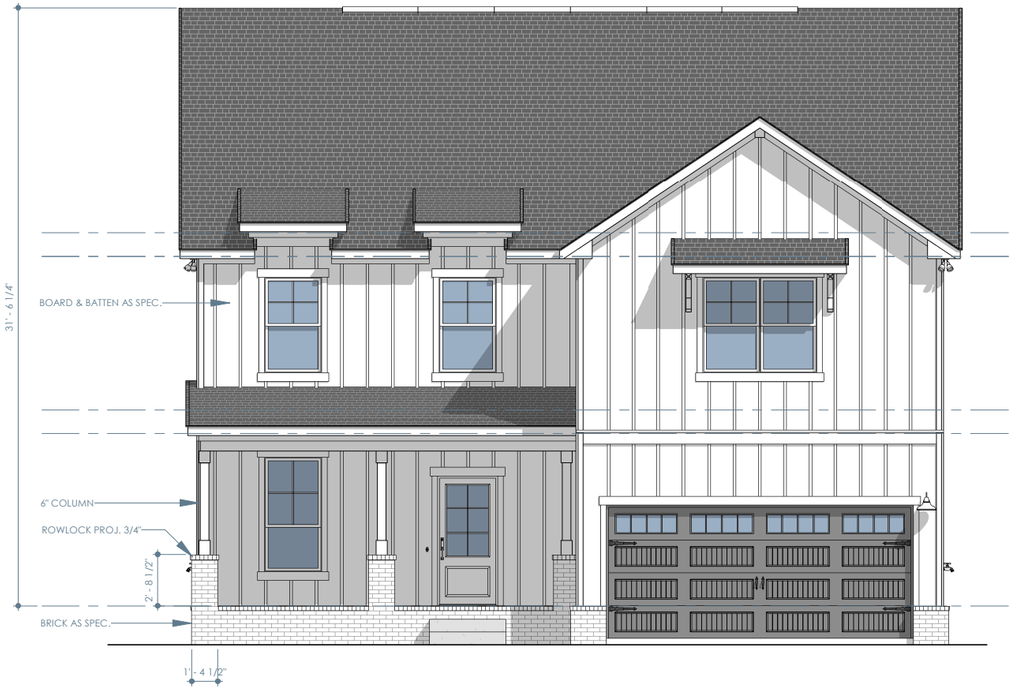
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PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.03



ELEVATION B - FRONT

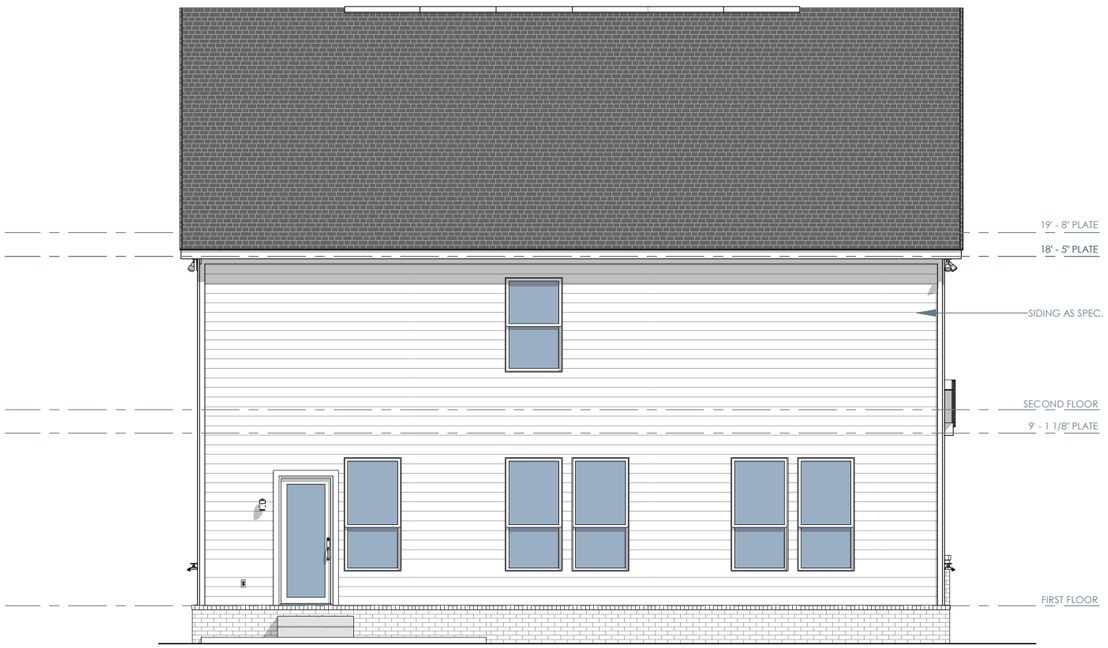
1/8" = 1'-0"



00STN000

ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

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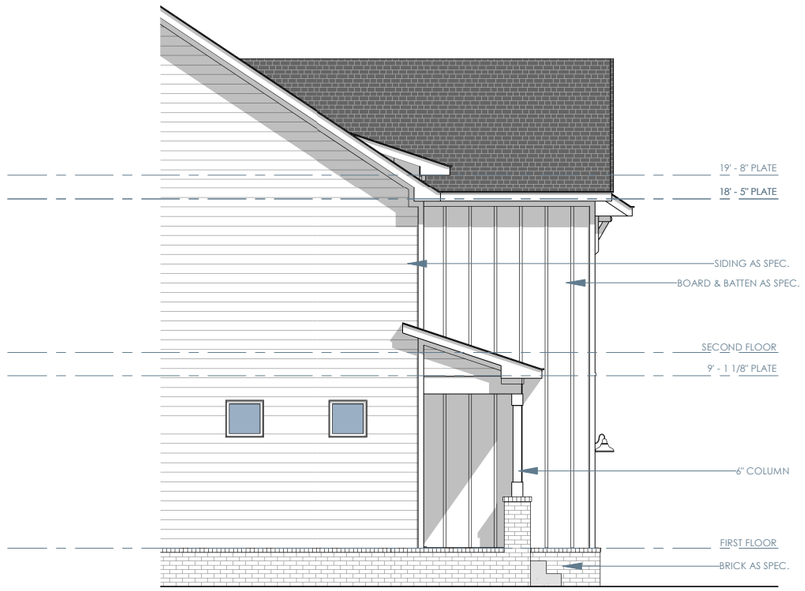
PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

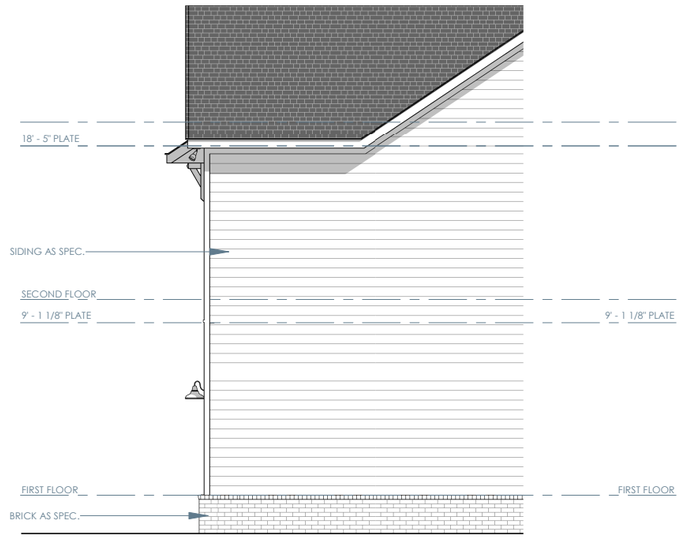
SHEET NO.
A2.02

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.03



ELEVATION C - FRONT

1/8" = 1'-0"



00STN000

ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

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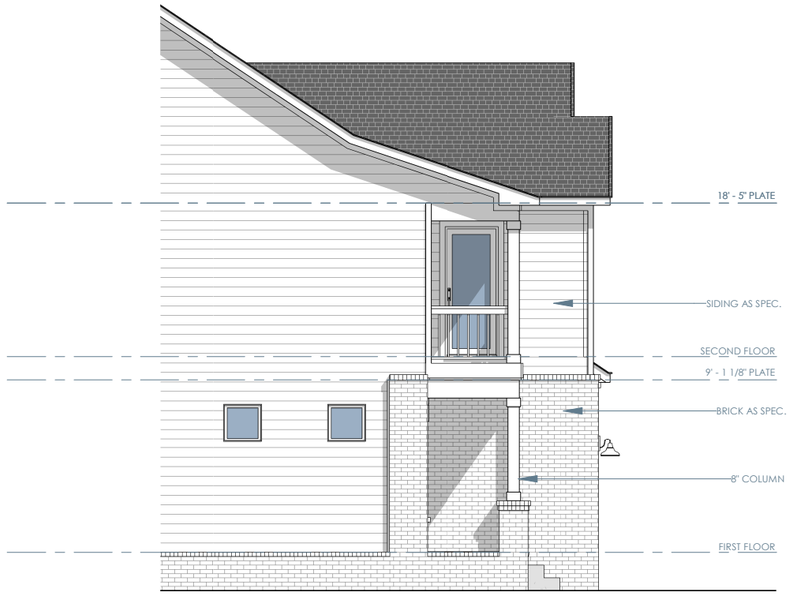
PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION C - EXTERIOR ELEVATIONS

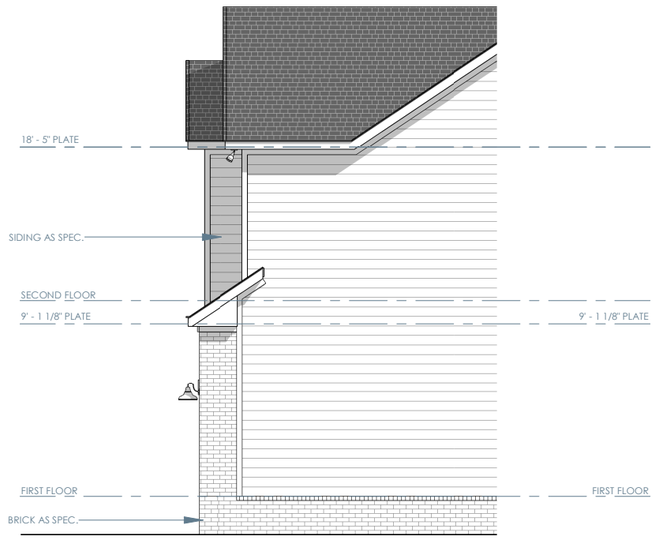
SHEET NO.
A3.02

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

PROJECT NAME

NASHVILLE

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2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.03









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ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES

GehanHOMES
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2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

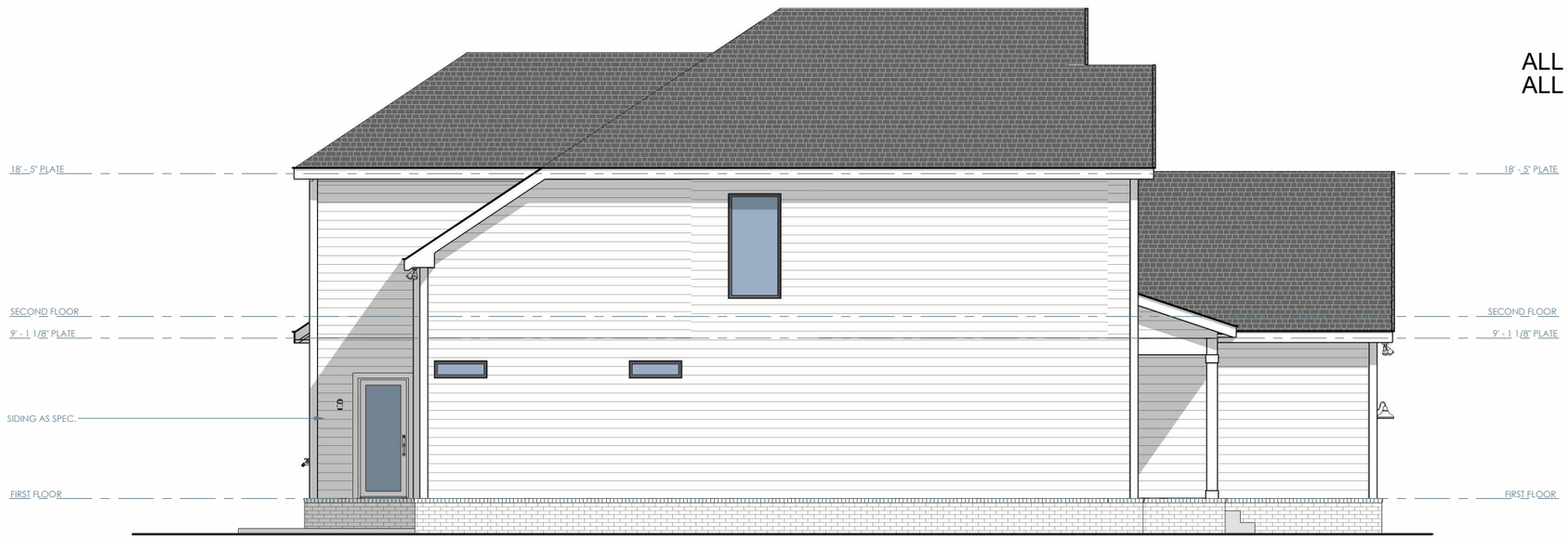
SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.02

ALL SIGIND TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

GehanHOMES
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PROJECT NAME
HICKORY

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PLAN NO.
2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.03



ELEVATION B - FRONT

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALUT SHINGLES

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2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

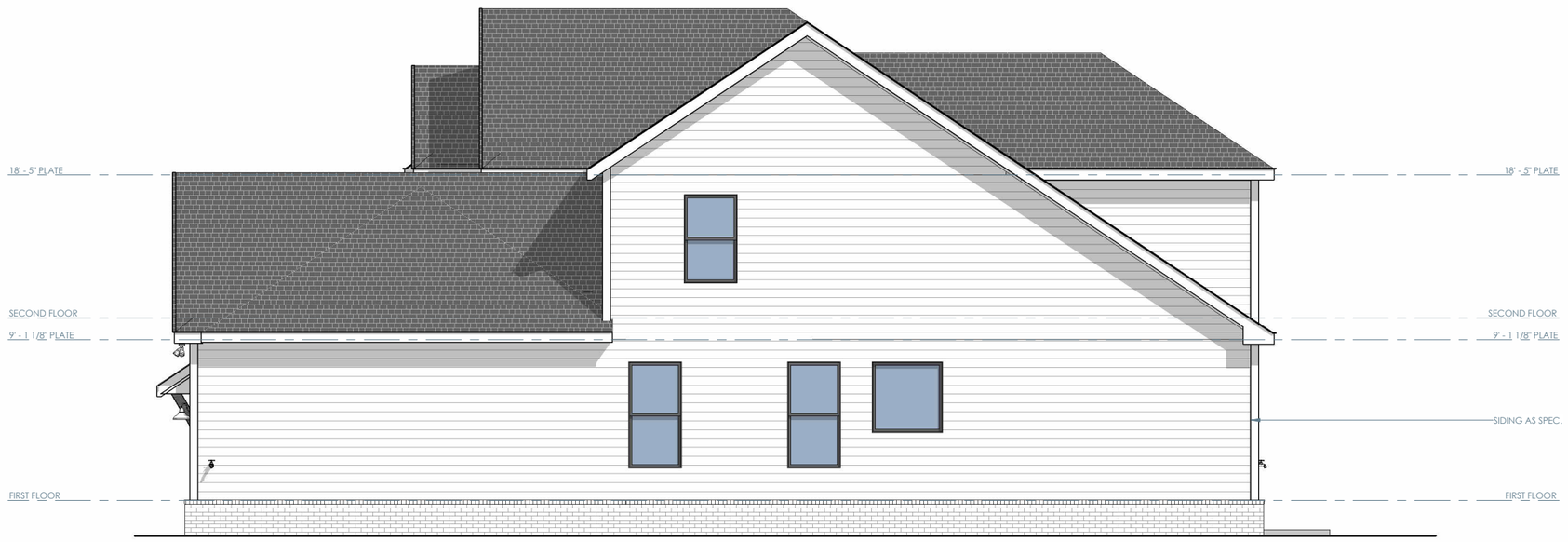
SHEET NO.
A2.02

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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PROJECT NAME
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PLAN NO.
2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

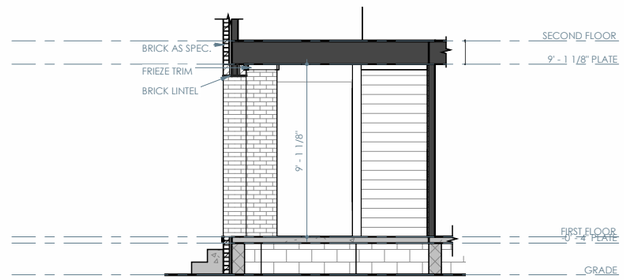
SHEET NO.
A2.03



ELEVATION C - FRONT

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



PORCH SECTION

1/8" = 1'-0"



OOSTNOOO

ELEVATION C - OPT. STONE - FRONT

1/8" = 1'-0"

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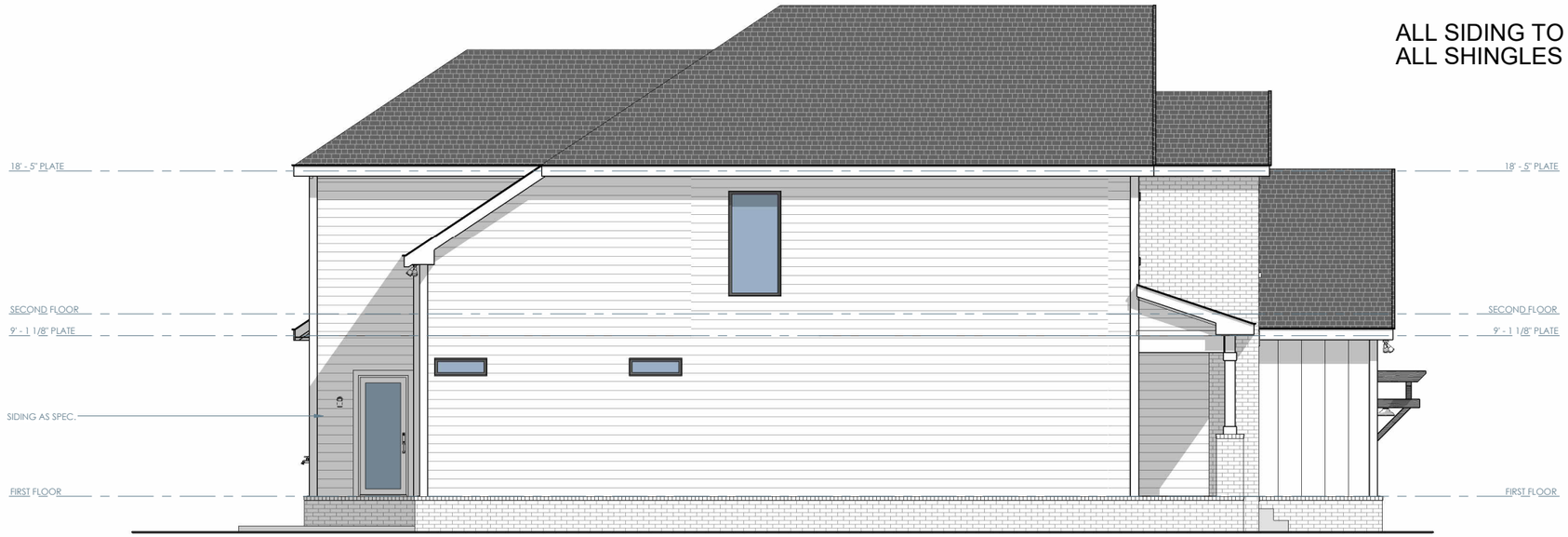
SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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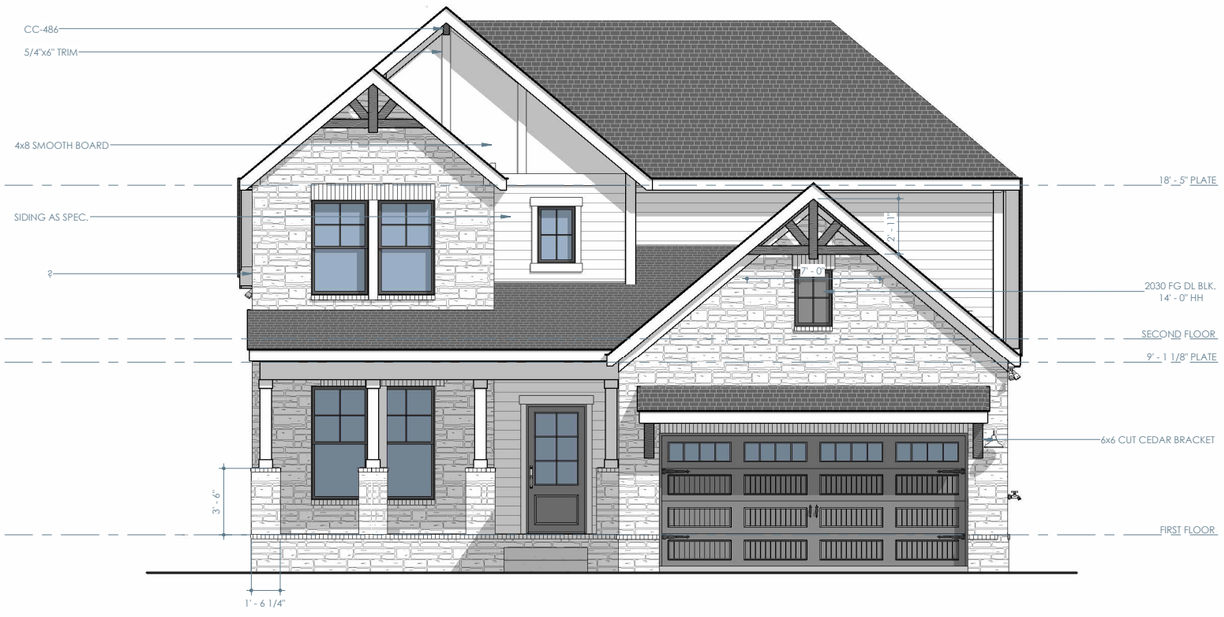
SHEET NAME
ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.
A3.03



ELEVATION D - FRONT

1/8" = 1'-0"



00STN000

ELEVATION D - OPT. STONE - FRONT

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES

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SCALE	1/8" = 1'-0"

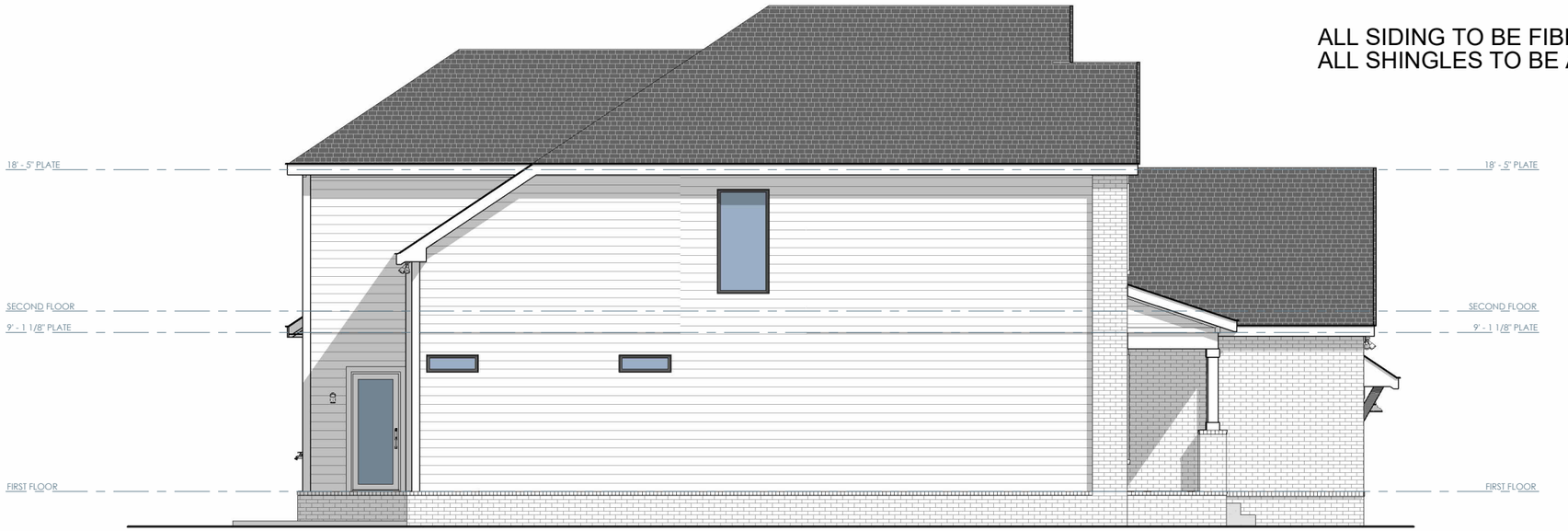
SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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PLAN NO.
2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.
A4.03







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ELEVATION A - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION A - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

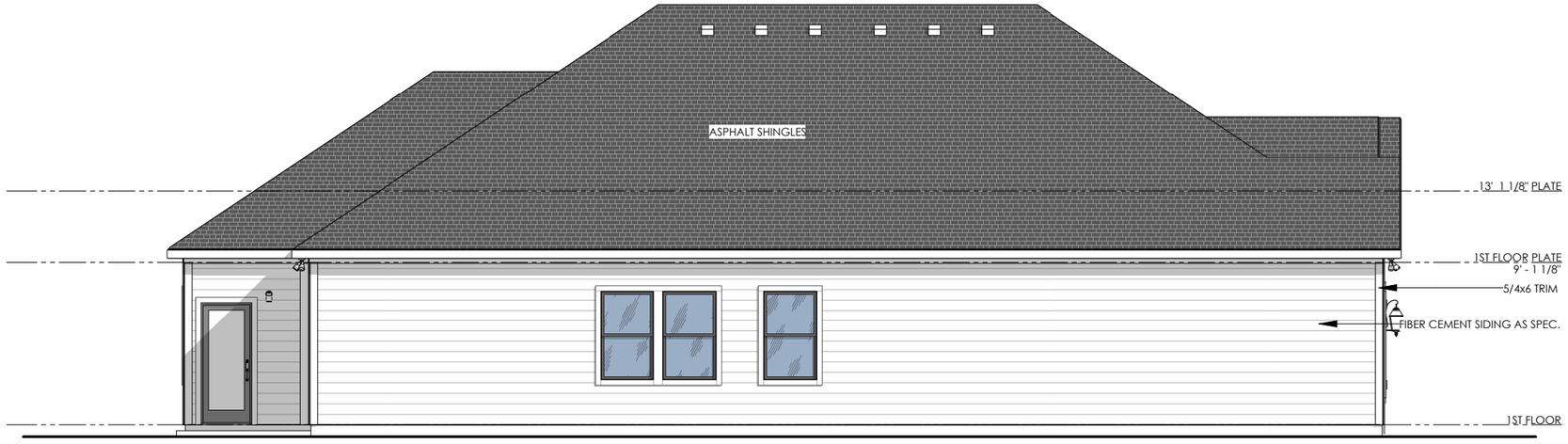
SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A-1.03

V2.0



ELEVATION A - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION A - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A-1.04

V2.0



ELEVATION B - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION B - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A-2.02

V2.0



ELEVATION B - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION B - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

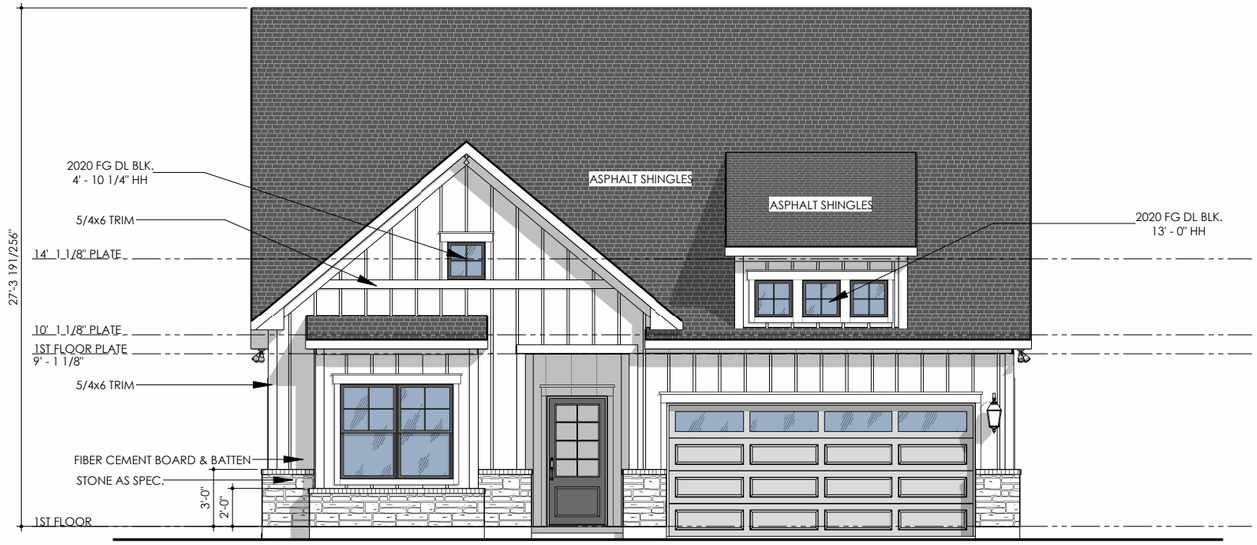
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A-2.03

V2.0



ELEVATION D - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION D - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A-4.02



ELEVATION D - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION D - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A-4.03

V2.0



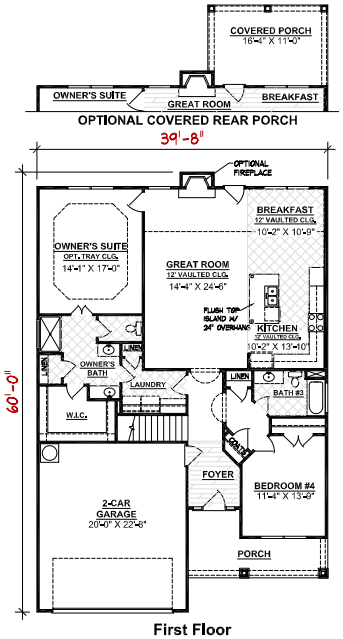
ELEVATION "G"



ELEVATION "H"

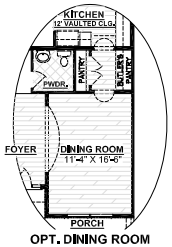


ELEVATION "I"





OPTIONAL GLAMOUR OWNER'S BATH



OPT. DINING ROOM

McClure Farms
2618 Plan

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DATE 4-16-21
DRAWN ADA
JOB NO. 2618
SHEET 1



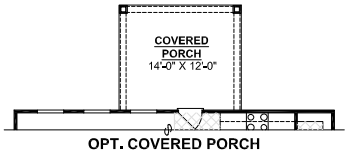
ELEVATION "G"



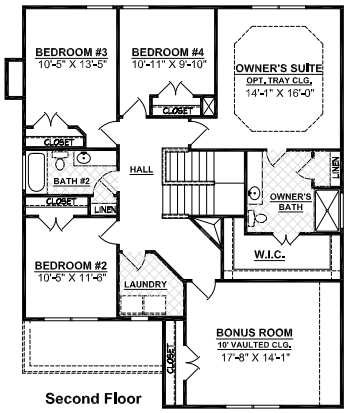
ELEVATION "H"



ELEVATION "I"



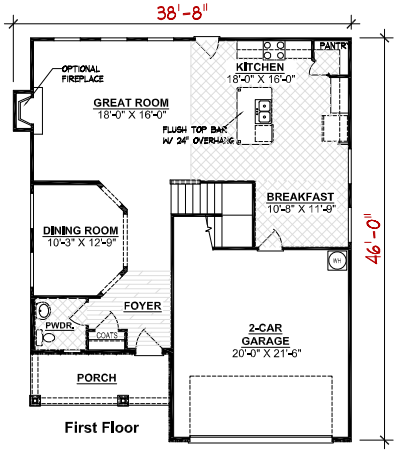
OPT. COVERED PORCH



Second Floor



OPTIONAL GLAMOUR
OWNER'S BATH



First Floor

McClure Farms
2540 Plan

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DATE
4-16-21
DRAWN
ADA
JOB NO.
2540
SHEET
2



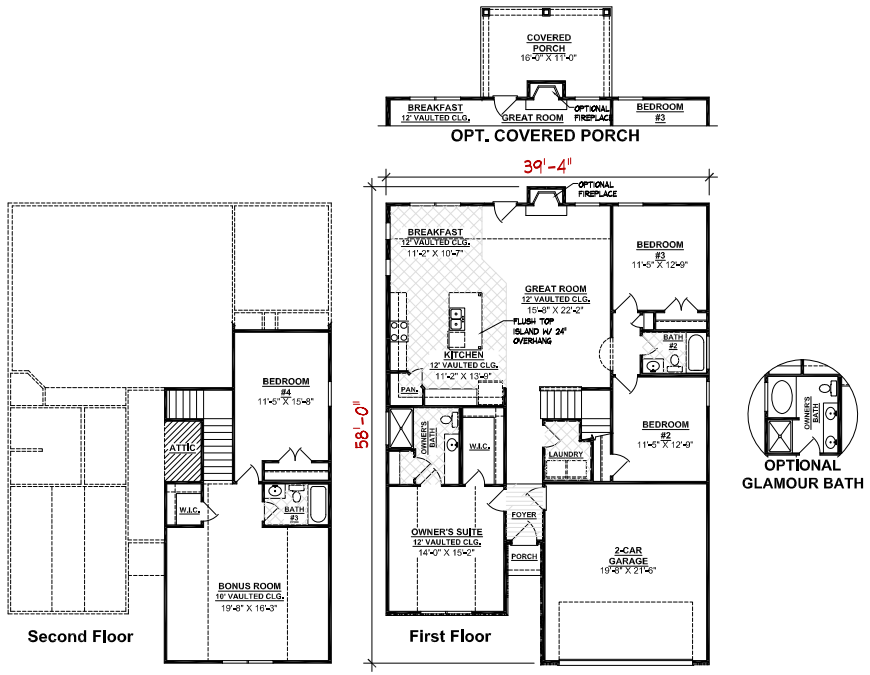
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2282 Plan

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DATE 4-16-21
DRAWN ADA
JOB NO. 2282
SHEET 3



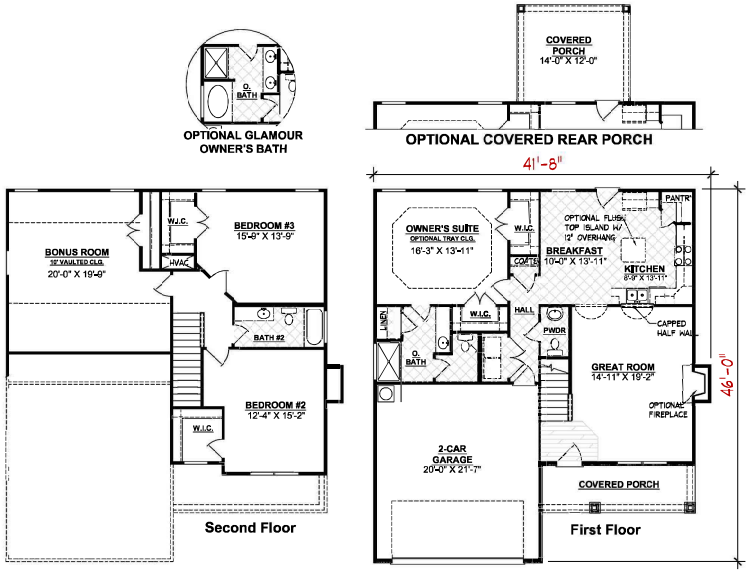
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2187 Plan

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DATE 4-16-21
DRAWN ADA
JOB NO. 2187
SHEET 4



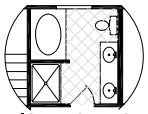
ELEVATION "G"



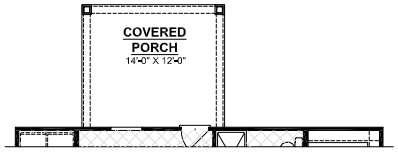
ELEVATION "H"



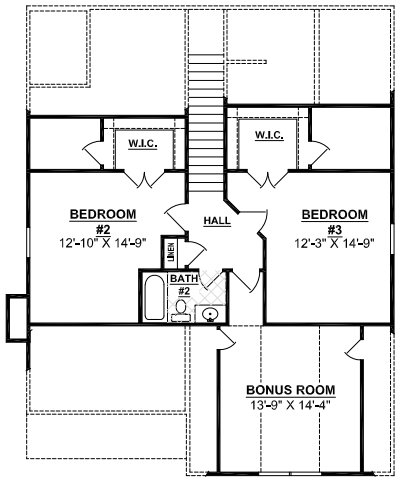
ELEVATION "I"



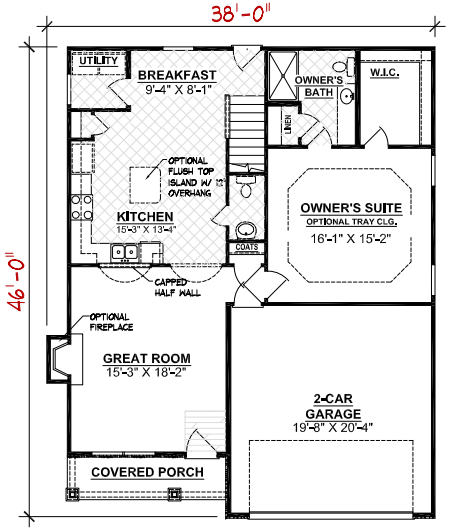
OPTIONAL GLAMOUR OWNER'S BATH



OPTIONAL COVERED PORCH



Second Floor



First Floor

McClure Farms
1989 Plan

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DATE 4-16-21
DRAWN ADA
JOB NO. 1989
SHEET 5



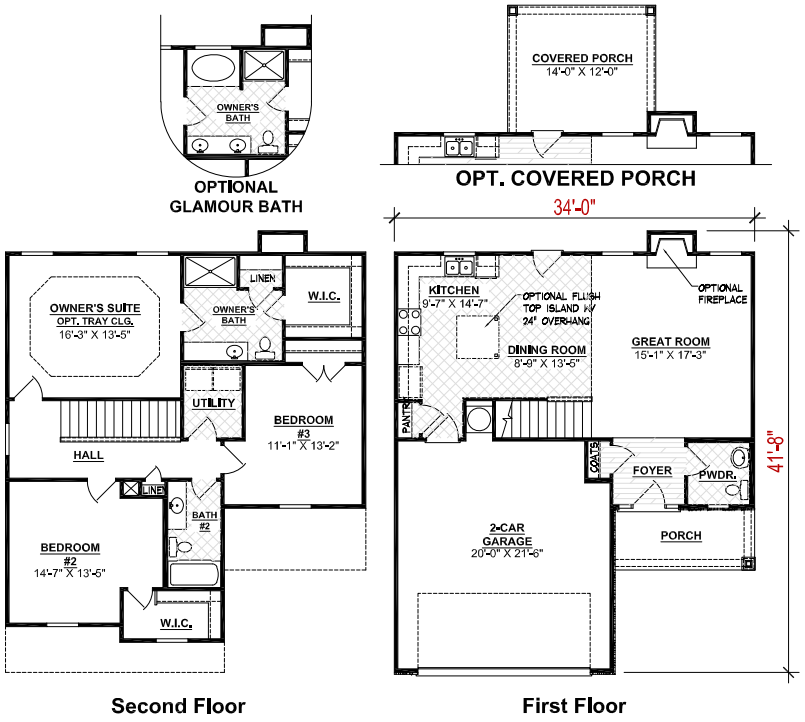
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
1726 Plan

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DATE 4-16-21
DRAWN ADA
JOB NO. 1726
SHEET 6



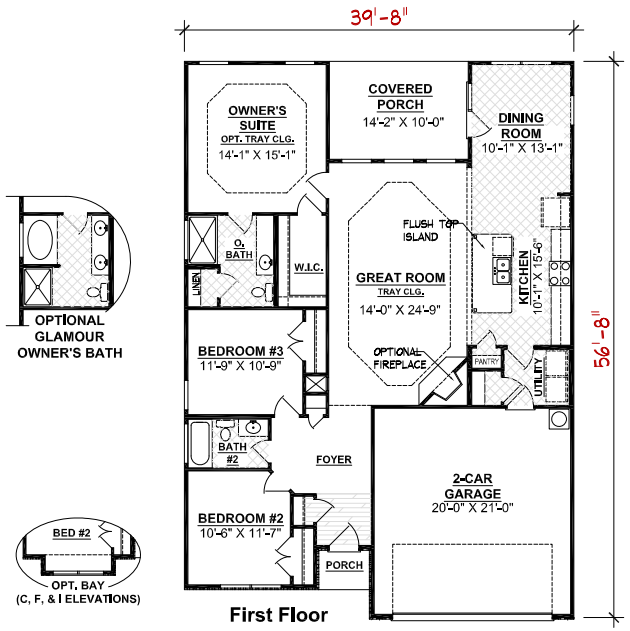
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
1624 Plan

REVISIONS

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DATE 4-16-21
DRAWN ADA
JOB NO. 1624
SHEET 7

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April 12, 2024

Robert Archibald, Planner II
City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: McClure Farms PUD Revision – SF Elevations
City of Columbia DRC Comments

Robert:

On behalf of Brightland Homes, the developer of the property, WES Engineers & Surveyors would like to resubmit the attached documents to the City of Columbia as a response to the DRC Comments received April 10 and April 12 for the PC Request. Comments are addressed in green.

Planning

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact archibald@columbiatn.com with question about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
   Noted, correspondence will include Robert.

2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to Planning Commission should be included in your resubmittal.
   This document represents our response letter to the comments presented from the DRC review.

3. Provide floor plan detail showing measurements to check lot coverage in relation to setbacks.
   All nine elevations provided include a foundation plan and are included as a part of this resubmittal. This foundation plan should ensure the footprint of homes do not exceed setback requirements.

4. Provide clarification. First page shows "C" Elevation which is not shown in remainder of document. Does "C" correlate with "D" Elevation?
   All plan sheets have been updated to properly label proposed elevations.

Columbia Water

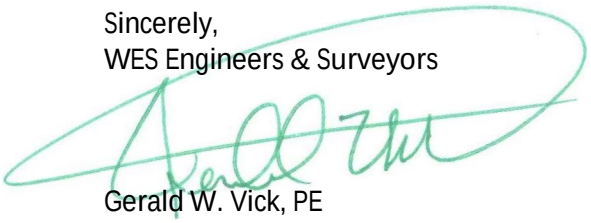
1. Conditions of previous approval remain in effect, no additional water impact anticipated.
   Noted, no change to these conditions have been proposed as a part of this request.

Maury County E911

2. Contact Maury County 911 for any road names to be reserved.
   We plan to reserve street names in the near future.

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

Sincerely,
WES Engineers & Surveyors



Gerald W. Vick, PE
Principal

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0141

DESCRIPTION: 2504 & 2524 Nashville Hwy, Columbia - Tax Map 42, Pcl 28 and Tax Map 51, Pcl 6 - R.O.M.C. - This request is a proposed revision to the approved Final PUD Plan to revise elevations of the single family homes. This request is only to revise the elevations.

Columbia Water

1. Conditions of previous approval remain in effect, no additional water impact anticipated.

Maury County E911

2. Contact Maury County 911 for any road names to be reserved.

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0141

DESCRIPTION: 2504 & 2524 Nashville Hwy, Columbia - Tax Map 42, Pcl 28 and Tax Map 51, Pcl 6 - R.O.M.C. - This request is a proposed revision to the approved Final PUD Plan to revise elevations of the single family homes. This request is only to revise the elevations.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact archibald@columbiatn.com with question about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to Planning Commission should be included in your resubmittal.
3. Provide floor plan detail showing measurements to check lot coverage in relation to setbacks.
4. Provide clarification. First page shows "C" Elevation which is not shown in remainder of document. Does "C" correlate with "D" Elevation?

Engineering

5. No comments on PUD revision

Fire

6. No comments

Building

7. No comments.

Police

8. No comments provided.

ATT

9. PLAN TO SERVE

Columbia Power

10. Columbia Power System has an existing power line near your proposed residential development.
    We are willing to serve this residential 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.
    • Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Maury County Schools

11. No Comment

Columbia Water

12. "Conditions of previous approval remain in effect, no additional water impact anticipated."

Atmos Energy

13. No comments provided.

Maury County E911

14. Contact Maury County 911 for any road names to be reserved.

Duck River Electric Membership Corp

15. No comments provided.

Maury County Highway Dept.

16. No comments provided.

Public Works

17. No comments.

Wastewater

18. No comments.

CPWS BB

Plan to Serve

ATTACHMENTS: Planned Unit Development Master Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity
Elementary	Baker	1960	43,920	12	340
	Battle Creek	2019	90,000	30	700
	Brown	1968	56,720	20	405
	Highland	1986	47,800	4.5	380
	Howell	1999	81,600	17.5	700
	Mt. Pleasant	1978	80,021	22	630
	Riverside	1984	71,150	14	500
	Spring Hill	1984	69,000	10	540
	Woodard	1990	76,200	17	600
	Wright	2005	97,765	18	740
					5535
Middle	Battle Creek	2019	125,000	45	900
	Cox	1997	137,200	25	900
	Mt. Pleasant	2001	113,938	29.2	550
	Spring Hill	2010	158,106	39.49	950
	Whitthorne	1979	175,600	17	1050
					4350
High	Central	2016	296,740	55	1700
	Mt. Pleasant	1969	110,759	31	600
	Spring Hill	1993	181,800	57	1200
					3500
Unit	Culleoka	1969	205,800	34	1020
	Hampshire	1978	83,410	13.12	500
	Santa Fe	1964	94,225	24	650
					2170
Other	Central Office	1960	15,400	1.5	
	College Hill	1958	42,211	2.26	
	Maintenance	1987	9,400	4.7	
	McDowell		46,165	7	
			2,509,930	**550.27**	**15555**

Current Enrollment	Capacity Used
320	94.1%
638	91.1%
366	90.4%
319	83.9%
595	85.0%
571	90.6%
402	80.4%
449	83.1%
565	94.2%
601	81.2%
4826	***87.2%***
732	81.3%
646	71.8%
415	75.5%
523	55.1%
980	93.3%
3296	***75.8%***
1372	80.7%
366	61.0%
1195	99.6%
2933	***83.8%***
873	85.6%
415	83.0%
512	78.8%
1800	***82.9%***
174	
13029	







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ELEVATION A - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION A - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

BELMONT

LANDMARK

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PLAN NO.

1550 (155)

ISSUE DATE	03/13/2024
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03

V2.0



ELEVATION A - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION A - RIGHT
SCALE: 1/8" = 1'-0"

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PLAN NO.
1550 (155)

ISSUE DATE	03/13/2024
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.04

V2.0



ELEVATION B - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION B - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

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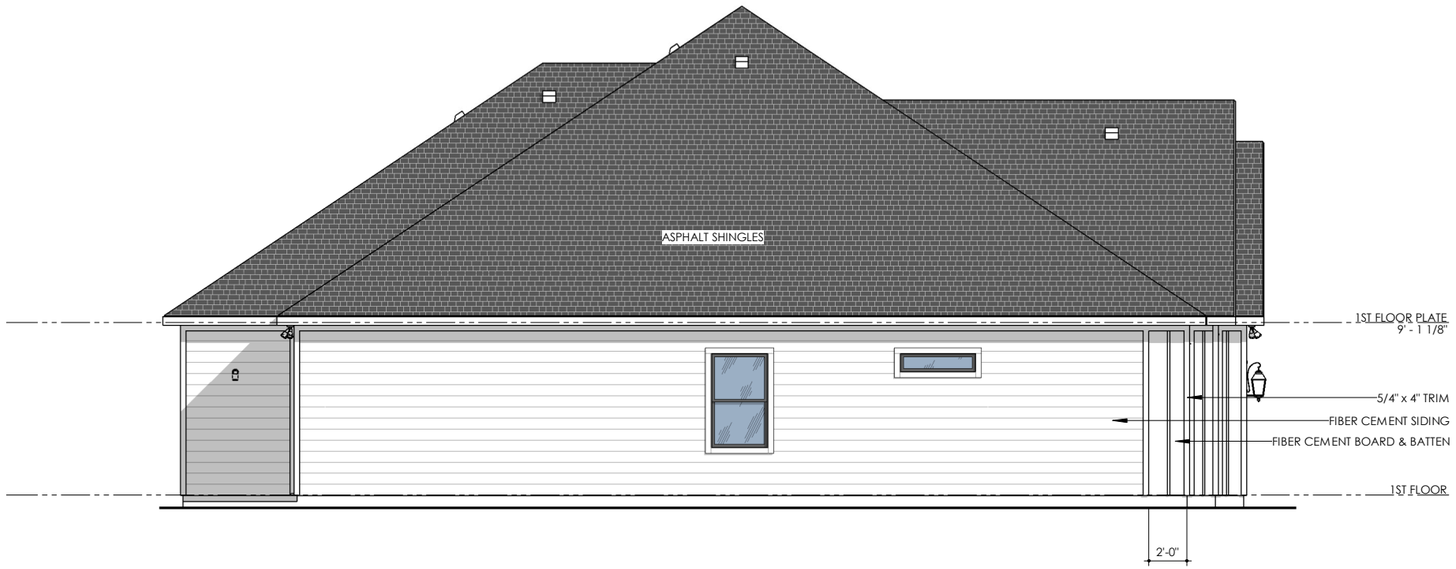
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.02

V2.0



ELEVATION B - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION B - RIGHT

SCALE: 1/8" = 1'-0"

PROJECT NAME

BELMONT

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PLAN NO.

1550 (155)

ISSUE DATE	03/13/2024
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.03



ELEVATION D - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION D - REAR

SCALE: 1/8" = 1'-0"

PROJECT NAME

BELMONT

LANDMARK

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PLAN NO.

1550 (155)

ISSUE DATE	03/13/2024
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION D - RIGHT

SCALE: 1/8" = 1'-0"

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1550 (155)

ISSUE DATE	03/13/2024
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.03

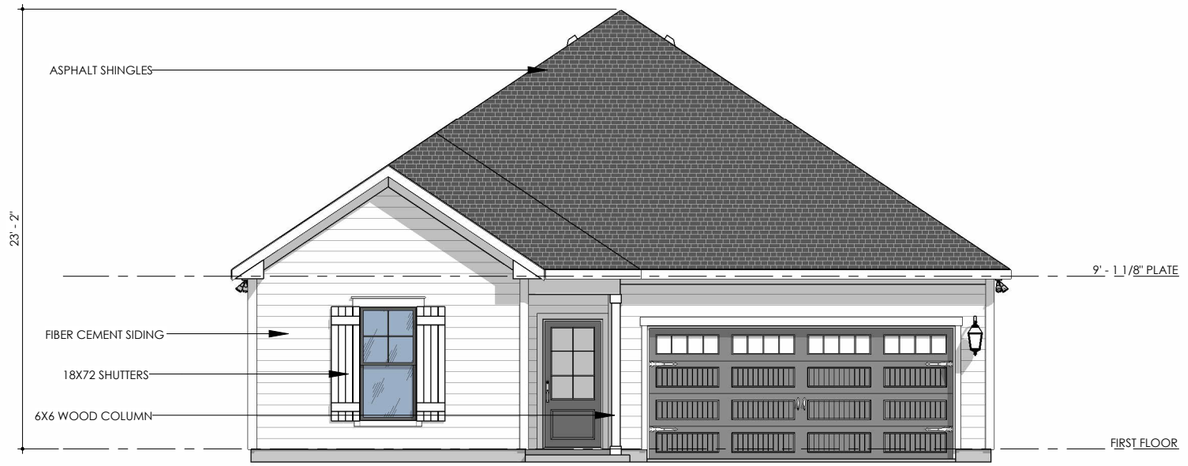
V2.0







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ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

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PROJECT NAME

DELTA

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PLAN NO.

1610 (161)

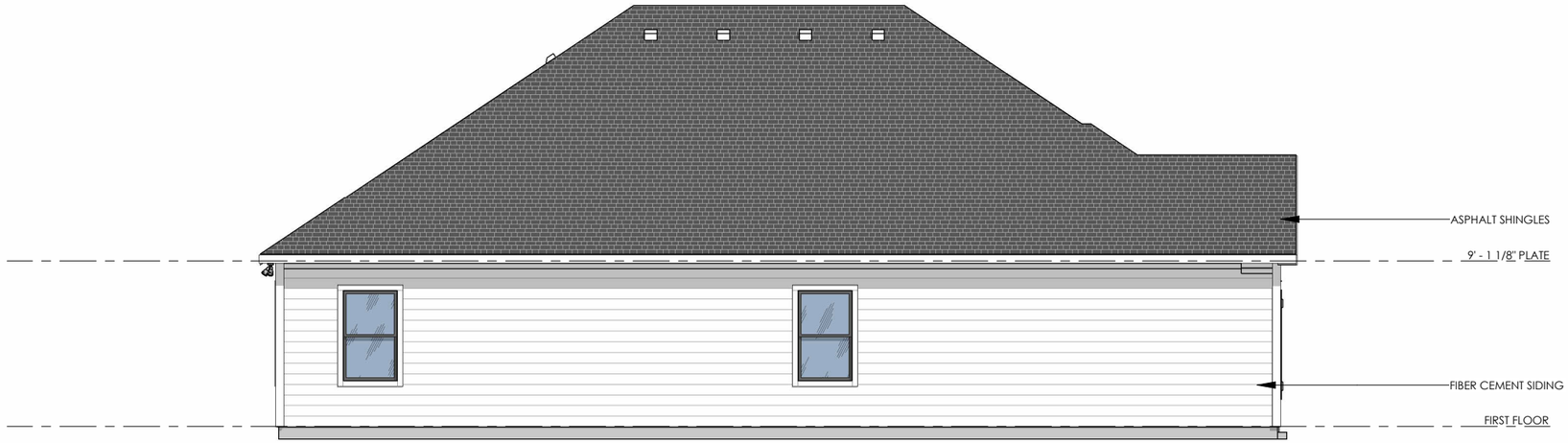
ISSUE DATE	03/07/2024
DRAWN BY	DN
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

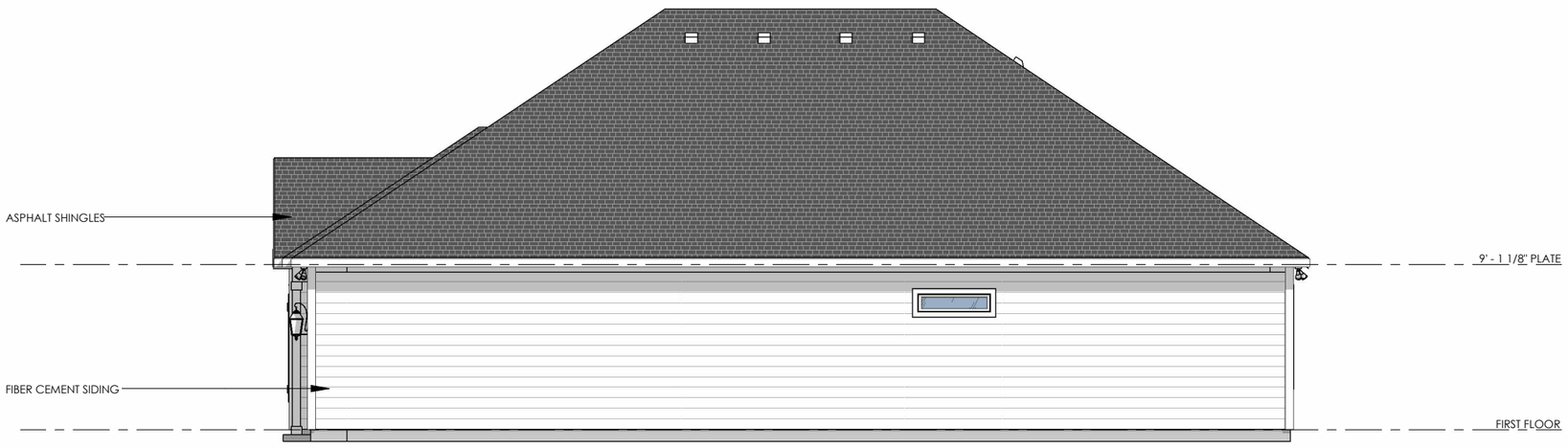
SHEET NO.

A1.01



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

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1610 (161)

ISSUE DATE	03/07/2024
DRAWN BY	DN
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.02



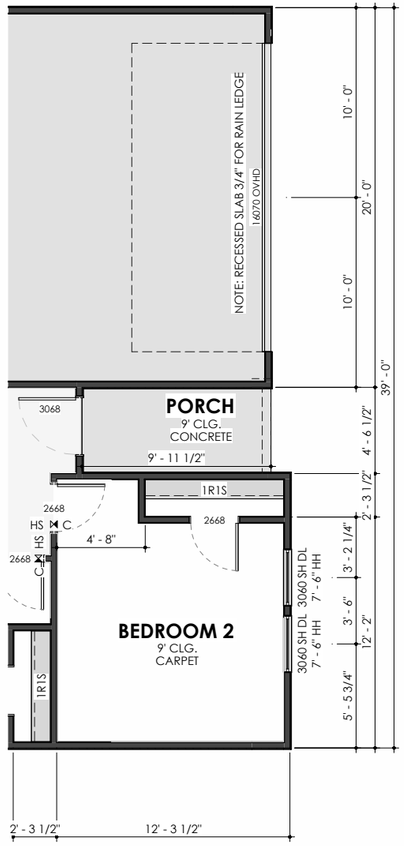
ELEVATION B - FRONT

1/8" = 1'-0"



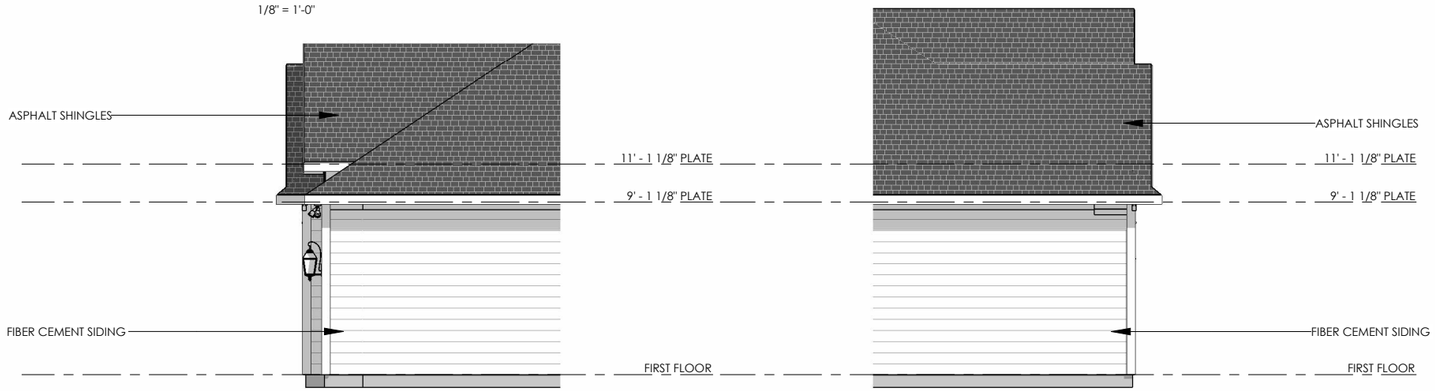
ELEVATION B - OPT. STONE VENEER - FRONT

1/8" = 1'-0"



ELEVATION B - FLOOR PLAN

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

ELEVATION B - LEFT

1/8" = 1'-0"

ELEV. B - SQFT - LIVING

LIVING	
FIRST FLOOR	1588 SF
	1588 SF
NON LIVING	
GARAGE	411 SF
PORCH	45 SF
PATIO	74 SF
	530 SF
TOTAL	2117 SF

SQFT - LIVING OPT.

FIRST FLOOR	
LIVING	
EXTENDED OWNERS BEDROOM	58 SF
NON LIVING	
PATIO 1	74 SF
PATIO 2	166 SF
PATIO 2 & EXTENDED OWNERS BEDROOM	163 SF

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE. WINDOWS DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS.
- DOORS TO BE PLACED CENTERED IN SPACE / ON WALL. ALL DOOR JAMBS TO BE 5", WHERE APPLICABLE FROM NEAREST WALL UNLESS NOTED OTHERWISE.
- REFER TO ELEVATIONS AND ROOF PLANS FOR PLATE HEIGHTS
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
- WATER HEATER ON 18" HIGH PLATFORM. REQUIRED LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION

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PLAN NO.

1610 (161)

ISSUE DATE	03/07/2024
DRAWN BY	DN
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - PARTIAL PLAN & ELEVATIONS

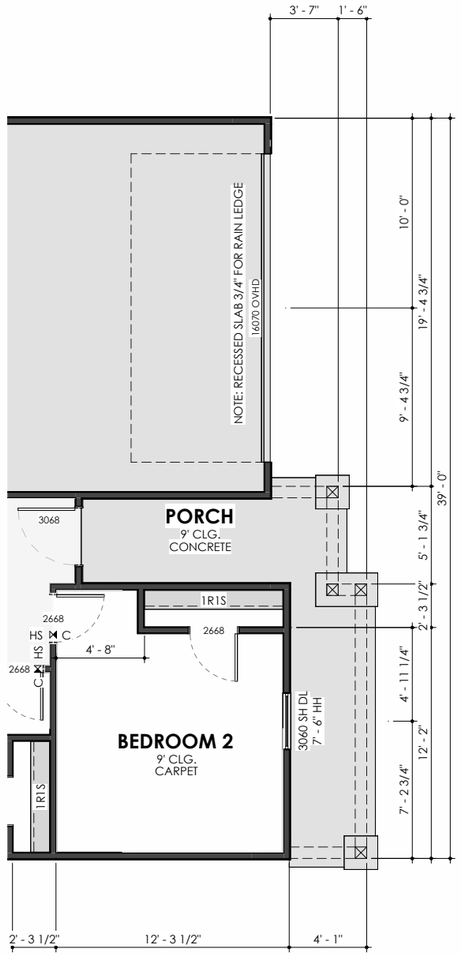
SHEET NO.

A1.04



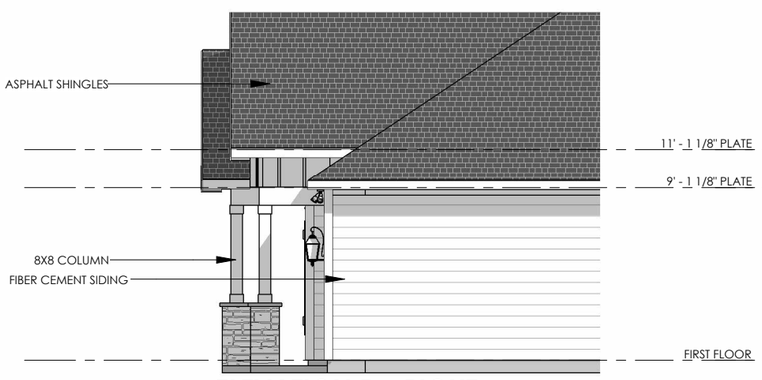
ELEVATION D - FRONT

1/8" = 1'-0"



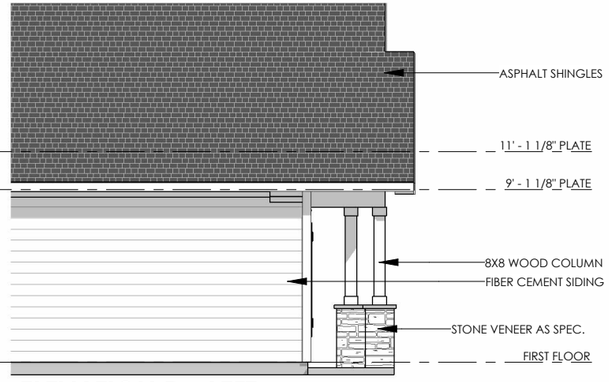
ELEVATION D - FLOOR PLAN

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"



ELEVATION D - LEFT

1/8" = 1'-0"

ELEV. D - SQFT - LIVING

LIVING	
FIRST FLOOR	1588 SF
	1588 SF
NON LIVING	
GARAGE	411 SF
PORCH	136 SF
PATIO	74 SF
	621 SF
TOTAL	2208 SF

SQFT - LIVING OPT.

FIRST FLOOR	
LIVING	
EXTENDED OWNERS BEDROOM	58 SF
NON LIVING	
PATIO 1	74 SF
PATIO 2	166 SF
PATIO 2 & EXTENDED OWNERS BEDROOM	163 SF

FLOOR PLAN NOTES

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- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES UNLESS NOTED OTHERWISE
- ALL OPENINGS TO BE CENTERED ON WALL UNLESS NOTED OTHERWISE
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ISSUE DATE	03/07/2024
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SHEET NAME

ELEVATION D - PARTIAL PLAN & ELEVATIONS

SHEET NO.

A1.06







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ELEVATION A - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION A - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

GIBSON

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PLAN NO.

1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03



ELEVATION A - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION A - RIGHT
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
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PLAN NO.
1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.04



ELEVATION B - FRONT
SCALE: 1/8" = 1'-0"



ELEVATION B - REAR
SCALE: 1/8" = 1'-0"

Brightland HOMES

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1800 (180)

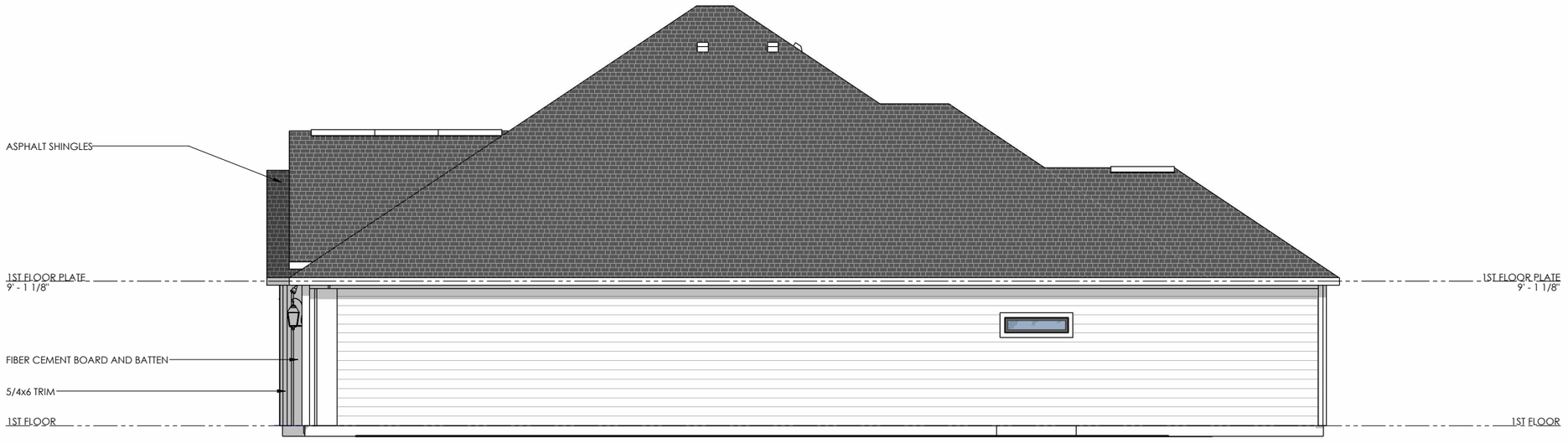
ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.02



ELEVATION B - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION B - RIGHT
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
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LANDMARK

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PLAN NO.
1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

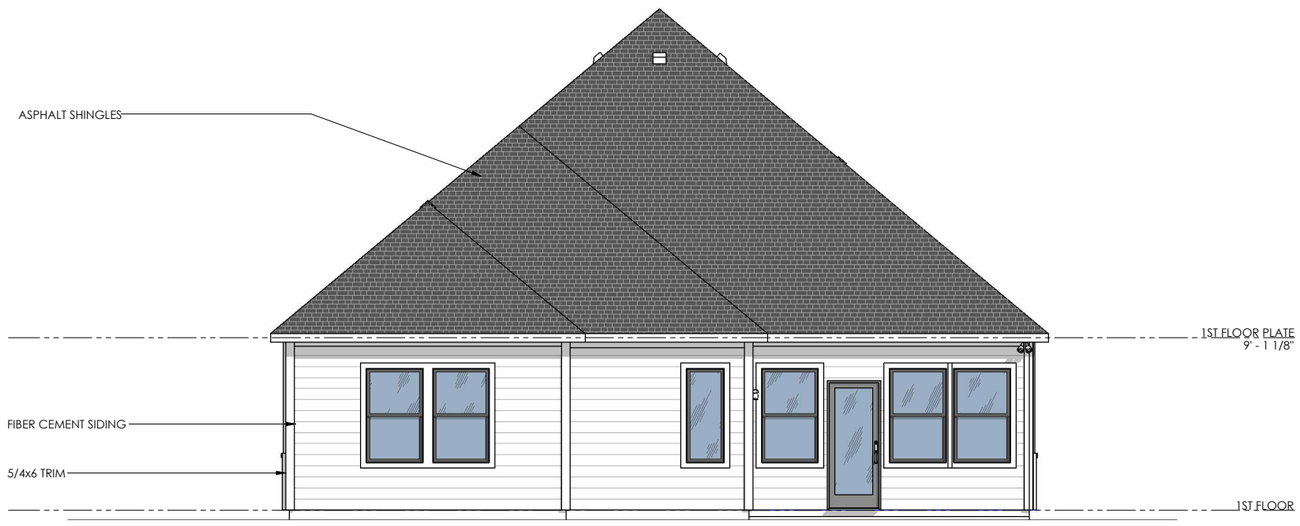
SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.03



ELEVATION D - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION D - REAR

SCALE: 1/8" = 1'-0"

PROJECT NAME

GIBSON

LANDMARK

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PLAN NO.

1800 (180)

ISSUE DATE	03/12/2024
DRAWN BY	ZS
SCALE	1/8" = 1'-0"

SHEET NAME

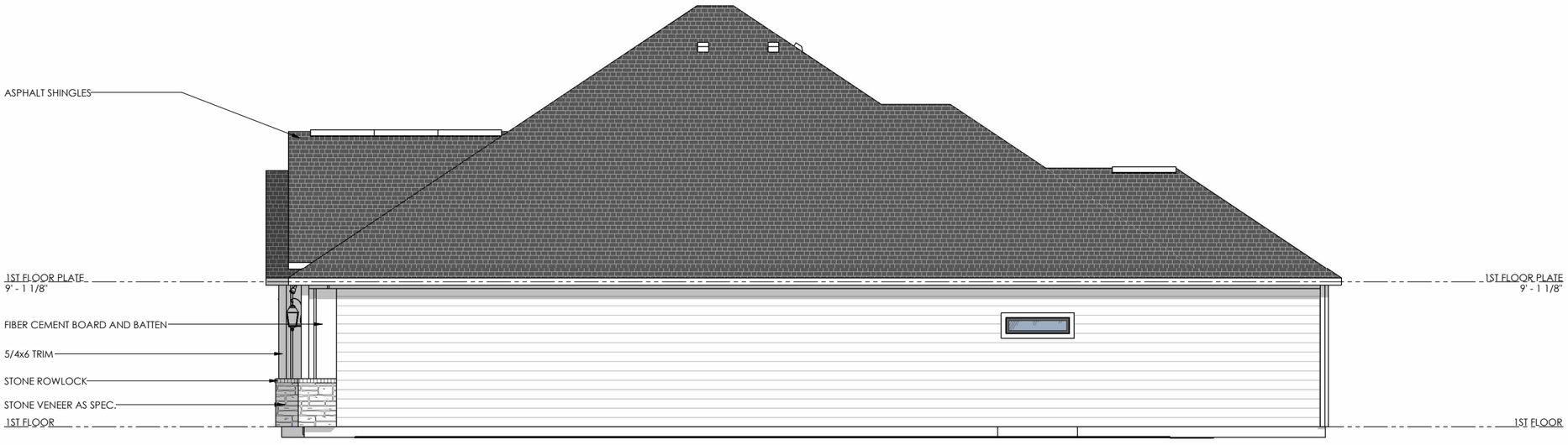
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02



ELEVATION D - LEFT
SCALE: 1/8" = 1'-0"



ELEVATION D - RIGHT
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
GIBSON
LANDMARK

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PLAN NO.
1800 (180)

ISSUE DATE	03/12/2024
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SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.
A4.03

V2.0







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ELEVATION A - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION A - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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PLAN NO.

2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

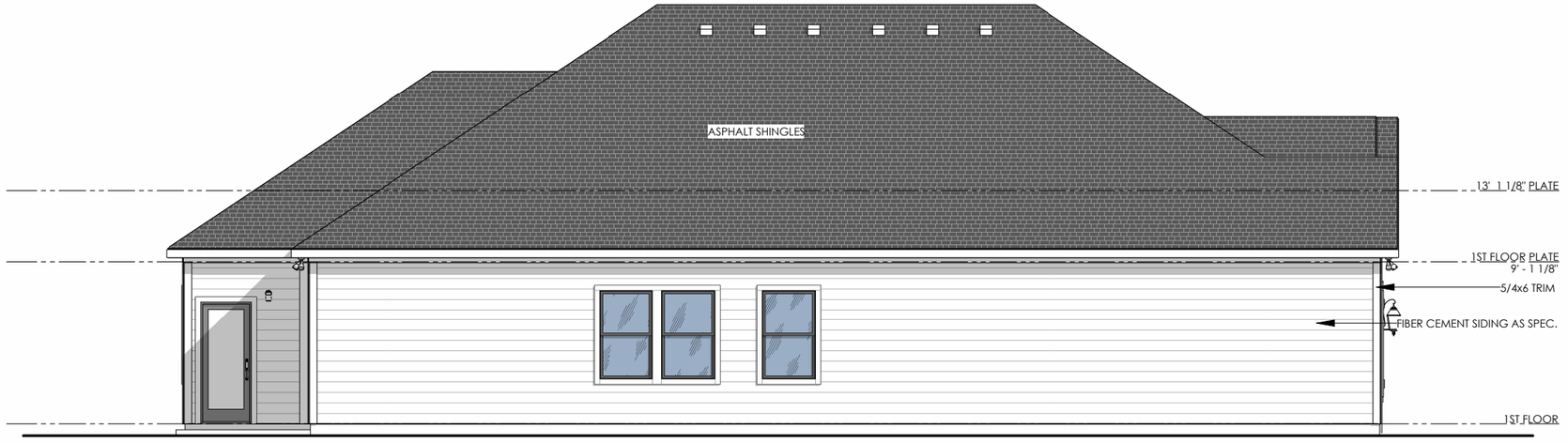
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ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

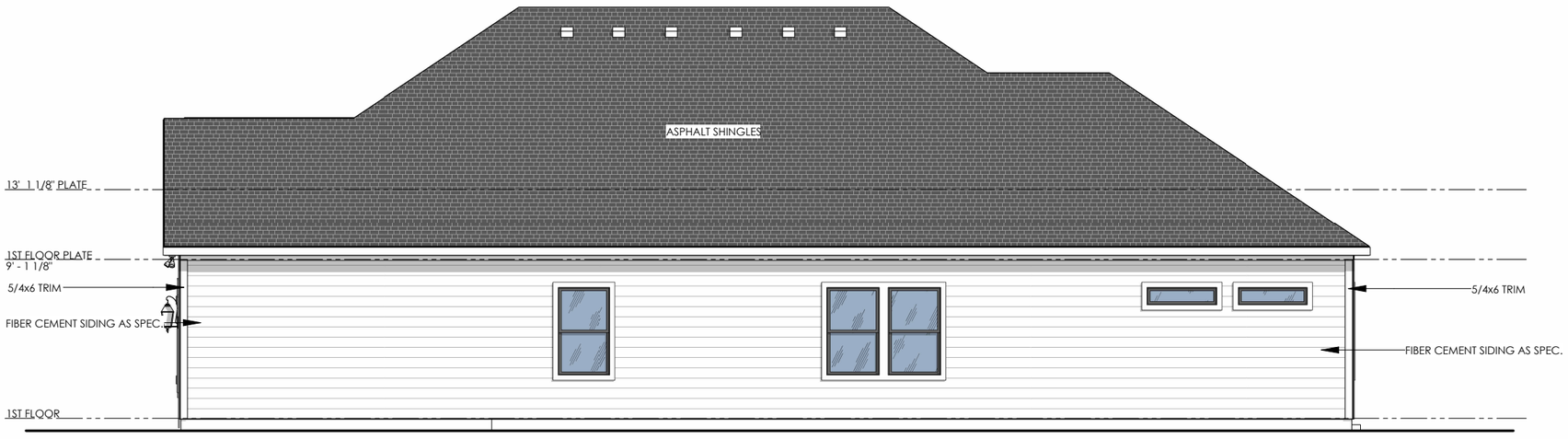
A-1.03

V2.0



ELEVATION A - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION A - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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ISSUE DATE	03/12/2024
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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A-1.04

V2.0



ELEVATION B - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION B - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

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2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A-2.02

V2.0



ELEVATION B - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION B - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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2080 (208)

ISSUE DATE	03/12/2024
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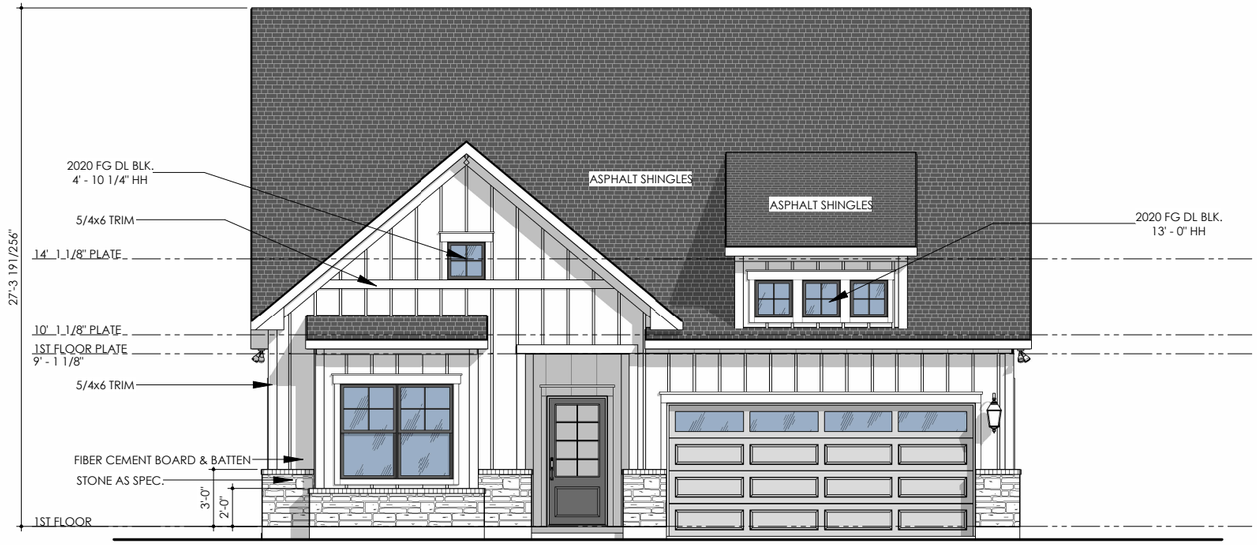
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A-2.03

V2.0



ELEVATION D - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION D - REAR

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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2080 (208)

ISSUE DATE	03/12/2024
DRAWN BY	SL
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A-4.02

V2.0



ELEVATION D - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION D - RIGHT

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

HARPETH

40' LANDMARK SERIES

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A-4.03

V2.0







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1 ELEVATION A - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 ELEVATION A - REAR ELEVATION

SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

OAKLAND

LANDMARK

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PLAN NO.

2380

ISSUE DATE	03/13/2024
DRAWN BY	RF
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

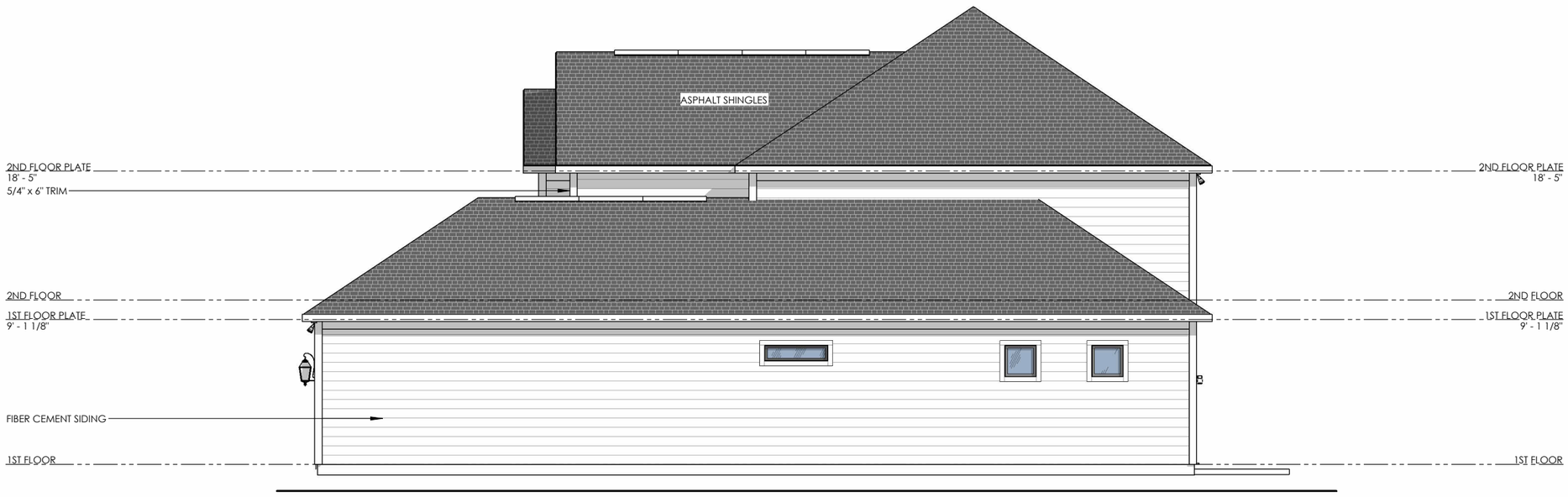
SHEET NO.

A1.03

V2.0



1 ELEVATION A - LEFT
SCALE: 1/8" = 1'-0"



2 ELEVATION A - RIGHT
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
OAKLAND

LANDMARK

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PLAN NO.
2380

ISSUE DATE	03/13/2024
DRAWN BY	RF
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.04

V2.0



1 **ELEVATION B - FRONT**
SCALE: 1/8" = 1'-0"



2 **ELEVATION B - REAR**
SCALE: 1/8" = 1'-0"

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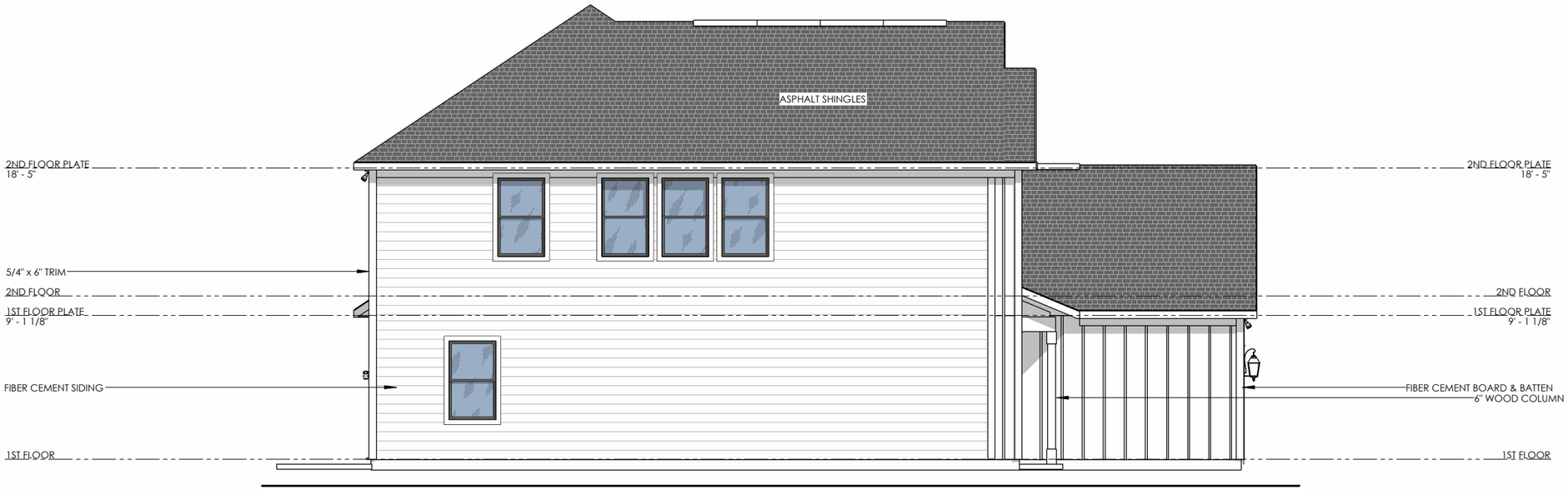
PLAN NO.
2380

ISSUE DATE	03/13/2024
DRAWN BY	RF
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.02

V2.0



1 ELEVATION B - LEFT

SCALE: 1/8" = 1'-0"



2 ELEVATION B - RIGHT

SCALE: 1/8" = 1'-0"

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PROJECT NAME

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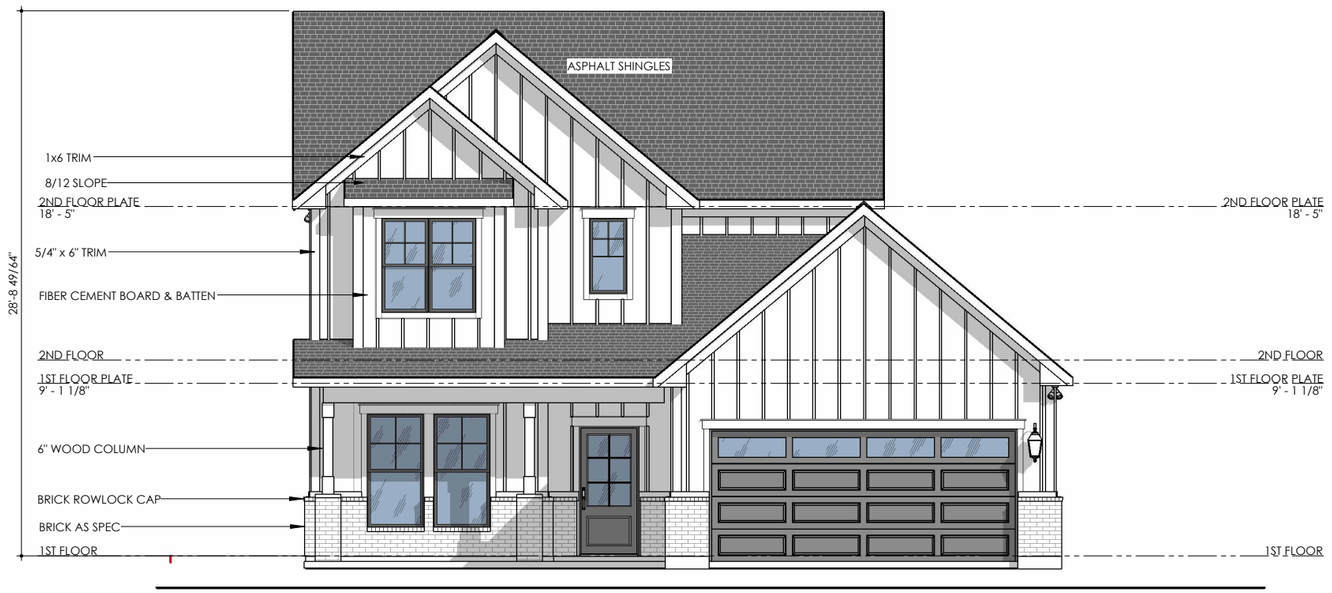
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.03

V2.0



1 **ELEVATION D - FRONT**
SCALE: 1/8" = 1'-0"



2 **ELEVATION D - REAR**
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
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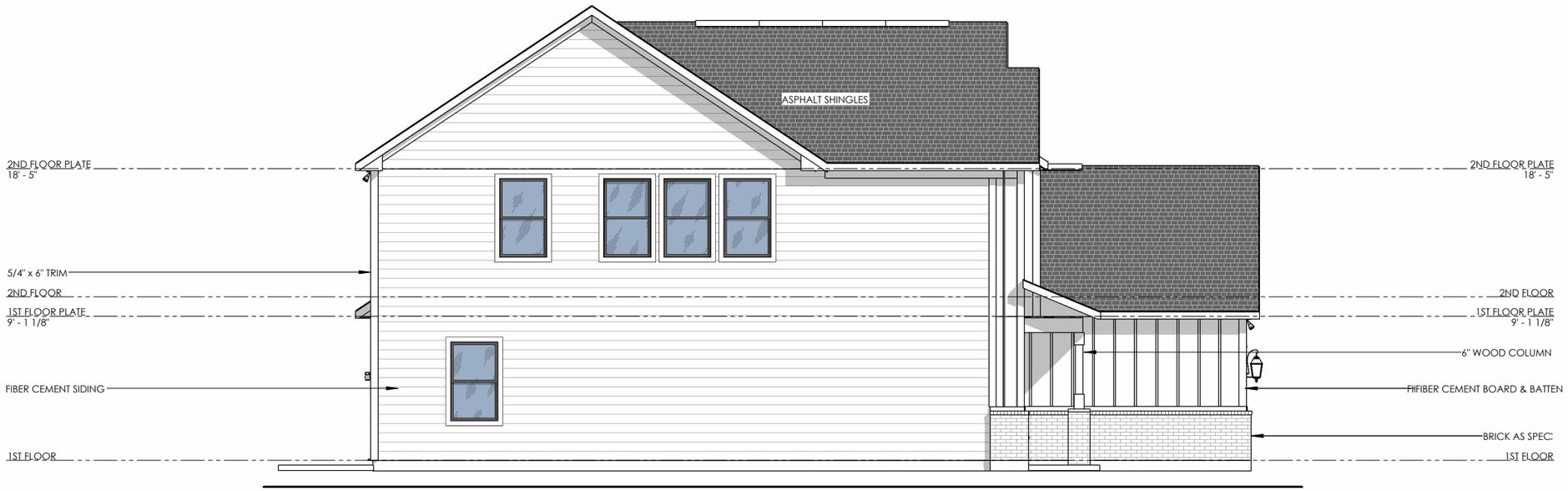
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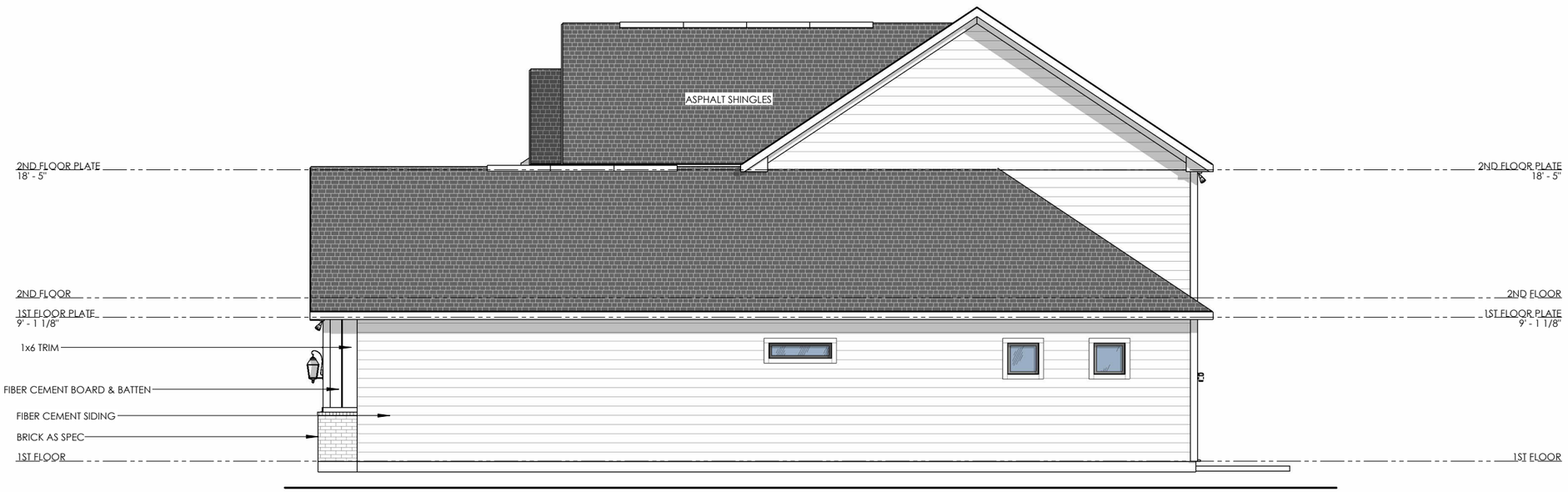
SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.
A4.02

V2.0



1 **ELEVATION D - LEFT**
SCALE: 1/8" = 1'-0"



2 **ELEVATION D - RIGHT**
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
OAKLAND

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SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.
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V2.0









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ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
HICKORY

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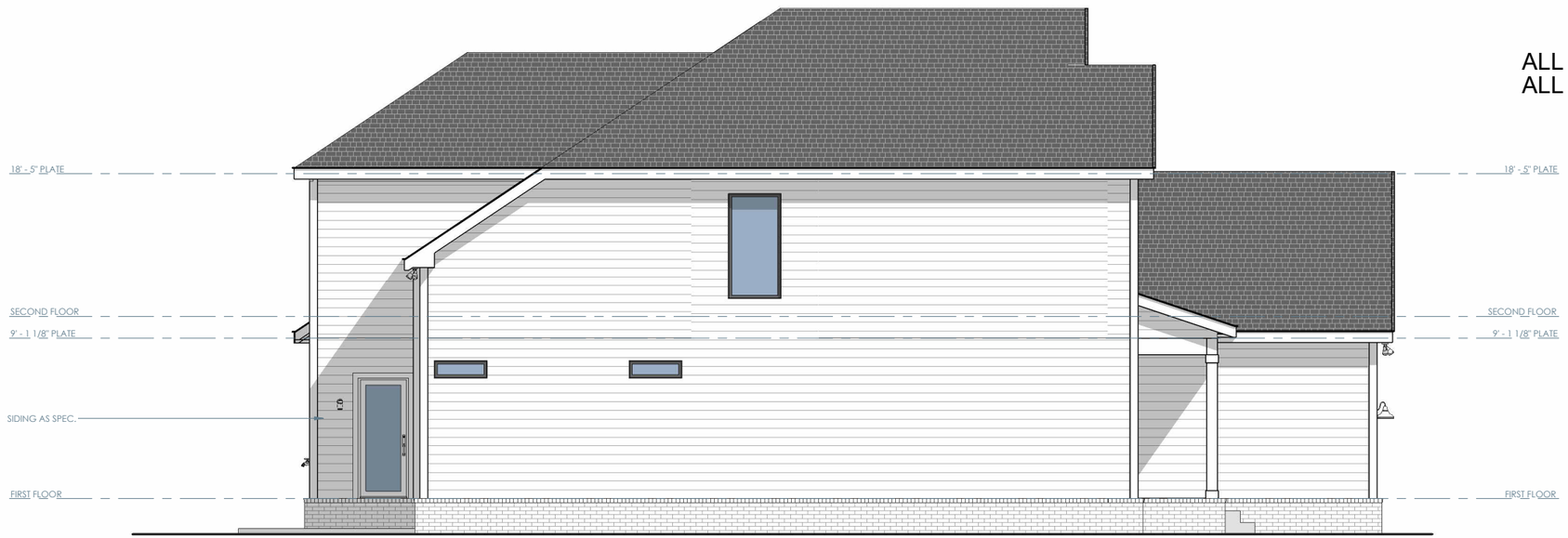
PLAN NO.
2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.02

ALL SIGIND TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
HICKORY

PREMIER SERIES

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2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.03



ELEVATION B - FRONT

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALUT SHINGLES

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
HICKORY

PREMIER SERIES

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PLAN NO.
2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

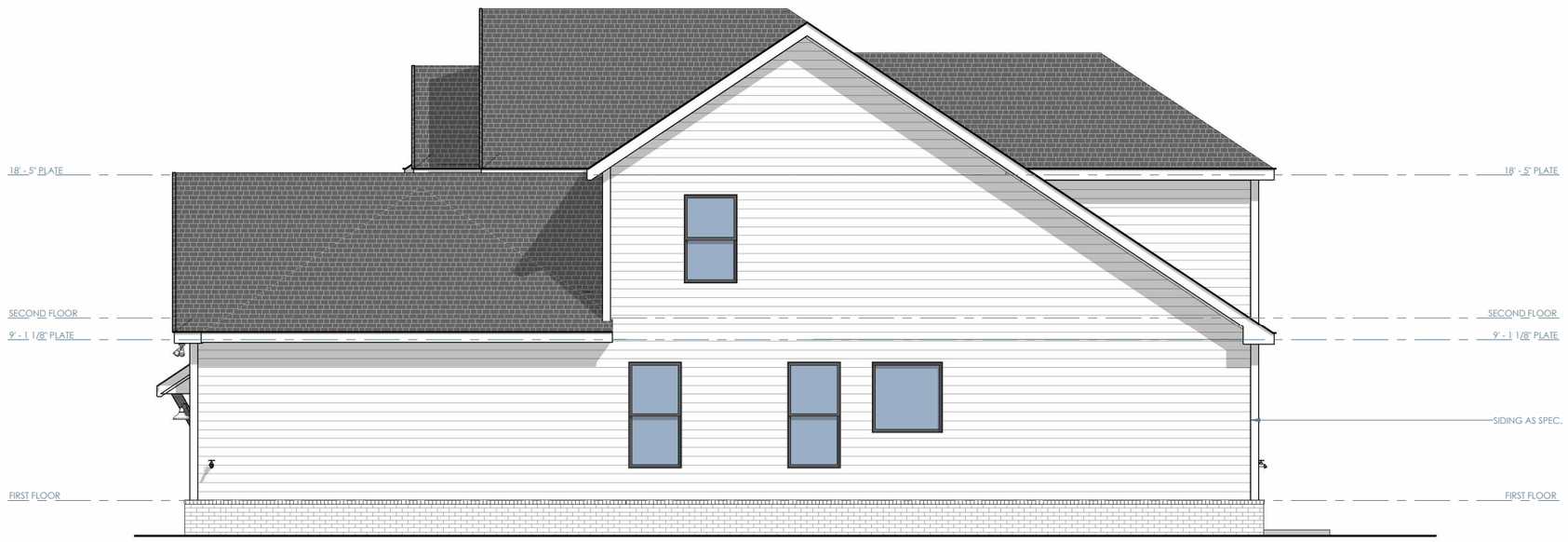
SHEET NO.
A2.02

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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PROJECT NAME
HICKORY
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2460 (246)

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SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

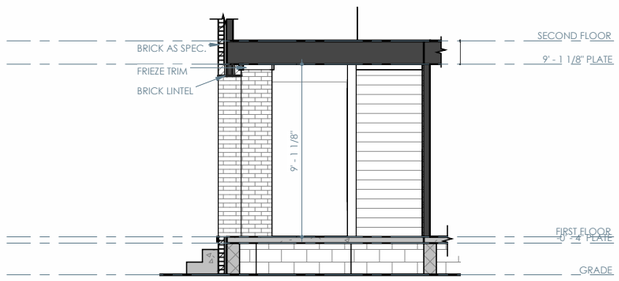
SHEET NO.
A2.03

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION C - FRONT

1/8" = 1'-0"



PORCH SECTION

1/8" = 1'-0"



OOSTN000

ELEVATION C - OPT. STONE - FRONT

1/8" = 1'-0"

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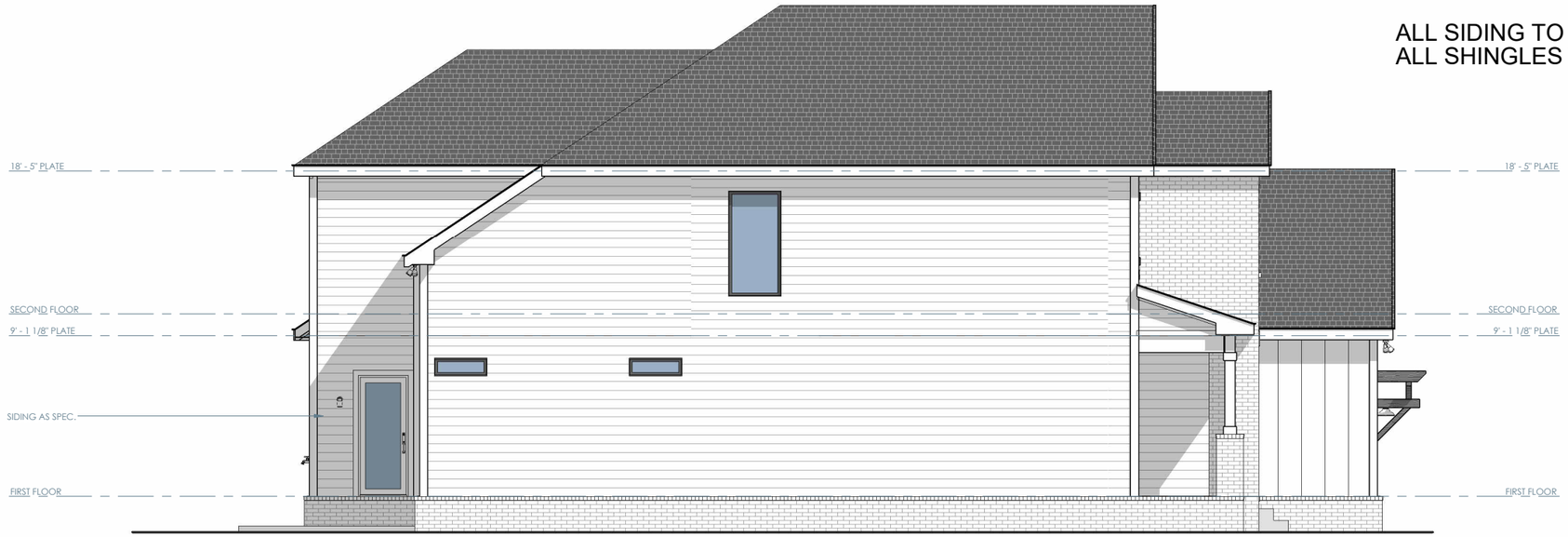
SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.02

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

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PROJECT NAME
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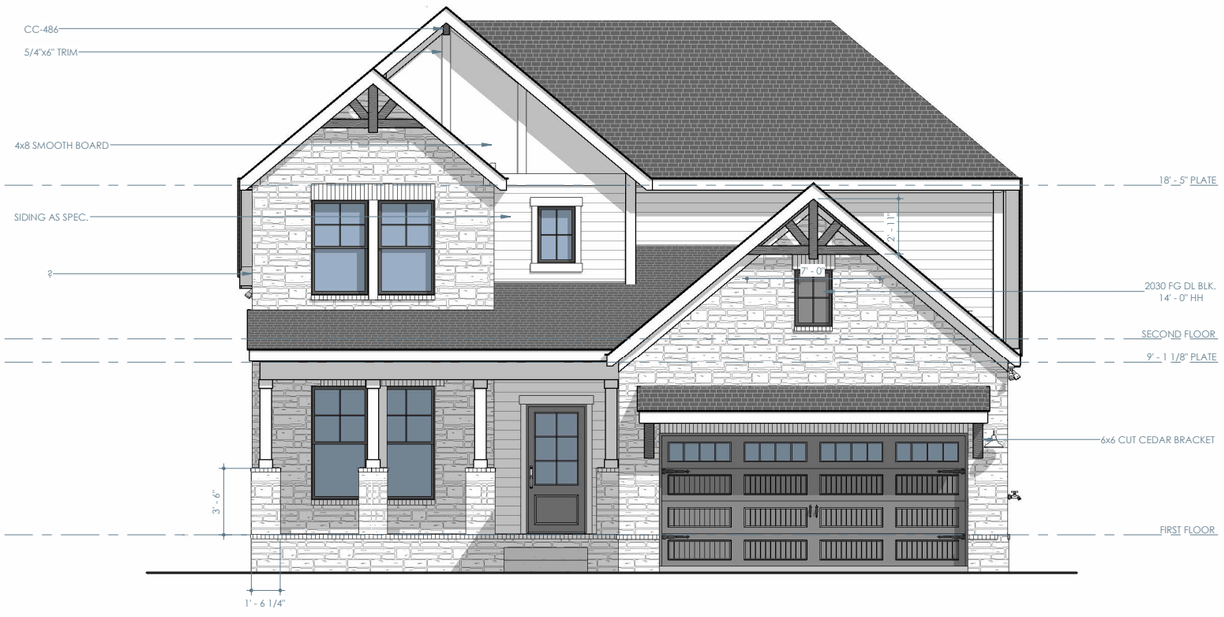
SHEET NAME
ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.
A3.03



ELEVATION D - FRONT

1/8" = 1'-0"



00STN000

ELEVATION D - OPT. STONE - FRONT

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES

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PROJECT NAME

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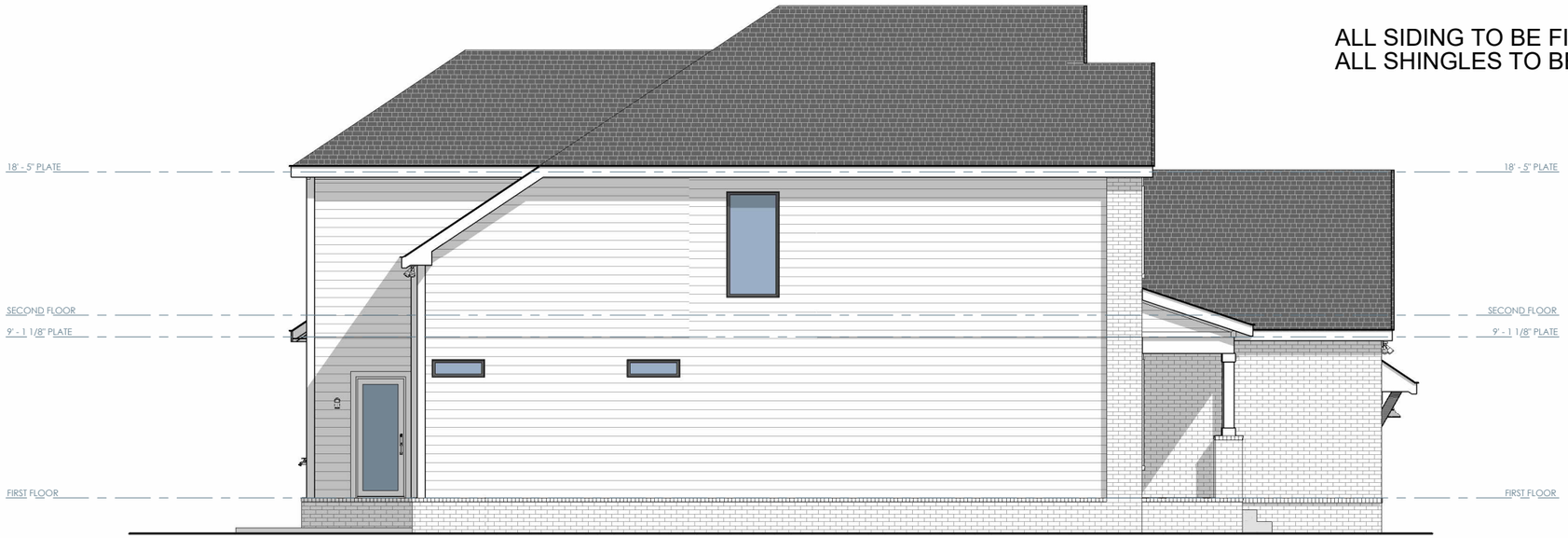
SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.02

ALL SIDING TO BE FIBER CEMENT
ALL SHINGLES TO BE ASPHALT SHINGLES



ELEVATION D - LEFT

1/8" = 1'-0"



ELEVATION D - RIGHT

1/8" = 1'-0"

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PROJECT NAME
HICKORY
PREMIER SERIES

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PLAN NO.
2460 (246)

ISSUE DATE	10-18-2022
DRAWN BY	SAS
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.
A4.03







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ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - FRONT - OPT. STONE

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

Brightland HOMES

PROJECT NAME

MAGNOLIA

PREMIER SERIES

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PLAN NO.

2640(264)

ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

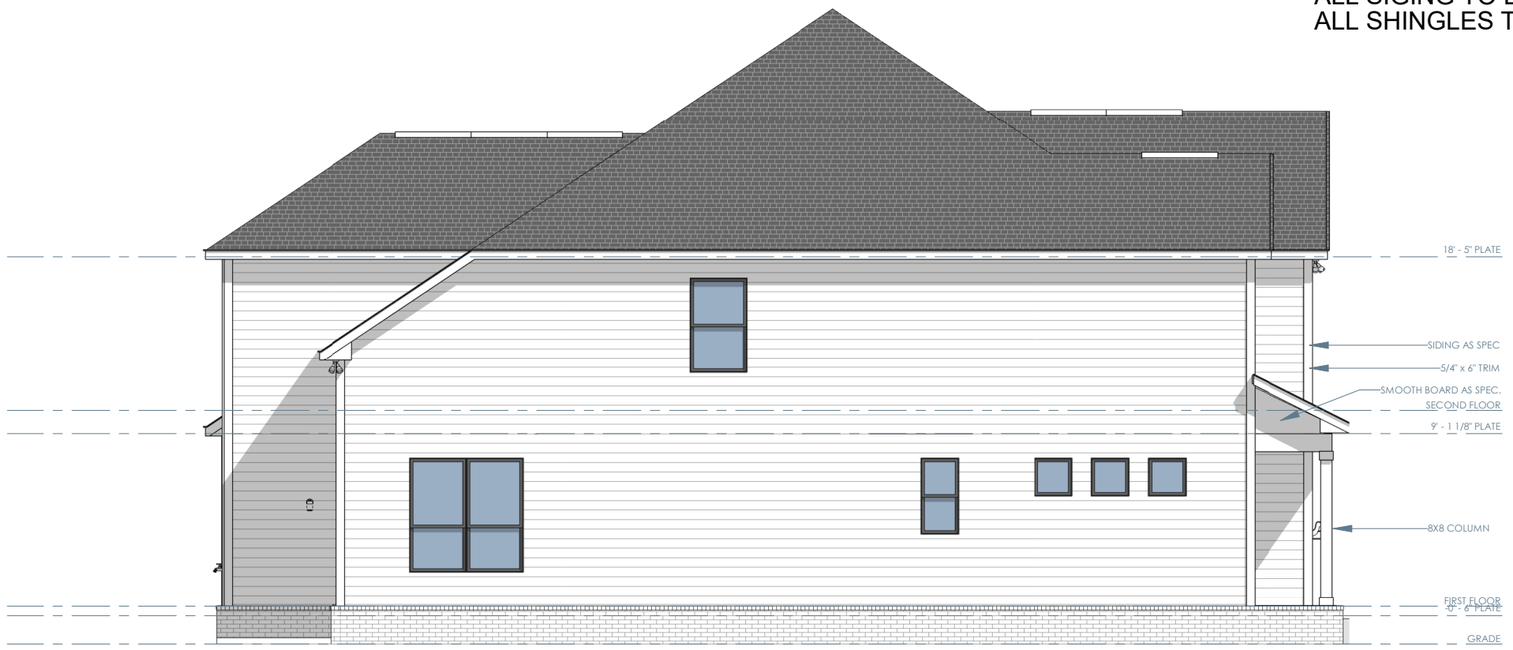
SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

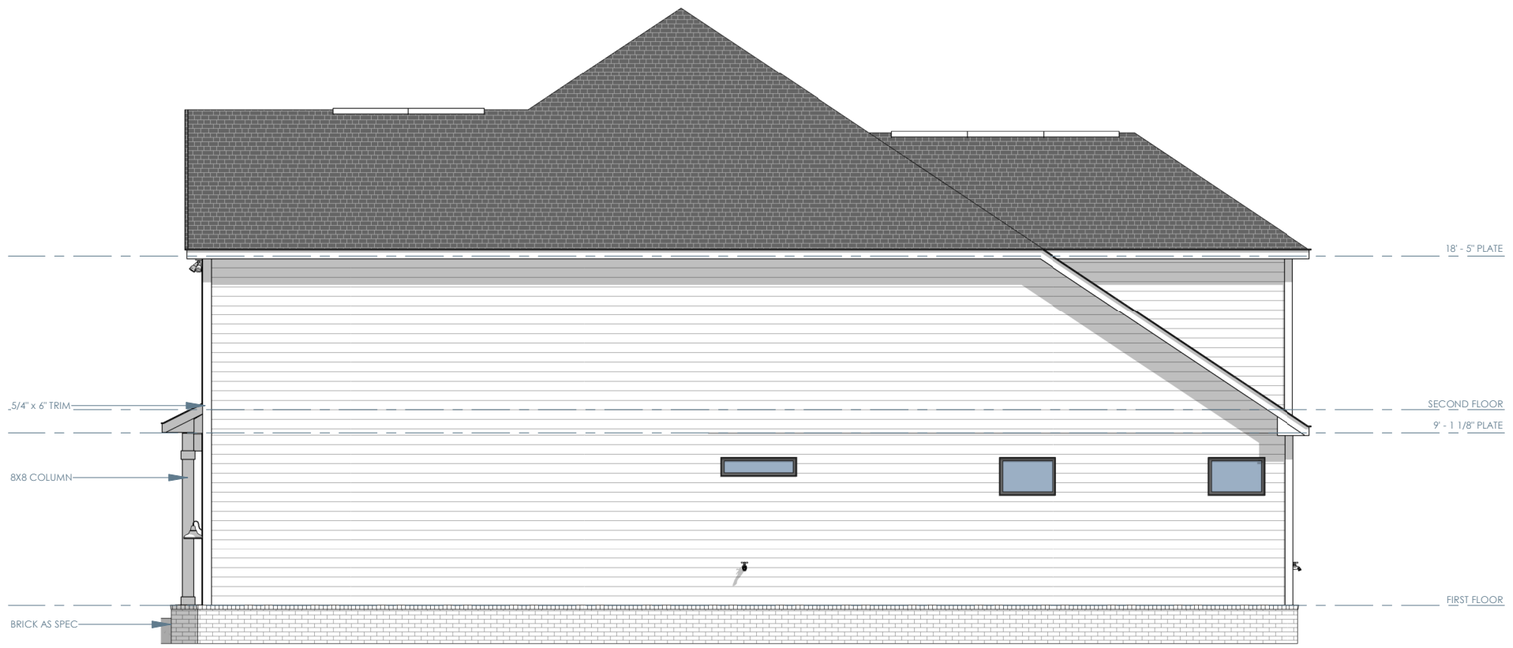
A1.02

ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

MAGNOLIA

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PLAN NO.

2640(264)

ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.

A1.03

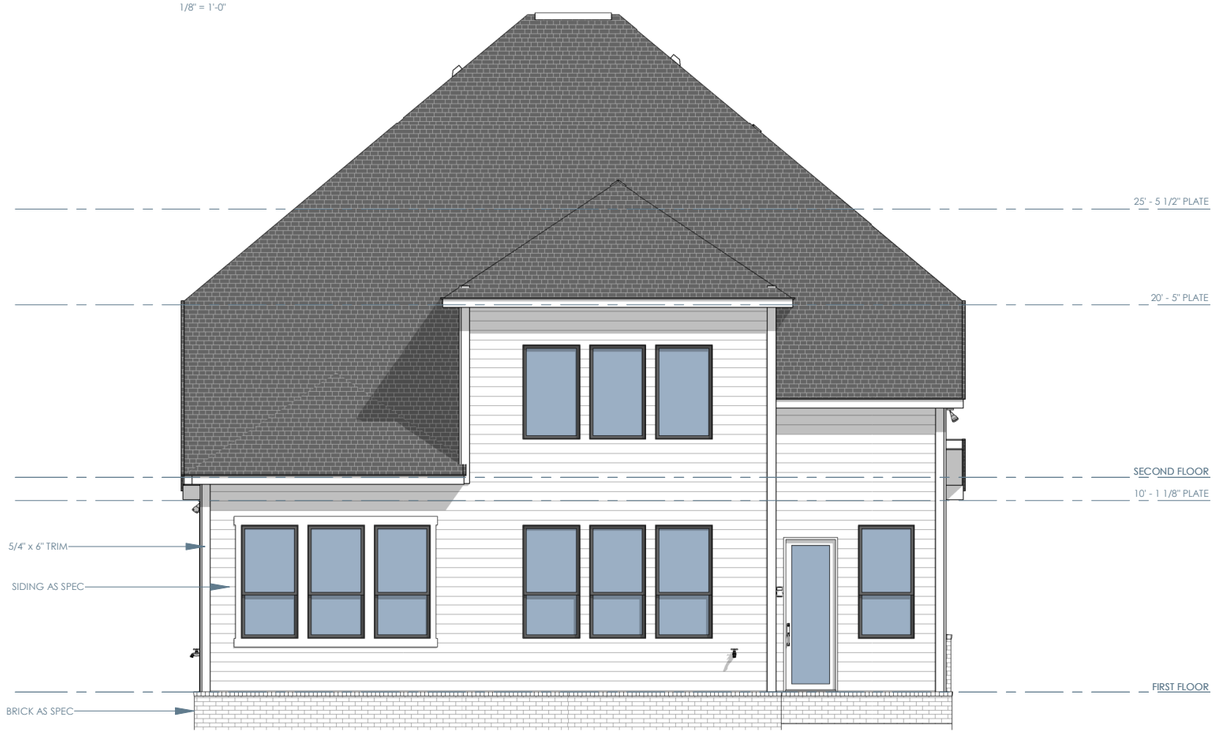
ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - FRONT

1/8" = 1'-0"



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - REAR

1/8" = 1'-0"

PROJECT NAME

MAGNOLIA

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SCALE	1/8" = 1'-0"

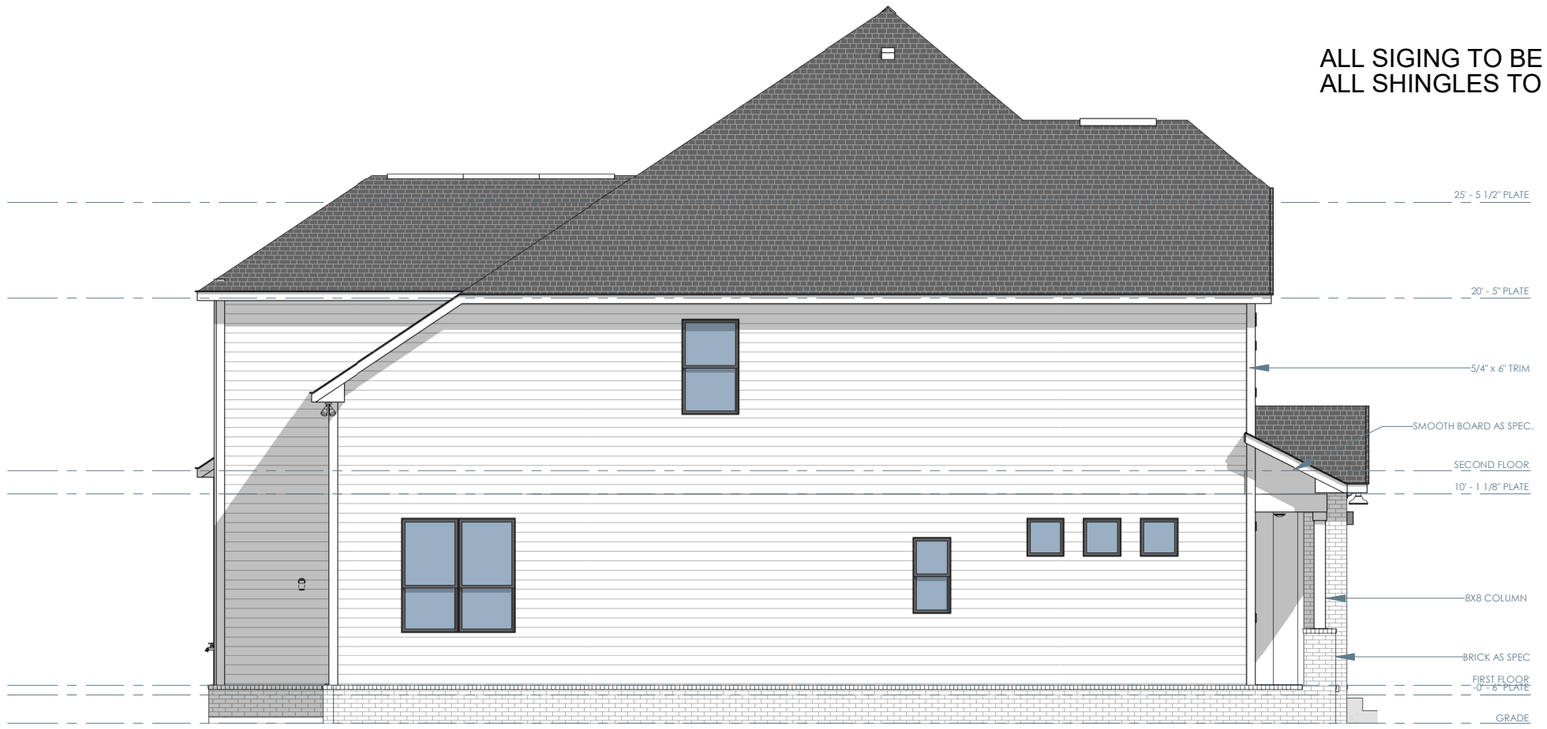
SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.04

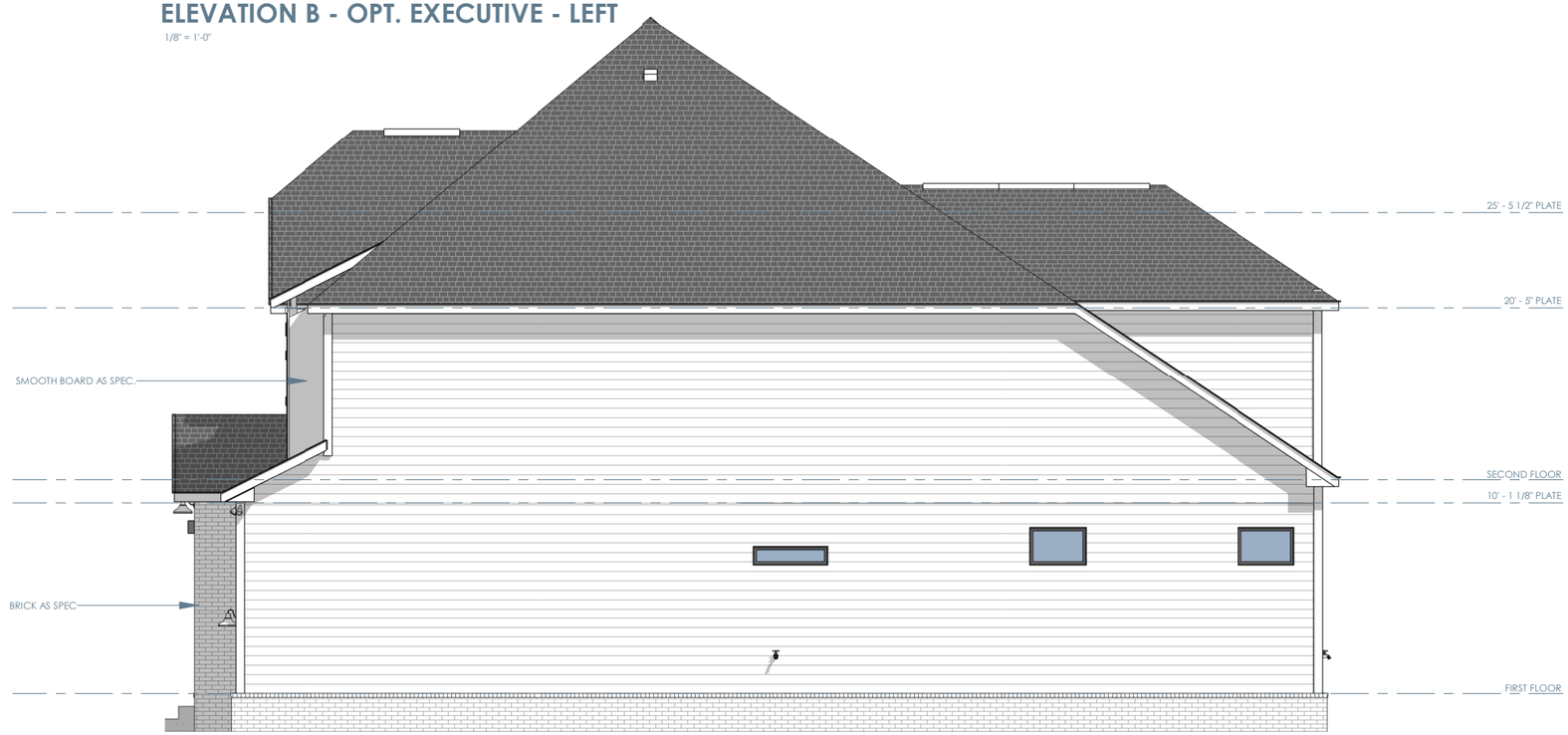
ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - LEFT

1/8" = 1'-0"



EXECUTIVE

ELEVATION B - OPT. EXECUTIVE - RIGHT

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

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2640(264)

ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.

A2.05



ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - FRONT - OPT. STONE

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

ALL SIGING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

Brightland HOMES

PROJECT NAME

MAGNOLIA

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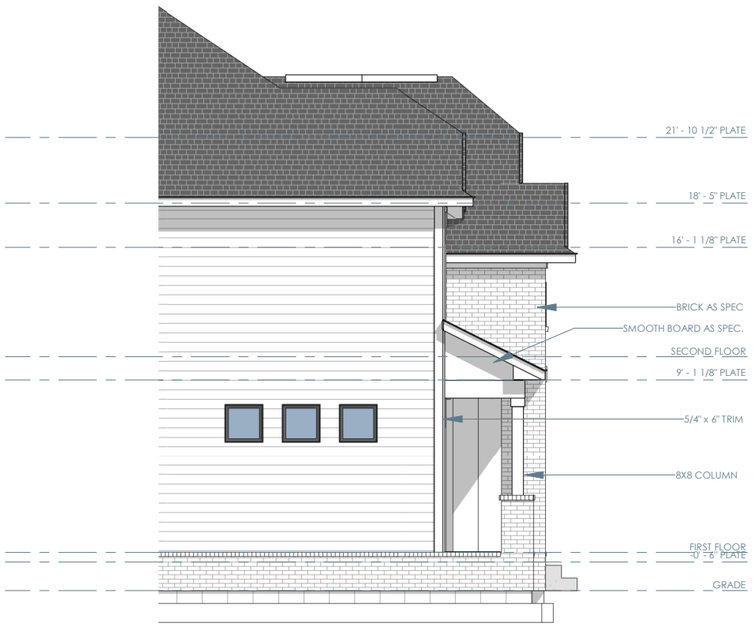
ISSUE DATE	10-17-2023
DRAWN BY	STT
SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

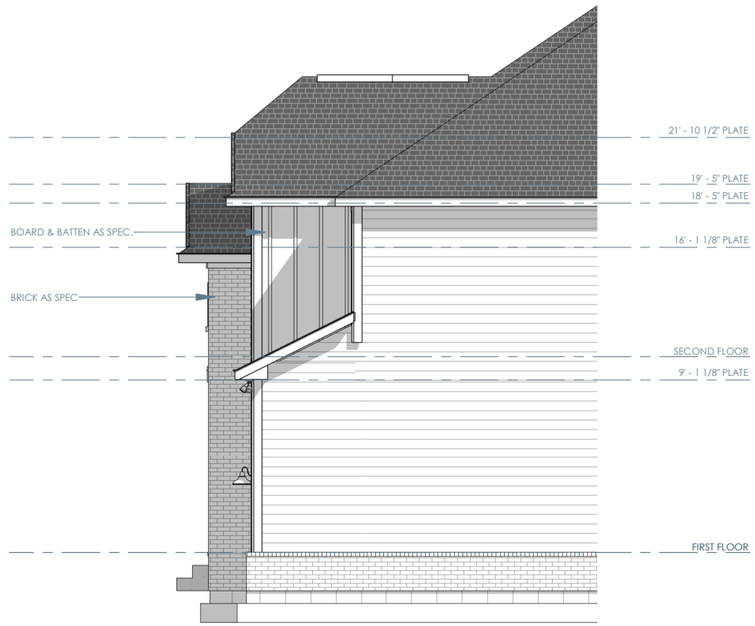
SHEET NO.

A3.02



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

Brightland HOMES

PROJECT NAME

MAGNOLIA

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SCALE	1/8" = 1'-0"

SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

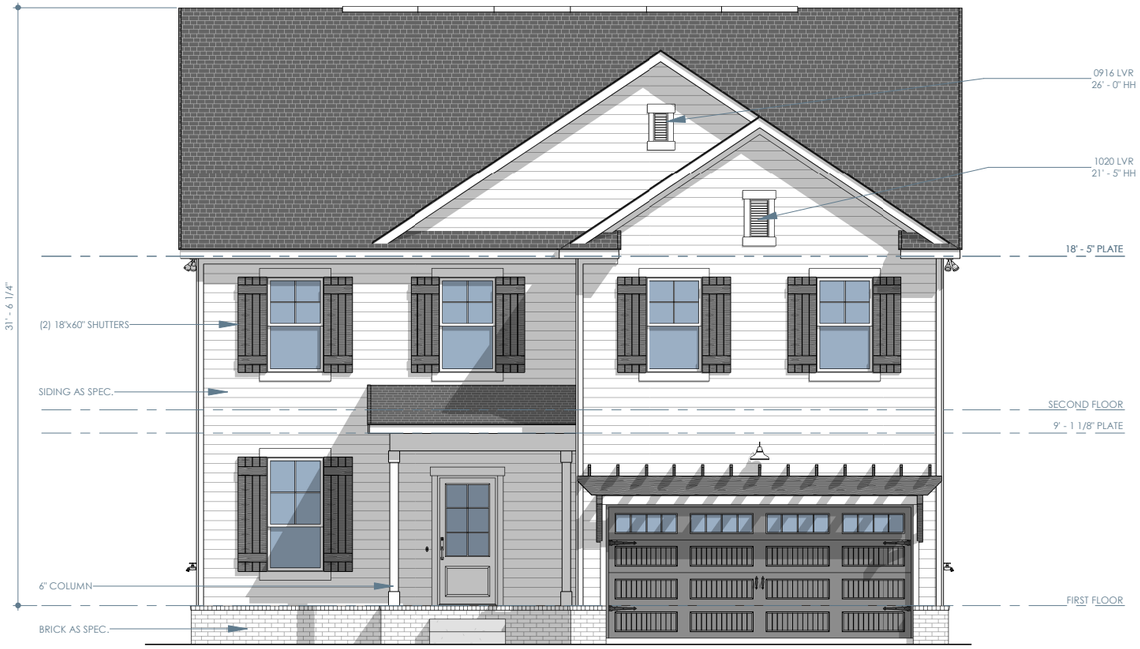
A3.03





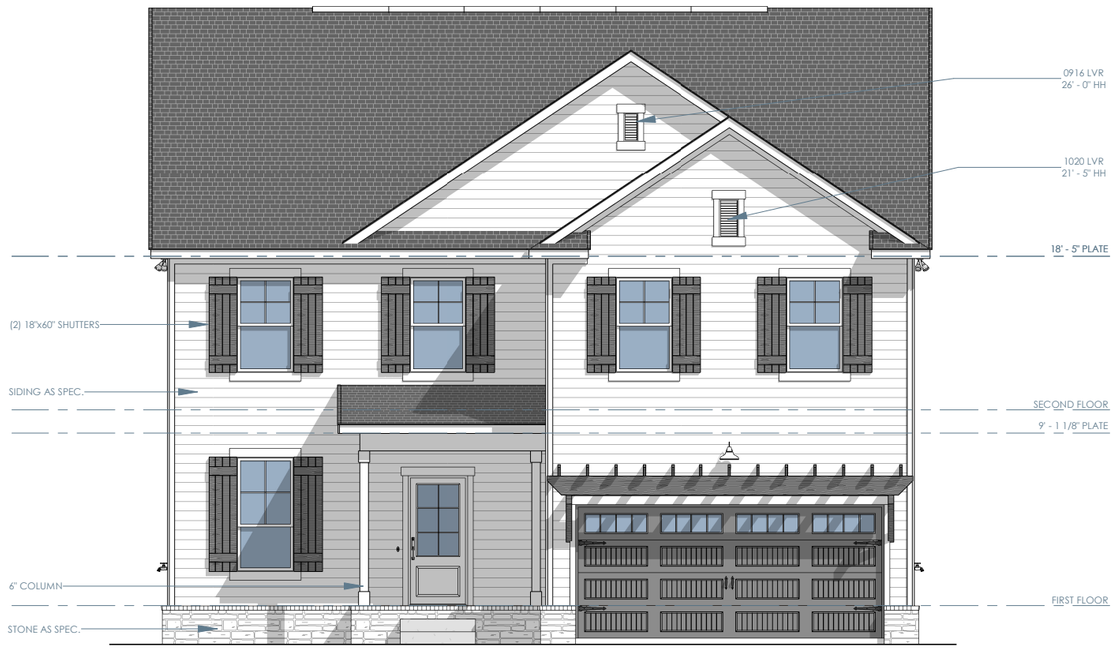


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ELEVATION A - FRONT

1/8" = 1'-0"



00STN000

ELEVATION A - FRONT

1/8" = 1'-0"



ELEVATION A - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
NASHVILLE

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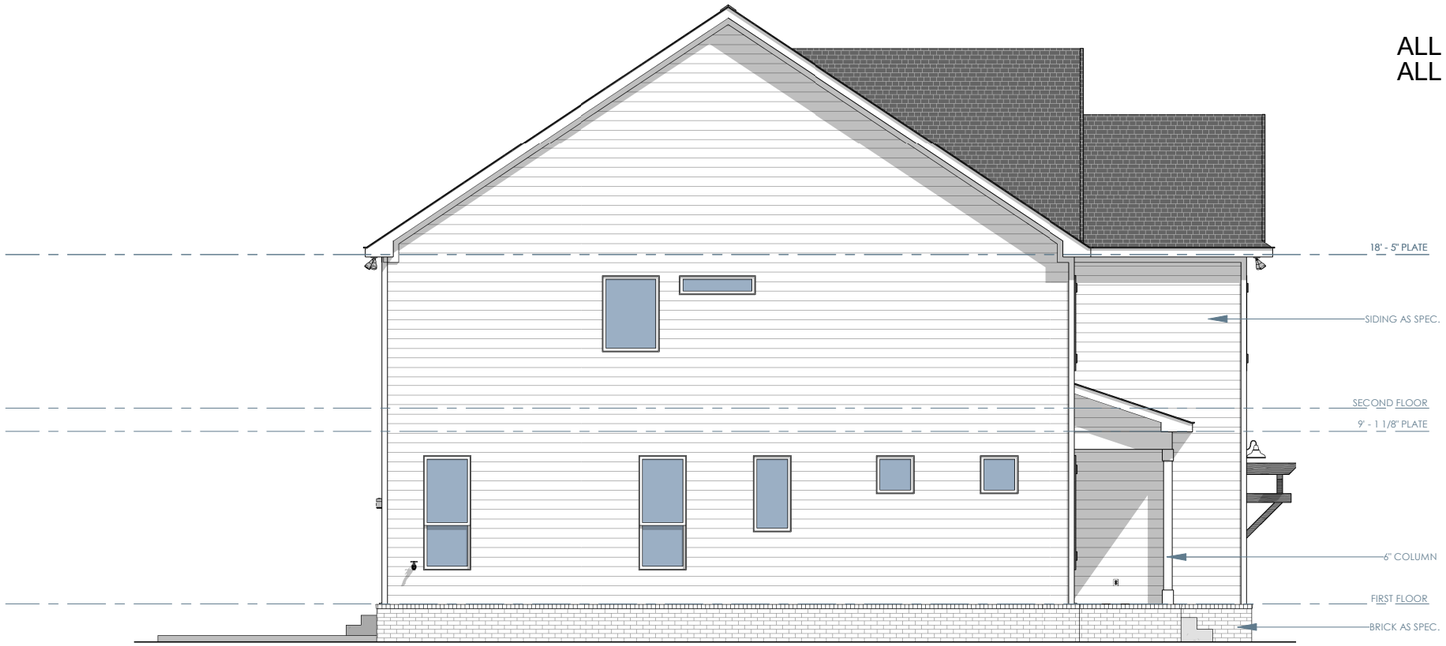
PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.02

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION A - LEFT

1/8" = 1'-0"



ELEVATION A - RIGHT

1/8" = 1'-0"

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
NASHVILLE

PREMIER SERIES

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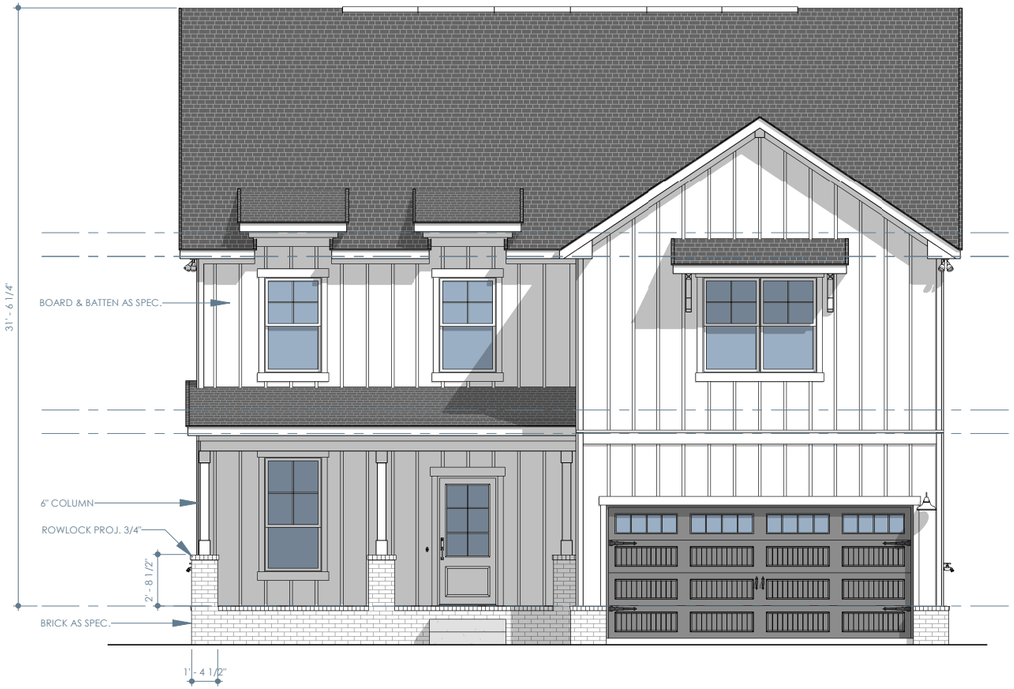
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PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.03



ELEVATION B - FRONT

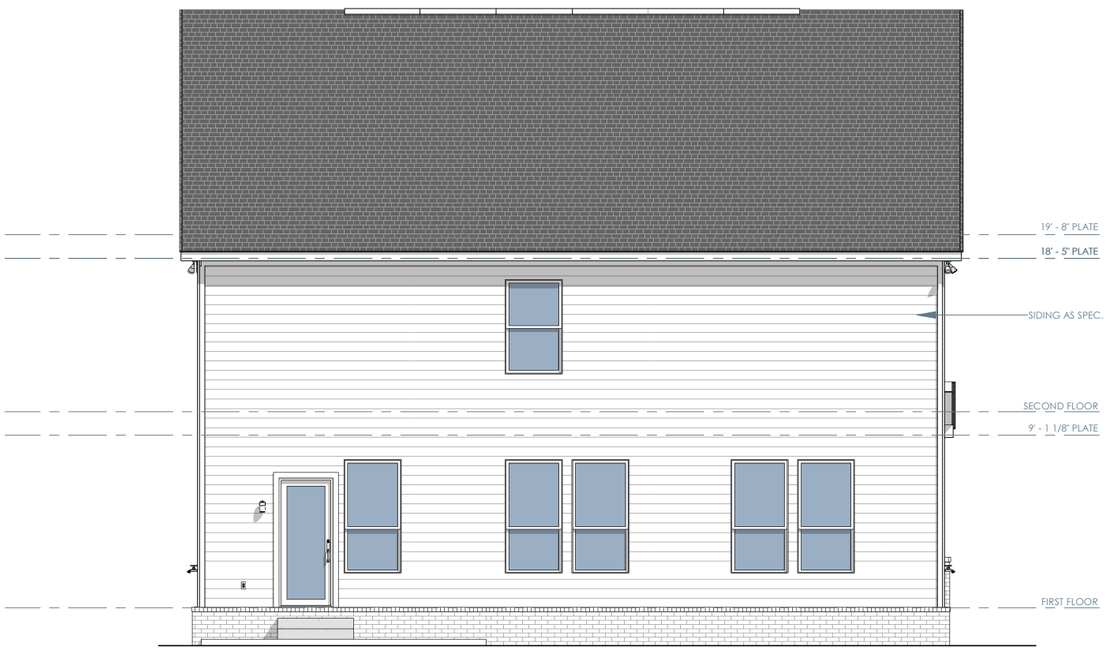
1/8" = 1'-0"



00STN000

ELEVATION B - FRONT

1/8" = 1'-0"



ELEVATION B - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

GehanHOMES
HAPPINESS LIVES HERE

PROJECT NAME
NASHVILLE

PREMIER SERIES

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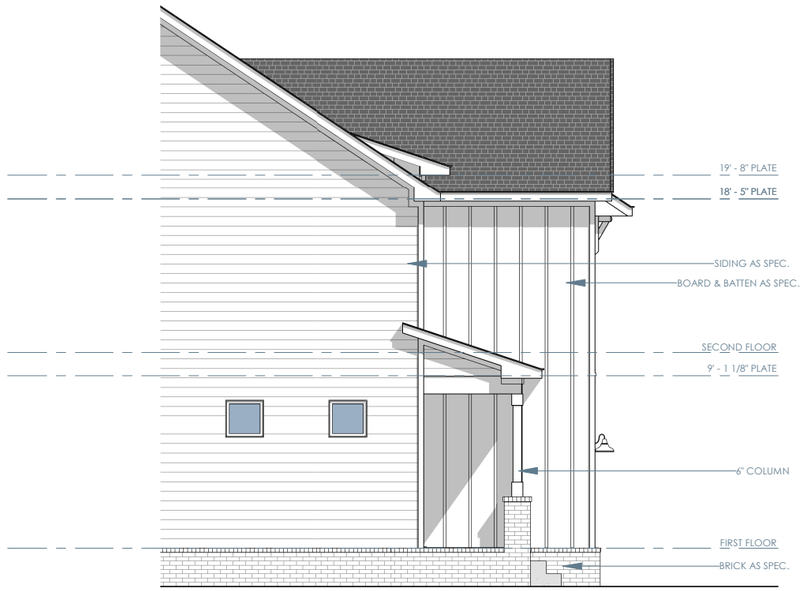
PLAN NO.
2690 (269)

ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

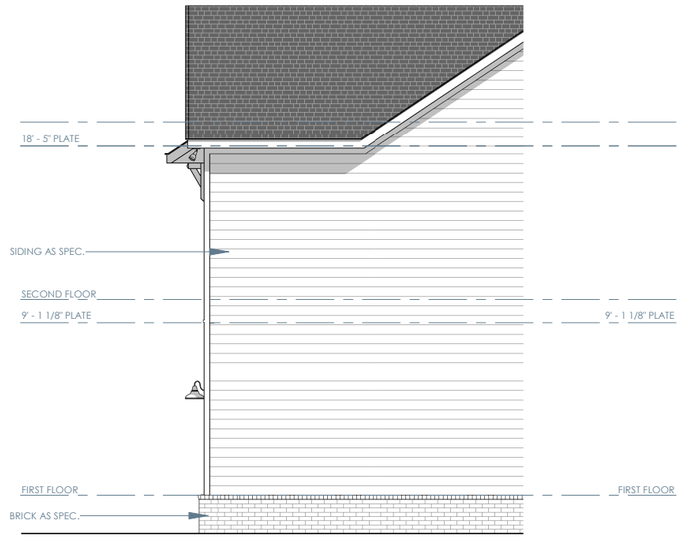
SHEET NO.
A2.02

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION B - LEFT

1/8" = 1'-0"



ELEVATION B - RIGHT

1/8" = 1'-0"

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ISSUE DATE	02-21-2023
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SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.03



ELEVATION C - FRONT

1/8" = 1'-0"



00STN000

ELEVATION C - FRONT

1/8" = 1'-0"



ELEVATION C - REAR

1/8" = 1'-0"

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES

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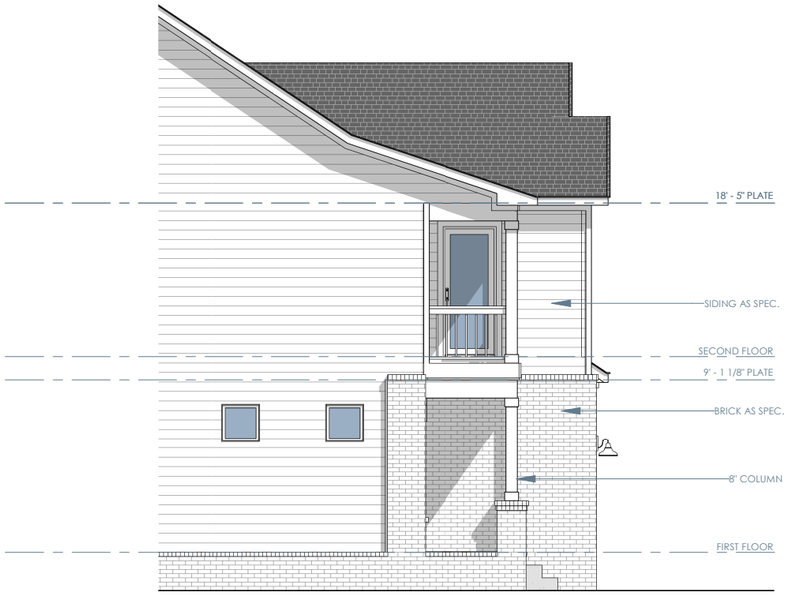
PLAN NO.
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ISSUE DATE	02-21-2023
DRAWN BY	ABA
SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION C - EXTERIOR ELEVATIONS

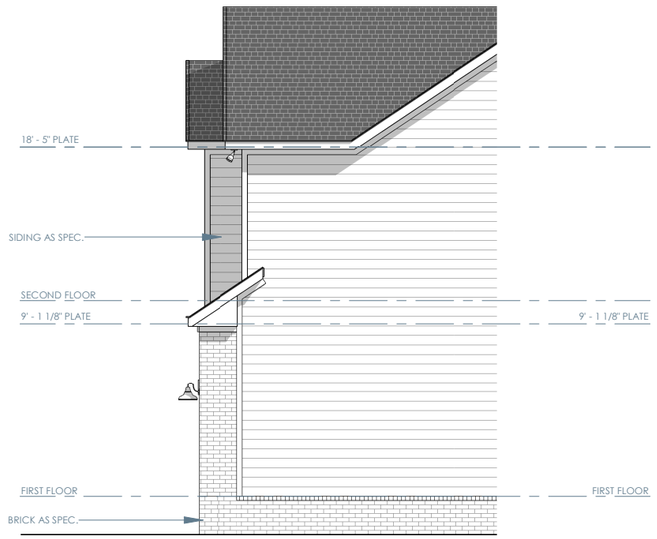
SHEET NO.
A3.02

ALL SIDING TO BE FIBER CEMENT SIDING
ALL SHINGLES TO BE ASPHAULT SHINGLES



ELEVATION C - LEFT

1/8" = 1'-0"



ELEVATION C - RIGHT

1/8" = 1'-0"

PROJECT NAME

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SHEET NAME

ELEVATION C - EXTERIOR ELEVATIONS

SHEET NO.

A3.03







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1 ELEVATION A - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 ELEVATION A - REAR ELEVATION
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
RYMAN

LANDMARK

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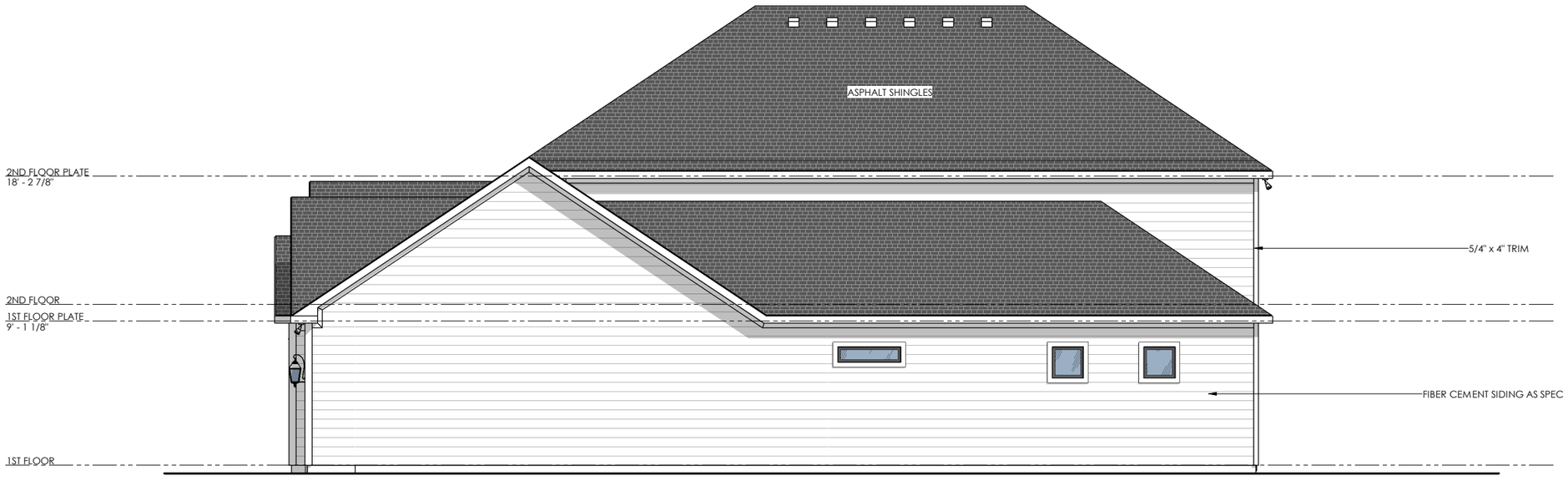
SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.03

V2.0



1 ELEVATION A - LEFT
SCALE: 1/8" = 1'-0"



2 ELEVATION A - RIGHT
SCALE: 1/8" = 1'-0"

Brightland HOMES

PROJECT NAME
RYMAN

LANDMARK

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SHEET NAME
ELEVATION A - EXTERIOR ELEVATIONS

SHEET NO.
A1.04

V2.0



1 ELEVATION B - FRONT
SCALE: 1/8" = 1'-0"



2 ELEVATION B - REAR
SCALE: 1/8" = 1'-0"

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PROJECT NAME
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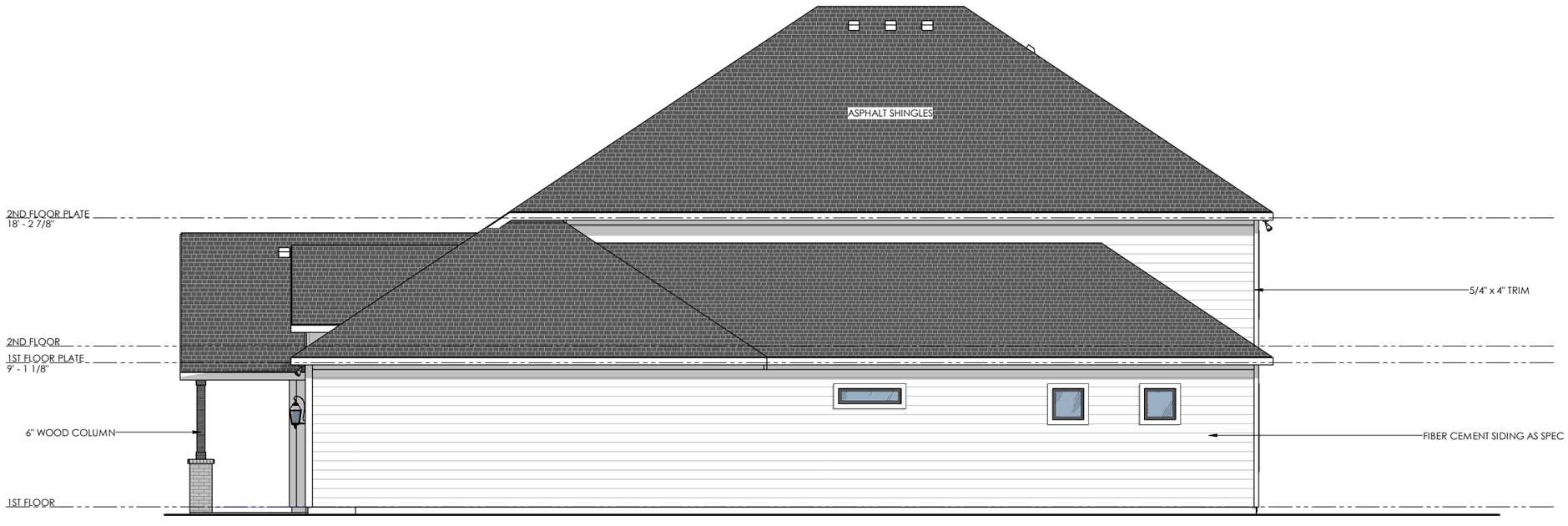
SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.02

V2.0



1 ELEVATION B - LEFT
SCALE: 1/8" = 1'-0"



2 ELEVATION B - RIGHT
SCALE: 1/8" = 1'-0"

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SCALE	1/8" = 1'-0"

SHEET NAME
ELEVATION B - EXTERIOR ELEVATIONS

SHEET NO.
A2.03



1 ELEVATION D - FRONT
SCALE: 1/8" = 1'-0"



2 ELEVATION D - REAR
SCALE: 1/8" = 1'-0"

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SHEET NAME
ELEVATION D - EXTERIOR ELEVATIONS

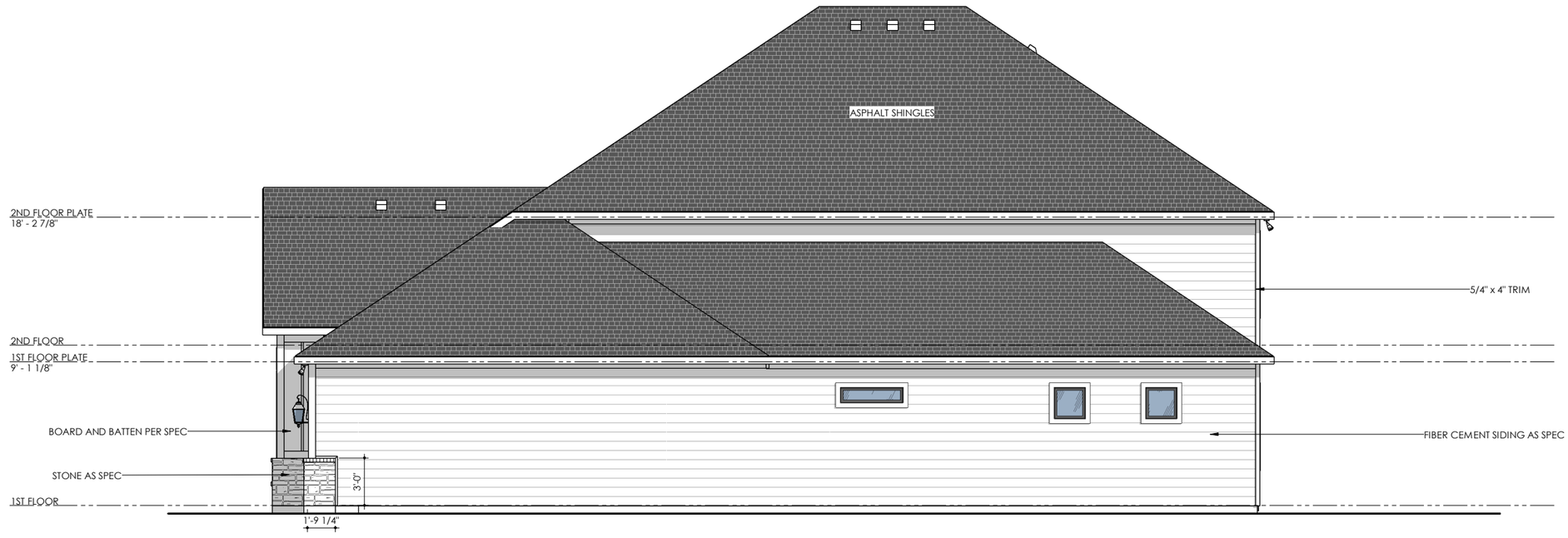
SHEET NO.
A4.02

V2.0



1 ELEVATION D - LEFT

SCALE: 1/8" = 1'-0"



2 ELEVATION D - RIGHT

SCALE: 1/8" = 1'-0"

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SHEET NAME

ELEVATION D - EXTERIOR ELEVATIONS

SHEET NO.

A4.03

V2.0

PUD MASTER PLAN
FOR
McCLURE FARMS
2504 & 2524 NASHVILLE HWY
COLUMBIA, MAURY COUNTY, TN 38401

101.07-ACRE SITE
ISSUED 04-19-2021
W&A PROJECT # 20312

CLINTON R. CARR
REGISTERED ENGINEER
AGRICULTURE
No. 112040
COMMERCE
STATE OF TENNESSEE
4/19/2021

Sheet List Table	
Sheet Number	Sheet Title
CVR	COVER
C100	OVERALL EXISTING CONDITIONS
C101	EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C103	EXISTING CONDITIONS
C200	OVERALL SITE PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C300	OVERALL GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
–	MASTER PLAN RENDERING
TOWNHOMES:	
1	EXTERIOR FINISH SCHEDULE
2	5–PLEX ELEVATIONS
3	MULTI–PLEX ELEVATIONS
4	1770 FLOORPLAN
5	1769 FLOORPLAN
6	1471 FLOORPLAN
7	MAIL CENTER
SINGLE FAMILY:	
1	2618 FLOORPLAN & ELEVATIONS
2	2540 FLOORPLAN & ELEVATIONS
3	2282 FLOORPLAN & ELEVATIONS
4	2187 FLOORPLAN & ELEVATIONS
5	1989 FLOORPLAN & ELEVATIONS
6	1726 FLOORPLAN & ELEVATIONS
7	1624 FLOORPLAN & ELEVATIONS



VICINITY MAP
SCALE: NTS

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TOTAL PROJECT AREA
101.07 ACRES
TOTAL DISTURBED AREA (EST.)
80.86 ACRES TOTAL

24 HR CONTACT:
COLUMBIA NASHVILLE HIGHWAY, LLC
3841 GREEN HILLS VILLAGE DRIVE, STE. 400
NASHVILLE, TN 37215
ATTN: MARK MCDONALD
615-351-8277
SHOULD 24 HOUR CONTACT CHANGE, NOTIFICATION MUST BE MADE TO BUILDING INSPECTOR IMMEDIATELY.

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Nashville, TN 37210
P: (615) 610-1023
waengineering.com

OWNER:

TN RURAL HEALTH IMPROVEMENT ASSOCIATION
P.O. BOX 313
COLUMBIA, TN 38402
ATTN: RENEE ADAMS, CFO
931-560-0041 EXT. 3108

DEVELOPER:

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NASHVILLE, TN 37215
ATTN: MARK MCDONALD
615-351-8277

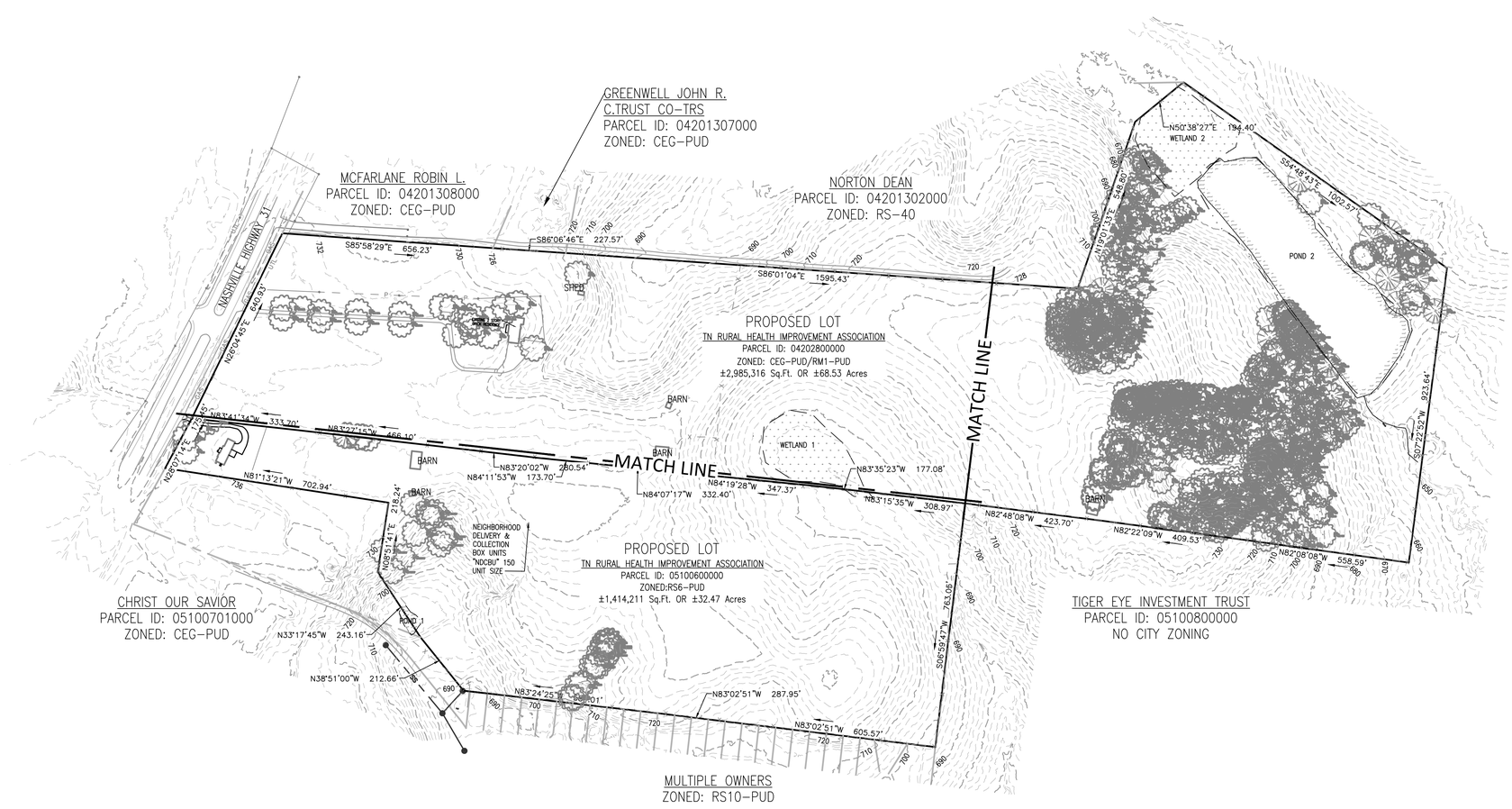
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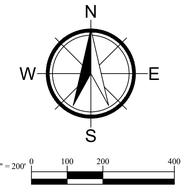
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NASHVILLE, TN 37210
ATTN: CLINT CAMP, PE
615-610-1023

SURVEYOR:

W & A ENGINEERING
807 2ND AVENUE SOUTH
NASHVILLE, TN 37210
ATTN: ADAM BLEDSOE, PLS
615-610-1023

ACADEMY AT NOLENSVILLE DAYCARE - PRJ # 20019





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PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401

2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

DATE: 04/19/2021

REVISIONS

DATE	COMMENT
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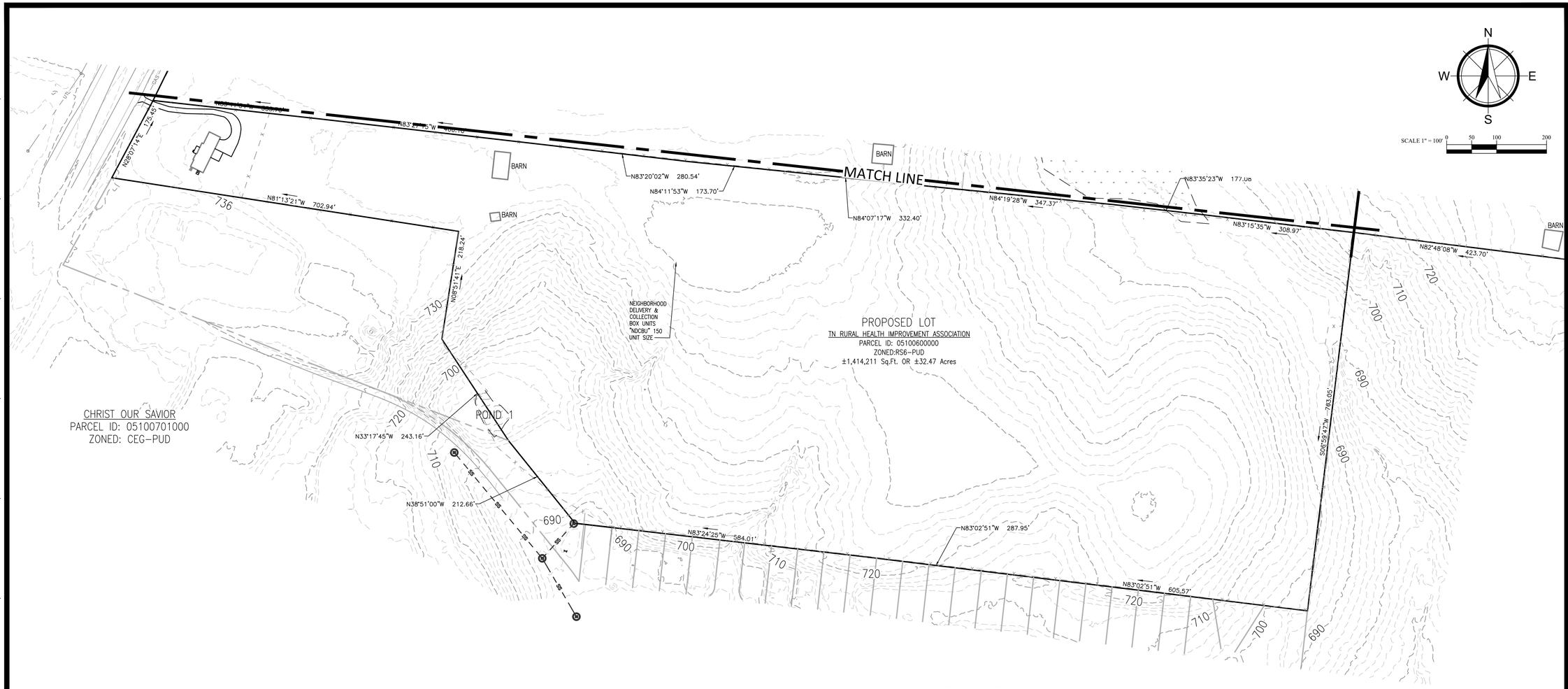
PUD SUBMITTAL

W&A JOB. NO. 20312

OVERALL EXISTING CONDITIONS

C100

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MULTIPLE OWNERS
ZONED: RS10-PUD

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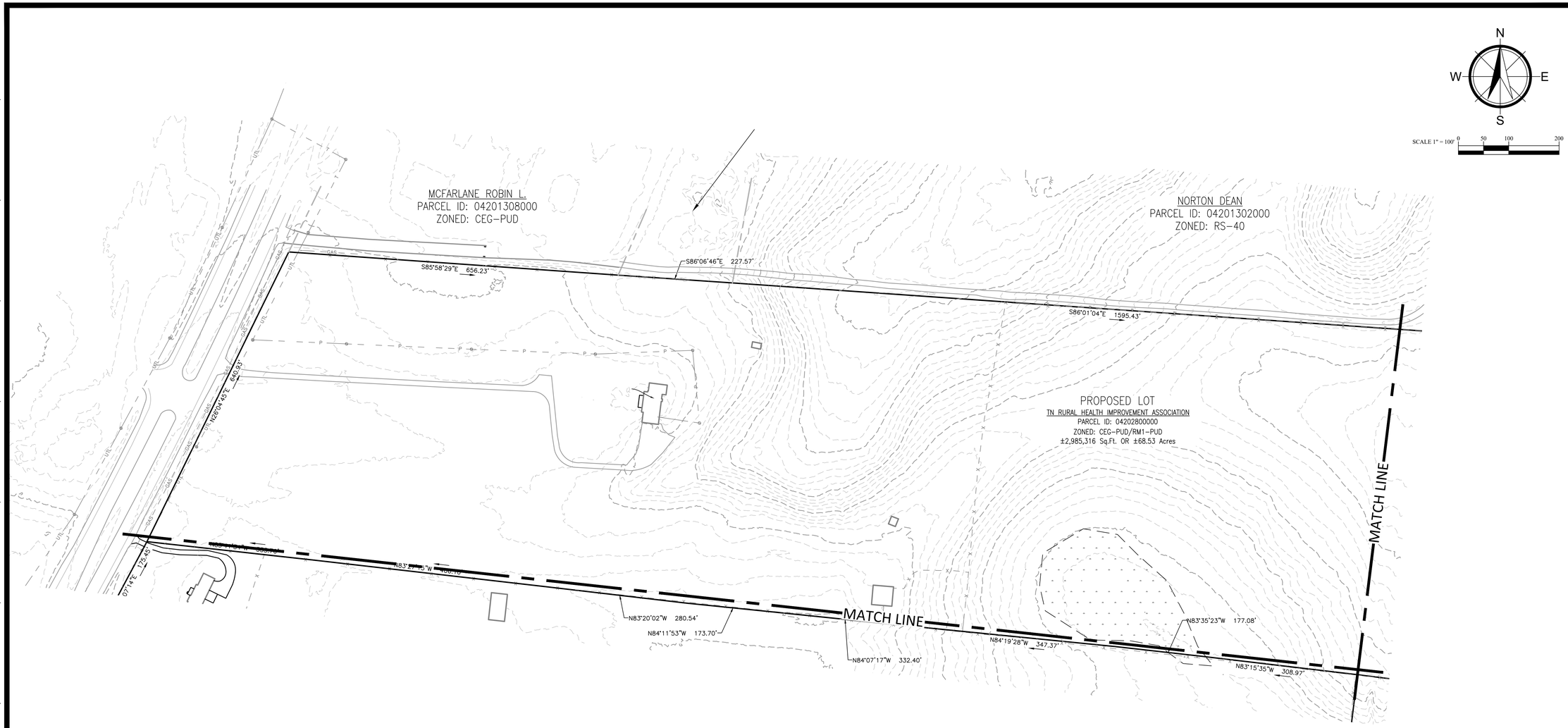
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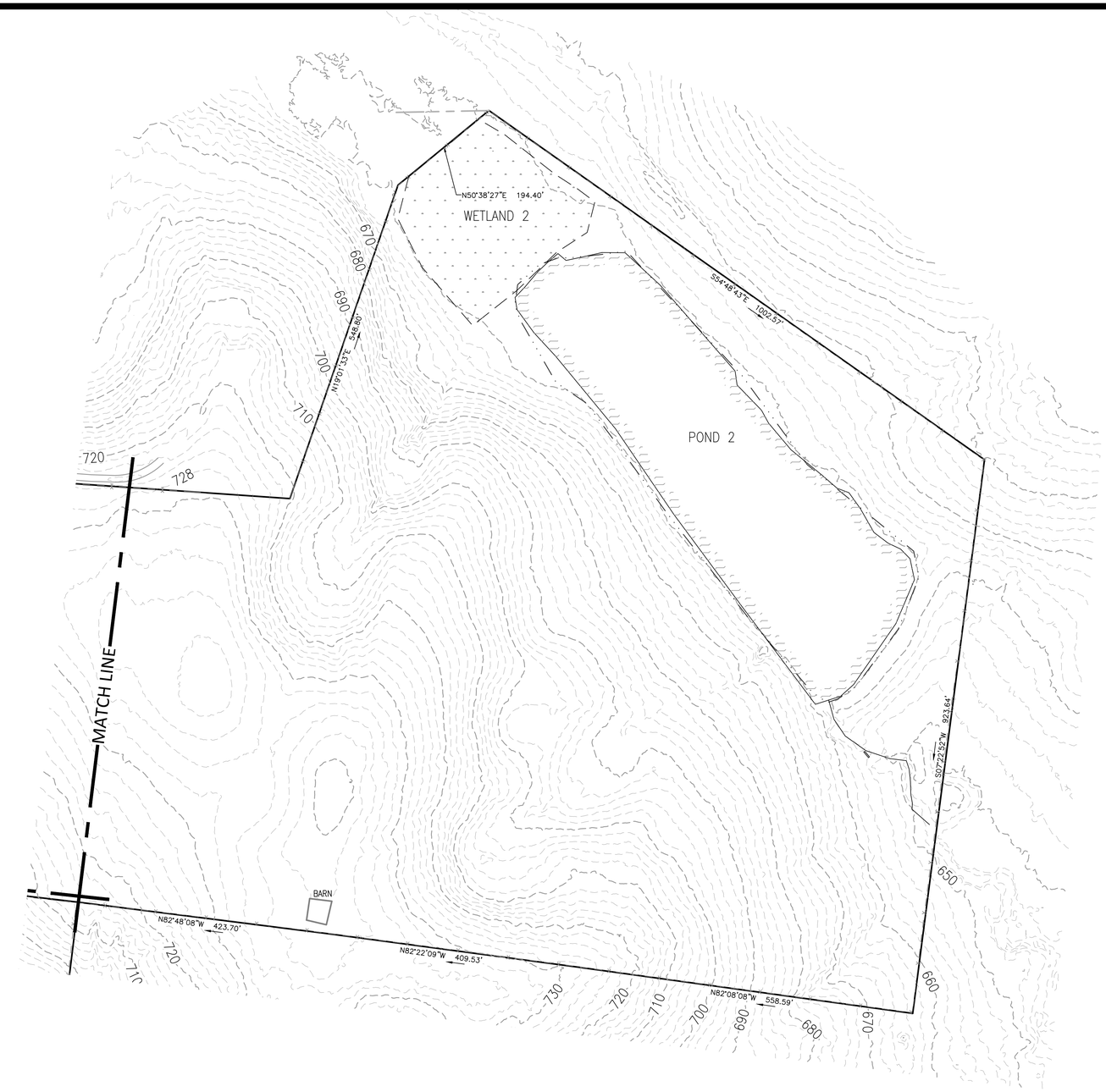
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SCALE 1" = 100' 0 50 100 200

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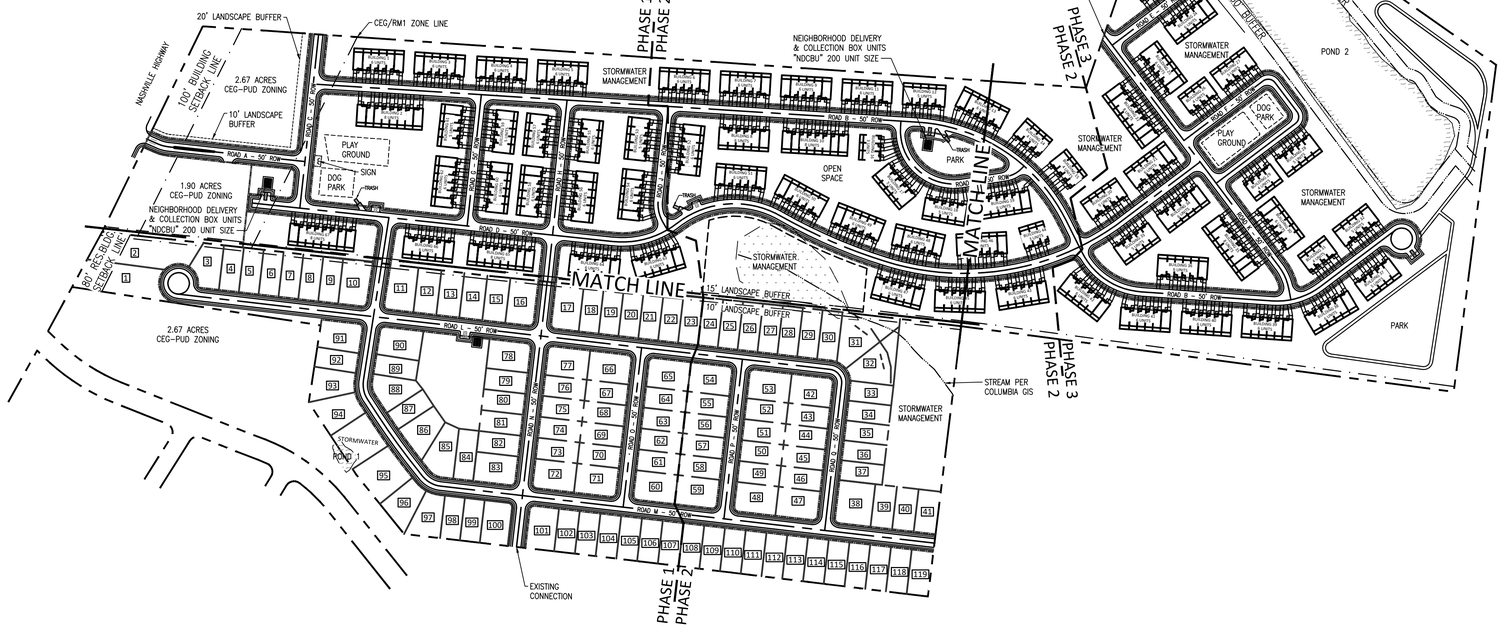
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EXISTING CONDITIONS

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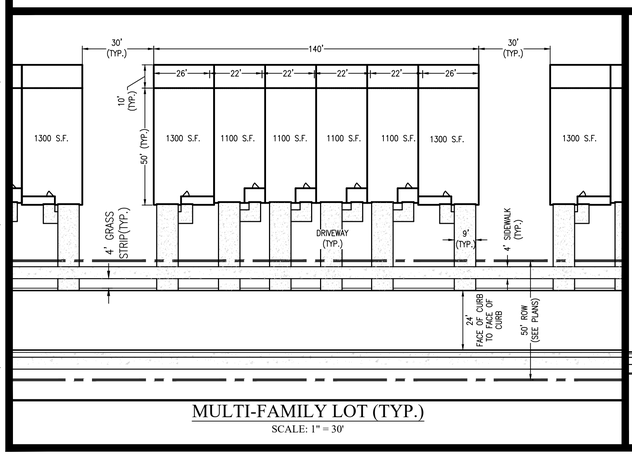
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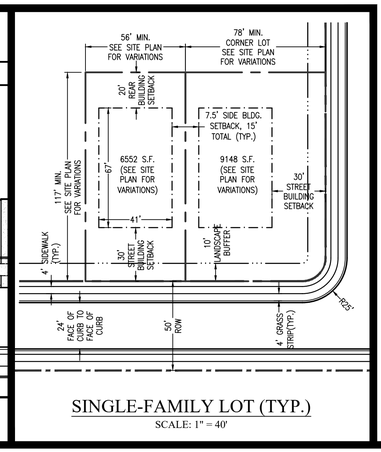
SCALE 1" = 200'

LAND USE AREA TABLE	
LAND USE	AREA (ACRES)
SINGLE FAMILY LOTS (NO ROW)	25.57
MULTI-FAMILY LOTS (NO ROW)	51.71
COMMERCIAL LOTS (NO ROW)	4.57
TOTAL RIGHT-OF-WAY (ROW)	19.22
OPEN SPACE AREA	46.20

COMMERCIAL LOTS (AC.) – 4.57
MULTI FAMILY UNITS – 381
SINGLE FAMILY LOTS – 119



MULTI-FAMILY LOT (TYP.)
SCALE: 1" = 30'



SINGLE-FAMILY LOT (TYP.)
SCALE: 1" = 40'

PROJECT DATA

PROPERTY OWNER: TN RURAL HEALTH IMPROVEMENT ASSOCIATION
P.O. BOX 313
COLUMBIA, TN 38402
ATTN: RENEE ADAMS, CFO
RADAMS@TRHEALTHPLANS.COM
931-560-0041 EXT. 3108

DEVELOPER: COLUMBIA NASHVILLE HIGHWAY,LLC
3841 GREEN HILLS VILLAGE DRIVE, SUITE 400
NASHVILLE, TN 37215
ATTN: MARK MCDONALD
MMCDONALD@OLDACREMCDONALD.COM
615-351-8277

AUTHORIZED AGENT: W&A ENGINEERING
807 2ND AVENUE SOUTH
NASHVILLE, TN 37210
ATTN: CLINT CAMP
CCAMP@WAENGINEERING.COM
615-610-1023

PHYSICAL ADDRESS: 2504 & 2524 NASHVILLE HIGHWAY
COLUMBIA, TN, 38401

TAX PARCEL: PORTION OF MAP 051, PARCEL 006.00 & MAP 042, PARCEL 028.00

TOTAL PROJECT ACREAGE: 32.47 ACRES & 68.60 ACRES FOR A TOTAL OF 101.07 ACRES

CONTOUR INTERVAL: 1 FOOT

BOUNDARY SURVEY: A SURVEY BY W&A ENGINEERING, DATED 02-04-2021 WAS USED IN DEVELOPING THIS SET OF PLANS.

A GEOTECHNICAL REPORT FOR THIS SITE COMPLETED BY GEOSERVICES, LLC DATED 01-14-2021 WAS USED IN DEVELOPING THIS SET OF PLANS.

EXISTING ZONING: RS6-PUD (2504 NASHVILLE HIGHWAY) & CEG-PUD, RM1-PUD (2524 NASHVILLE HIGHWAY)

BUILDING SETBACK MINIMUM UNLESS LANDSCAPE BUFFER IS MORE RESTRICTIVE (FOR ALL BUILDINGS LOCATED WITHIN THE INTERNAL PORTION OF THE SITE, SETBACKS ARE TO BE ESTABLISHED THROUGH REVIEW OF THE DEVELOPMENT PROPOSAL):
- NASHVILLE HIGHWAY = 400' MAX
  - 100' IF 100% OF PARKING IS BEHIND/BELOW BUILDINGS AND 100% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO ONE STORY
  - 200' IF PARKING IS BEHIND, BELOW, ABOVE, OR TO THE SIDE OF BUILDINGS AND 75% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO TWO STORIES
  - 300' IF MAX 50% OF PARKING IS IN FRONT OF BUILDING AND 50% OF PARKING SCREENED FROM VIEW; BUILDINGS LIMITED TO THREE STORIES
- FRONT/STREET YARD (COLLECTOR STREET) = 30' (RS-6), 35' (RM-1)
- FRONT/STREET YARD (ARTERIAL STREET) = 40' (RS-6 & RM-1)
- SIDE YARD =
  - 7' SINGLE SIDE, 15' TOTAL (RS-6 & RM-1, TWO STORIES OR LESS)
  - 12' SINGLE SIDE, 35' TOTAL (RS-6, THREE OR MORE STORIES); 10' SINGLE SIDE, 30' TOTAL (RM-1, THREE OR MORE STORIES)
- REAR YARD = 20' (RS-6 & RM-1)
- CEG-PUD SETBACKS ARE SET DURING PLAN REVIEW AND APPROVAL

LANDSCAPE BUFFERS: (BASED UPON CANOPY, MIXED TREE, OR POWERLINE COVERAGE. WALL ALTERNATIVE AVAILABLE AS NEEDED)

ZONING	FRONT/STREET	CEG-PUD	RS40(DEVELOPED)	RS40(UNDEVELOPED)	RS6-PUD	RM1-PUD	RS10-PUD
RS6-PUD	10'	10'(30'TOT.)	15'(25'TOT.)	15'	0'	10'(25' TOT.)	10'(15' TOT.)
RM1-PUD	10'	10'(30'TOT.)	20'(30'TOT.)	25'	15'(25' TOT.)	10'(15' TOT.)	N/A
CEG-PUD	10'	10'(15'TOT.)	20'(30'TOT.)	N/A	20'(30' TOT.)	20'(30' TOT.)	N/A

EXISTING USE: SINGLE FAMILY RESIDENTIAL

EXISTING BUILDING SF: EXISTING BUILDING SF: 1,498 S.F. (2504 NASHVILLE HIGHWAY) & 3,366 S.F. (2524 NASHVILLE HIGHWAY)

EXISTING PARKING: N/A

PROPOSED USE: MIXED USE – RESIDENTIAL, MULTIFAMILY, COMMERCIAL

MINIMUM REQUIRED SITE:
COMMERCIAL ENTERPRISE-GENERAL (CEG-PUD) – 40,000 S.F.
MINIMUM LOT AREA:
RS6 – 6,000 S.F.
RM1 – 6,000 S.F.

PROPOSED BUILDING SF: 909,636 S.F. (FAR = 0.30, MAX LOT COVERAGE = 0.35 (RS-6) or 0.50 (RM-1), LOT COVERAGE = 0.15)

BUILDING HEIGHT: 28'-9" AT TOP OF ROOF, MAX BUILDING HEIGHT OF 35' IN R-PUD UNLESS APPROVED BY CITY FIRE DEPARTMENT

PARKING REQUIREMENT: MINIMUM 762
ALL SINGLE-FAMILY RESIDENTIAL HOUSEHOLD LIVING – 1.5 SPACES PER UNIT
MULTIFAMILY/APARTMENT – 1.5 SPACES PER 2 BEDROOMS; MIN. XX REQUIRED BASED ON 1017 BEDROOMS
UPPER-STORY RESIDENTIAL – 1 SPACE PER 2 BEDROOMS; MIN. 0 BASED ON 0 UNITS
ALL RETAIL SALES AND SERVICE – 1 SPACE PER 400 SF FLOOR AREA; MIN. TBD BASED ON TBD SQ. FT. OF AREA

ACCESSIBLE PARKING:
REQUIRED – TBD (0 VAN SPACES) PER ADA.
PROVIDED – TBD (0 VAN SPACES)

PROPOSED PARKING: 762 TOTAL SPACES, INCLUDING 0 ADA SPACES.

OPEN SPACE USE REQUIREMENT: 33% MINIMUM OF TOTAL OPEN SPACE MUST BE USEABLE (REQUIRED YARD SPACES AND INDIVIDUAL YARDS CANNOT BE COUNTED TOWARDS FULFILLING THIS REQUIREMENT EXCEPT IN THE R/RS-40 DISTRICT). ALL RESIDENTIAL PROJECTS LESS THAN 25 ACRES IN SIZE AND/OR 100 DWELLING UNITS (WHICHEVER IS LESS) SHALL BE EXEMPT FROM OPEN SPACE REQUIREMENTS SHOWN BELOW:
RS-6 – 9% OF GROSS AREA
RM-1 – 12% OF GROSS AREA

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 47119C0180E DATED 04/16/2007.

THERE ARE STATE WATERS ON-SITE.

THERE ARE TWO AREAS CLASSIFIED AS PSS1C FRESHWATER FORESTED/SHRUB WETLAND HABITATS & ONE AREA CLASSIFIED AS A PF01A FRESHWATER FORESTED/SHRUB WETLAND HABITAT TO BE DELINEATED ON-SITE. THERE IS A PUBHx PFRESHWATER POND ON-SITE. THERE IS ALSO A PUBHh FRESHWATER POND ON-SITE. TWO AREAS CLASSIFIED AS R2UBH & R5UBH RIVERINES ARE UPSTREAM OF THE FRESHWATER PUBHh POND & A SINGLE R2UBH RIVERINE DOWNSTREAM OF THE PUBHh POND.

WATER SUPPLY: COLUMBIA POWER & WATER SYSTEMS

SEWAGE DISPOSAL: COLUMBIA WASTEWATER SYSTEM

NATURAL GAS: ATMOS ENERGY CORPORATION

SOLID WASTE: CITY OF COLUMBIA SANITATION DIVISION

POWER: COLUMBIA POWER & WATER SYSTEMS

OTHER UTILITIES: TELEPHONE, CABLE TV

SITE DRAINAGE: THE EXISTING LOT DRAINS TO THE SOUTHEAST TO AN EXISTING STREAMS LEADING TO RUTHERFORD CREEK. THE SITE IS MOSTLY UNDEVELOPED WITH NO WATER QUALITY OR QUANTITY CURRENTLY PROVIDED. A FRESHWATER POND TO THE NORTHEAST COLLECTS DRAINAGE FROM THE NORTH.

CITY OF COLUMBIA NOTES:
1. THE OWNER/DEVELOPER OF THIS PROPERTY IS RESPONSIBLE FOR ALL FINANCIAL MATTERS.
2. ALL CONSTRUCTION AND USE OF THE PROPOSED FACILITY TO MEET THE APPLICABLE PERFORMANCE STANDARDS AS SET FORTH IN THE CITY OF COLUMBIA ZONING ORDINANCE, ARTICLE 12, SECTION 8.
3. CONSTRUCTION ANTICIPATED TO BE COMPLETED BY TBD.

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McCLURE FARMS
PUD MASTER PLAN

COLUMBIA, MAURY COUNTY, TN 38401
2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

DATE: 04/19/2021

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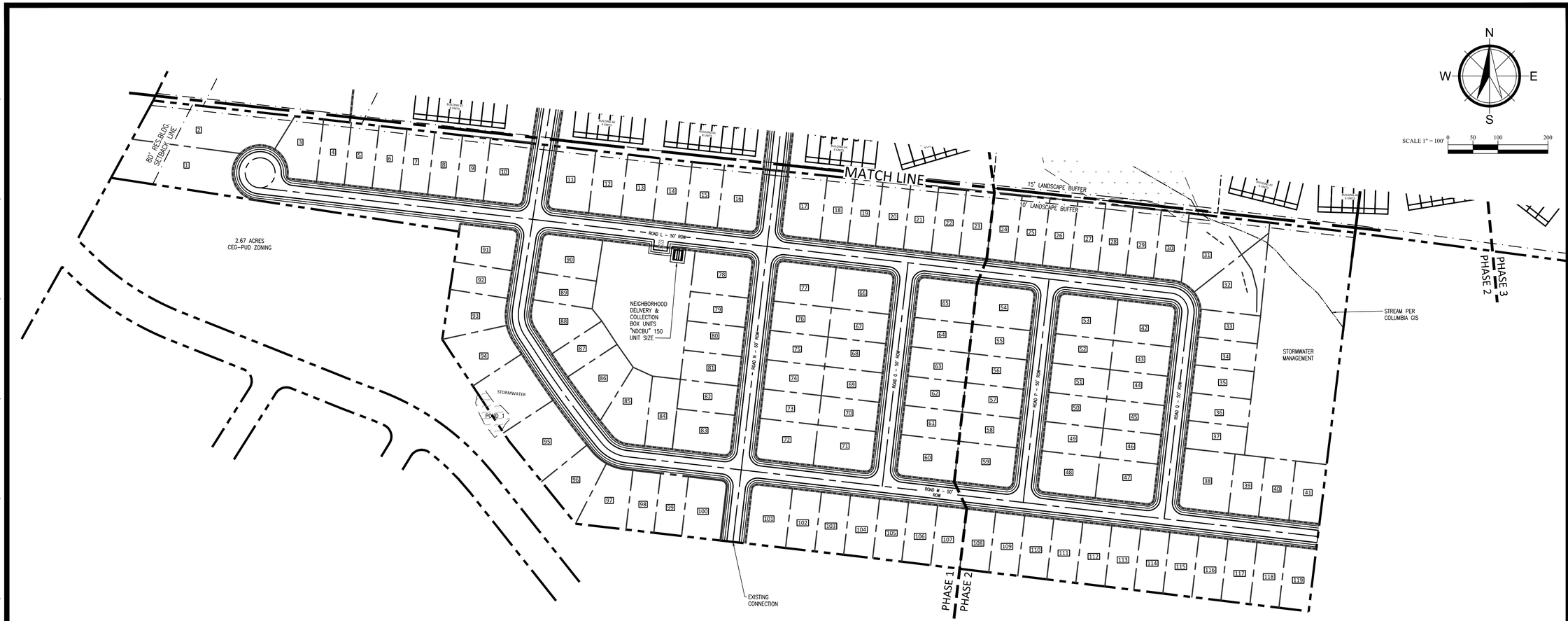
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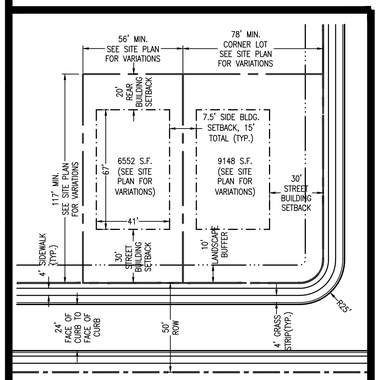
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OVERALL SITE PLAN

C200

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SINGLE-FAMILY LOT (TYP.)
SCALE: 1" = 40'

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2504 & 2524 NASHVILLE HIGHWAY- 101.07 ACRES

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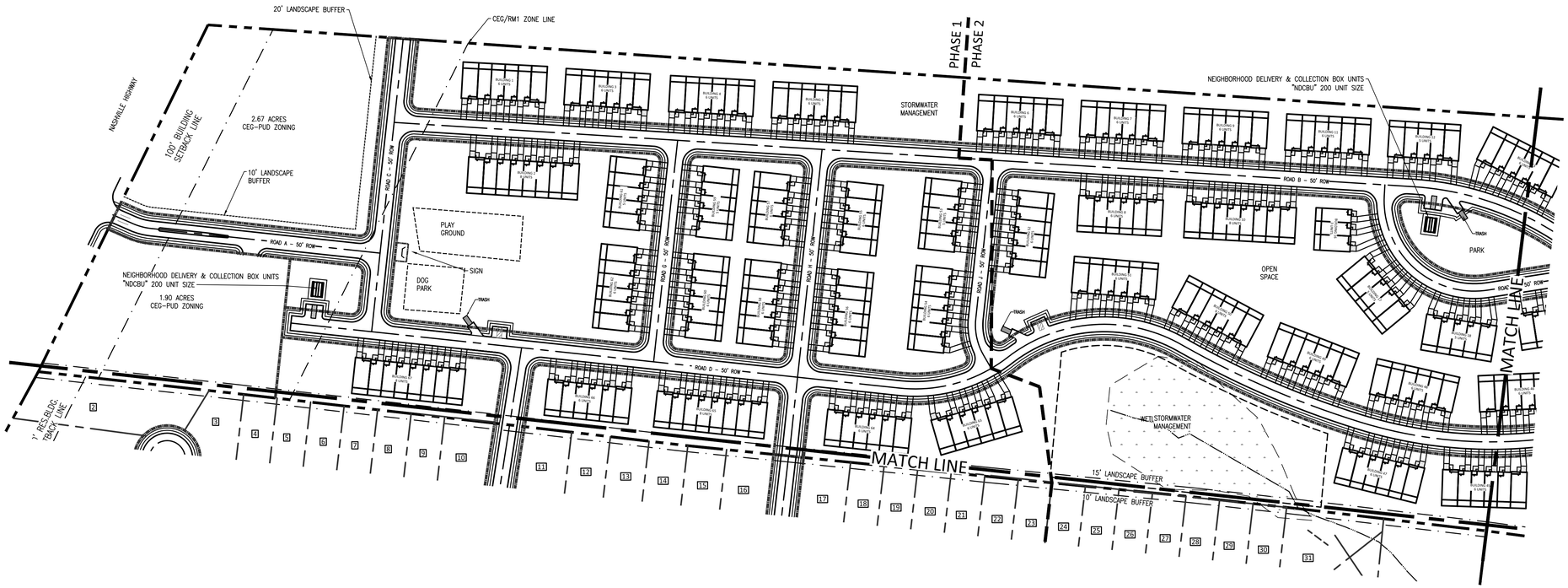
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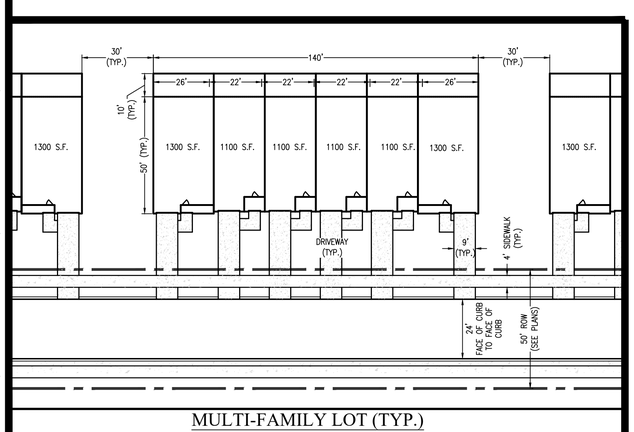
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SITE PLAN

C201

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MULTI-FAMILY LOT (TYP.)
SCALE: 1" = 30'

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SCALE 1" = 100' 0 50 100 200

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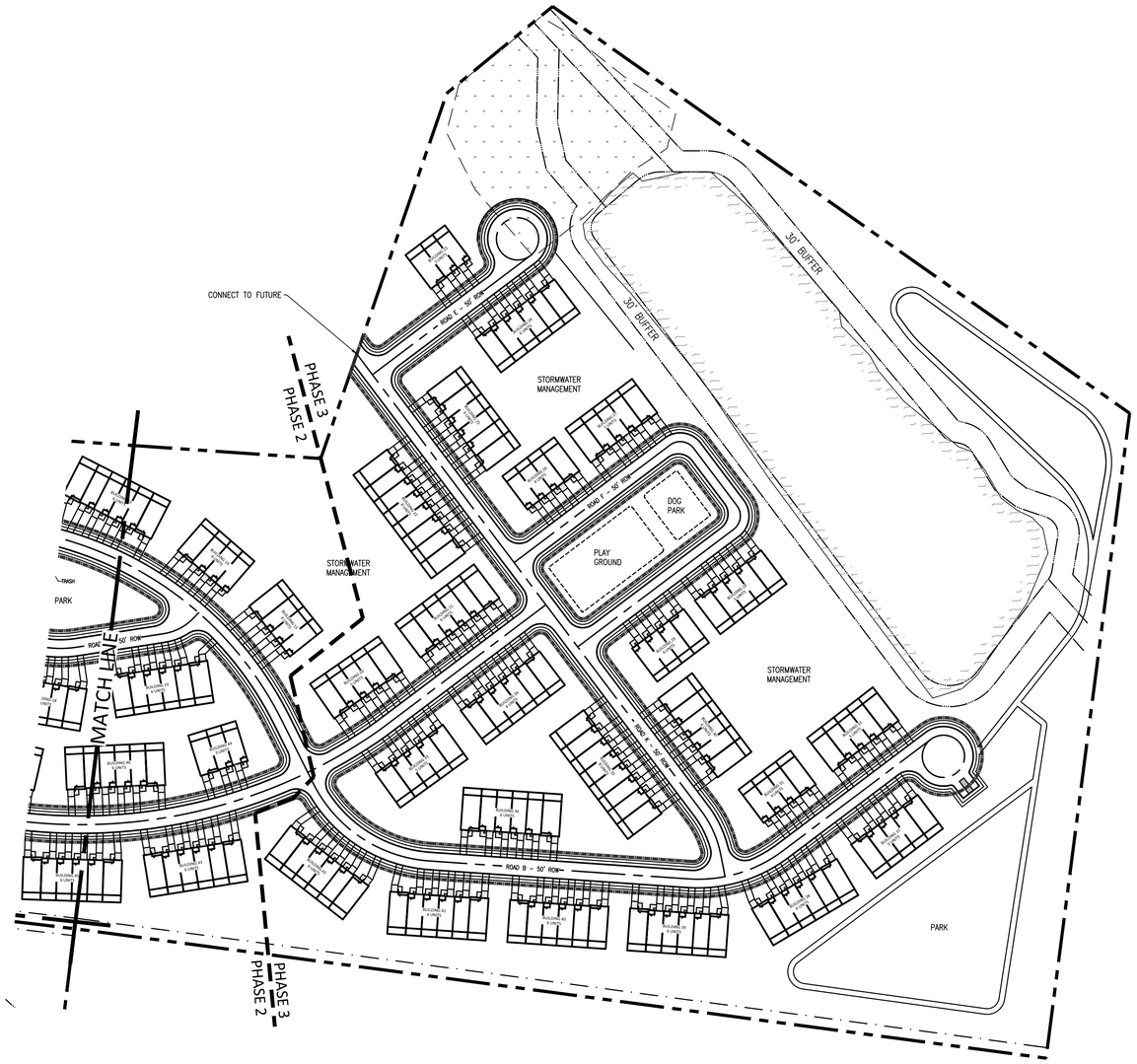
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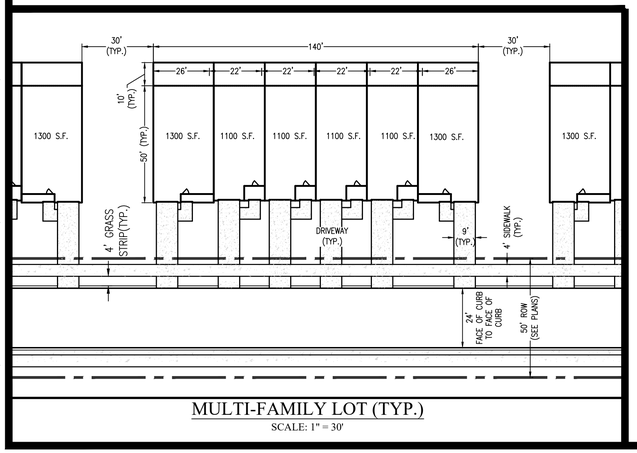
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SITE PLAN

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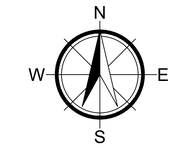
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MULTI-FAMILY LOT (TYP.)

SCALE: 1" = 30'



SCALE 1" = 100' 0 50 100 200

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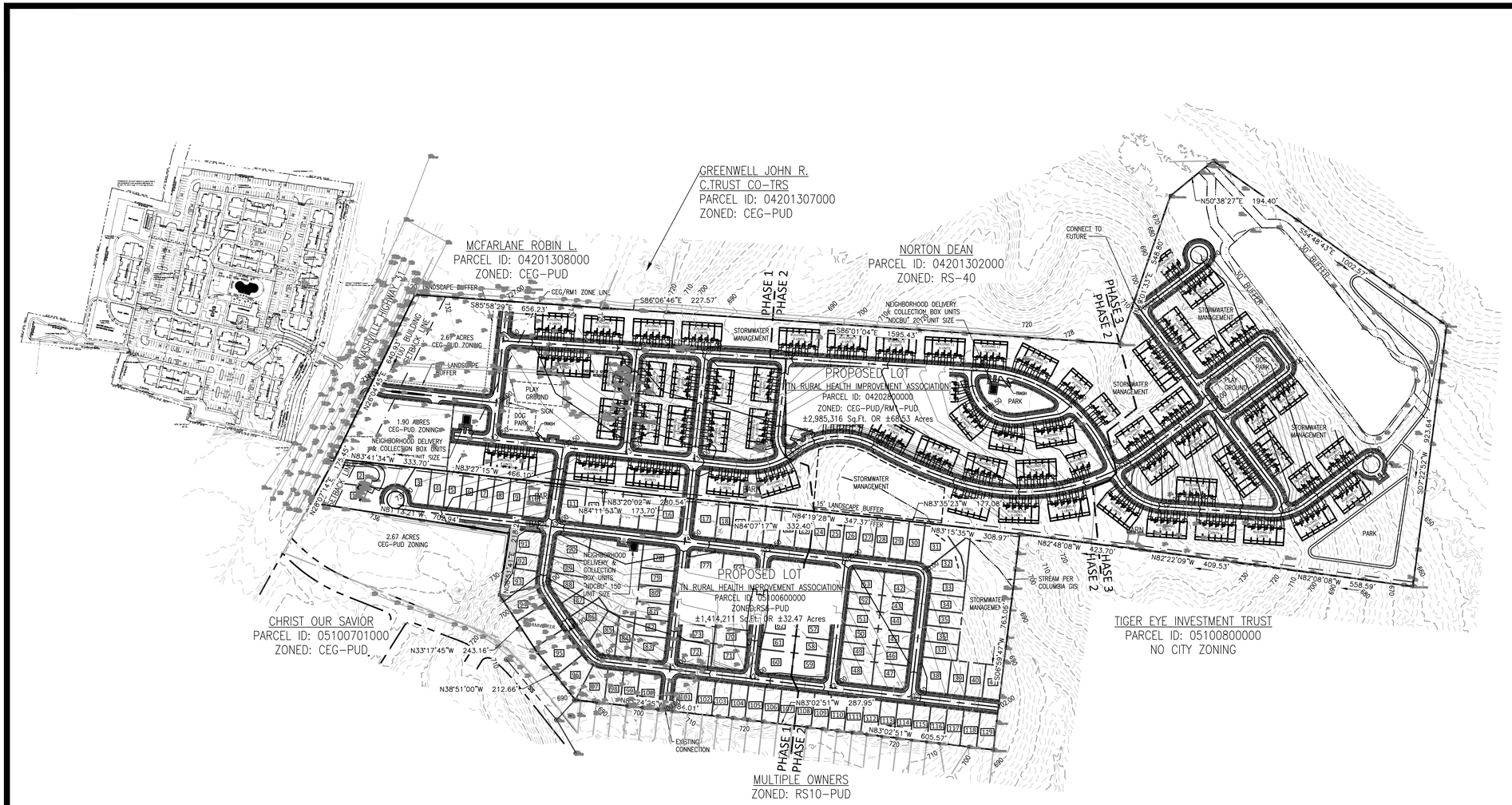
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SITE PLAN

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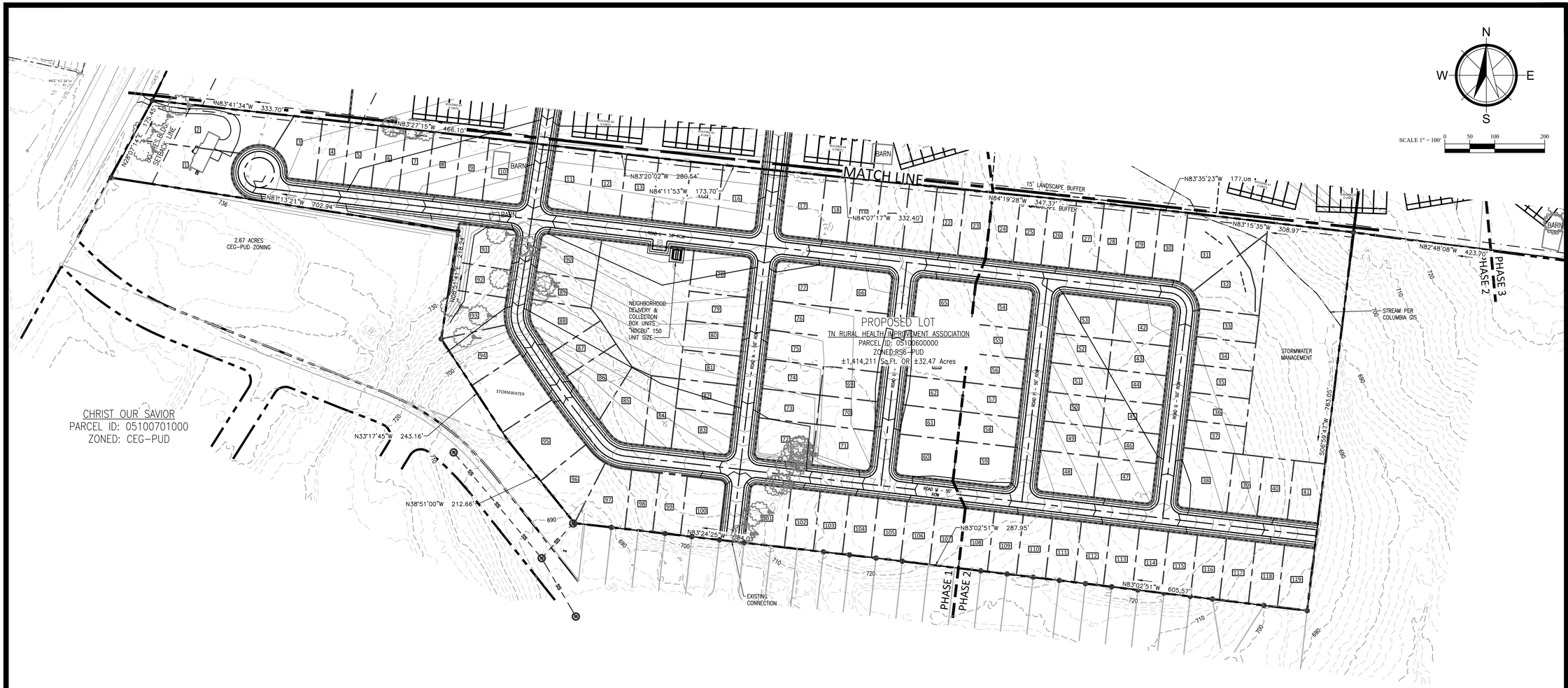
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OVERALL GRADING & DRAINAGE PLAN

C300

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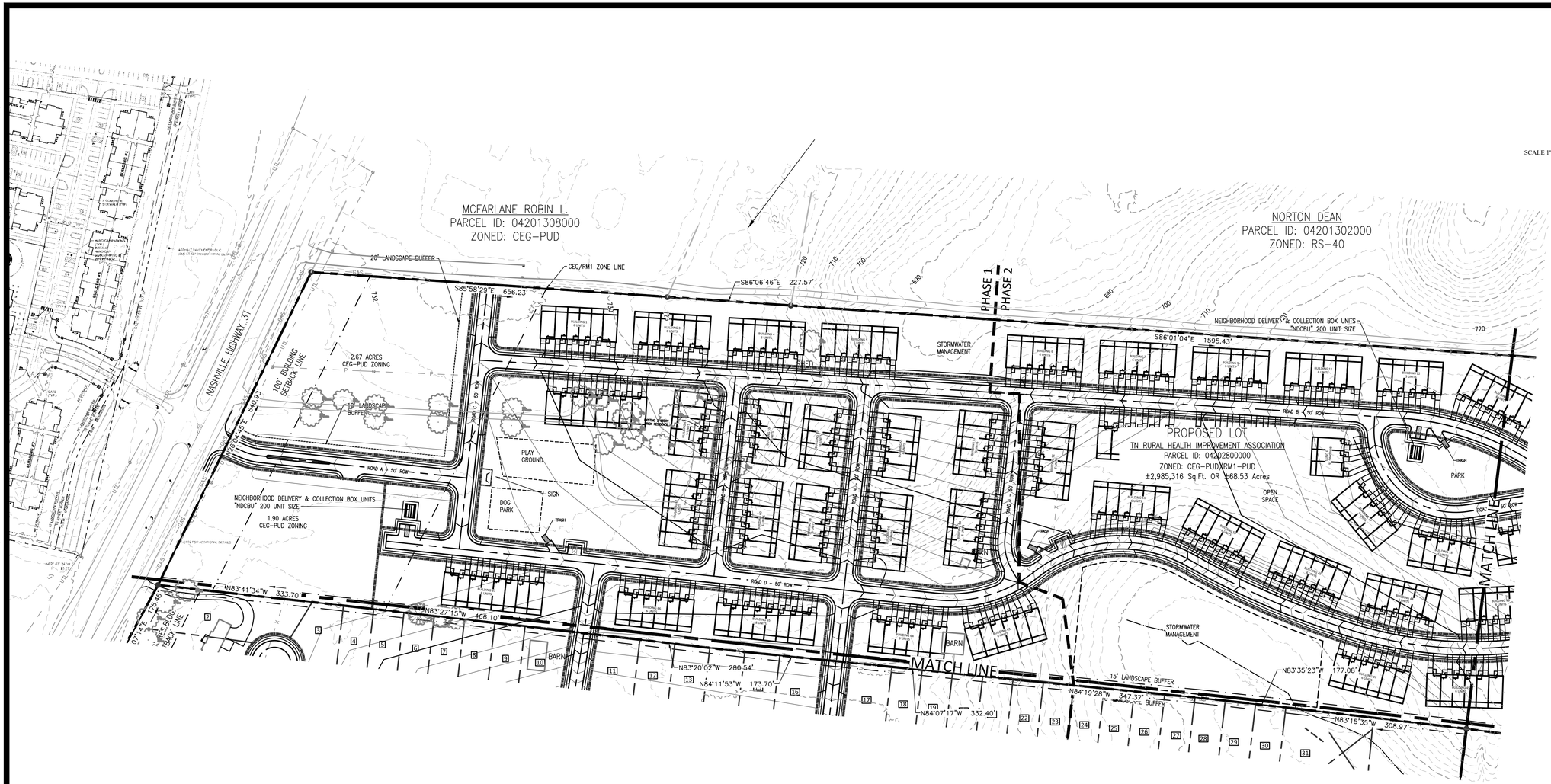
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GRADING AND DRAINAGE PLAN

C301

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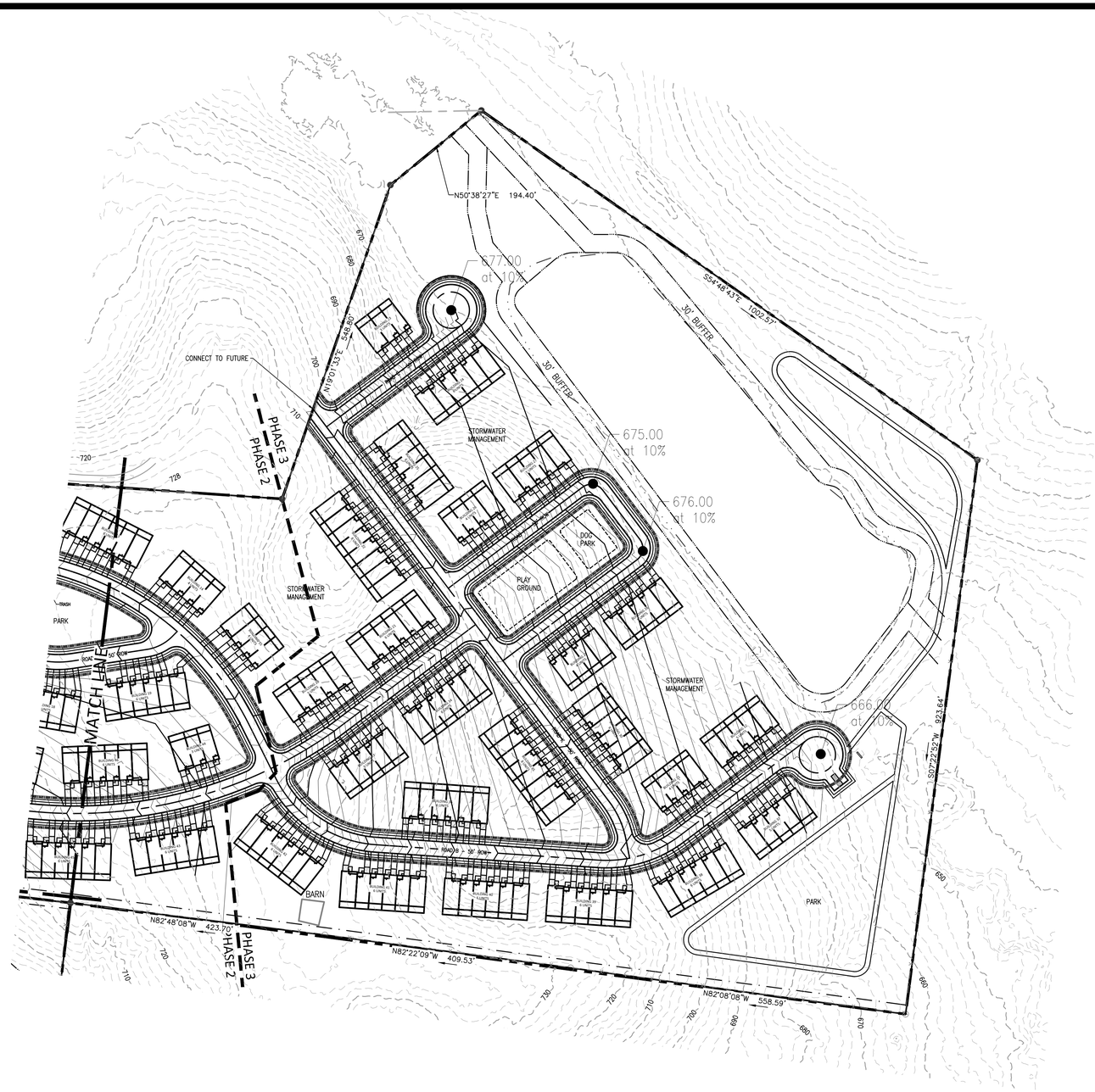
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GRADING AND DRAINAGE PLAN

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SCALE 1" = 100' 0 50 100 200

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GRADING AND DRAINAGE PLAN

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McClure Farms Master Plan

2504 & 2524 Nashville Hwy,
Columbia, TN



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TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

McClure Farms Exterior Finishes

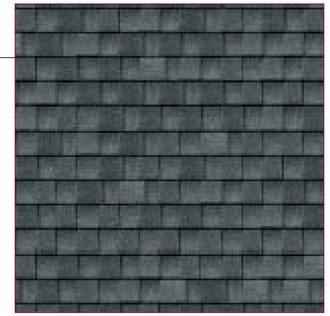
(Other Designer Color Combinations may also be available.)



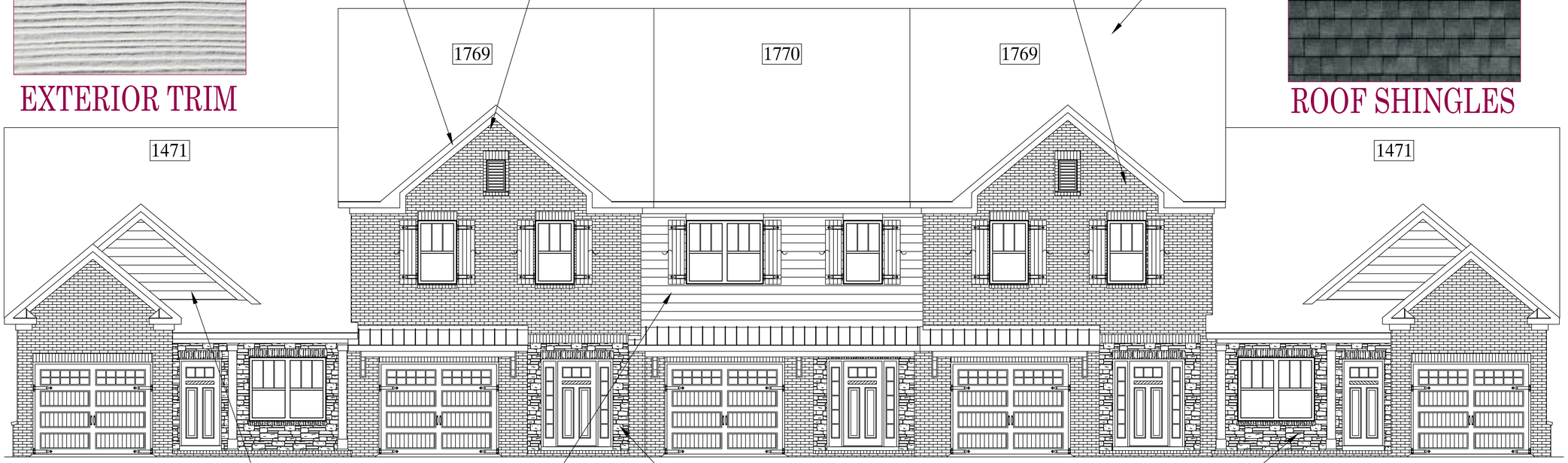
EXTERIOR TRIM

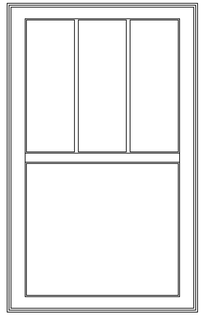


BRICK



ROOF SHINGLES





WINDOW GRIDS



EXTERIOR SIDING



EXTERIOR DOORS & SHUTTERS



STONE

- Fiber Cement Siding - Pearl Gray
- Trim and Columns - Artic White
- Brick - Gray Hawk
- Stone - Rustic Ledgestone Onyx
- Garage Doors - White
- Shutters & Front Doors -Tuxedo Gray
- White Windows
- Architectural Shingles - Gray
- Metal Roofing - Charcoal Smoke

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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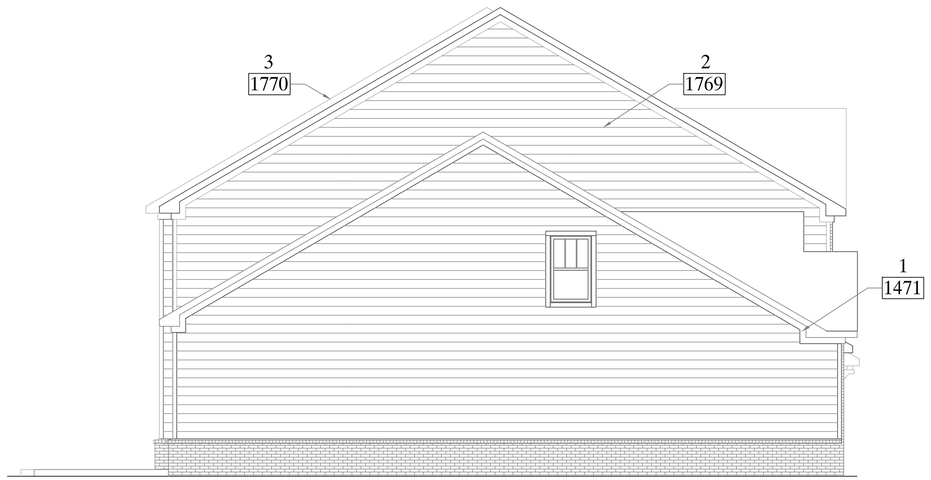
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JOB NO.
Multiplex Townhomes 001
SHEET
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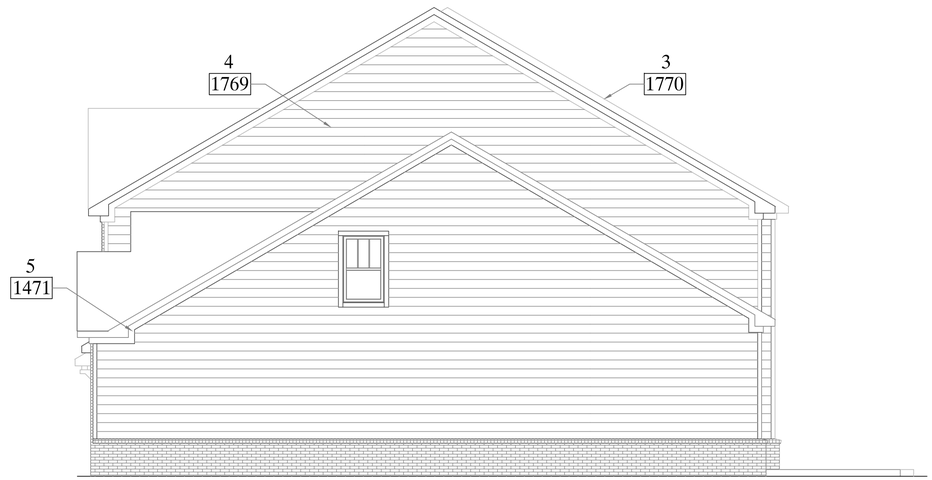
FRONT ELEVATION

SCALE 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE 3/16"=1'-0"



RIGHT SIDE ELEVATION

SCALE 3/16"=1'-0"



REAR ELEVATION

SCALE 3/16"=1'-0"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
2. ALLOW 4" FOR ALL BRICK VENEER
3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ALL FIRST FLOOR WALLS ARE 9'-1 1/8"
5. ALL SECOND FLOOR WALLS ARE 8'-1 1/8"

McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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8-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"



6-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"



4-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"



3-PLEX FRONT ELEVATION

SCALE 1/8"=1'-0"

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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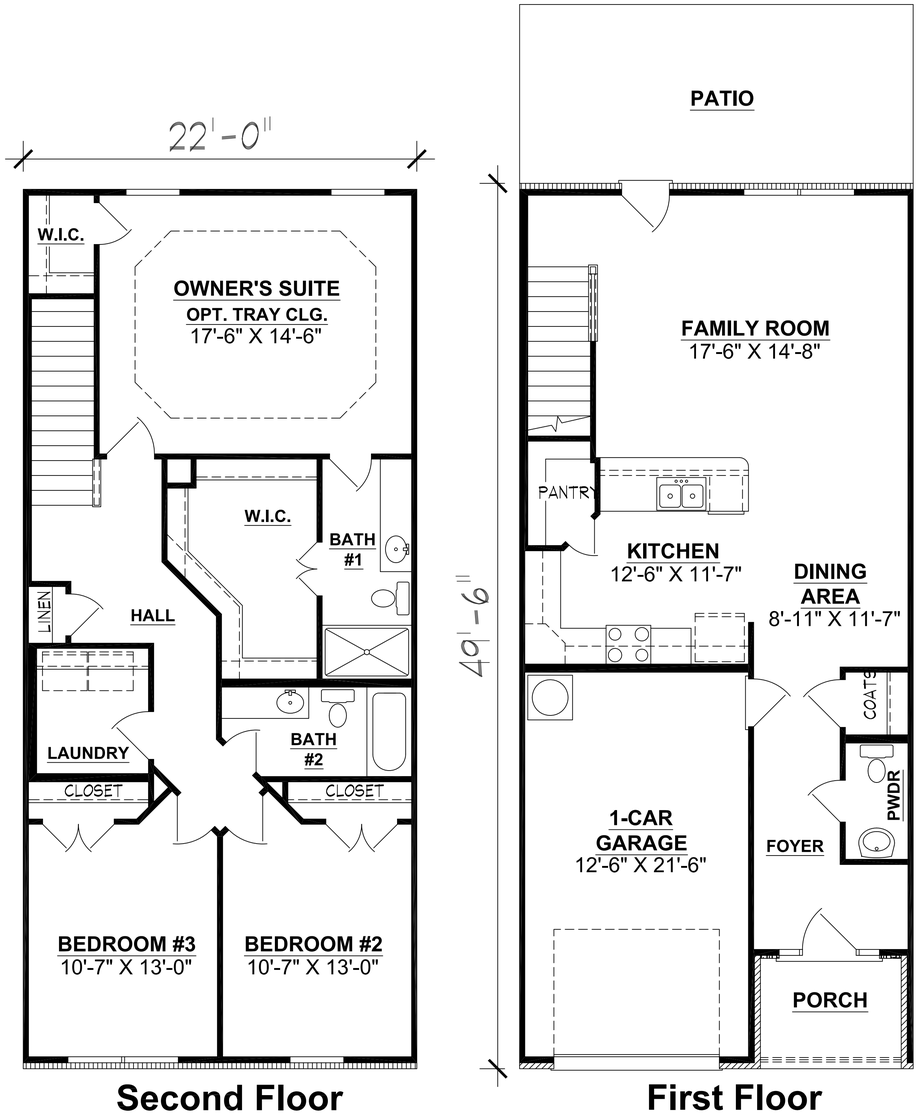
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1770 Plan



Second Floor

First Floor

GENERAL FRAMING NOTES:

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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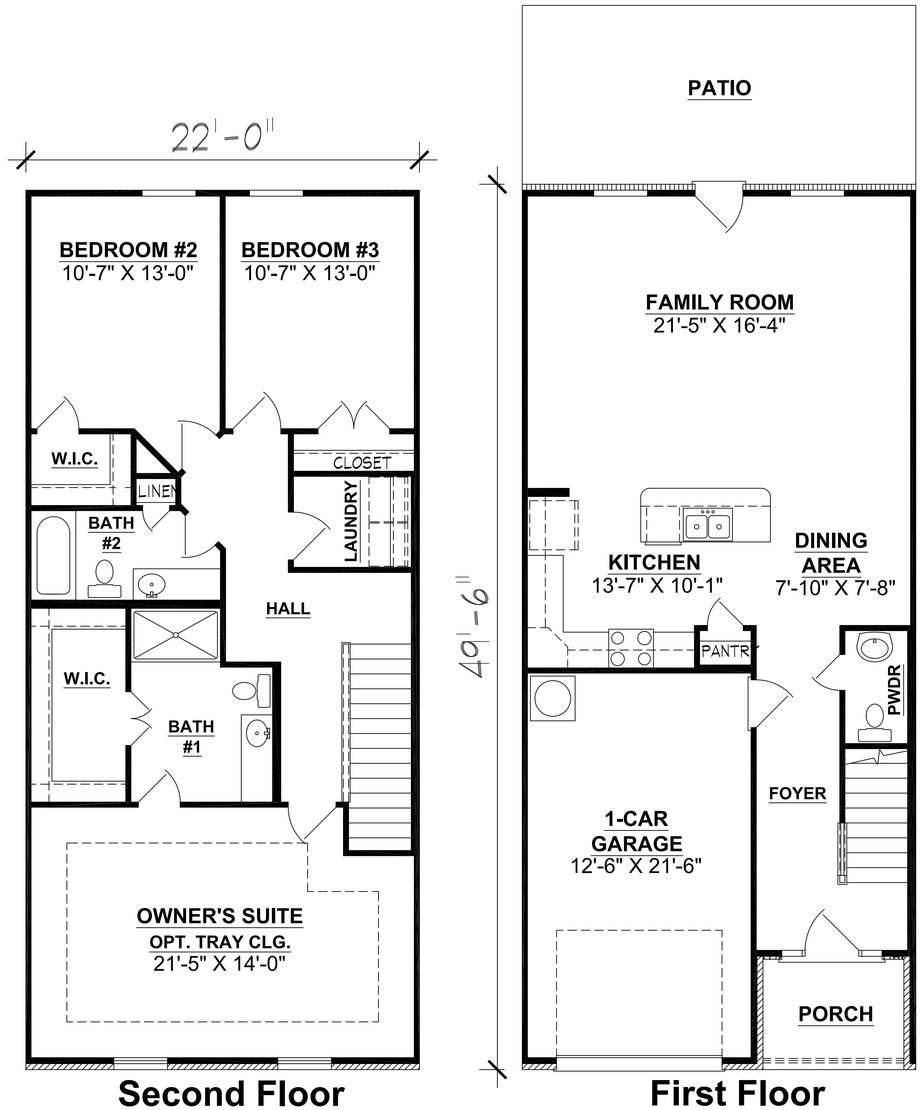
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1769 Plan



Second Floor **First Floor**

GENERAL FRAMING NOTES:

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5. ALL SECOND FLOOR WALLS ARE 8'-1 1/8"

McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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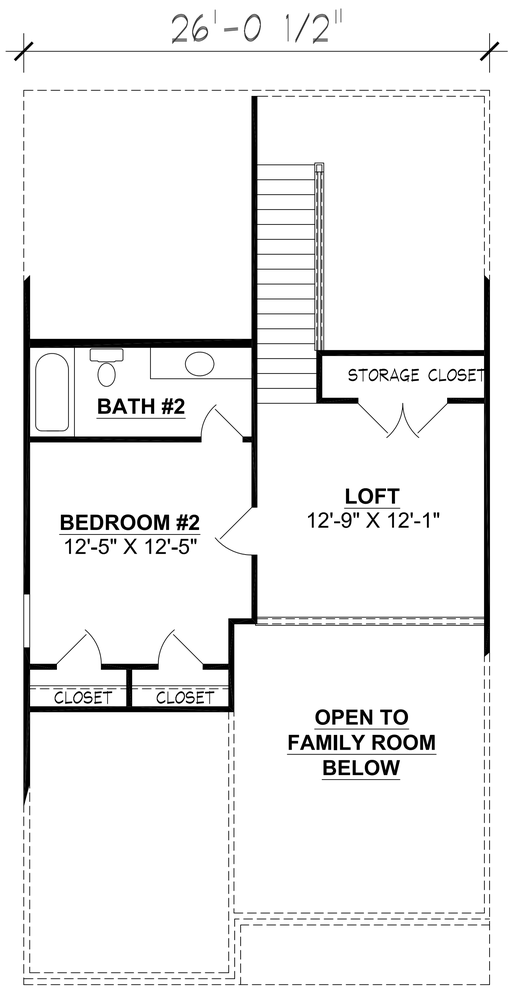
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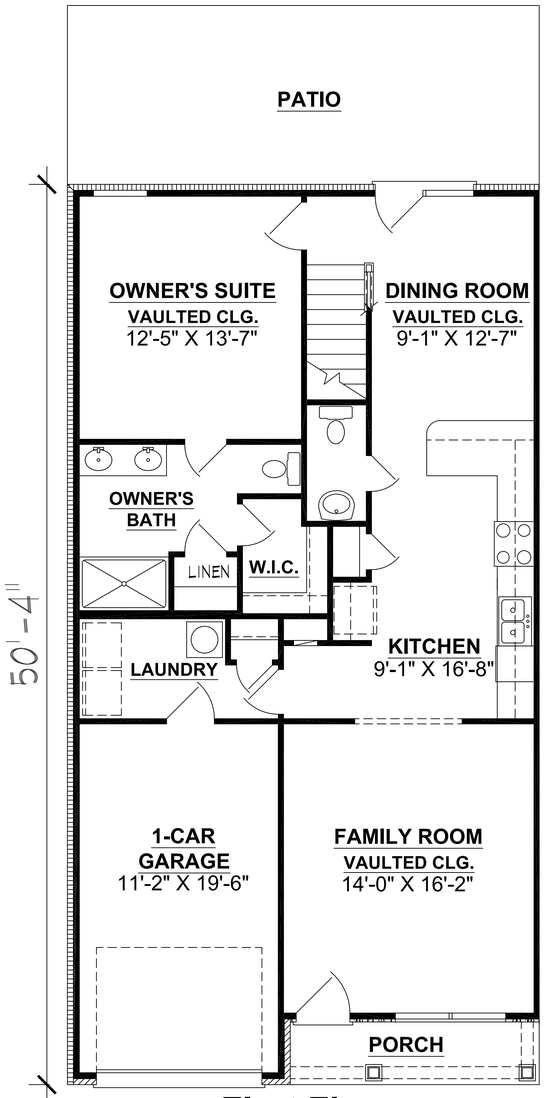
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1471 Plan



Second Floor



First Floor

GENERAL FRAMING NOTES:

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McClure Farms Townhomes
1-5 MASTER PLAN
MULTIPLEX-001 / 5-UNIT

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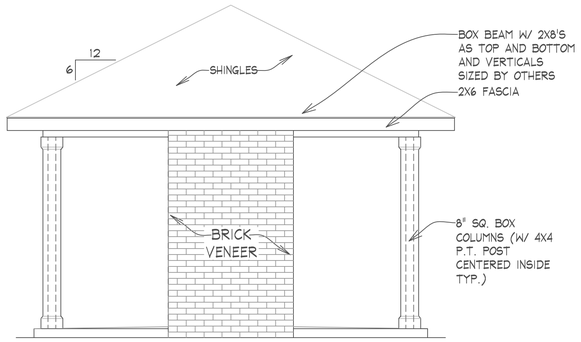
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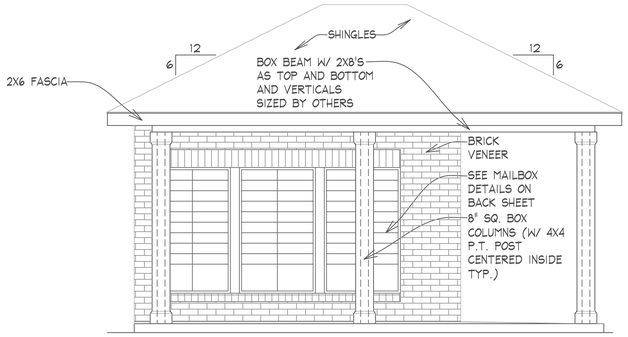
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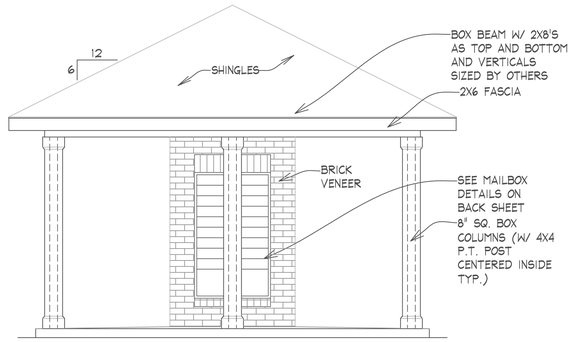
REAR ELEVATION

SCALE 3/8"=1'-0"



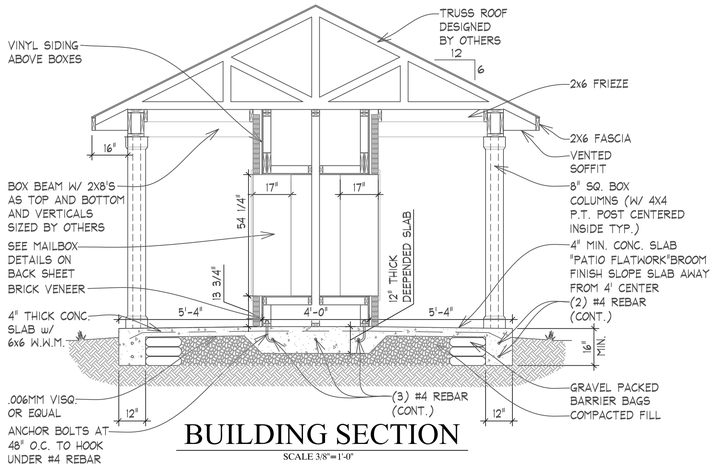
SIDE ELEVATION

SCALE 3/8"=1'-0"



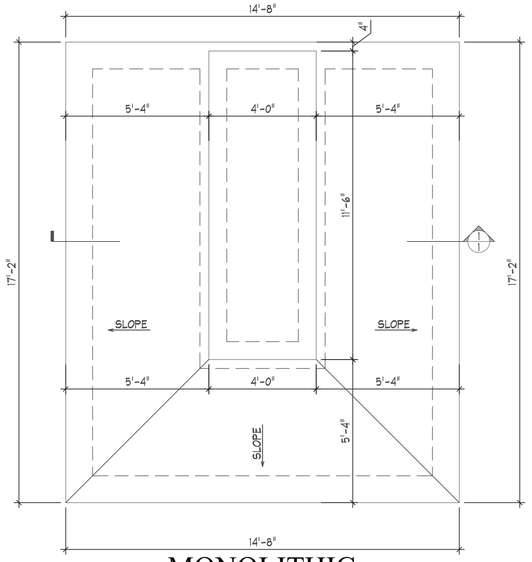
FRONT ELEVATION

SCALE 3/8"=1'-0"



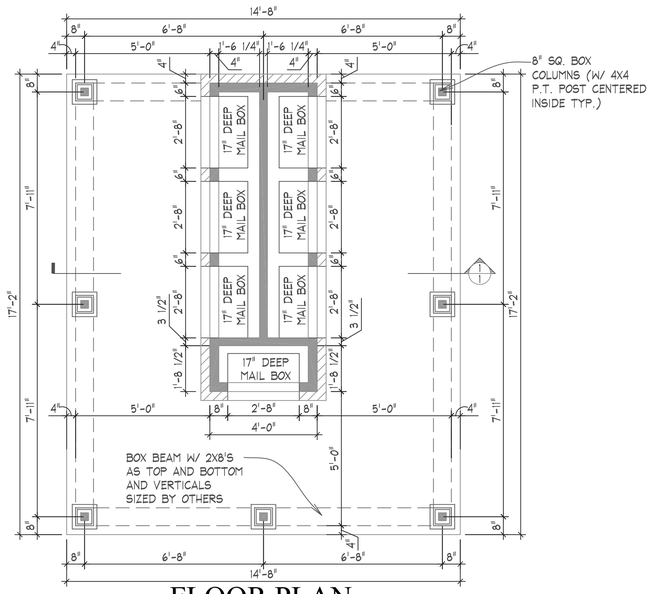
BUILDING SECTION

SCALE 3/8"=1'-0"



MONOLITHIC
FOUNDATION PLAN

SCALE 3/8"=1'-0"



FLOOR PLAN

SCALE 3/8"=1'-0"

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.
2. ALLOW 4" FOR ALL BRICK VENEER
3. WALLS ARE 8'-1 1/8"

McClure Farms Townhomes
Mail Center

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ELEVATION "G"



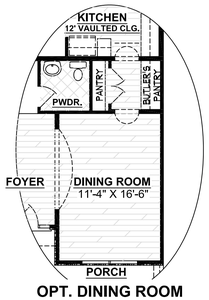
ELEVATION "H"



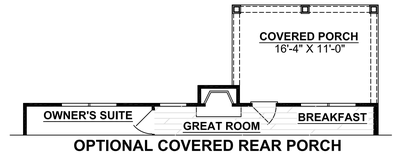
ELEVATION "I"



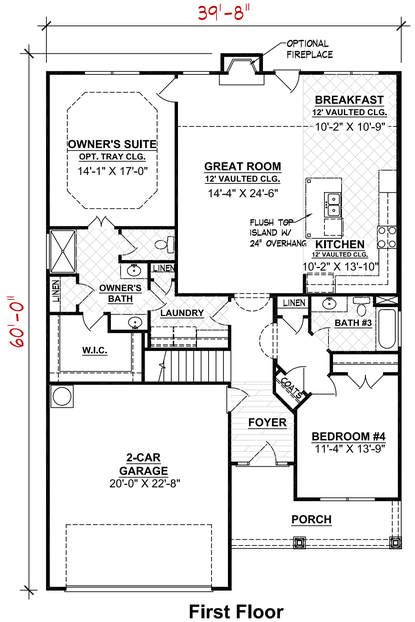
OPTIONAL GLAMOUR OWNER'S BATH



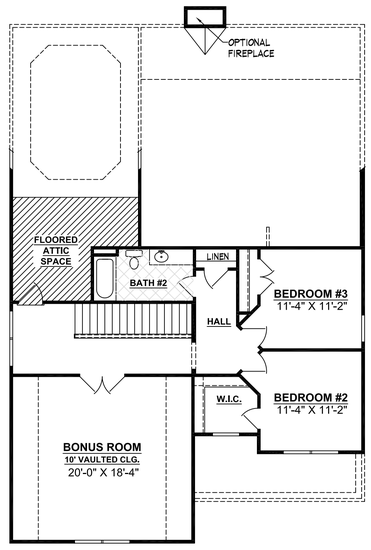
OPT. DINING ROOM



OPTIONAL COVERED REAR PORCH



First Floor



Second Floor

McClure Farms
2618 Plan

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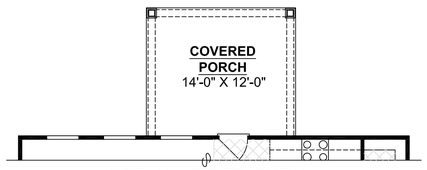
ELEVATION "G"



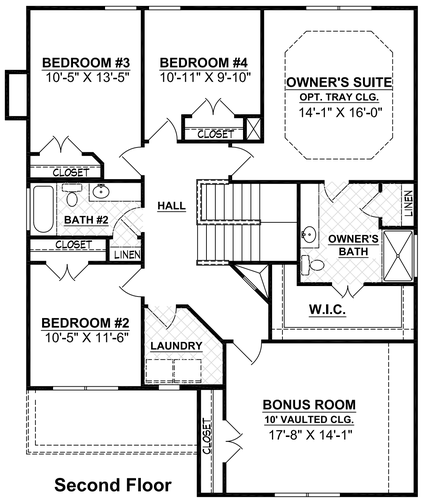
ELEVATION "H"



ELEVATION "I"



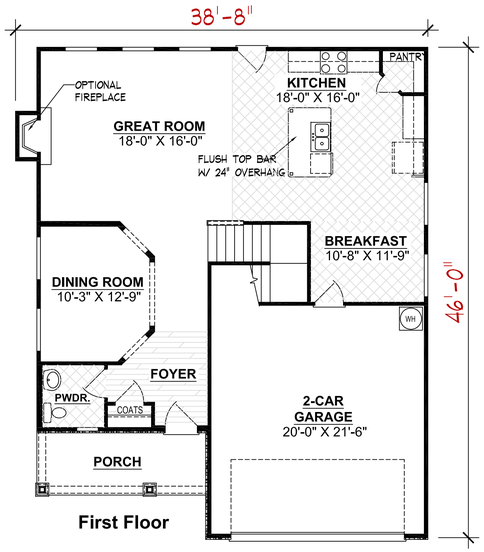
OPT. COVERED PORCH



Second Floor



OPTIONAL GLAMOUR
OWNER'S BATH



First Floor

McClure Farms
2540 Plan

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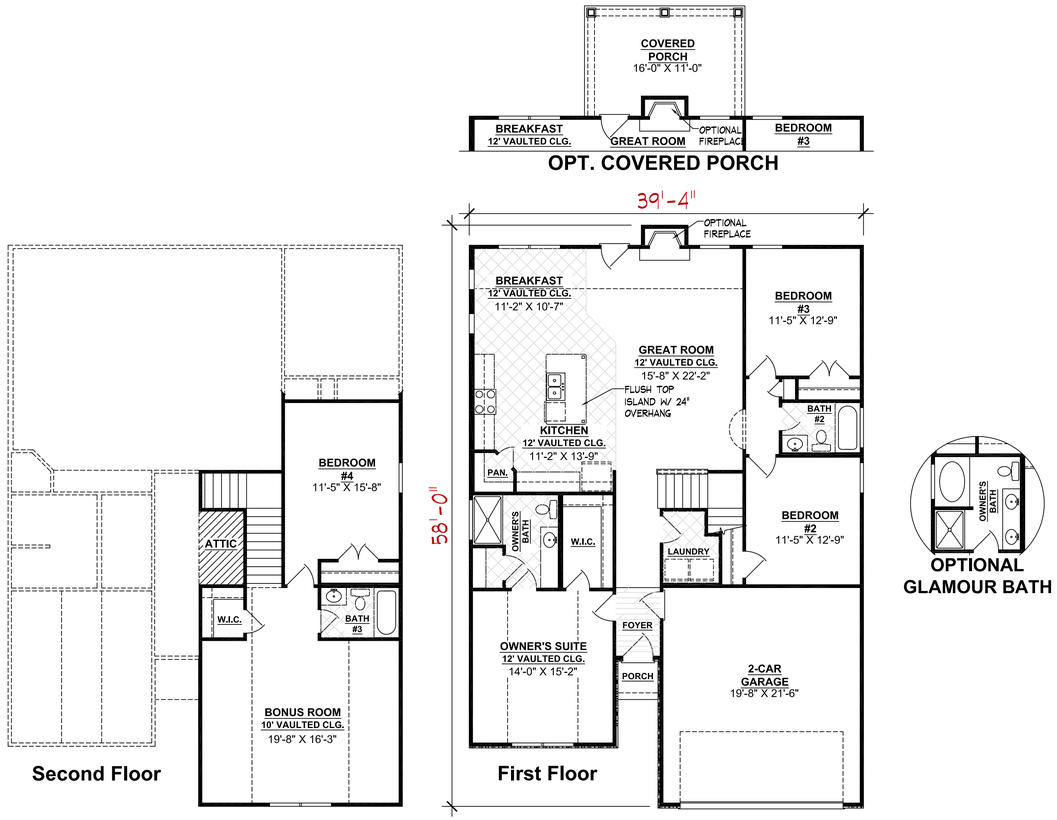
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2282 Plan

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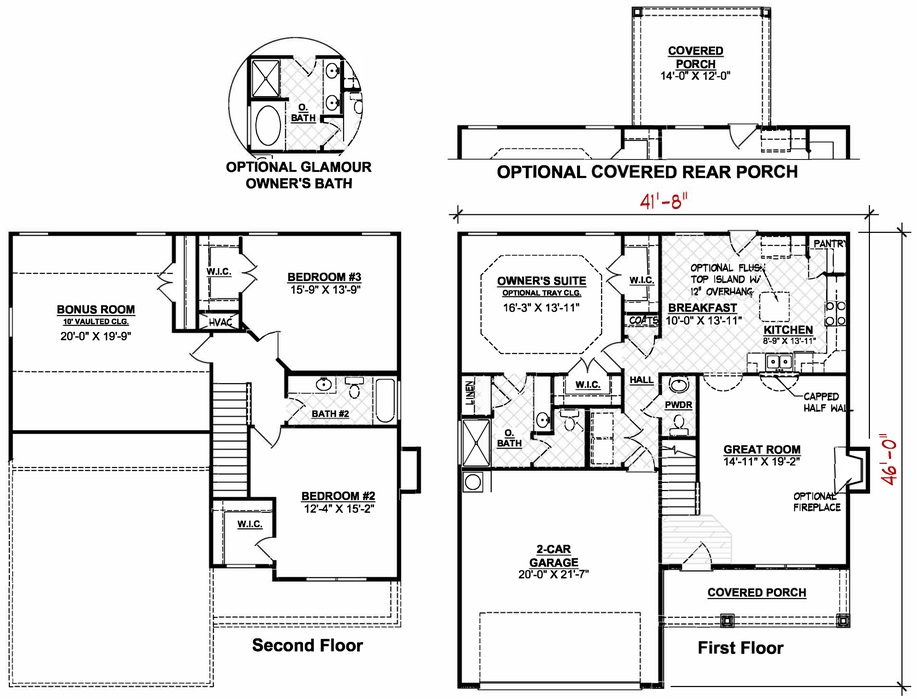
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



McClure Farms
2187 Plan

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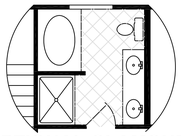
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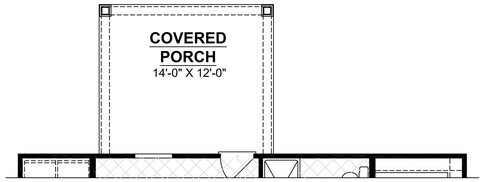
ELEVATION "H"



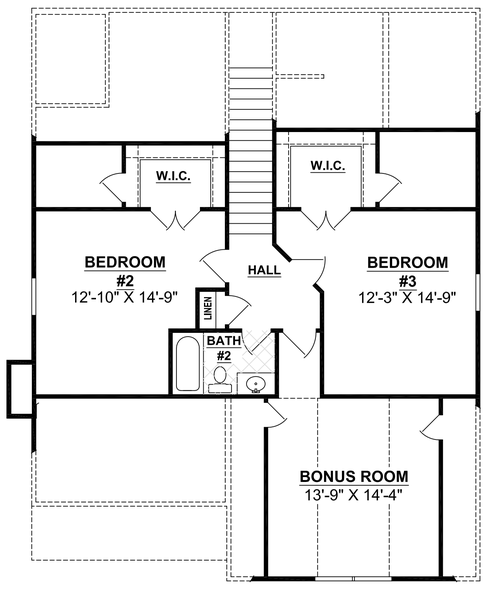
ELEVATION "I"



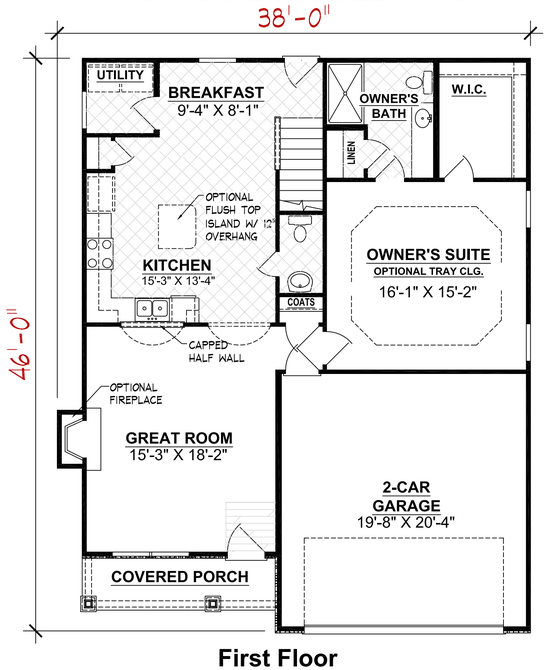
OPTIONAL GLAMOUR OWNER'S BATH



OPTIONAL COVERED PORCH



Second Floor



First Floor

McClure Farms
1989 Plan

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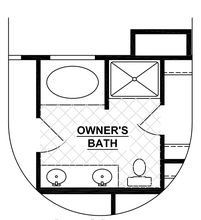
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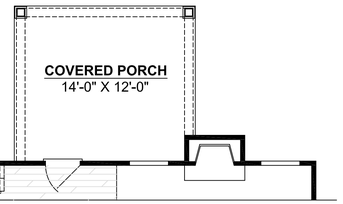
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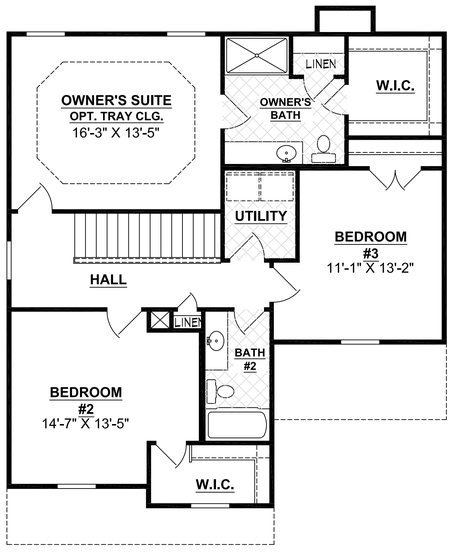
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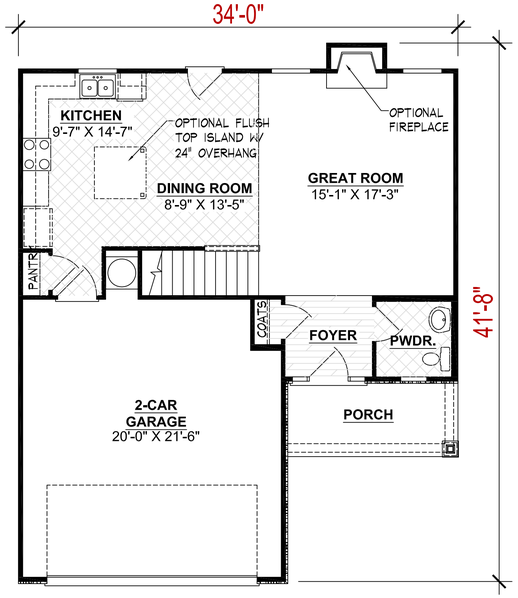
OPTIONAL
GLAMOUR BATH



OPT. COVERED PORCH



Second Floor



First Floor

McClure Farms
1726 Plan

REVISIONS

O·L·E SOUTH PROPERTIES, INC.

262 ROBERT ROSE DRIVE
SUITE 300
MURFREESBORO, TN 37129
(615) 896-0019

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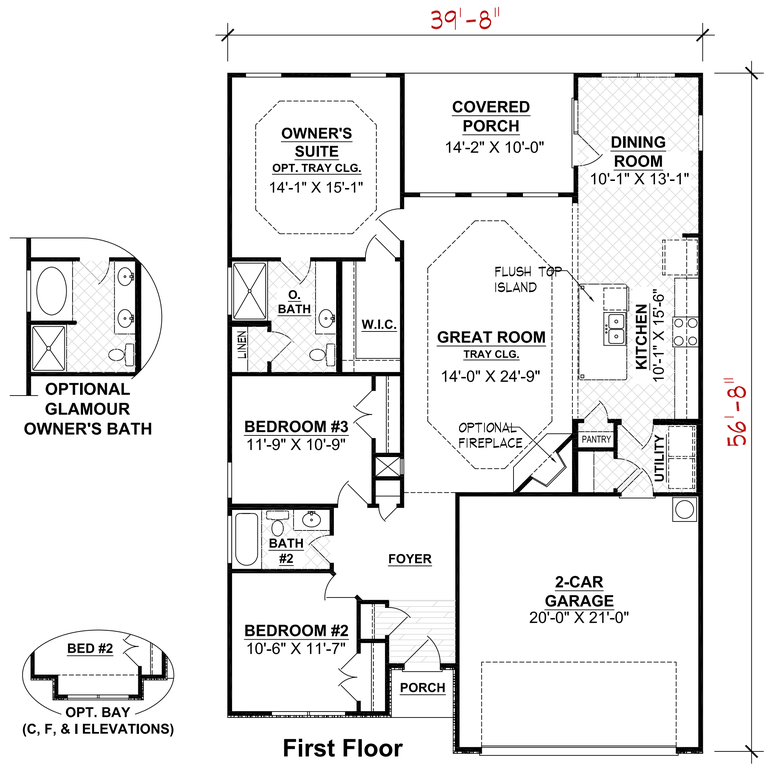
ELEVATION "G"



ELEVATION "H"



ELEVATION "I"



First Floor

McClure Farms
1624 Plan

REVISIONS

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WES Engineering,

Brightland Homes LLC grants WES Engineering permission to submit our request to revise the McClure PUD. Brightland Homes LLC has submitted nine elevation changes to WES engineering to compile and apply for Review by the City of Columbia, TN. Planning Commission.

Brightland Homes LLC

3/15/24

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

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	2504 Nashville Highway		
	TAX MAP: 051	GROUP:	PARCEL: 006.00
SUMMARY OF NATURE OF REQUEST AND WORK	The developer for the project is asking to revise the approved elevation for the single family units only, to those submitted in this request.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Comprehensive Plan Amendment ❑ Annexation ❑ Rezoning ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Site Development Plan ☒ Other: PUD - Revision **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations:** ❑ Annexation Permission Form **Annexations/Rezoning/Plan Amendments:** ❑ Requested Zone Listed ❑ Statement of Compliance with Comprehensive Plan ❑ Concept Plan **Preliminary Plats/Site Development Plans:** ❑ Plans and/or Plats conforming to City standards with signed and completed check list **All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:** ❑ Receipt of Payment for Pre-Application Meeting ❑ Written Legal Description copy ❑ Columbia Water System Availability Letter ❑ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs: ☐ Project Name (include Sections & Phases) McClure Farms Phases 1-4 ☐ Total Number of Lots/Residential Units 431 ☐ Square Footage of Non-Residential Floor Space NA ☐ Total acreage 95.29

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 meeting 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	W-E-S - Engineers and Surveyors	PHONE	931-388-2329
ADDRESS	2486 Nashville Highway Columbia, TN 38401	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	Brightland Homes	PHONE	615-981-0900
ADDRESS	4068 Rural Plains Circle, Suite 170 Franklin, TN 37064	EMAIL	adavidson@brightlandhomes.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

Brightland Homes
APPLICANT NAME

APPLICANT SIGNATURE

3/5/24
DATE

PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

3/5/24
DATE

Rev. 2/7/2024

CPWS Planned Unit Development

Project #:	23-0022	Location:	Tax Map 90I B Parcels 1 & 5
Applicant:	Mike Harris, PE	Case Type(s):	RZ, Pre. PUD Master Plan
Staff Planners:	Kevin C. McCarthy, AICP Austin Brass, AICP	Proposed Use:	Utility Facility

PROJECT SUMMARY

The applicant requests rezoning of a 12.65-acre site to Planned Unit Development Mixed Use (PUD-MU). The applicant further requests approval of a Preliminary PUD Master Plan to expand the water treatment facility. The subject site is located on Nashville Highway. The property consists of two parcels. In addition to the current water treatment facility, it includes the adjacent former site of the American Legion. The Zoning Ordinance requires the Planning Commission and City Council to determine that a Planned Unit Development is warranted prior to approving the rezoning and Preliminary Master Plan. The zoning conformity section of the report addresses these criteria.

- The applicant proposes a customized set of standards which deviate from the PUD-MU standards and offers justification for each deviation.
- The Architectural Design Review Team evaluated proposed elevations and made a recommendation to the Planning Commission. The recommendation includes deviations from the PUD-MU standards.
- The Development Review Committee evaluated the proposal in March. Staff concerns are limited to the visibility of the site and mitigation of visual impact on adjacent properties.
- The applicant has engaged adjacent property owners and held a community open house on April 22nd.
- The Planning Commission is the **recommending body** for the annexation, rezoning, and PUD Master Plan.
- Professional planning staff commentary identifies recommended conditions of approval.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

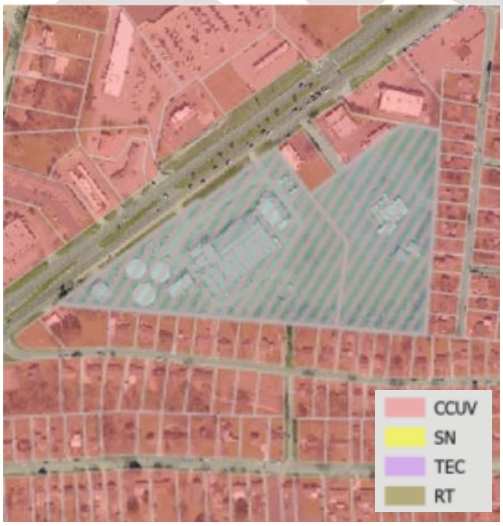
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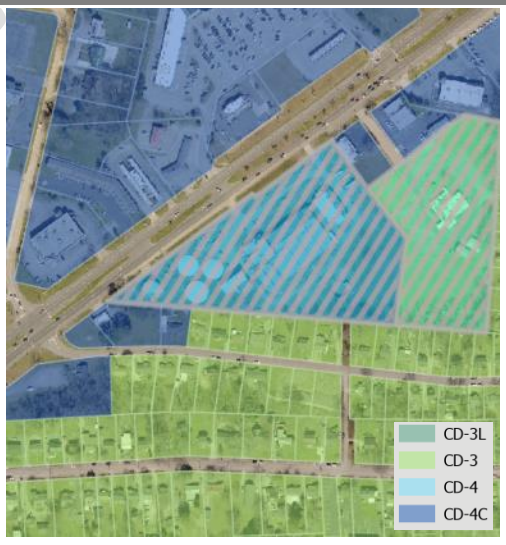
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4C/CD-3	Utility Facility	Various Structures	+/- 12.65



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-4C/Cd-3	Utility Facility
North	CCUV	CD-4C	Retail
South	CCUV	CD-3	Single Family
East	CCUV	CD-3	Single Family
West	CCUV	CD-4C	Retail

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of both parcels is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

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Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

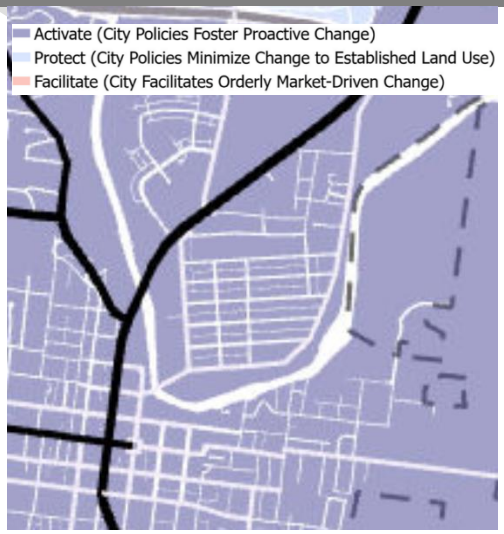
Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREAS OF CHANGE POLICY

Connect Columbia established the Areas of Change Policy designation for the subject site as *Facilitate*. The classification indicates a basically neutral position to market-driven requests to amend the official zoning map. New and infill development should maintain or improve the level of service for municipal services. City policies facilitate change through a process of public deliberation and high standards for the built environment. (Connect Columbia p. 32).



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CONFORMITY WITH ZONING ORDINANCE

- **The Planning Commission may determine that the condition of the subject site and the innovative nature of the proposed development presents an exceptional situation as described in §8.5.21.B.2 of the Zoning Ordinance.**
    - The Ordinance requires that that Planning Commission and City Council make formal, written findings regarding each of the criteria listed in §8.5.21.B.2.
    - Under **§8.5.21.B.2.a**, the Planning Commission must determine that the Preliminary Master PUD Development Plan is necessary to implement the Comprehensive Plan is consistent with Connect Columbia, the Comprehensive Plan.
        - The applicant posits that the customized standard afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.
        - The applicant reached this conclusion after discussing various options with planning staff.
    - Under **8.5.21.B.2.b**, the Planning Commission must determine that due to unique site conditions or the necessary and intrinsic uses, size, or form of the Development, such Development cannot under any other plan, design, or circumstances conform to one of more of the character districts specified in the Ordinance.
        - The applicant provided a PUD justification explaining:
            - The land use, a water treatment facility, is inherently unique;
            - The location is unique in that it has been the site of a utility facility for seventy years; and
            - Expansion of the facility will provide an overwhelming public benefit in the form of a resilient and reliable water system.
        - The applicant further explained that the regulatory, operational, and security needs of the site do not
    - Under **8.5.21.B.2.c**, the Planning Commission must determine that the Master PUD Development Plan provides an innovative plan of development that is harmonious with the features of the subject property and character of adjacent property. The Commission must determine that the plan promotes quality design and environmentally sensitive development by taking advantage of special site characteristics, locations and land uses.

- Approval of the PUD will enable CPWS to expand its existing facility onto adjacent property, thereby delaying and minimizing the need to construct new facilities and disturb additional land.

- Under **8.5.21.B.2.d**, the Planning Commission must determine that there are sufficient existing infrastructure, services, and utilities available to the site prior to Development.
  - The applicant is the primary source of water for domestic consumption, fire protection, and industrial uses throughout Maury County.
  - The facility already exists. The expansion is not expected to significantly add to the burden of existing infrastructure.

Civic Spaces

- **The proposed Preliminary PUD Master Plan does not provide Civic Space.**
  - Section 5.3.1 of Zoning Ordinance requires any development parcel[1] to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.
    - The applicant proposes to omit Civic Space as part of the customized set of development standards. Open space for public recreation is not conducive to the use of the property as a utility facility.

Building Sites, Bulk and Development Standards

- **The proposed Preliminary PUD Master Plan would establish a customized alternative set of lot standards bulk and site standards which deviate from the prescriptive PUD-MU standards in Table 4.3.1-L.**
  - The zoning ordinance requires lots and building sites to enfront thoroughfares and internal drives, with some limited exceptions.
  - The applicant has proposed several alternatives to the prescribed standards. These alternatives allow development of the site with building sites that enfront driveways.
  - The alternative standards also reduce the required landscape buffers between the subject site and the adjacent residential properties.
  - The proposed Master Plan permits chain link fence with barbed wire.
  - The prescribed and proposed standards are summarized in the table below.

[1] Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

(PUD MU) District Standards		
Standard:	**Required**	**Proposed**
Number of Buildings per Lot or Building Site:	Principal Building 1 max Accessory Buildings 1 max	Principal 1 max Accessory 15 max
Setbacks / Yards - Principal Building:	Front Setback / Yard, Principal Frontage: 0-20 ft.	Front Setback / Yard, Principal Frontage: 0-150 ft.
	Front Setback / Yard, Secondary Frontage: 0-20 ft.	No Modification
	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10 24 ft.	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10 125 ft.
	Rear Setback / Yard: NR	No Modification
Setbacks / Yards - Accessory Buildings:	Front Setback / Yard, Principal Frontage: 40 ft. max. from rear property line	Front Setback / Yard, Principal Frontage: must submit and receive approval prior to design
	N/A	No Modification
	Side Setback / Yard: 0 ft. min.	No Modification
	Rear Setback / Yard: 3 ft. max	Rear Setback / Yard: must submit and receive approval prior to design
Building Height:	Principal Building 2 Stories min. - 4 Stories max. Accessory Buildings 2 Stories max.	Principal Building 4 Stories max. Accessory Buildings 4 Stories max.
Building Site Enfrontment:	Must enfront a Thoroughfare or Internal Drive	May enfront a driveway or other appropriate feature.

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Architecture

- **Prior to review by the Planning Commission, the Architectural Design Review Team must review and make a recommendation on the design of all buildings in a Planned Unit Development (§ 8.5.21.L, p. 457).**
    - On March 14, 2024, the City of Columbia Architectural Design Review team conducted a thorough assessment of this proposal in accordance with the standards outlined in the Zoning Code.
    - The Architectural review team approved the design request with a favorable recommendation to Planning Commission noting the unique configuration and use of proposed structures.
        - The request was for the façade approval for the expansion of new buildings and facilities for the existing CPWS water plant site, as well as the adjacent American Legion site.
        - The expansion included the construction of residual pump station buildings, chemical building, maintenance building, and several residual buildings associated with operations of the site.
        - In addition, a decorative black coated metal fence is proposed with brick and stone base columns around the base.

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CPWS – LTWSP – Expansion of Existing Water Treatment Plant

Table of Proposed Building Descriptions

Facility	Description	Occupied	Floors/Stories & Dimensions	Height (ft)
Chemical Building	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area – 53'x145'	30 ft
High Service Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level) – 46'x56'	18 ft above grade
PTF Chemical Building (Chemical Feed Building)	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area – 70'x117'	17 ft
Membrane Feed Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level) – 24'x53'	18 ft above grade
Membrane/GAC Facility	Masonry (brick-face) to match existing structures	Operator workstation/office - Not regularly occupied	1 floor – 68'x301'	38 ft
Maintenance Building	Masonry (brick-face) to match existing structures	No	1 floor – 89'x80'	21 ft
Finished Water Meter Vault	Small/precast Vault	No	N/A – 15'x14'	0 ft above grade (vault)
Residual Pump Station (Residual Electrical Building)	Small/precast Vault	No	N/A – 52'x23'	TBD (Small)
Drainage Pump Station	Small/precast Vault	No	N/A – 12' Diameter	0 ft above grade (vault)
Raw Water Meter Vault	Small/precast Vault	No	N/A – 24'x33'	0 ft above grade (vault)
Floc/Sed Basins	Water-containing concrete structure	N/A	N/A – 70'x117'	8 - 18 ft above grade
Residuals Holding Tank	Water-containing concrete structure	N/A	N/A – 66' diameter	10 ft above grade
Clearwell	Water-containing concrete structure	N/A	N/A – 65' diameter	22 ft above grade
Generators	Self-enclosed equipment	N/A	N/A – 74'x52'	< 35 ft

(PUD MU) District Design Standards		
Design Standards:	**Required**	**Proposed**
Vertical Composition:	Identifiable Base, Middle, & Cap	Buildings contain a primary façade material of brick with a defined base and cap.
Finished Floor Elevation:	Max 48 in above finished grade at façade	N/A
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	This proposal is for multiple utility related buildings within a projected Planned Unit Development. The use of the site as a water treatment facility has historically operated on the property since the mid-1950s. The applicant is proposing to rezone the property from CD4-C/CD-3 to Planned Unit Development for future expansion and to better adhere to the unique characteristics of the use on a site-specific basis.

Façade Openings:	20 ft. or less spacing for windows/doors	20 ft. or less is provided.
Façade Glazing:	20-60 % for non-shopfront/ 70 percent total facade for shopfront frontage	N/A
Window Shape:	Square or vertical proportions	Proposed windows are square and vertical in proportion.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	Windows proposed are on the upper floor levels.
Window Types:	Except in Shopfront or Gallery Frontage, Single-hung, double-hung, Casement	N/A (*Non-shopfront use*)
Window Glazing Material:	Clear	N/A
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rollock course below sill	Window trim is not shown with soldier course above lintel.
Shutters:	Functional to cover half of window width/ shutter dogs	N/A
Façade Window Sill Height:	5' min shopfront frontages at knee wall	N/A
Porch Frontages:	Min. 6ft. clear depth, excluding rails, pillars, columns	N/A
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	N/A
Roof Type & Pitch:	Hip/ Gable/Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic Stucco over Masonry.	Brick and Exposed Concrete
Foundation Cladding:	Brick or Natural Stone	Brick
Porch Pier/ Chimney Cladding:	Brick or Natural Stone & any space under porch concealed by lattice/ brick or natural stone for chimney	N/A
Building Height:	2 Stories min- 4 Stories max	1-2 stories
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	No more than 3 colors are utilized.

Phasing of the Development

- **At Final PUD Master Plan, the phasing plan will require Planning Commission approval**
  - The project is in the design stage.
  - Major construction planned to start in the Spring of 2025.
  - CPWS anticipate that the project will take 12-18 months to complete.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary Plat at its March 2023 meeting, as directed by § **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized in the next section.

As required by § **8.5.d.D** of the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

The Planning Commission is the **recommending body** for all Rezonings, and Preliminary PUD Master Plans under **§ 8.3.3.B.1** of the Zoning Ordinance. The City Council is the Decision-Making Authority.

Sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the Zoning Ordinance establishes the criteria for Planning Commission review and action for a rezoning to Planned Unit Development with a Preliminary PUD Master Plan.

For rezoning, the Planning Commission must determine:

a. the rezoning is consistent and not in conflict with the comprehensive plan or other applicable approved local plans for the area;
b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5, are not contravened;
c. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;
e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the zoning map amendment or that the existing zoning of the property was the result of a mistake; and
f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

For the customized set of standards (which are reviewed as a zoning text amendment), the Planning Commission must determine:

a. *The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
b. *The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
c. *Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
d. *Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

For the Planned Unit Development Master Plan the Planning Commission must determine that the property and the proposed development meet the uniqueness criteria at 8.5.21.B.2, that the development cannot be accomplished under any base character district, and that the proposal :

a. *conform to all applicable standards and requirements of the Ordinance,*
b. *would be compatible with other development permitted under all applicable provisions of the Ordinance;*
c. *will not significantly interfere with the use and enjoyment of other land in the vicinity;*
d. *adequately conserve woodland and the protect water courses from erosion and siltation;*
e. *maximize safety, convenience, and amenities for the residents and visitors of the Development; and*
f. *adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of the Ordinance.*

DRAFT

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meetings. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** requested a more complete justification for utilizing the PUD process and specific explanation of how the proposed standards will produce a high quality development.
- Planning staff provided direction related to the requested deviations in bulk and design standards.
- Planning requested specific formatting of resubmittals and information related to phasing of the expansion project.
- **Engineering** indicated that all approvals are subject to completion of specific improvements recommended by the Traffic Impact Study (TIS).

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

Care should be taken to mitigate impacts on neighboring properties and the public. The proposed PUD-MU Preliminary Master Plan is appropriate to implement Connect Columbia and accommodate this unique land use. Most of the proposed deviations from the prescribed standards of the ordinance are reasonable. However, two requested deviations warrant special consideration by the Planning Commission: 1) the reduction of the landscape buffers where the subject site abuts residential property; and 2) the use of barbed wire fencing. CPWS has done an admirable job of engaging the public, especially current neighboring property owners. Nonetheless, the standards of the zoning ordinance are in place to protect the public welfare and mitigate incompatibilities over time. Future residents of the neighboring properties will be impacted by the standards established through the Master Plan. Additionally, this review may be the best opportunity for a generation to improve screening of the facility along the Nashville Highway frontage.

DRAFT

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented *[,subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

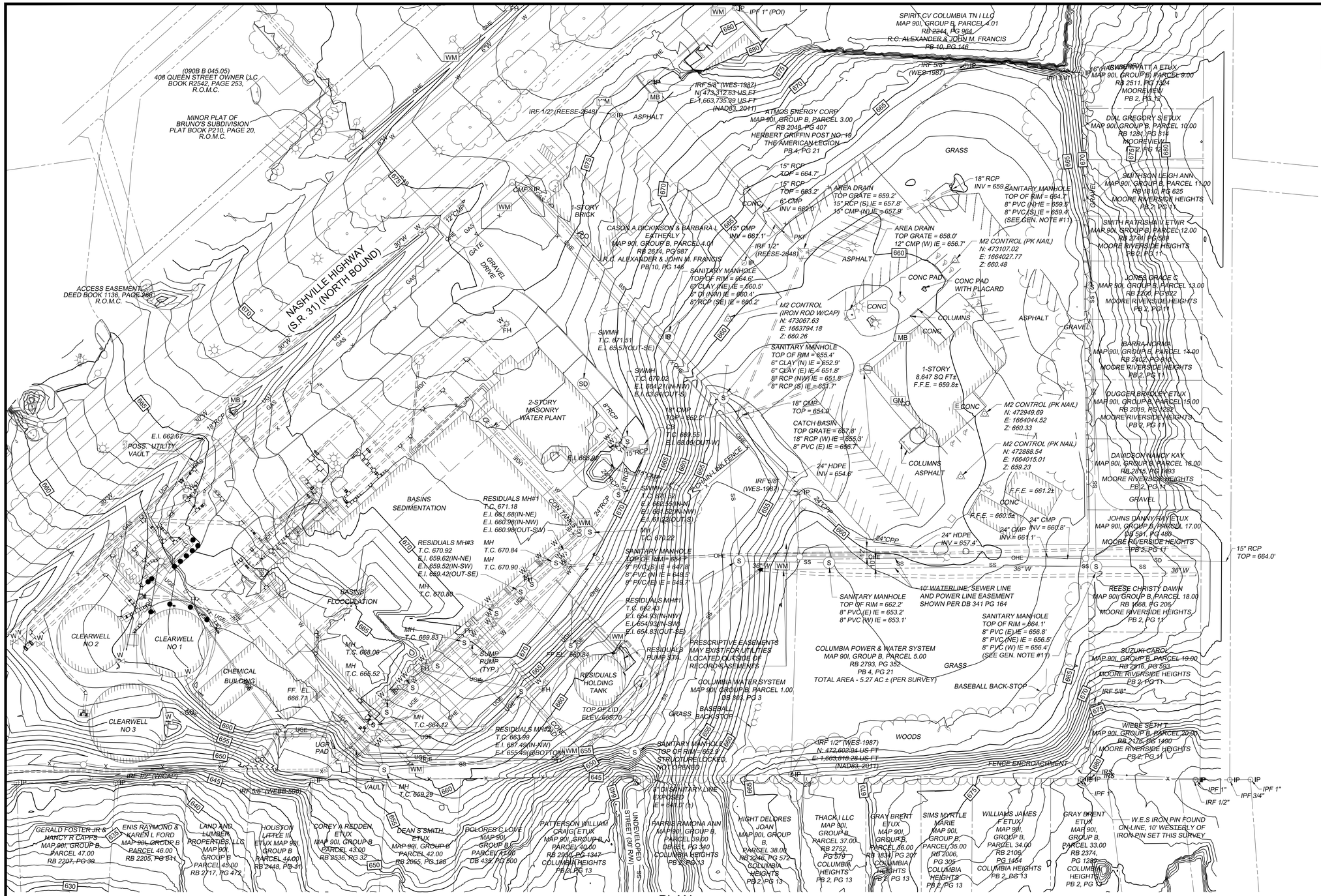
Deny:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

DRAFT



PLAN

SURVEY GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE BASED UPON A PREVIOUS SURVEY (DATED 6-18-21) BY BARGE DESIGN SOLUTIONS, WHICH IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88, GEOID03). CONTOURS ARE SHOWN HEREON AT 1-FOOT INTERVALS. WHEN REVIEWING COLUMBIA WTP DRAWINGS FROM 2014 AND EARLIER, BE AWARE THAT A DIFFERENT DATUM WAS USED IN DETERMINING THOSE ELEVATIONS. THE DATUM CONVERSION IS AS FOLLOWS:
   CURRENT PLAN DATUM + 0.31' = 2014 DATUM.
3. THE FIELD SURVEY WAS COMPLETED ON AUGUST 22, 2023 BY M2 GROUP.
4. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
6. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
7. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
8. 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.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANEL 170 OF 440, MAP NUMBER 47119C0170E, REVISED APRIL 16, 2007.
10. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
11. SANITARY SEWER DEPTHS THAT REFERENCE THIS NOTE HAVE BEEN TAKEN FROM A PREVIOUS SURVEY (DATED 6-18-21) BY BARGE DESIGN SOLUTIONS.

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

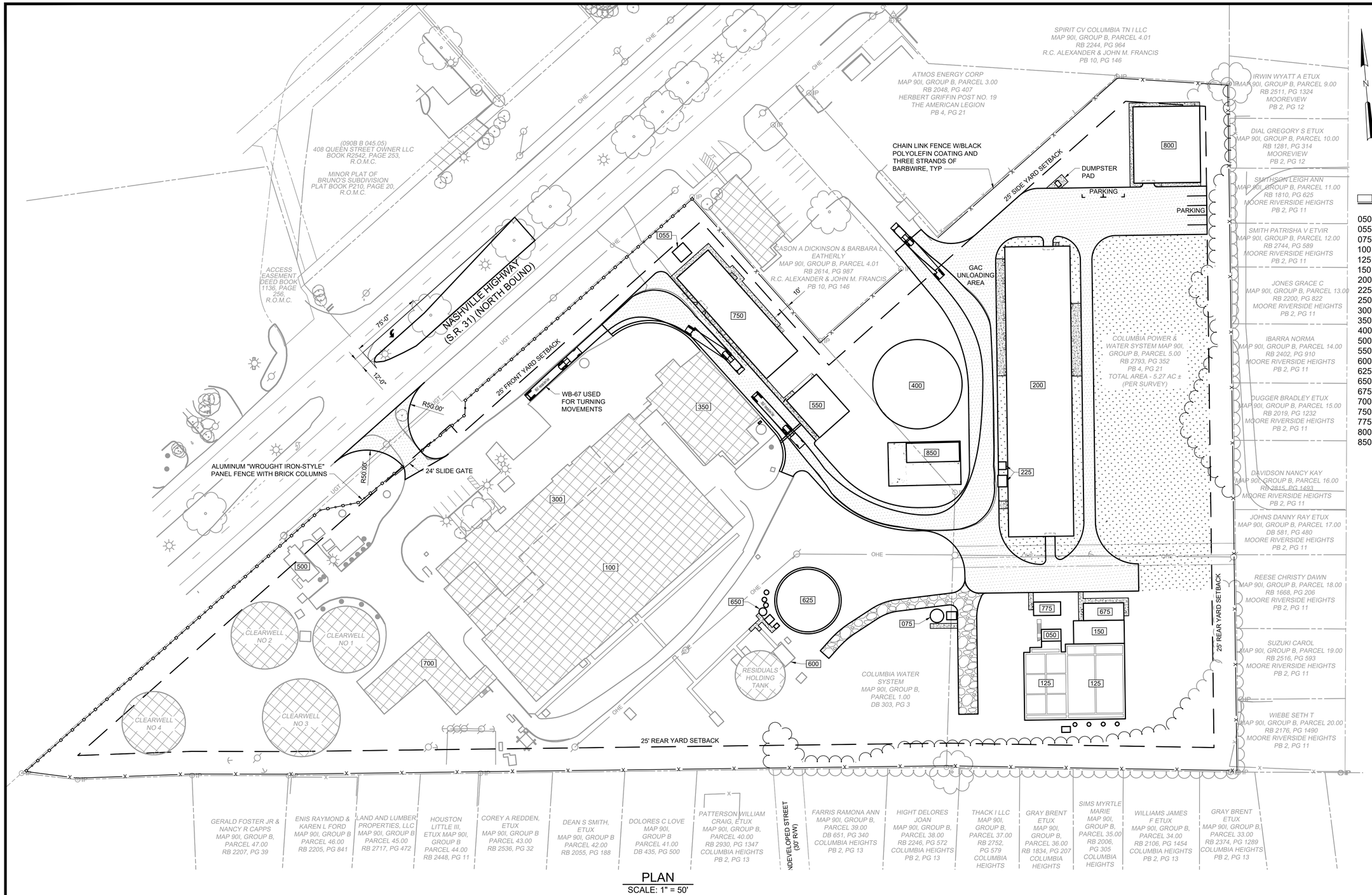
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

CIVIL
EXISTING CONDITIONS
SITE SURVEY

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C100

File: C:\USERS\BLAMB\DOCACCDOCS\HAZEN AND SAWYER\50124-008A_CPWS_EX WTP_PHASE 2\PROJECT FILES\01_DESIGN\CIVIL\C100) FOR APPLICATION Saved by AATCHLEY Save date: 3/14/2024 12:21 PM
PLOT DATE: 4/15/2024 6:00 PM BY: BLAMB



PLAN
SCALE: 1" = 50'

STRUCTURE TABLE

050	RAW WATER METER VAULT
055	FINISHED WATER METER VAULT
075	DRAIN PUMP STATION
100	EX PRETREATMENT FACILITY
125	NEW PRETREATMENT FACILITY
150	MEMBRANE FEED PUMP STATION
200	MEMBRANE GAC FACILITY
225	MEMBRANE PUMP STATION
250	UV FACILITY
300	EX FILTERS
350	EX UV & GAC FACILITY
400	CLEARWELLS
500	EX HIGH SERVICE PUMP STATION
550	NEW HIGH SERVICE PUMP STATION
600	EX RESIDUALS PUMP STATION
625	BACKWASH RECYCLE TANK
650	BACKWASH RECYCLE PUMP STATION
675	RESIDUALS ELECTRICAL BUILDING
700	EX CHEMICAL BUILDING
750	NEW CHEMICAL BUILDING
775	PRETREATMENT CHEMICAL BUILDING
800	STORAGE BUILDING
850	GENERATORS

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO

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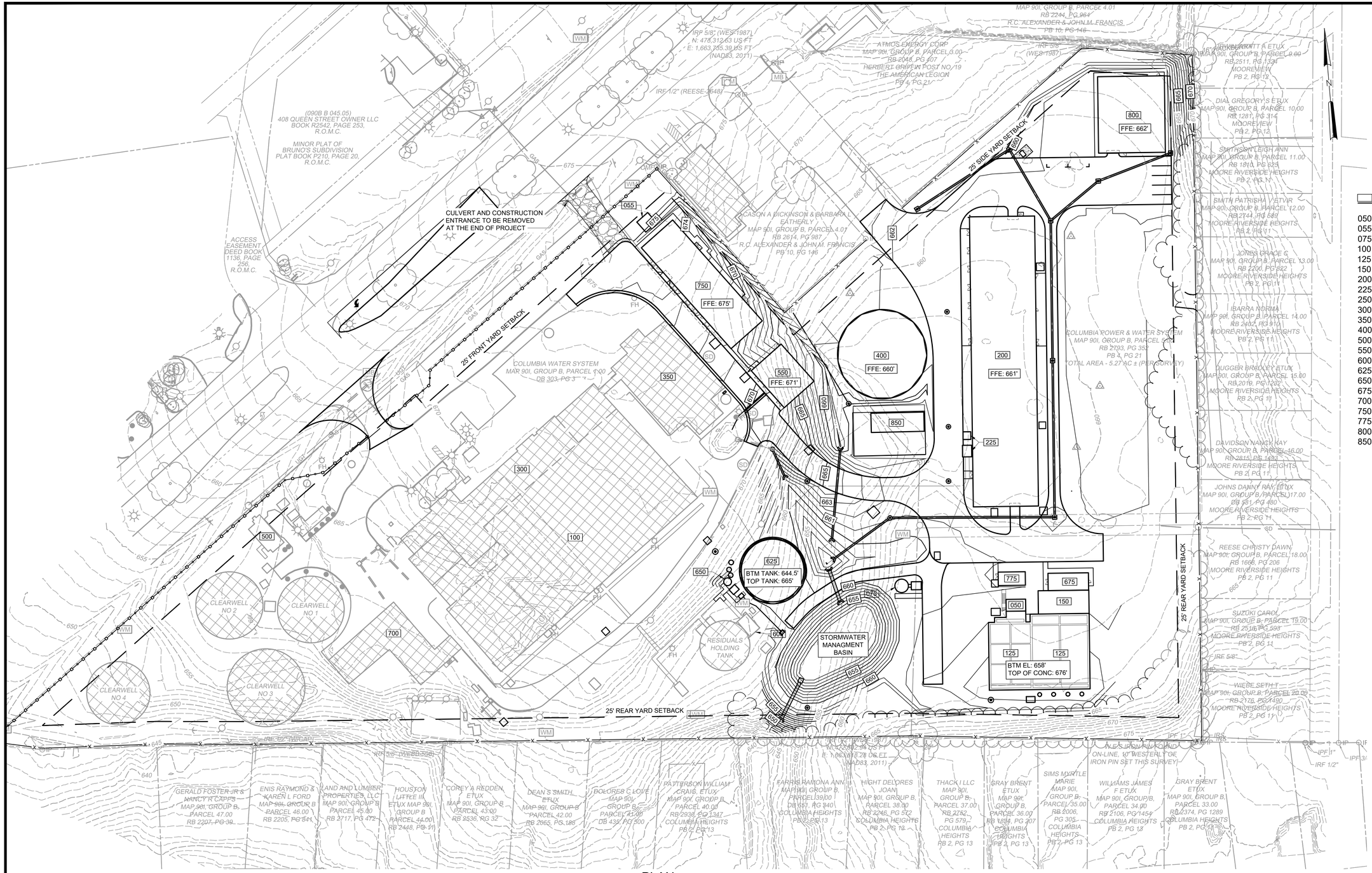
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

SITE LAYOUT AND PAVING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C200

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PLOT DATE: 4/15/2024 6:59 PM BY: BLAMB



PLAN
SCALE: 1" = 50'

STRUCTURE TABLE

050	RAW WATER METER VAULT
055	FINISHED WATER METER VAULT
075	DRAIN PUMP STATION
100	EX PRETREATMENT FACILITY
125	NEW PRETREATMENT FACILITY
150	MEMBRANE FEED PUMP STATION
200	MEMBRANE GAC FACILITY
225	MEMBRANE PUMP STATION
250	UV FACILITY
300	EX FILTERS
350	EX UV & GAC FACILITY
400	CLEARWELLS
500	EX HIGH SERVICE PUMP STATION
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600	EX RESIDUALS PUMP STATION
625	BACKWASH RECYCLE TANK
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700	EX CHEMICAL BUILDING
750	NEW CHEMICAL BUILDING
775	PRETREATMENT CHEMICAL BUILDING
800	STORAGE BUILDING
850	GENERATORS

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO

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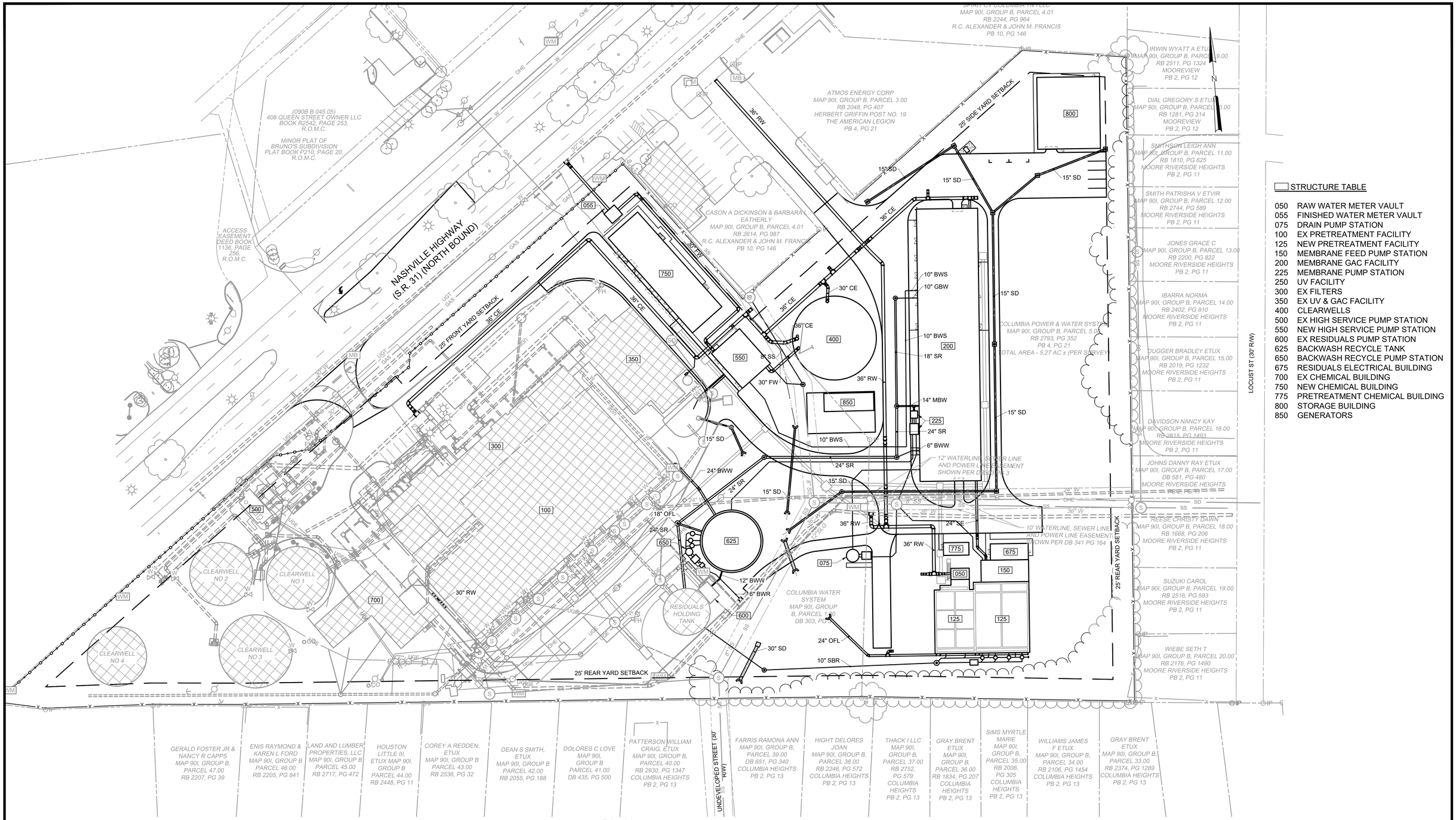
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

CIVIL
GRADING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C300

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PLOT DATE: 4/15/2024 6:45 PM BY: BLAMB



STRUCTURE TABLE

050	RAW WATER METER VAULT
055	FINISHED WATER METER VAULT
075	DRAIN PUMP STATION
100	EX PRETREATMENT FACILITY
125	NEW PRETREATMENT FACILITY
150	MEMBRANE FEED PUMP STATION
200	MEMBRANE GAC FACILITY
225	MEMBRANE PUMP STATION
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300	EX FILTERS
350	EX UV & GAC FACILITY
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650	BACKWASH RECYCLE PUMP STATION
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700	EX CHEMICAL BUILDING
750	NEW CHEMICAL BUILDING
775	PRETREATMENT CHEMICAL BUILDING
800	STORAGE BUILDING
850	GENERATORS

PLAN
SCALE: 1" = 50'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0 1/2" 1")

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

CIVIL
PROCESS YARD PIPING PLAN - OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C400

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PLOT DATE: 4/15/2024 6:57 PM BY: BLAMB

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, March 12, 2024

ITEM NO.
24-0022

DESCRIPTION: Columbia Power & Water Systems (CPWS) has an existing water treatment plant located at 806 Nashville Highway in Columbia, TN that was originally placed in service in 1954. The existing water treatment plant will be expanded, adding additional pre-treatment facilities, pump stations, a 5,600-sf maintenance facility, and a 6,000-sf chemical building. To facilitate the expansion CPWS purchased the former American Legion tract located at 812 Nashville Highway directly adjacent to the existing treatment facility. The purpose of this action is to rezone both parcels to PUD-MU.

COMMENTS:

Planning

1. City Planner Kevin McCarthy, AICP and Planner Austin Brass, AICP will jointly prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged.
3. At resubmittal, please expand on the exception list. Ideally, the proposed alternative standards should be formatted as a table similar to 4.3.9.1-L either restating the prescribed standard or the proposed alternative as applicable. Please explain how the proposed deviations relate to the uniqueness of the use and the site to assist the Planning Commission in its evaluation of the proposal. The deadline for resubmittal may be extended in order to accommodate the time necessary to meet this request. Planning staff is available to meet with the applicant team to explain this request or answer questions about the formatting. Updated exception list provided at resubmittal.
4. The Zoning Ordinance authorizes the Planning Commission and City Council to approve a customized set of standards for exceptional properties and unique uses through the Planned Unit Development process. At resubmittal, please identify each requested deviation from the PUD-MU standards listed in Table 4.3.1-L of the Ordinance ("justification letter"). Please provide a rationale for each deviation explaining how it meets or exceeds the intent of the prescribed standard. Updated deviation/exception table submitted.
5. Planning staff will send letters to adjacent property owners and place signs on the property on or around March 29th. Please be prepared to respond questions of compatibility and identify how the proposed PUD standards mitigate any adverse impacts on adjacent properties. 8.5.19.H. Additionally, CPWS will be hosting a public meeting on April 22 for adjacent property owners. A copy of the letter transmitted on Friday April 12th is included in the resubmittal documents.

6. The Zoning Ordinance requires a project buffer of 75’ where PUD-MU abuts land zoned CD-3. The buffer must be comprised of 15 Canopy Trees >50% evergreen, 15 Understory Trees > 50% evergreen, and 90 Shrubs > 75% evergreen, with a total opacity of 90%. The proposed PUD Master Plan depicts a 50’ buffer along the eastern portion of the site and a 25’ buffer on the southern portion of the site. Please describe how the proposed alternative (variable 10-25' buffer) meets or exceeds the benefit of the prescribed standard. See Exception List.
7. The street yard setback depicted on the PUD Master Plan along Nashville Highway exceeds the 20’ maximum setback for PUD-MU. Additionally, structures are shown encroaching the setback. Please note the proposed standard in the justification letter or exceptions list. These structures are either existing or the location is dictated by the water treatment process.
8. The Zoning Ordinance permits one principal building per lot or building site. Please revise the plan to depict individual building sites or propose an alternative standard modifying this standard at Table 4.3.1-L at p. 170 of the Ordinance (i.e. Principal buildings per lot or building site “Not Regulated”). Please note this proposal. See Exception List.
9. Please provide a projected timeline and phasing plan, if applicable. The project is in the design stage and is planned for bidding in the Fall of 2024 with major construction planned to start in the Spring of 2025. The project is expected to take 12-18 months to complete.
10. At resubmittal. Please revise the elevations to incorporate the recommendations of the Architectural Design Review Team. Revised Architectural Plans included in resubmittal.
11. For the sake of a consistent process, please provide a water availability letter confirming fire flow is available. A current Water Availability letter is included in the resubmittal documents.
12. Picket style fencing shown in renderings does not match PUD exceptions list (chain link and barbed wire). Updated renderings are included in the resubmittal.
13. Please show parking, loading and internal circulation conforming to 4.3.12 of the zoning ordinance. Parking and other vehicular facilities shown on site plans.
14. Please provide greater detail to PUD Master Plan with a cover sheet or separate document responding to site elements in various sections of Art. 4 and 5 of the Zoning Ordinance. Updated site plan included in resubmittal.
15. Please add location and detail of dumpsters and other equipment conforming to 4.3.15. Shown on site plan.
16. Please provide photometric plan conforming to 4.3.17 Photometric plan included in resubmittal.

Engineering

17. Subject to construction plans and TIS. Noted. CPWS acknowledges required compliance to traffic study recommendations.
18. Show all proposed road/access improvements. Turn lanes shown on site plan and will provide detailed design at Final PUD Master Plan.
19. Max allowable slope is 3:1. Will address as needed in detailed design.
20. Label existing gravel drive along Nashville Highway to be removed. Driveway will be removed.

Wastewater

21. Columbia Wastewater will be working with CPWS and their consultants regarding wastewater discharges and utilities. Noted.

Columbia Power

22. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential 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. *Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development. Noted.

Atmos Energy

23. Gas main along Nashville Highway Noted.

CPWS Broadband

24. Plan to Serve Noted.

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda. Applications which are not complete and responsive to all technical comments following two resubmittal deadlines will be closed.

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, March 12, 2024

ITEM NO.
24-0022

DESCRIPTION: Columbia Power & Water Systems (CPWS) has an existing water treatment plant located at 806 Nashville
Highway in Columbia, TN that was originally placed in service in 1954. The existing water treatment plant will be expanded, adding additional pre-treatment facilities, pump stations, a 5,600-sf maintenance facility, and a 6,000-sf chemical building. To facilitate the expansion CPWS purchased the former American Legion tract located at 812 Nashville Highway directly adjacent to the existing treatment facility. The purpose of this action is to rezone both parcels to PUD-MU.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. City Planner Kevin McCarthy, AICP and Planner Austin Brass, AICP will jointly prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged.
3. At resubmittal, please format the proposed alternative standards to the PUD in a table similar to 4.3.9.1-L either restating the prescribed standard or the proposed alternative as applicable. Alternative standards should be highlighted or otherwise noted to assist the Planning Commission in its evaluation of the proposal. The deadline for resubmittal may be extended in order to accommodate the time necessary to meet this request. Planning staff is available to meet with the applicant team to explain this request or answer questions about the formatting.
4. The Zoning Ordinance authorizes the Planning Commission and City Council to approve a customized set of standards for exceptional properties and unique uses through the Planned Unit Development process. At resubmittal, please identify each requested deviation from the PUD-MU standards listed in Table 4.3.1-L of the Ordinance ("justification letter"). Please provide a rationale for each deviation explaining how it meets or exceeds the intent of the prescribed standard.
5. Planning staff will send letters to adjacent property owners and place signs on the property on or around March 29th. Please be prepared to respond questions of compatibility and identify how the proposed PUD standards mitigate any adverse impacts on adjacent properties. 8.5.19.H.

6. The Zoning Ordinance requires a project buffer of 75' where PUD-MU abuts land zoned CD-3. The buffer must be comprised of 15 Canopy Trees >50% evergreen, 15 Understory Trees > 50% evergreen, and 90 Shrubs > 75% evergreen, with a total opacity of 90%. The proposed PUD Master Plan depicts a 50' buffer along the eastern portion of the site and a 25' buffer on the southern portion of the site. Please revise the proposed PUD master plan or propose an alternative standard for incorporation into the Planned Unit Development. Please describe how the proposed alternative (variable 10-25' buffer) meets or exceeds the benefit of the prescribed standard.
7. The street yard setback depicted on the PUD Master Plan along Nashville Highway exceeds the 20' maximum setback for PUD-MU. Additionally, structures are shown encroaching the setback. Please note the proposed standard in the justification letter.
8. The Zoning Ordinance permits one principal building per lot or building site. Please revise the plan to depict individual building sites or propose an alternative standard modifying this standard at Table 4.3.1-L at p. 170 of the Ordinance (i.e. Principal buildings per lot or building site "Not Regulated"). Please note this proposal
9. Please provide a projected timeline and phasing plan, if applicable.
10. At resubmittal. Please revise the elevations to incorporate the recommendations of the Architectural Design Review Team.
11. For the sake of a consistent process, please provide a water availability letter confirming fire flow is available.
12. Picket style fencing shown in renderings does not match PUD exceptions list (chain link and barbed wire).
13. Please show parking, loading and internal circulation conforming to 4.3.12 of the zoning ordinance.
14. Please provide greater detail to PUD Master Plan with a cover sheet or separate document responding to site elements in various sections of Art. 4 and 5 of the zoning ordinance.
15. Please add location and detail of dumpsters and other equipment conforming to 4.3.15.
16. Please provide photometric plan conforming to 4.3.17

Engineering

17. Subject to construction plans and TIS.
18. Show all proposed road/access improvements.
19. Max allowable slope is 3:1
20. Label existing gravel drive along Nashville Highway to be removed.

Wastewater

21. Columbia Wastewater will be working with CPWS and their consultants regarding wastewater discharges and utilities.

Fire

22. No comments

Duck River Electric Membership Corp

23. No comment.

Maury County Highway Dept.

24. No comment

ATT

25. NO COMMENT

Building

26. No comments.

Police

27. No comments provided.

Maury County E911

28. No comment at this time.

Maury County Schools

29. No Comment

Public Works

30. No comments.

Columbia Power

31. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential 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. *Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Atmos Energy

32. Gas main along Nashville Highway

Columbia Water

33. "No comments."

CPWS BB

Plan to Serve

ATTACHMENTS: PUD-MU Preliminary Master Plan

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity
Elementary	Baker	1960	43,920	12	340
	Battle Creek	2019	90,000	30	700
	Brown	1968	56,720	20	405
	Highland	1986	47,800	4.5	380
	Howell	1999	81,600	17.5	700
	Mt. Pleasant	1978	80,021	22	630
	Riverside	1984	71,150	14	500
	Spring Hill	1984	69,000	10	540
	Woodard	1990	76,200	17	600
	Wright	2005	97,765	18	740
					5535
Middle	Battle Creek	2019	125,000	45	900
	Cox	1997	137,200	25	900
	Mt. Pleasant	2001	113,938	29.2	550
	Spring Hill	2010	158,106	39.49	950
	Whitthorne	1979	175,600	17	1050
					4350
High	Central	2016	296,740	55	1700
	Mt. Pleasant	1969	110,759	31	600
	Spring Hill	1993	181,800	57	1200
					3500
Unit	Culleoka	1969	205,800	34	1020
	Hampshire	1978	83,410	13.12	500
	Santa Fe	1964	94,225	24	650
					2170
Other	Central Office	1960	15,400	1.5	
	College Hill	1958	42,211	2.26	
	Maintenance	1987	9,400	4.7	
	McDowell		46,165	7	
			2,509,930	**550.27**	**15555**

Current Enrollment	Capacity Used	Open Seats
322	94.7%	18
636	90.9%	64
369	91.1%	36
314	82.6%	66
594	84.9%	106
575	91.3%	55
401	80.2%	99
449	83.1%	91
563	93.8%	37
599	80.9%	141
4822	***87.1%***	**713**
727	80.8%	173
64	7.1%	836
416	75.6%	134
527	55.5%	423
973	92.7%	77
2707	***62.2%***	**1643**
1382	81.3%	318
370	61.7%	230
1198	99.8%	2
2950	***84.3%***	**550**
874	85.7%	146
412	82.4%	88
512	78.8%	138
1798	***82.9%***	**372**
173		
12450		3105

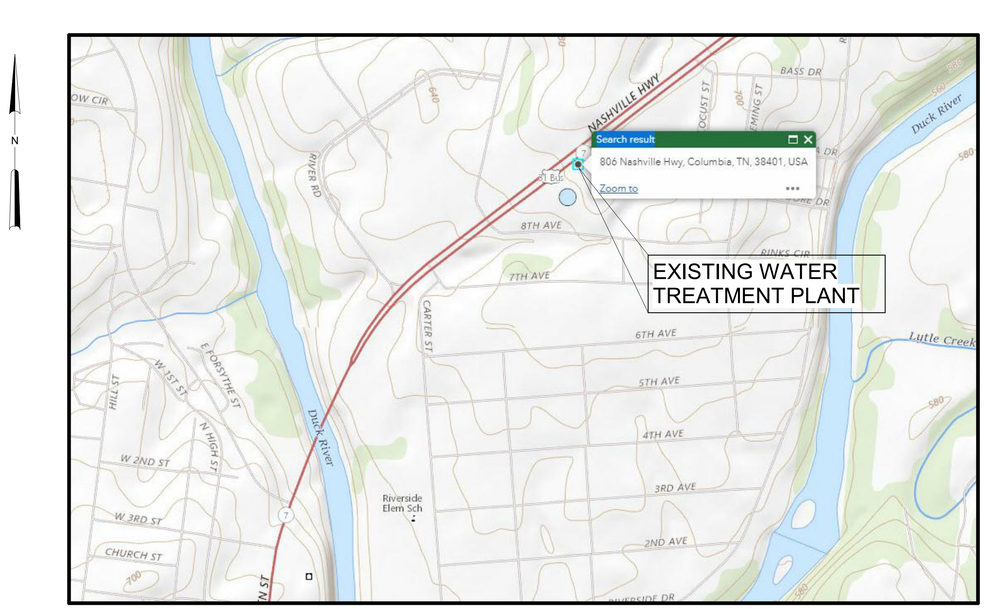
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

CPWS

Columbia Power & Water Systems

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

HAZEN CONTRACT NO. 50124-008A
FEBRUARY 2024



LOCATION PLAN
NOT TO SCALE

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

DO NOT USE FOR CONSTRUCTION

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR FIELD STAKING.
2. CONTRACTOR SHALL ACCESS SITE FROM VARIOUS LOCATIONS.
3. CONTRACTOR SHALL RESTORE ALL CULVERTS, FENCES, WALLS, HEDGES, SHRUBS, FLOWERING TREES, FRUIT TREES, SIGNS, LIGHT POSTS, POWER POLES, STREET MARKERS, AND BOXES (INCLUDING SHUT OFFS), PROPERTY CORNER MARKERS, AND LAWNS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION, UNLESS INDICATED OTHER WISE ON THE PLANS.
4. CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION EQUAL OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY A FAILURE TO DO SO.
6. CONTRACTOR SHALL ERECT EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE AND SITE HAS BEEN STABILIZED, CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES.
7. CONTRACTOR SHALL REPAIR AND MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION AND REMOVE TRAPPED SEDIMENT AS NEEDED AND/OR AS DIRECTED.
8. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY SHOULD ANY FIELD CONDITIONS BE ENCOUNTERED THAT VARY FROM THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS.
10. CONTRACTOR SHALL NOTIFY TN-ONE-CALL (811) AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION.
11. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY ARCHITECT/ENGINEER. TREES AND BRUSH WITHIN THE PROPOSED PATH SHALL BE GROUND TO CHIPS AND SPREAD THROUGHOUT THE DISTURBED AREA.
12. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
13. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
14. ALL DAMAGE TO ASPHALT PAVEMENT RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE. ASPHALT SHALL BE NEATLY SAW-CUT PRIOR TO FINAL PAVING. STREET PLATES OR TEMPORARY PAVING ARE REQUIRED AT THE END OF EACH DAY.
15. PERMANENT PAVEMENT REPAIR SHALL BE DESIGNATED AS A PART OF THIS CONTRACT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE TEMPORARY REPAIR AND MAINTENANCE OF STREETS AND DRIVEWAYS UNTIL THE PROJECT IS SUBSTANTIALLY COMPLETE. THIS ALSO INCLUDES THE PULLING OF DITCHES AND RESTORING SHOULDERS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL ALSO TAKE APPROPRIATE MEASURES TO MITIGATE EROSION DURING CONSTRUCTION.
16. CONTRACTOR SHALL CLOSELY COORDINATE ALL CONSTRUCTION WITH OWNER'S DESIGNATED FIELD REPRESENTATIVE.
17. CONTRACTOR SHALL NOTIFY OWNER/ENGINEER AT LEAST TWO WEEKS IN ADVANCE PRIOR TO WORK WHICH WILL PLACE RESIDENTS OUT OF SEWAGE AND WATER SERVICE.
18. THE CONTRACTOR SHALL CHECK ALL FINISHED ELEVATIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
19. PROVIDE A SMOOTH SAWCUT TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
20. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT A PERMITTED SITE OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
21. INSTALL WATER TIGHT PLUG AT END OF EACH WORK DAY.
22. NO BLASTING WITHIN 60' OF EDGE OF STREAM. LIMITS INDICATED ON DRAWINGS.
23. CONTRACTOR SHALL VERIFY ALL INVERTS & DEFLECTION ANGLES PRIOR TO ORDERING MANHOLES. NO ADDITIONAL PAYMENT SHALL BE MADE FOR MHS W/INCORRECT COMPONENTS.
24. CONTRACTOR REQUIRED TO STAY WITHIN ROW OR EASEMENT.
25. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO VERIFY DEPTHS AND LOCATIONS. ANY ADUSTMENTS TO HORIZONTAL OR VERTICAL ALIGNMENTS TO AVOID UTILIITES SHALL BE APPROVED BY UTILITY.
26. ELEVATIONS SHOWN ON THE DRAWINGS FOR CONTOURS AND EXISTING UTILITIES ARE APPROXIMATE.
27. CONTRACTOR RESPONSIBLE FOR COORDINATING AND SUPPLYING ANY UTILITY POLE STABILIZATION OR SUPPORT REQUIRED FOR EXCAVATION.

DEMOLITION NOTES:

1. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY AT AN APPROVED AND PERMITTED SITE.
2. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH UNLESS OTHERWISE DIRECTED.
3. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE WORK.
4. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES. UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR-CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
6. ANY CAVITIES LEFT BY THE REMOVAL OF STRUCTURES SHALL BE FRACTURED SO AS TO NOT HOLD WATER, BACKFILLED AND COMPACTED WITH COMMON OR SELECT FILL #57 STONE.
7. CONTRACTOR SHALL FIELD LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO DISCONNECTING ANY UTILITIES.

OFFSITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT TO THE OWNER/ENGINEER COPIES OF ANY AGREEMENTS THE CONTRACTOR HAS MADE WITH PARCEL OWNERS ALONG THE ALIGNMENT OR ASSOCIATED WITH THE PROJECT. SUCH AGREEMENTS SHALL INCLUDE STATEMENTS THAT HOLD BOTH THE CITY OF COLUMBIA AND HAZEN AND SAWYER HARMLESS OF ANYTHING THAT TAKES PLACE ON AFOREMENTIONED PARCELS.

SYMBOLS

	EXISTING	NEW		EXISTING	NEW
BOLLARD/ POST	●	●	STORM HEADWALL	◇	◇
COMMUNICATION BOX	C		STORM INLET	□	▣
COMMUNICATION MANHOLE	C		STORM MANHOLE	SD	◉
ELECTRICAL BOX	E		SURVEY BENCHMARK	◉	
ELECTRICAL GUY WIRE	↓		SURVEY CONTROL POINT	△	
ELECTRIC LIGHT POLE	☼		SURVEY HIGHWAY MONUMENT	⊠	
ELECTRICAL MANHOLE	E		SURVEY IRON PIN	⊙IP	
ELECTRIC METER	EM		TELEPHONE BOX	T	
ELECTRICAL POWER POLE	⌀		TELEPHONE MANHOLE	T	
FIBER OPTIC BOX	F		TREE		
FLAG POLE	⚑		WATER HYDRANT (FIRE)	FH	
GAS METER	GM		WATER HYDRANT (YARD)	YH	
GAS VALVE	G		WATER MANHOLE	W	
GEO-TECH SOIL BORING			WATER METER	WM	
PROCESS VALVE			WATER VALVE	W	
ROAD SIGNAGE	RR				
SEWER CLEANOUT	CO				
SEWER MANHOLE	S	◉			
SEWER VALVE	S				

LEGEND

	EXISTING	NEW
BUILDING/STRUCTURE		
BITUMINOUS PAVEMENT		
CONCRETE CURB AND GUTTER		
CONCRETE PAD/PAVING		
CONCRETE SIDEWALK		
FENCE	X	(RESET/NEW) X
CONTOUR (MAJOR)	300	300
CONTOUR (MINOR)		
SPOT ELEVATION	302.00 ×	× 302.50
PROPERTY LINE		
EASEMENT		
RIGHT-OF-WAY		

	EXISTING	NEW
SAN. SEWER (GRAVITY) <12"	SS	
SAN. SEWER (GRAVITY) ≥12"		
FORCE MAIN <12"	FM	
FORCE MAIN ≥12"		
WATER PIPING <12"	W	
WATER PIPING ≥12"		
STORM SEWER <12"	SD	
STORM SEWER ≥12"		
GAS MAIN <12"	GAS	
GAS MAIN ≥12"		
OVERHEAD ELEC.	OHE	
UNDERGROUND ELEC.	UGE	
OVERHEAD COMM.	OHC	
UNDERGROUND COMM.	UGC	
FIBER OPTIC	FOC	

	EXISTING	NEW
SILT FENCE	SF	
CONSTRUCTION ENTRANCE		

ABBREVIATIONS

YARD PIPING

BWS	BACKWASH SUPPLY
BWW	BACKWASH WASTE
CE	CARBON EFFLUENT
CIPW	CLEAN IN PLACE WASTE
FW	FINISHED WATER
GBW	GAC BACKWASH
MBW	MEMBRANE BACKWASH
OFL	OVERFLOW
RW	RAW WATER
SBR	SEDIMENTATION BASIN RESIDUALS
SE	SETTLED EFFLUENT
SR	SOLIDS RESIDUALS
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
ST	STORM SEWER

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: S. ALPERT
DESIGNED BY: VALUE
DRAWN BY: VALUE
CHECKED BY: VALUE
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

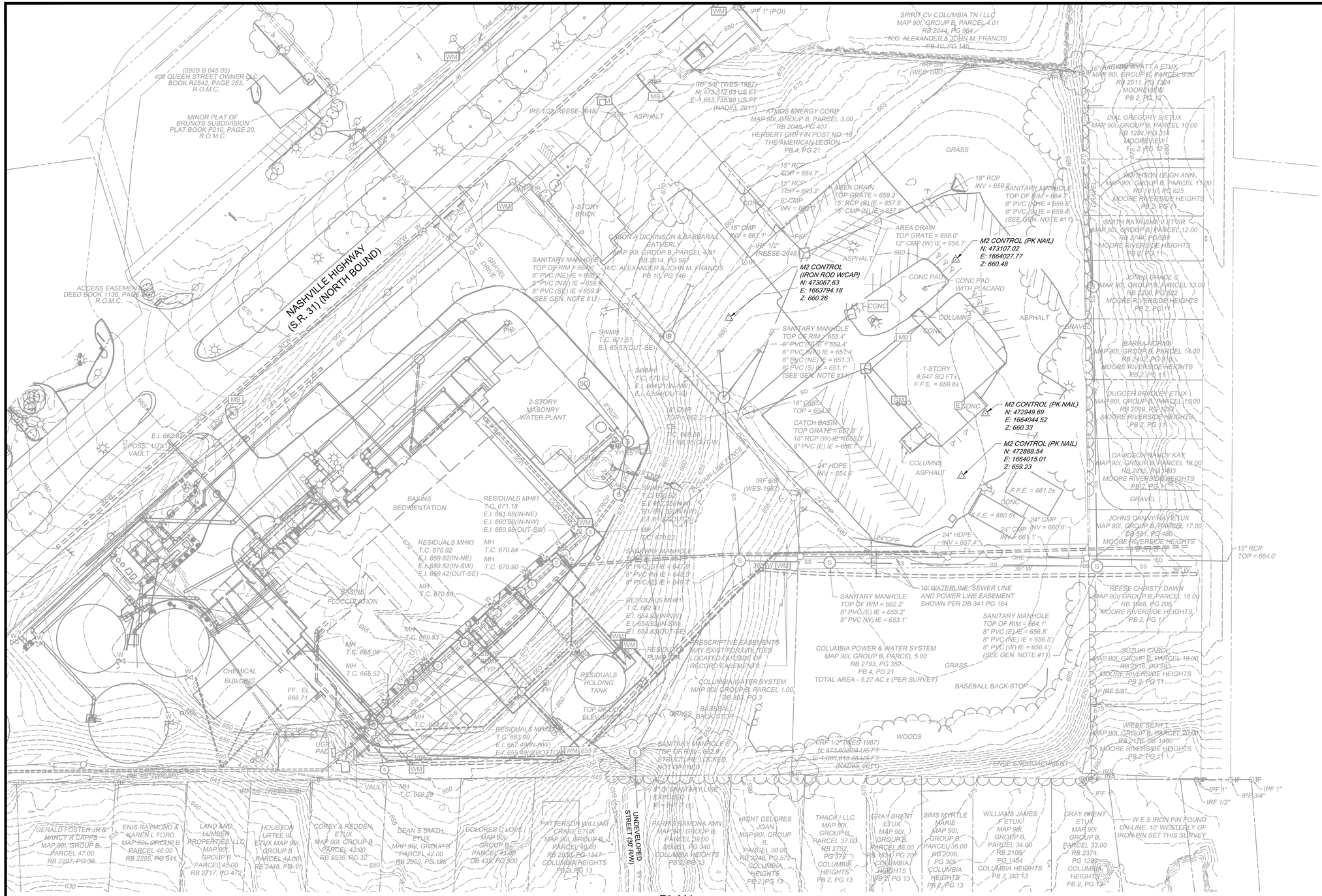
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

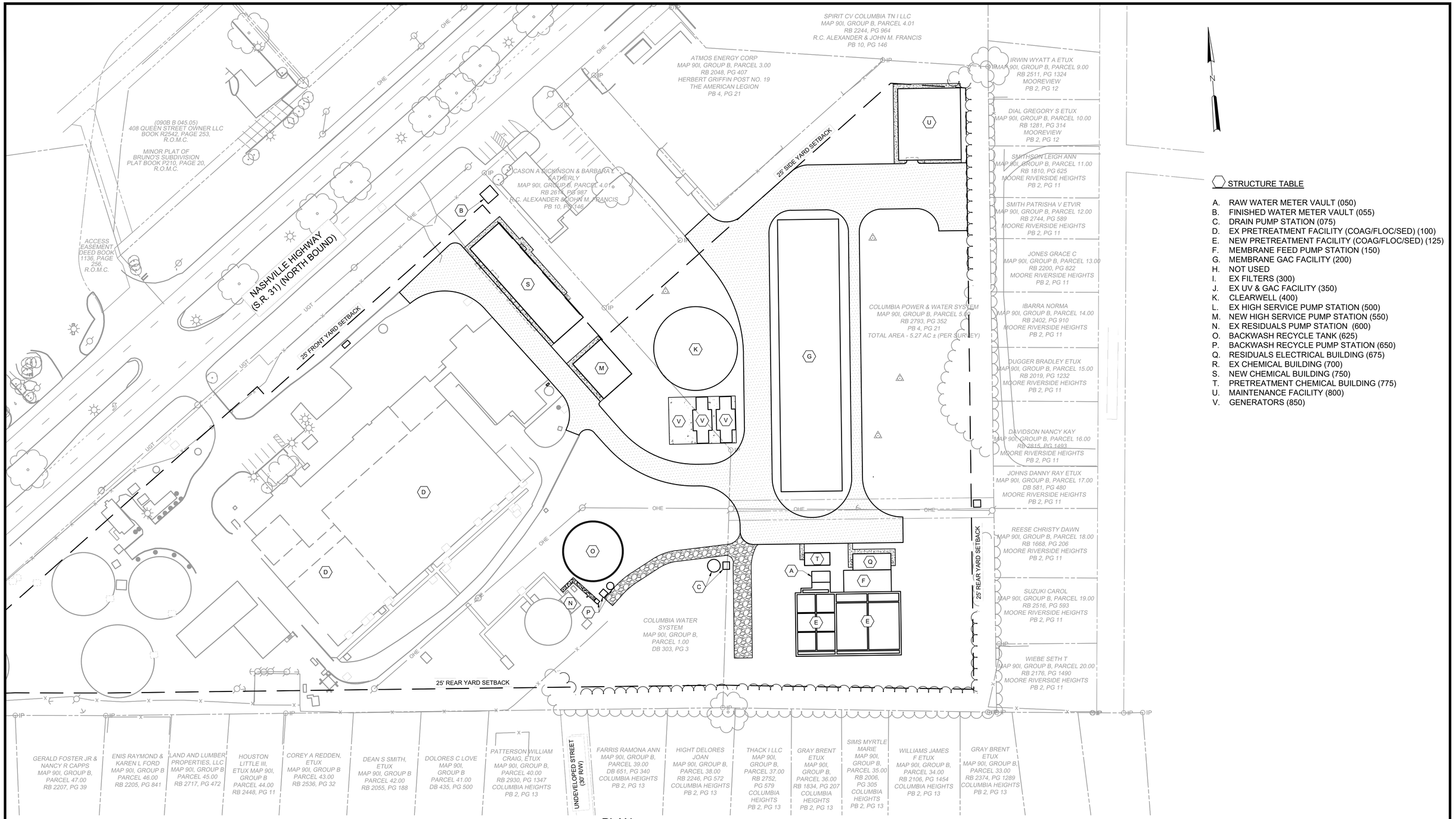
EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

CIVIL
GENERAL NOTES, SYMBOLS, LEGEND AND ABBREVIATIONS

DATE: FEBRUARY 2024
HAZEN NO.: 50124-008A
CONTRACT NO.: X
DRAWING NUMBER: C001

File: C:\USERS\MSEEBOLD\DOCUMENTS\ACCDOCS\HAZEN AND SAWYER\50124-008A_CPWS_EX WTP_PHASE 2\PROJECT FILES\01_DESIGN\CIVIL\50124-008A-C001 Saved by MSEEBOLD Save date: 2/10/2024 9:28 AM
PLOT DATE: 2/16/2024 7:24 AM BY: MSEEBOLD


NASHVILLE HIGHWAY (S.R. 31) (NORTH BOUND)
ACCESS EASEMENT DEED BOOK 1136, PAGE 442 R.O.M.C.
(090B B 045.05) 408 QUEEN STREET OWNER LLC BOOK R2542, PAGE 253, R.O.M.C.
MINOR PLAT OF BRUNO'S SUBDIVISION PLAT BOOK P210, PAGE 20, R.O.M.C.
SPIRIT CV COLUMBIA TN I LLC MAP 90I, GROUP B, PARCEL 4.01 RB 2444, PG 964
R.C. ALEXANDER & JOHN M. FRANCIS PB 10, PG 146
ATMOS ENERGY CORP MAP 90I, GROUP B, PARCEL 3.00 RB 2048, PG 407
HERBERT GRIFFIN POST NO. 19 THE AMERICAN LEGION PB 4, PG 21
JASON A DICKINSON & BARBARA L EATHERLY MAP 90I, GROUP B, PARCEL 4.01 RB 2614, PG 967
R.C. ALEXANDER & JOHN M. FRANCIS PB 10, PG 146
M2 CONTROL (IRON ROD W/CAP) N: 473067.63 E: 1663794.18 Z: 680.26
M2 CONTROL (PK NAIL) N: 473107.02 E: 1664027.77 Z: 660.48
M2 CONTROL (PK NAIL) N: 472949.69 E: 1664044.52 Z: 660.33
M2 CONTROL (PK NAIL) N: 472888.54 E: 1664015.01 Z: 659.23
IPF 1" (POI)
IRF 5/8" (WES-1987) N: 473,317.63 US FT E: 1,663,735.39 US FT (NAD83, 2011)
IRF 1/2" (REESE-2648)
IRF 5/8" (WES-1987)
IRF 1/2" (REESE-2648)
IRF 1/2" (WES-1987) N: 472,602.94 US FT E: 1,663,818.28 US FT (NAD83, 2011)
IRF 5/8" (WES-1987)
IRF 5/8" (WES-1987)
IRF 1/2" (WICAP)
IRF 5/8" (WES-1987)
IRS
IPF 1"
IPF 3/4"
IRF 1/2"
1-STORY BRICK
2-STORY MASONRY WATER PLANT
1-STORY 8,647 SQ FT± F.F.E. = 659.8±
BASINS SEDIMENTATION
BASINS FLOCCULATION
CHEMICAL BUILDING
FF. EL. 666.71
RESIDUALS HOLDING TANK
TOP OF CONC. ELEV. 655.00
RESIDUALS MH#1 T.C. 671.18 E.I. 661.68(IN-NE) E.I. 660.98(IN-NW) E.I. 660.98(OUT-SW)
RESIDUALS MH#3 T.C. 670.92 E.I. 659.62(IN-NE) E.I. 659.52(IN-SW) E.I. 669.42(OUT-SE)
RESIDUALS MH#1 T.C. 682.93 E.I. 654.93(IN-NW) E.I. 654.93(IN-SW) E.I. 654.83(OUT-SE)
RESIDUALS MH#2 T.C. 663.99 E.I. 657.49(IN-NW) E.I. 655.49(@BOTTOM)
SWMH T.C. 671.51 E.I. 657.57(OUT-SE)
SWMH T.C. 670.83 E.I. 664.21(IN-NW) E.I. 663.94(OUT-S)
SWMH T.C. 670.55 E.I. 662.55(IN-N) E.I. 662.55(IN-NW) E.I. 661.12(OUT-S)
SWMH T.C. 670.22
SANITARY MANHOLE TOP OF RIM = 647.6' 8" PVC (S) IE = 647.6' 8" PVC (W) IE = 648.5' 8" PVC (E) IE = 648.7'
SANITARY MANHOLE TOP OF RIM = 655.4' 8" PVC (NW) IE = 652.4' 8" PVC (NE) IE = 651.4' 8" PVC (W) IE = 651.3' 8" PVC (S) IE = 651.1' (SEE GEN. NOTE #11)
SANITARY MANHOLE TOP OF RIM = 652.9' STRUCTURE LOCKED, NOT OPENED
SANITARY MANHOLE TOP OF RIM = 658.6' 8" PVC (NE) IE = 660.2' 8" PVC (NW) IE = 659.9' 8" PVC (SE) IE = 659.9' (SEE GEN. NOTE #11)
SANITARY MANHOLE TOP OF RIM = 664.7' 8" PVC (NW) IE = 659.5' 8" PVC (S) IE = 659.4' (SEE GEN. NOTE #11)
SANITARY MANHOLE TOP OF RIM = 662.2' 8" PVC (E) IE = 653.2' 8" PVC (NW) IE = 653.1'
SANITARY MANHOLE TOP OF RIM = 664.1' 8" PVC (E) IE = 656.8' 8" PVC (NE) IE = 656.5' 8" PVC (W) IE = 656.4' (SEE GEN. NOTE #11)
AREA DRAIN TOP GRATE = 659.2' 15" RCP (S) IE = 657.8' 15" CMP (N) IE = 657.9'
AREA DRAIN TOP GRATE = 658.0' 12" CMP (W) IE = 656.7'
CATCH BASIN TOP GRATE = 657.8' 18" RCP (W) IE = 655.3' 8" PVC (E) IE = 656.7'
15" RCP TOP = 664.7'
15" RCP TOP = 663.2'
6" CMP INV = 662.5'
15" CMP INV = 661.1'
18" CMP TOP = 662.2'
18" CMP TOP = 654.9'
24" HDPE INV = 654.6'
24" CMP INV = 660.8'
24" CMP INV = 661.1'
24" HDPE INV = 657.4'
18" RCP INV = 659.3
15" RCP TOP = 664.0'
24"CPP
24"RCP
24"CPP
10" WATERLINE, SEWER LINE AND POWER LINE EASEMENT SHOWN PER DB 341 PG 164
PRESCRIPTIVE EASEMENTS MAY EXIST FOR UTILITIES LOCATED OUTSIDE OF RECORD EASEMENTS
COLUMBIA POWER & WATER SYSTEM MAP 90I, GROUP B, PARCEL 5.00 RB 2793, PG 352, PB 4, PG 21 TOTAL AREA - 5.27 AC ± (PER SURVEY)
COLUMBIA WATER SYSTEM MAP 90I, GROUP B, PARCEL 1.00, DB 863, PG 3
BASEBALL BACK-STOP
GRASS
WOODS
FENCE ENCROACHMENT
BASEBALL BACK-STOP
UNDEVELOPED STREET (30' R/W)
GERALD FOSTER JR & NANCY R CAPPS MAP 90I, GROUP B, PARCEL 47.00 RB 2207, PG 39
ENIS RAYMOND & KAREN L FORD MAP 90I, GROUP B PARCEL 46.00 RB 2205, PG 841
LAND AND LUMBER PROPERTIES, LLC MAP 90I, GROUP B PARCEL 45.00 RB 2717, PG 472
HOUSTON LATREE III ETUX MAP 90I, GROUP B PARCEL 44.00 RB 2448, PG 91
COREY A REDDEN, ETUX MAP 90I, GROUP B PARCEL 43.00 RB 2536, PG 32
DEAN S SMITH, ETUX MAP 90I, GROUP B PARCEL 42.00 RB 2955, PG 186
DOLORES C LOVE MAP 90I, GROUP B, PARCEL 41.00 DB 432, PG 300
PATTERSON WILLIAM CRAIG, ETUX MAP 90I, GROUP B, PARCEL 40.00 RB 2934, PG 1347 COLUMBIA HEIGHTS PB 2, PG 13
FARRIS RAMONA ANN MAP 90I, GROUP B, PARCEL 39.00 DB 831, PG 340 COLUMBIA HEIGHTS PB 2, PG 13
HIGHT DELORES JOANI MAP 90I, GROUP B, PARCEL 38.00 RB 2246, PG 572 COLUMBIA HEIGHTS PB 2, PG 13
THACK I LLC MAP 90I, GROUP B, PARCEL 37.00 RB 2752, PG 579 COLUMBIA HEIGHTS PB 2, PG 13
GRAY BRENT ETUX MAP 90I, GROUP B, PARCEL 36.00 RB 1834, PG 207 COLUMBIA HEIGHTS PB 2, PG 13
SIMS MYRTLE MARIE MAP 90I, GROUP B, PARCEL 35.00 RB 2006, PG 305 COLUMBIA HEIGHTS PB 2, PG 13
WILLIAMS JAMES F ETUX MAP 90I, GROUP B, PARCEL 34.00 RB 2106, PG 1454 COLUMBIA HEIGHTS PB 2, PG 13
GRAY BRENT ETUX MAP 90I, GROUP B, PARCEL 33.00 RB 2374, PG 1289 COLUMBIA HEIGHTS PB 2, PG 13
W.E.S IRON PIN FOUND ON-LINE, 10' WESTERLY OF IRON PIN SET THIS SURVEY
16" HARKER PATT A ETUX MAP 90I, GROUP B, PARCEL 9.00 RB 2511, PG 1324 MOOREVIEW PB 2, PG 12
DIAL GREGORY S ETUX MAP 90I, GROUP B, PARCEL 10.00 RB 1820, PG 314 MOOREVIEW PB 2, PG 12
SMITHSON LEIGH ANN MAP 90I, GROUP B, PARCEL 11.00 RB 1810, PG 625 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
SMITH PATRISHA V ETVIR MAP 90I, GROUP B, PARCEL 12.00 RB 2744, PG 589 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
JONES GRACE C MAP 90I, GROUP B, PARCEL 13.00 RB 2200, PG 822 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
IBARRA NORMA MAP 90I, GROUP B, PARCEL 14.00 RB 2402, PG 910 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
DUGGER BRADLEY ETUX MAP 90I, GROUP B, PARCEL 15.00 RB 2019, PG 1232 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
DAVIDSON NANCY KAY MAP 90I, GROUP B, PARCEL 16.00 RB 2855, PG 1493 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
JOHNS DANNY RAY ETUX MAP 90I, GROUP B, PARCEL 17.00 RB 591, PG 480 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
REESE CHRISTY DAWN MAP 90I GROUP B, PARCEL 18.00 RB 1668, PG 206 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
SUZUKI CAROL MAP 90I, GROUP B, PARCEL 19.00 RB 2516, PG 593 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
WIEBE SETH T MAP 90I, GROUP B, PARCEL 20.00 RB 2476, PG 1490 MOORE RIVERSIDE HEIGHTS PB 2, PG 11
IRF 5/8"
GRAVEL DRIVE
GRAVEL
CONC PAD
CONC PAD WITH PLACARD
COLUMNS
F.F.E. = 661.2±
F.F.E. = 660.5±
CONC
ASPHALT
GATE
FENCE
POSS. UTILITY VAULT
VAULT
UGR PAD
CONTAINMENT
CHAIN-LINK FENCE
SECURITY GATE
TYP
SS
S
W
WM
GAS
OHE
UGE
UGT
UGW
UGR
MB
GM
E
IP
IR
PKF
CONC
TOP
INV
MH
T.C. 669.29
T.C. 668.06
T.C. 668.52
T.C. 669.83
T.C. 669.72
T.C. 670.85
T.C. 670.84
T.C. 670.90
T.C. 670.22
T.C. 670.55
T.C. 670.83
T.C. 671.51
T.C. 663.99
T.C. 670.92
T.C. 671.18
T.C. 670.03
T.C. 658.56
E.I. 662.67
E.I. 659.8
E.I. 660.99(OUT-W)
E.I. 659.62(IN-NE)
E.I. 659.52(IN-SW)
E.I. 669.42(OUT-SE)
E.I. 660.98(IN-NW)
E.I. 660.98(OUT-SW)
E.I. 661.68(IN-NE)
E.I. 664.21(IN-NW)
E.I. 663.94(OUT-S)
E.I. 662.55(IN-N)
E.I. 662.55(IN-NW)
E.I. 661.12(OUT-S)
E.I. 657.49(IN-NW)
E.I. 655.49(@BOTTOM)
E.I. 654.93(IN-NW)
E.I. 654.93(IN-SW)
E.I. 654.83(OUT-SE)
E.I. 657.57(OUT-SE)
E.I. 664.21(IN-NW)
E.I. 663.94(OUT-S)
E.I. 662.55(IN-N)
E.I. 662.55(IN-NW)
E.I. 661.12(OUT-S)
E.I. 647.6'
E.I. 648.5'
E.I. 648.7'
E.I. 652.4'
E.I. 651.4'
E.I. 651.3'
E.I. 651.1'
E.I. 664.1'(IN)
E.I. 664.1'(OUT)
E.I. 662.2'
E.I. 663.2'
E.I. 662.2'
E.I. 659.2'
E.I. 657.8'
E.I. 658.0'
E.I. 656.7'
E.I. 655.3'
E.I. 656.7'
E.I. 653.2'
E.I. 653.1'
E.I. 656.8'
E.I. 656.5'
E.I. 656.4'
E.I. 659.9'
E.I. 659.9'
E.I. 660.2'
E.I. 659.4'
E.I. 659.5'
E.I. 664.7'
E.I. 659.3
E.I. 657.9'
E.I. 661.1'
E.I. 660.8'
E.I. 661.1'
E.I. 657.4'
E.I. 664.0'
8" PVC (E) IE = 647.6'
8" PVC (W) IE = 648.5'
8" PVC (E) IE = 648.7'
8" PVC (NW) IE = 652.4'
8" PVC (NE) IE = 651.4'
8" PVC (W) IE = 651.3'
8" PVC (S) IE = 651.1'
8" PVC (NE) IE = 660.2'
8" PVC (NW) IE = 659.9'
8" PVC (SE) IE = 659.9'
8" PVC (E) IE = 656.8'
8" PVC (NE) IE = 656.5'
8" PVC (W) IE = 656.4'
8" PVC (S) IE = 659.4'
8" PVC (NW) IE = 659.5'
8" PVC (E) IE = 653.2'
8" PVC (NW) IE = 653.1'
15" RCP (S) IE = 657.8'
15" CMP (N) IE = 657.9'
12" CMP (W) IE = 656.7'
18" RCP (W) IE = 655.3'
8" PVC (E) IE = 656.7'
15" CMP INV = 661.1'
6" CMP INV = 662.5'
24" HDPE INV = 654.6'
24" CMP INV = 660.8'
24" CMP INV = 661.1'
24" HDPE INV = 657.4'
18" RCP INV = 659.3
15" RCP TOP = 664.0'
15" RCP TOP = 664.7'
15" RCP TOP = 663.2'
18" CMP TOP = 662.2'
18" CMP TOP = 654.9'
15" CMP INV = 661.1'
8" WATER
8" WATER
12" WATER
36" W
36" W
8" GAS
8" GAS
8" GAS



PLAN
SCALE: 1" = 50'

DESIGNER EMAIL: MORR@HAZENANDSAWYER.COM

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228
PHONE NUMBER: (615) 783-1515

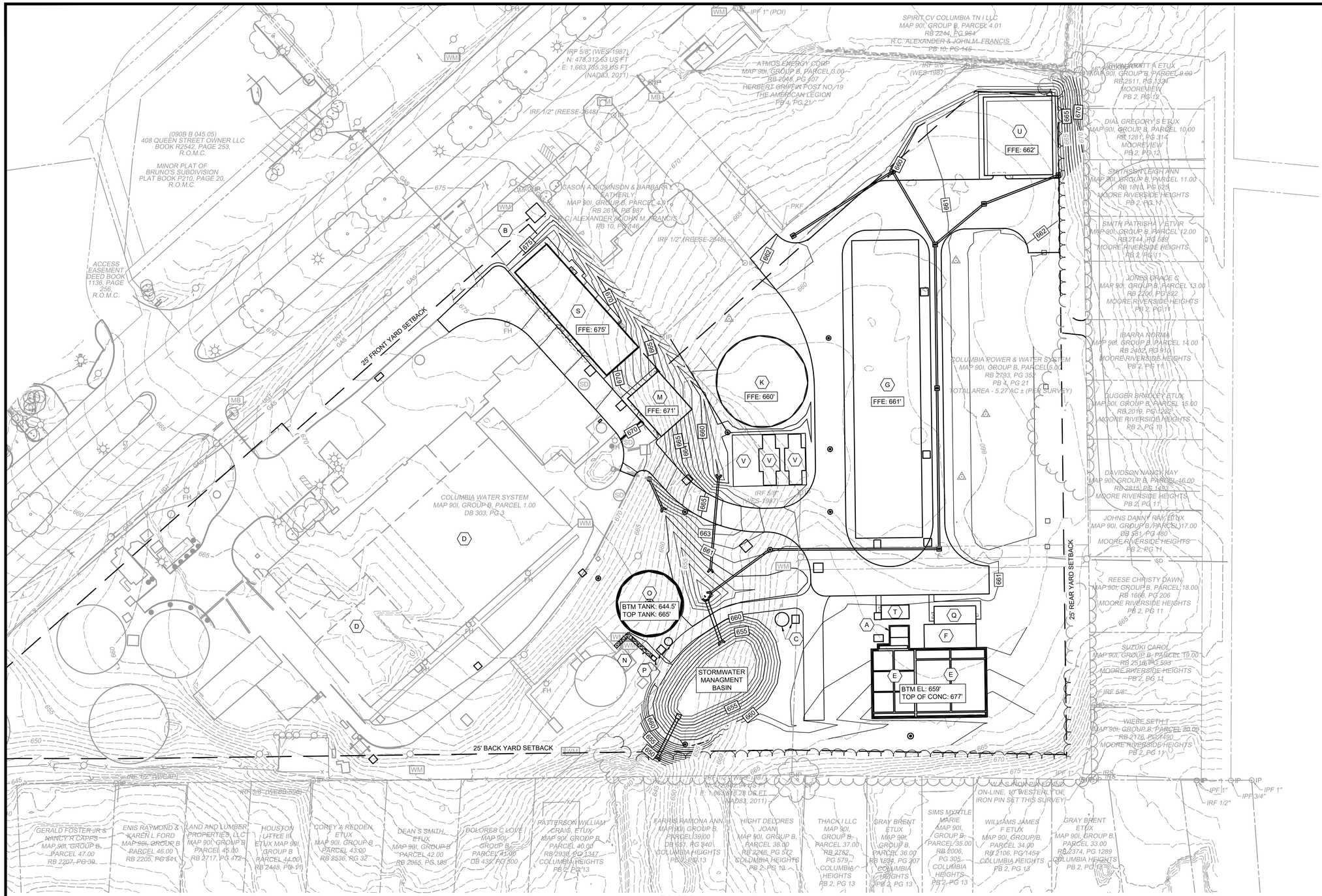
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

SITE LAYOUT AND PAVING PLAN - OVERALL

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C200

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PLOT DATE: 2/16/2024 10:00 AM BY: MSEEBOLD



PLAN
SCALE: 1" = 50'

STRUCTURE TABLE

A.	RAW WATER METER VAULT (050)
B.	FINISHED WATER METER VAULT (055)
C.	DRAIN PUMP STATION (075)
D.	EX PRETREATMENT FACILITY (COAG/FLOC/SED) (100)
E.	NEW PRETREATMENT FACILITY (COAG/FLOC/SED) (125)
F.	MEMBRANE FEED PUMP STATION (150)
G.	MEMBRANE GAC FACILITY (200)
H.	NOT USED
I.	EX FILTERS (300)
J.	EX UV & GAC FACILITY (350)
K.	CLEARWELLS (400)
L.	EX HIGH SERVICE PUMP STATION (500)
M.	NEW HIGH SERVICE PUMP STATION (550)
N.	EX RESIDUALS PUMP STATION (600)
O.	BACKWASH RECYCLE TANK (625)
P.	BACKWASH RECYCLE PUMP STATION (650)
Q.	RESIDUALS ELECTRICAL BUILDING (675)
R.	EX CHEMICAL BUILDING (700)
S.	NEW CHEMICAL BUILDING (750)
T.	PRETREATMENT CHEMICAL BUILDING (775)
U.	MAINTENANCE FACILITY (800)
V.	GENERATORS (850)

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	M. ORR
DRAWN BY:	A. ATCHLEY
CHECKED BY:	R. TOMKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
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PHONE NUMBER: (615) 783-1515

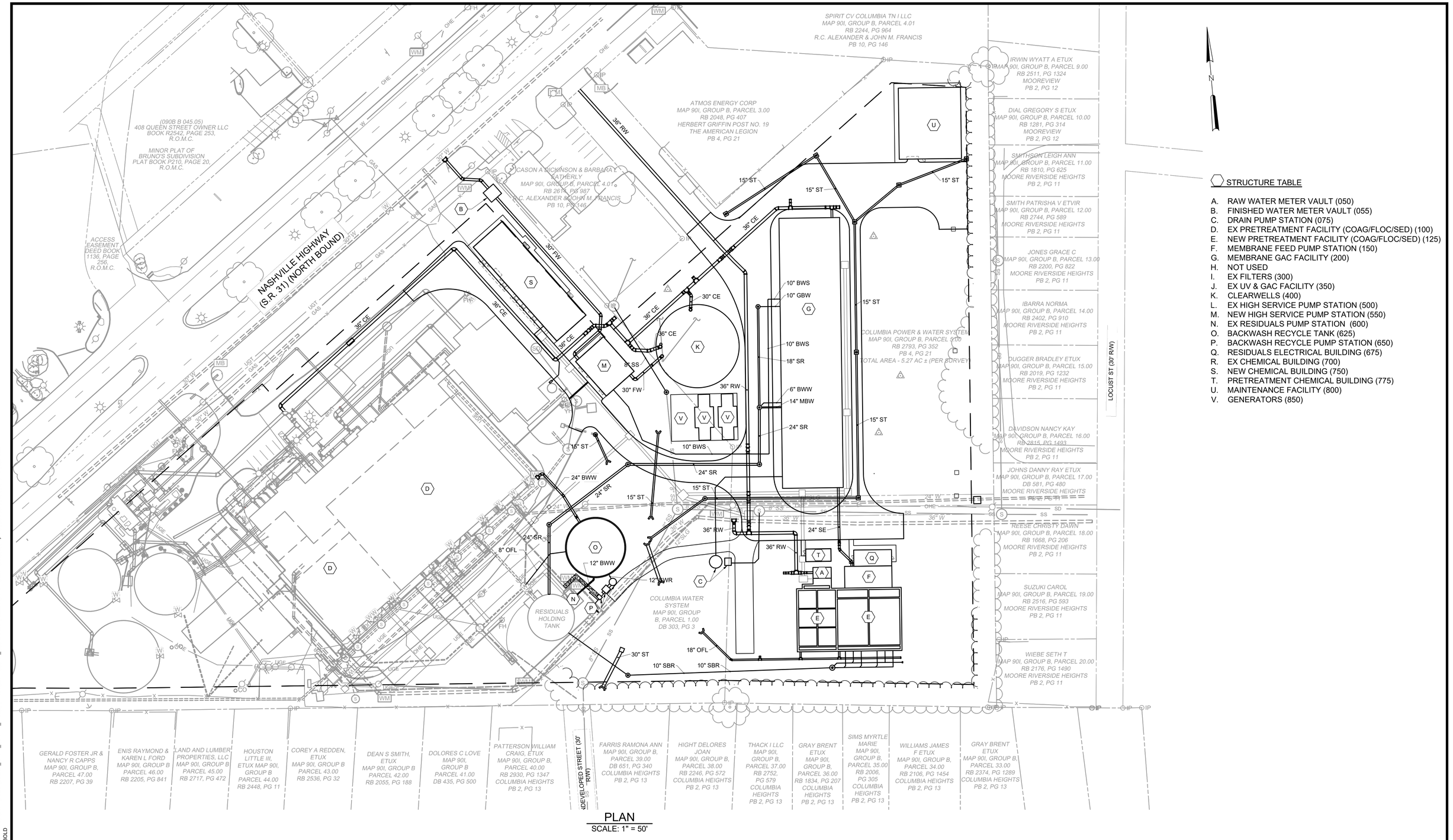
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

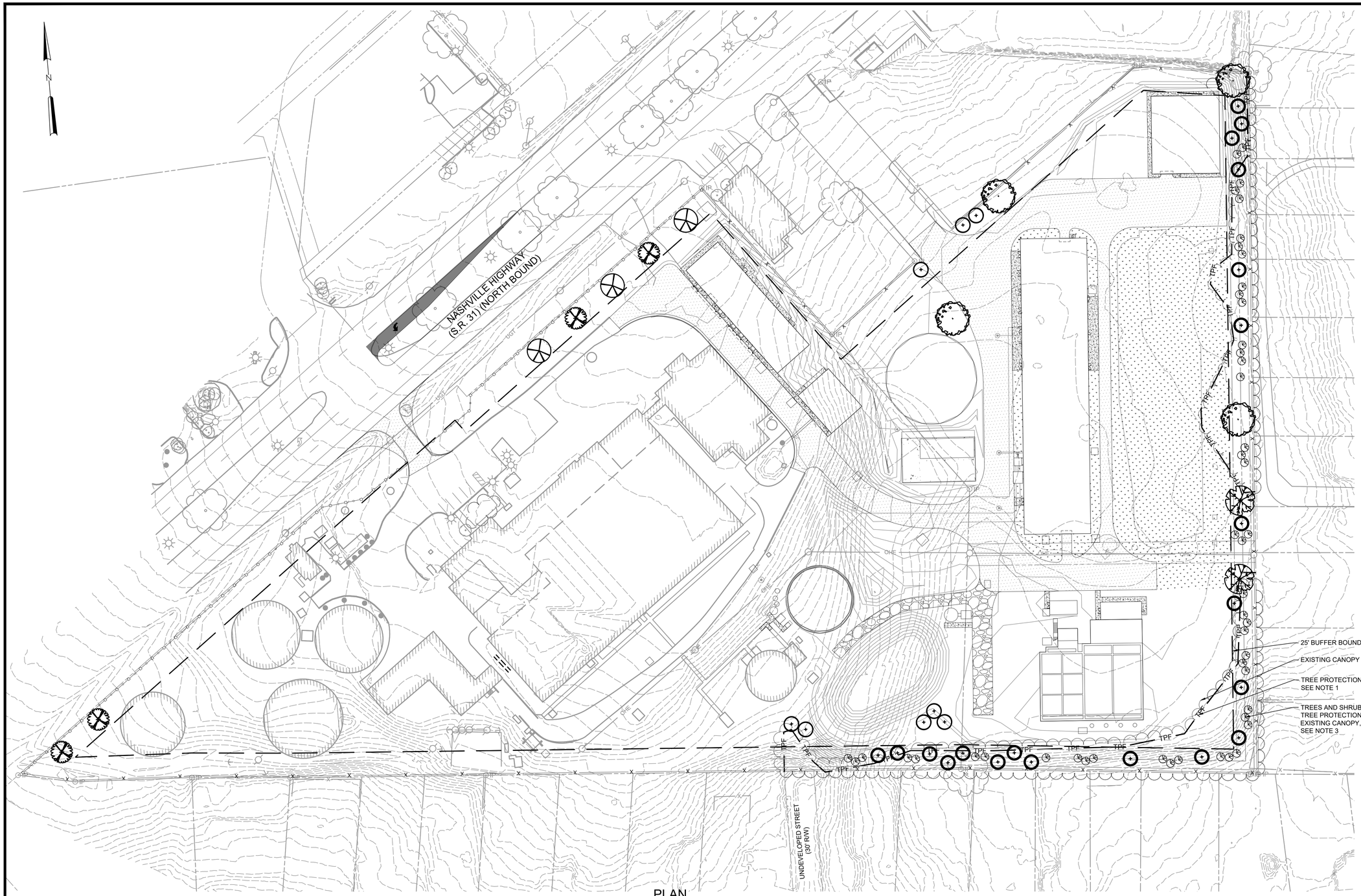
EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

CIVIL
GRADING PLAN - OVERALL

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	C300

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PLOT DATE: 2/16/2024 10:00 AM BY: MSEEBOLD


NASHVILLE HIGHWAY (S.R. 31) (NORTH BOUND)
(090B B 045.05)
408 QUEEN STREET OWNER LLC
BOOK R2542, PAGE 253,
R.O.M.C.
MINOR PLAT OF
BRUNO'S SUBDIVISION
PLAT BOOK P210, PAGE 20,
R.O.M.C.
ACCESS EASEMENT DEED BOOK 1136, PAGE 256, R.O.M.C.
SPIRIT CV COLUMBIA TN I LLC
MAP 90I, GROUP B, PARCEL 4.01
RB 2244, PG 964
R.C. ALEXANDER & JOHN M. FRANCIS
PB 10, PG 146
ATMOS ENERGY CORP
MAP 90I, GROUP B, PARCEL 3.00
RB 2048, PG 407
HERBERT GRIFFIN POST NO. 19
THE AMERICAN LEGION
PB 4, PG 21
JASON A DICKINSON & BARBARA L EATHERLY
MAP 90I, GROUP B, PARCEL 4.01
RB 2611, PG 987
R.C. ALEXANDER & JOHN M. FRANCIS
PB 10, PG 146
COLUMBIA POWER & WATER SYSTEM
MAP 90I, GROUP B, PARCEL 5.00
RB 2793, PG 352
PB 4, PG 21
TOTAL AREA - 5.27 AC ± (PER SURVEY)
RESIDUALS HOLDING TANK
COLUMBIA WATER SYSTEM
MAP 90I, GROUP B, PARCEL 1.00
DB 303, PG 3
IRWIN WYATT A ETUX
MAP 90I, GROUP B, PARCEL 9.00
RB 2511, PG 1324
MOOREVIEW
PB 2, PG 12
DIAL GREGORY S ETUX
MAP 90I, GROUP B, PARCEL 10.00
RB 1281, PG 314
MOOREVIEW
PB 2, PG 12
SMITHSON LEIGH ANN
MAP 90I, GROUP B, PARCEL 11.00
RB 1810, PG 625
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
SMITH PATRISHA V ETVIR
MAP 90I, GROUP B, PARCEL 12.00
RB 2744, PG 589
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
JONES GRACE C
MAP 90I, GROUP B, PARCEL 13.00
RB 2200, PG 822
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
IBARRA NORMA
MAP 90I, GROUP B, PARCEL 14.00
RB 2402, PG 910
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
DUGGER BRADLEY ETUX
MAP 90I, GROUP B, PARCEL 15.00
RB 2019, PG 1232
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
DAVIDSON NANCY KAY
MAP 90I, GROUP B, PARCEL 16.00
RB 2815, PG 1493
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
JOHNS DANNY RAY ETUX
MAP 90I, GROUP B, PARCEL 17.00
DB 581, PG 480
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
REESE CHRISTY DAWN
MAP 90I, GROUP B, PARCEL 18.00
RB 1668, PG 206
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
SUZUKI CAROL
MAP 90I, GROUP B, PARCEL 19.00
RB 2516, PG 593
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
WIEBE SETH T
MAP 90I, GROUP B, PARCEL 20.00
RB 2176, PG 1490
MOORE RIVERSIDE HEIGHTS
PB 2, PG 11
LOCUST ST (30' R/W)
GERALD FOSTER JR & NANCY R CAPPS
MAP 90I, GROUP B, PARCEL 47.00
RB 2207, PG 39
ENIS RAYMOND & KAREN L FORD
MAP 90I, GROUP B
PARCEL 46.00
RB 2205, PG 841
LAND AND LUMBER PROPERTIES, LLC
MAP 90I, GROUP B
PARCEL 45.00
RB 2717, PG 472
HOUSTON LITTLE III, ETUX MAP 90I, GROUP B
PARCEL 44.00
RB 2448, PG 11
COREY A REDDEN, ETUX
MAP 90I, GROUP B
PARCEL 43.00
RB 2536, PG 32
DEAN S SMITH, ETUX
MAP 90I, GROUP B
PARCEL 42.00
RB 2055, PG 188
DOLORES C LOVE
MAP 90I, GROUP B
PARCEL 41.00
DB 435, PG 500
PATTERSON WILLIAM CRAIG, ETUX
MAP 90I, GROUP B, PARCEL 40.00
RB 2930, PG 1347
COLUMBIA HEIGHTS
PB 2, PG 13
DEVELOPED STREET (30' R/W)
FARRIS RAMONA ANN
MAP 90I, GROUP B, PARCEL 39.00
DB 651, PG 340
COLUMBIA HEIGHTS
PB 2, PG 13
HIGHT DELORES JOAN
MAP 90I, GROUP B, PARCEL 38.00
RB 2246, PG 572
COLUMBIA HEIGHTS
PB 2, PG 13
THACK I LLC
MAP 90I, GROUP B, PARCEL 37.00
RB 2752, PG 579
COLUMBIA HEIGHTS
PB 2, PG 13
GRAY BRENT ETUX
MAP 90I, GROUP B, PARCEL 36.00
RB 1834, PG 207
COLUMBIA HEIGHTS
PB 2, PG 13
SIMS MYRTLE MARIE
MAP 90I, GROUP B, PARCEL 35.00
RB 2006, PG 305
COLUMBIA HEIGHTS
PB 2, PG 13
WILLIAMS JAMES F ETUX
MAP 90I, GROUP B, PARCEL 34.00
RB 2106, PG 1454
COLUMBIA HEIGHTS
PB 2, PG 13
GRAY BRENT ETUX
MAP 90I, GROUP B, PARCEL 33.00
RB 2374, PG 1289
COLUMBIA HEIGHTS
PB 2, PG 13
10" BWS
10" GBW
30" CE
36" CE
36" RW
6" BWW
14" MBW
24" SR
10" BWS
24" BWW
24" SR
15" ST
24" SR
36" RW
24" SR
8" OFL
12" BWW
12" BWR
30" ST
10" SBR
10" SBR
18" OFL
24" SE
36" RW
8" SS
30" FW
30" FW
15" ST
36" RW
36" W
24" W
12" DIP
8" SS
12" DIP
8" SS
12" DIP
8" SS



PLAN
SCALE: 1" = 50'

NOTES:

1. CONTRACTOR SHALL BE NOTIFIED THAT HIGH VALUE NATIVE SHRUBS AND TREES OF 6" DBH AND OVER SHALL BE RETAINED AND PROTECTED. THE CONTRACTOR SHALL REMOVE INVASIVE, NUISANCE, AND TREES IN POOR CONDITION AT THE DIRECTION OF THE ENGINEER. NO TREES SHALL BE REMOVED PRIOR TO PRE-APPROVAL BY THE ENGINEER.
2. FINAL PLACEMENT OF TREES AND SHRUBS SHALL BE FIELD DIRECTED BY THE ENGINEER.
3. INSTALLATION OF PROPOSED TREES AND SHRUBS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN SHALL BE PERFORMED BY HAND TOOLS ONLY.
4. SEE PLANTING NOTES AND PLANT SCHEDULE ON DWG L101.
5. SEE LANDSCAPE DETAILS ON DWG L101 AND DWG L102.

LEGEND:

CANOPY TREE

Juniperus virginiana

Liquidambar styraciflua

Quercus alba

UNDERSTORY TREE

Cercis canadensis

Cornus florida

Oystra virginiana

SHRUB

Ilex glabra

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

LANDSCAPE
PLANTING PLAN- OVERALL

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L100

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PLOT DATE: 4/15/2024 5:27 PM BY: ASTEIN

PLANTING SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Size	Container	Spacing	Comments
TREES							
4	CC	*Cercis canadensis*	Eastern redbud	2.5 - 3.0" cal	B&B	as shown	Single leader
8	CF	*Comus florida*	flowering dogwood	10/12'	B&B	as shown	Single leader
20	JV	*Juniperus virginiana*	Eastern red cedar	10/12'	B&B	as shown	Single leader, branched to ground
4	LS	*Liquidambar styraciflua*	American sweetgum	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
3	OV	*Oystra virginiana*	American hop hornbeam	2.5 - 3.0" cal	B&B	as shown	Single leader
2	QR	*Quercus alba*	white oak	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
SHRUBS							
48	IG	*Ilex glabra*	inkberry	#7	Cont.	as shown	Multi-stem

TREE PROTECTION NOTES:

1. ZONE AND PERIMETER OF TREE SAVE AREAS SHALL BE FENCED IN ACCORDANCE WITH THIS SUBSECTION BEFORE ANY DEVELOPMENT OR CONSTRUCTION ACTIVITY BEGINS. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT (DBH), SO THAT, AT A MINIMUM, EACH TREE'S CRITICAL ROOT ZONE IS PROTECTED, BUT NO CASE SHALL THE TREE FENCE BE LESS THAN TEN FEET FROM THE TRUNK. THE ZONING ADMINISTRATION SHALL CONSIDER EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF ANY TREE PROTECTION FENCING.
2. ALL FENCING REQUIRED BY THIS SUBMISSION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN (10) FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.
3. SIGNS THAT ARE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA SHALL BE INSTALLED ON THE TREE PROTECTION FENCE AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO (2) FEET BY TWO (2) FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED BY AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO START OF ANY DEVELOPMENT OR CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THE ORDINANCE.
5. THE TREE PROTECTION FENCING SHALL BE CLEARLY SHOWN ON THE DEVELOPMENT PLAN, MASTER PUD DEVELOPMENT PLAN, AND THE SITE PLAN. NO CONSTRUCTION GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA EXCEPT IN ACCORDANCE WITH THE STANDARDS IN SECTION 4.3.16.L6.B.
6. FENCING SHALL BE MAINTAINED UNTIL THE DEVELOPMENT OR CONSTRUCTION ACTIVITIES ARE COMPLETE.
7. ENCROACHMENTS WITHIN THE CRITICAL ROOT ZONES OF TREES PROTECTED IN ACCORDANCE WITH THIS SUBSECTION SHALL OCCUR ONLY IN RARE INSTANCES WHERE NO ALTERNATIVES EXIST, SUCH AS MAY BE REQUIRED FOR THE INSTALLATION OF STREETS, INTERNAL DRIVES, SIDEWALKS, OR UTILITIES.
8. IF UNAUTHORIZED ENCROACHMENTS OCCUR, LEADING TO TREES BEING DAMAGED DURING CONSTRUCTION ACTIVITIES, THE TREES SHALL BE REPLACED AT A ONE (1) CALIPER INCH TO ONE (1) CALIPER INCH RATION.

PLANTING NOTES:

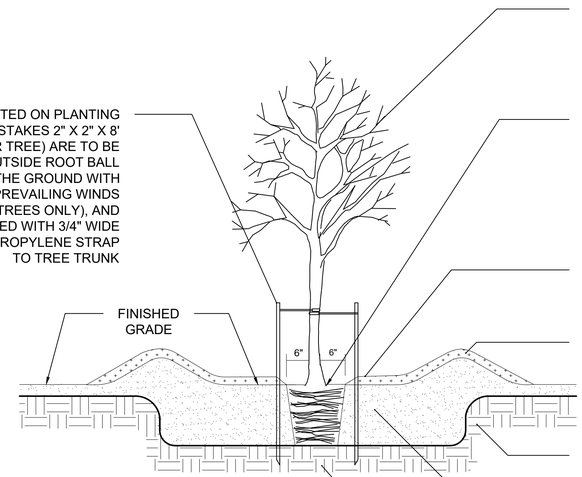
1. ALL PLANT MATERIAL SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
2. ALL PLANT MATERIALS MUST MEET THE MINIMUM SIZES, CLASS AND OTHER REQUIREMENTS OUTLINED IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-LATEST EDITION) PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
3. PLANTS MUST HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS.
4. PLANTS SHALL BE MULCHED TO A MINIMUM OF THREE (3) INCHES DEEP. MULCH MUST NOT BE WITHIN (6) INCHES OF TREE TRUNKS.
5. ALL PLANTS SHALL BE CERTIFIED AND INSPECTED FREE OF ALL FUNGUS, GRUBS AND INSECTS THAT MAY HAVE A DELETERIOUS EFFECT ON THE SURROUNDING FAUNA AND FLORA.
6. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT AND RECEIVE APPROVAL FROM ENGINEER FOR LOCATIONS OF ALL PLANTINGS.
7. NO SUBSTITUTIONS OF SPECIFIED PLANTS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED WITH LAWN SEED MIX UNLESS OTHERWISE SPECIFIED.

SEEDING NOTES:

1. SIXTY (60) DAYS PRIOR TO SEEDING, EACH SEED MIX SPECIES GERMINATION AND PURITY TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
2. ALL SEEDING OPERATIONS MUST BE SCHEDULED AND APPROVED AT LEAST FIVE (5) DAYS IN ADVANCE TO ENSURE THE ENGINEER IS PRESENT TO OBSERVE THE WORK.
3. ALL SEED SHALL BE INTERAGENCY CERTIFIED UNDER THE AUSPICES OF A STATE SEED IMPROVEMENT COOPERATIVE AND SHALL BEAR THEIR SEALS OF CERTIFICATION ON EACH 50 POUND BAG. PERMANENT SEED SHALL BE 75% PURE LIVE SEED MINIMUM.
4. SEED BROUGHT TO THE PROJECT SITE SHALL BE IN UNOPENED BAGS SHOWING THE NET WEIGHT, COMPOSITION OF MIX, SUPPLIERS NAME AND GUARANTEE OF ANALYSIS. SEED SHALL BE STORED IN ORIGINAL UNOPENED PACKAGES, KEPT DRY, AND NOT OPENED UNTIL NEEDED FOR USE. DAMAGED OR FAULTY PACKAGES SHALL NOT BE USED AND WILL BE REJECTED. SEED SHALL HAVE BEEN HARVESTED FOR PLANTING IN THE CURRENT GROWING SEASON, AND SHALL HAVE BEEN PACKED WITHIN THE LAST 9 MONTHS.
5. SEED MIXTURE SHALL BE AS SPECIFIED IN THE CONTRACT DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. SEED MATERIALS WILL BE INSPECTED BY THE ENGINEER UPON ARRIVAL AT THE JOB SITE AND PRIOR TO PLANTING. ANY MATERIALS NOT IN COMPLIANCE WITH SPECIFICATIONS WILL NOT BE ACCEPTED AND SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY.
7. ALL SEED MATERIALS SHALL BE PROTECTED FROM DRYING OUT AND FROM WIND DAMAGE DURING DELIVERY.
8. SEEDBED PREPARATION SHALL CONSIST OF SCARIFYING ALL COMPACTED AREAS AND REMOVE ALL DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
9. DO NOT BROADCAST SEED BY MECHANICAL APPLICATION WHEN THE WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION.
10. LAWN MIX SHALL BE APPLIED AT A RATE OF 220 LBS/AC PURE LIVE SEED.
11. ALL SEEDING SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
12. FOLLOWING THE SEEDING OPERATION, FERTILIZER SHALL BE APPLIED AS NEEDED, ACCORDING TO RECOMMENDATIONS FROM SOIL TESTING. WHEN REQUIRED, 10-10-10 FAST RELEASE FERTILIZER SHALL BE BROADCAST AT A RATE OF 400 LBS/ACRE THROUGHOUT THE SEEDED AREA BY HAND OR MECHANICALLY USING A CYCLONE BROADCASTER. SEED SHALL BE WATERED AS RECOMMENDED BY THE SEED MANUFACTURER TO ACHIEVE SPECIFIED GROWTH COVERAGE.
13. SEEDED AREAS SHALL BE COVERED WITH ECS-1B SINGLE NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT.
14. SEEDED AREAS SHALL BE WATERED AT A MINIMUM OF ONCE PER WEEK UNTIL SEED HAS GERMINATED AND BECOME ESTABLISHED.
15. ACCEPTABLE SEEDING WILL BE 85% COVERAGE OF THE OPEN AREA WITH THE SEEDED SPECIES. ANY AREA NOT MEETING THIS REQUIREMENT SHALL BE RESEEDED WITH THE ORIGINAL SEED MIX.

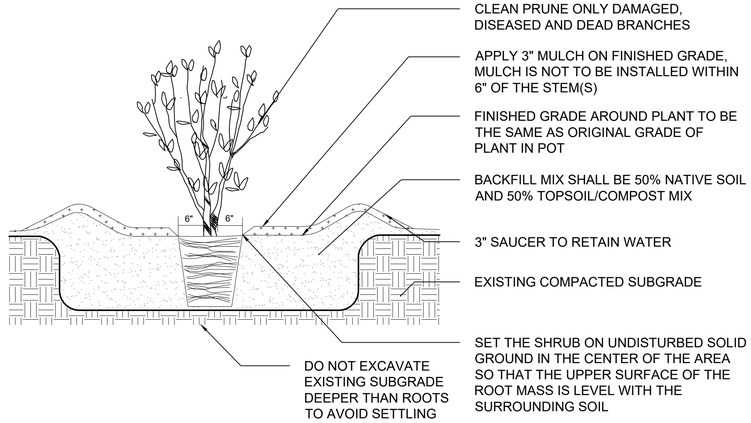
FERTILIZER NOTES

1. FERTILIZER DELIVERED TO THE JOB SITE SHALL BE IN ORIGINAL, UNOPENED CONTAINERS BEARING THE MANUFACTURER'S CHEMICAL ANALYSIS AND ESSENTIAL INFORMATION. FERTILIZER CONTAINERS SHALL BE PROTECTED FROM EXPOSURE TO PRECIPITATION AND DIRECT SUNLIGHT.



1 – TYP. TREE PLANTING DETAIL

SCALE: NTS



2 – TYP. SHRUB PLANTING DETAIL

SCALE: NTS

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

Hazen

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545 MAINSTREAM DRIVE, SUITE 320
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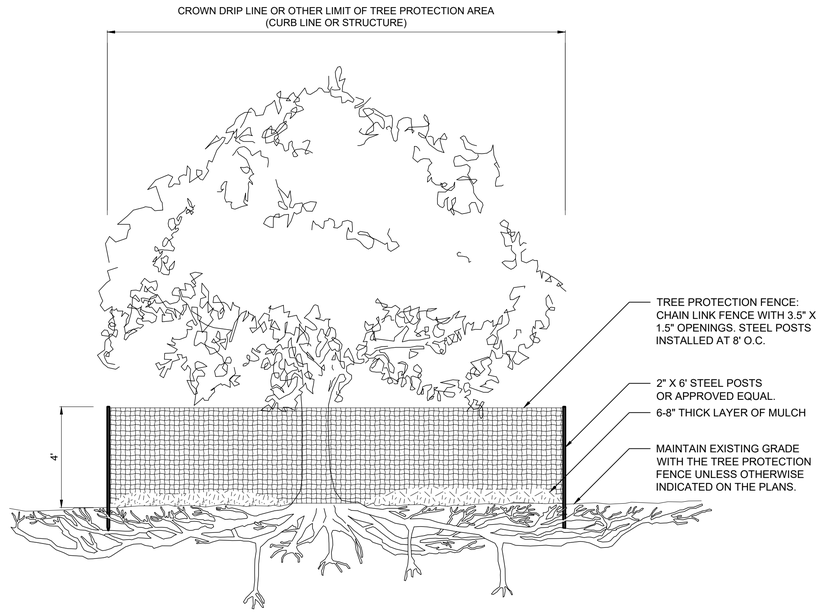
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE II

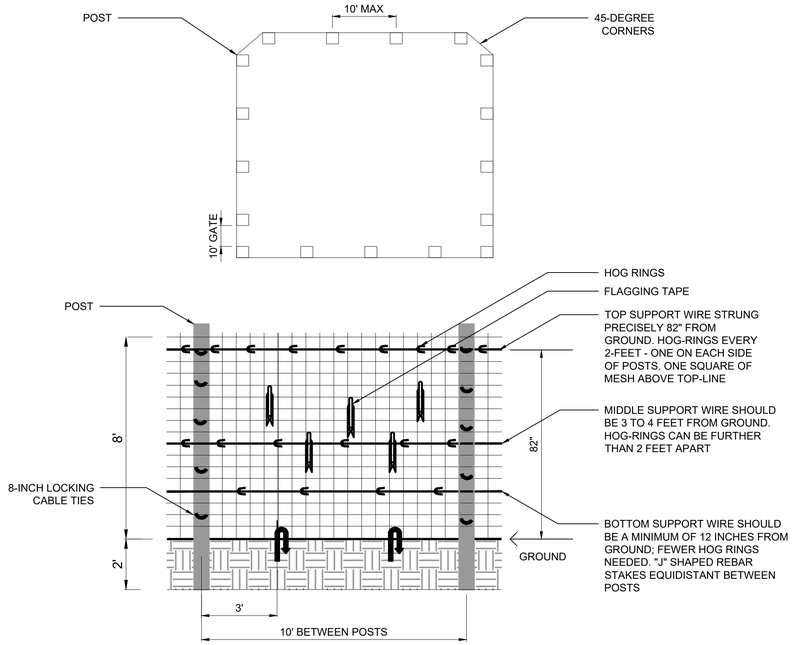
LANDSCAPE
LANDSCAPE SCHEDULE, NOTES AND DETAILS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L101

File: C:\USERS\ASTEIN\DOCACCDOCS\HAZEN AND SAWYER\50124-008A_CPWS_EX WTP_PHASE 2\PROJECT FILES\01_DESIGN\LANDSCAPE\50124-008A-L105 Saved by ASTEIN Save date: 4/15/2024 3:28 PM
PLOT DATE: 4/15/2024 5:14 PM BY: ASTEIN



3 TYP. TREE PROTECTION DETAIL



4 TYP. DEER PROTECTION FENCE

NOTES:

1. INSTALL 10-FOOT LONG METAL T-POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POSTS AT LEAST 2 FEET DEEP WITH AT LEAST 8 FEET OF POST ABOVE GROUND. POSTS SHOULD BE SPACED NO FURTHER THAN 10 FEET APART.
2. INSTALL 45-DEGREE ANGLE POSTS AT THE CORNERS TO INCREASE STRENGTH. SPACE POSTS FOR GATE(S) AND LEAVE SPACE BETWEEN FENCE AND PLANTINGS AS NECESSARY FOR EQUIPMENT ACCESS AND MAINTENANCE.
3. STRING THREE SECTIONS OF NO. 14 GAUGE GALVANIZED WIRE - TOP, MIDDLE, AND BOTTOM TO SUPPORT AND REINFORCE THE WIRE MESH FENCING. START WITH THE TOP LINE AND SECURE TO POSTS WITH 8-INCH LOCKING CABLE TIES. ONCE ALL THREE LINES ARE ATTACHED, TENSION THE LINES USING GRIPPLES OR OTHER LOCKING DEVICES.
4. ATTACH NO. 14 GAUGE GALVANIZED METAL MESH WITH 4" X 6" OPENINGS TO POSTS WITH 8-INCH LOCKING CABLE TIES AND PULL TAUT BETWEEN EACH POST.
5. CRIMP HOG RINGS TO THE TOP LINE EVERY 2 FEET BETWEEN POSTS AND AS CLOSE AS POSSIBLE TO EACH SIDE OF THE POSTS. PLACE HOG RINGS EVERY 3 TO 4 FEET ON THE MIDDLE AND BOTTOM LINES.
6. AFTER MESH IS SECURED TO WIRE, STAKE MESH TO THE GROUND WITH INVERTED J-SHAPED, 12-INCH LONG REBAR OR SIMILAR STAKES. USE TWO STAKES BETWEEN POSTS.
7. ONCE FENCE CONSTRUCTION IS COMPLETE, HANG ORANGE BIODEGRADABLE FLAGGING TAPE STREAMERS AROUND ENTIRE FENCE TO ALERT DEER AND OTHER WILDLIFE TO THE OBSTRUCTION. ATTACH FLAGGING IN AN UP-AND-DOWN ZIGZAG PATTERN BOTH INSIDE AND OUTSIDE OF THE FENCE.
8. FENCE MUST REMAIN TAUGHT AND INTACT THROUGHOUT ENTIRE DURATION OF CONTRACT AND GUARANTEE. CONTRACTOR MUST INSPECT ROUTINELY AND REPAIR AS NEEDED.

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: S. ALPERT
DESIGNED BY: E. MOSKALENKO
DRAWN BY: A. STEIN
CHECKED BY: R. TOMKO
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

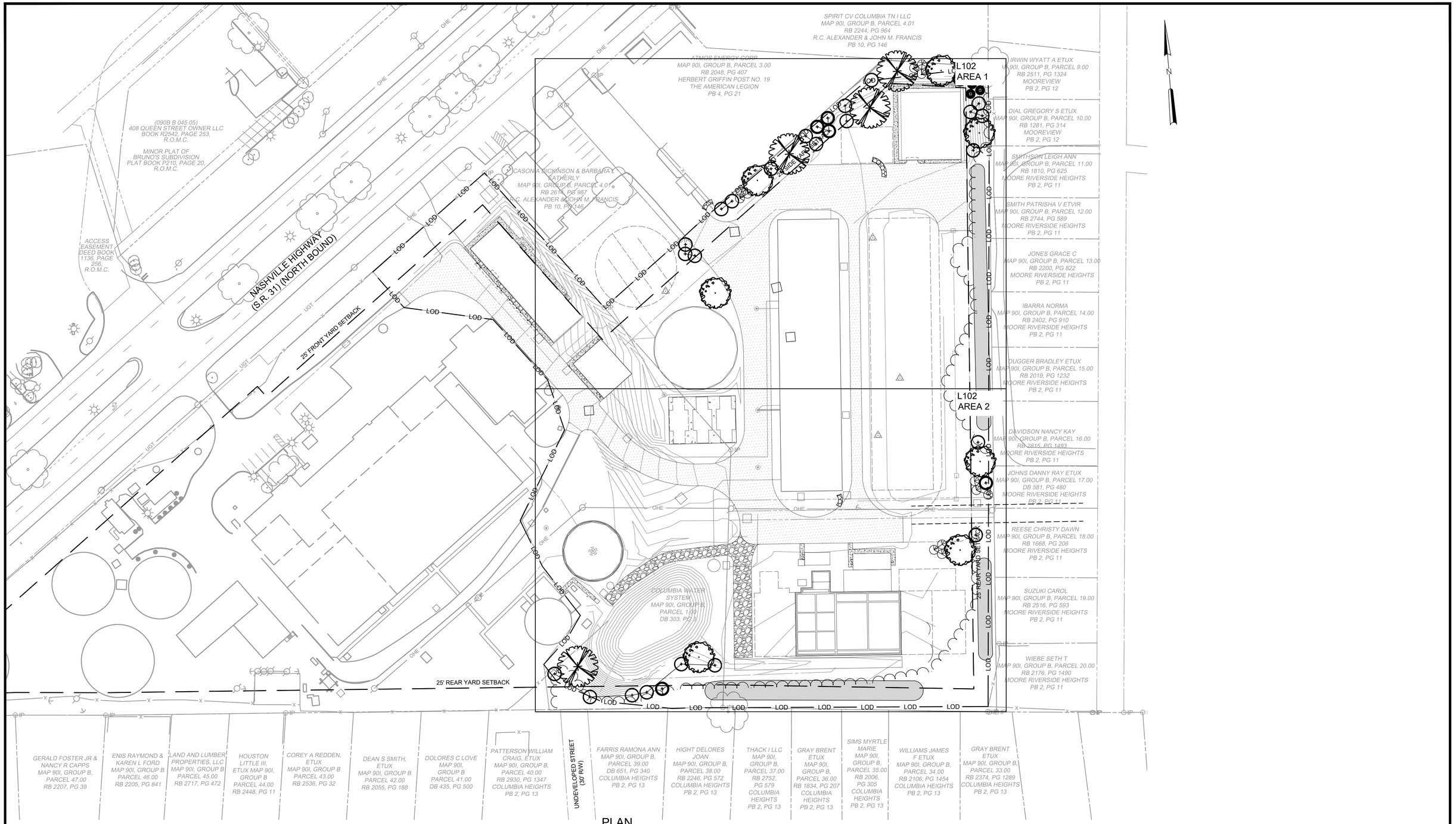
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

LANDSCAPE
LANDSCAPE DETAILS

DATE: MARCH 2024
HAZEN NO.: 50124-008A
CONTRACT NO.: X
DRAWING NUMBER: L102

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PLOT DATE: 4/15/2024 5:14 PM BY: ASTEIN



PLAN
SCALE: 1" = 50'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO

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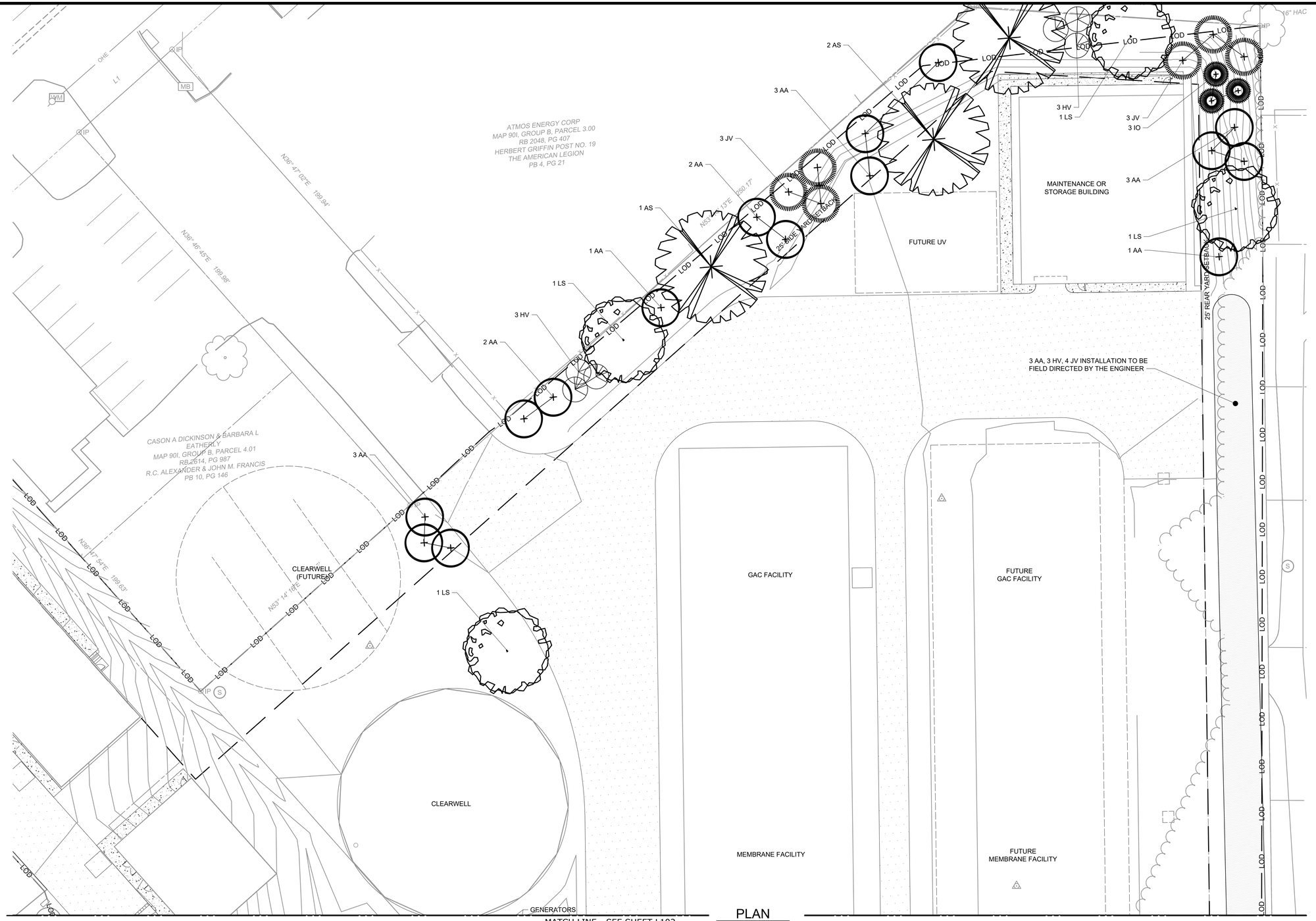
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

LANDSCAPE
PLANTING PLAN- OVERALL

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L100

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PLOT DATE: 2/16/2024 3:43 PM BY: ASTEIN



PLAN
SCALE: 1" = 20'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
CHECKED BY:	R. TOMKO

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COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

LANDSCAPE
PLANTING PLAN - ENLARGED AREA 1

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	L101

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PLOT DATE: 2/16/2024 3:43 PM BY: ASTEIN

MATCH LINE - SEE SHEET L101

GENERATOR (FUTURE)
GENERATOR
GENERATOR
MEMBRANE FACILITY
MEMBRANE FACILITY (FUTURE)
FUTURE PAVEMENT
RAW WATER METER VAULT
PUMP STATION/ELECTRICAL BUILDING
FUTURE PUMP STATION/ELECTRICAL BUILDING
FUTURE 3 STAGE FLOCCULATION
3 STAGE FLOCCULATION
SEDIMENTATION
FUTURE SEDIMENTATION
25' REAR YARD SETBACK
12.0'
25.0'
LOD
OHE
OHP
UGE
IP
24" W
36" W

1 AA
1 LS
1 JV
3 HV
6 AA
1 AS

3 AA, 2 JV INSTALLATION TO BE FIELD DIRECTED BY THE ENGINEER

3 AA, 3 HV, 4 JV INSTALLATION TO BE FIELD DIRECTED BY THE ENGINEER

N

NOTES:

1. SEE PLANTING NOTES AND PLANT SCHEDULE ON DWG L103.
2. SEE LANDSCAPE DETAILS ON DWG L103 AND DWG L104.

LEGEND:

- *Hamamelis virginiana*
- *Ilex opaca*
- *Juniperus virginiana*
- *Amelanchier arborea*
- *Liquidambar styraciflua*
- *Acer saccharum*
- BUFFER INFILL PLANTING

PLAN
SCALE: 1" = 20'

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	E. MOSKALENKO
DRAWN BY:	A. STEIN
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COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

LANDSCAPE
PLANTING PLAN- ENLARGED AREA 2

DATE:	FEBRUARY 2024
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PLOT DATE: 2/16/2024 3:44 PM BY: ASTEIN

PLANTING SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Size	Container	Spacing	Comments
TREES							
18	AS	*Acer saccharum*	sugar maple	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
32	AA	*Amelanchier arborea*	serviceberry	7/8' clump	B&B	as shown	Multi-stem
3	IO	*Ilex opaca*	American holly	8/10'	B&B	as shown	Single leader, branched to ground; 25% male, 75% female
18	JV	*Juniperus virginiana*	Eastern red cedar	10/12'	B&B	as shown	Single leader, branched to ground
7	LS	*Liquidambar styraciflua*	American sweetgum	2.5 - 3.0" cal	B&B	as shown	Single leader, limb up to 7'
SHRUBS							
4	HV	*Hamamelis virginiana*	witch hazel	#5	Cont.	as shown	Multi-stem

TREE PROTECTION NOTES:

1. ZONE AND PERIMETER OF TREE SAVE AREAS SHALL BE FENCED IN ACCORDANCE WITH THIS SUBSECTION BEFORE ANY DEVELOPMENT OR CONSTRUCTION ACTIVITY BEGINS. FENCING SHALL EXTEND AT LEAST ONE FOOT IN DISTANCE FROM THE EDGE OF THE TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT (DBH), SO THAT, AT A MINIMUM, EACH TREE'S CRITICAL ROOT ZONE IS PROTECTED, BUT NO CASE SHALL THE TREE FENCE BE LESS THAN TEN FEET FROM THE TRUNK. THE ZONING ADMINISTRATION SHALL CONSIDER EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF ANY TREE PROTECTION FENCING.
2. ALL FENCING REQUIRED BY THIS SUBMISSION SHALL BE CHAIN LINK FENCING AT LEAST FOUR FEET IN HEIGHT AND SECURED USING APPROPRIATE POSTS SPACED NOT MORE THAN TEN (10) FEET APART. SUCH CHAIN LINK FENCING IS NOT REQUIRED TO BE VINYL COATED.
3. SIGNS THAT ARE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA SHALL BE INSTALLED ON THE TREE PROTECTION FENCE AT A RATE OF AT LEAST ONE SIGN FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO (2) FEET BY TWO (2) FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE IN ENGLISH AND SPANISH: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR."
4. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED BY AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO START OF ANY DEVELOPMENT OR CONSTRUCTION ACTIVITIES. FAILURE TO INSTALL TREE PROTECTION MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IS A VIOLATION OF THE ORDINANCE.
5. THE TREE PROTECTION FENCING SHALL BE CLEARLY SHOWN ON THE DEVELOPMENT PLAN, MASTER PUD DEVELOPMENT PLAN, AND THE SITE PLAN. NO CONSTRUCTION GRADING, EQUIPMENT OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA EXCEPT IN ACCORDANCE WITH THE STANDARDS IN SECTION 4.3.16.L6.B.
6. FENCING SHALL BE MAINTAINED UNTIL THE DEVELOPMENT OR CONSTRUCTION ACTIVITIES ARE COMPLETE.
7. ENCROACHMENTS WITHIN THE CRITICAL ROOT ZONES OF TREES PROTECTED IN ACCORDANCE WITH THIS SUBSECTION SHALL OCCUR ONLY IN RARE INSTANCES WHERE NO ALTERNATIVES EXIST, SUCH AS MAY BE REQUIRED FOR THE INSTALLATION OF STREETS, INTERNAL DRIVES, SIDEWALKS, OR UTILITIES.
8. IF UNAUTHORIZED ENCROACHMENTS OCCUR, LEADING TO TREES BEING DAMAGED DURING CONSTRUCTION ACTIVITIES, THE TREES SHALL BE REPLACED AT A ONE (1) CALIPER INCH TO ONE (1) CALIPER INCH RATION.

PLANTING NOTES:

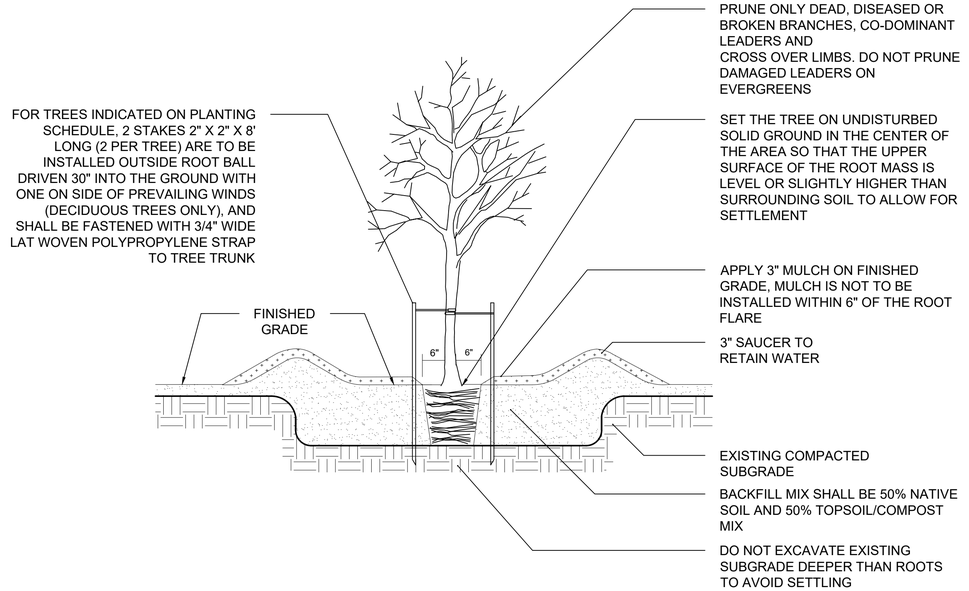
1. ALL PLANT MATERIAL SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
2. ALL PLANT MATERIALS MUST MEET THE MINIMUM SIZES, CLASS AND OTHER REQUIREMENTS OUTLINED IN AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-LATEST EDITION) PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
3. PLANTS MUST HAVE NORMAL, WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS.
4. PLANTS SHALL BE MULCHED TO A MINIMUM OF THREE (3) INCHES DEEP. MULCH MUST NOT BE WITHIN (6) INCHES OF TREE TRUNKS.
5. ALL PLANTS SHALL BE CERTIFIED AND INSPECTED FREE OF ALL FUNGUS, GRUBS AND INSECTS THAT MAY HAVE A DELETERIOUS EFFECT ON THE SURROUNDING FAUNA AND FLORA.
6. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT AND RECEIVE APPROVAL FROM ENGINEER FOR LOCATIONS OF ALL PLANTINGS.
7. NO SUBSTITUTIONS OF SPECIFIED PLANTS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ENGINEER.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED WITH LAWN SEED MIX UNLESS OTHERWISE SPECIFIED.

SEEDING NOTES:

1. SIXTY (60) DAYS PRIOR TO SEEDING, EACH SEED MIX SPECIES GERMINATION AND PURITY TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
2. ALL SEEDING OPERATIONS MUST BE SCHEDULED AND APPROVED AT LEAST FIVE (5) DAYS IN ADVANCE TO ENSURE THE ENGINEER IS PRESENT TO OBSERVE THE WORK.
3. ALL SEED SHALL BE INTERAGENCY CERTIFIED UNDER THE AUSPICES OF A STATE SEED IMPROVEMENT COOPERATIVE AND SHALL BEAR THEIR SEALS OF CERTIFICATION ON EACH 50 POUND BAG. PERMANENT SEED SHALL BE 75% PURE LIVE SEED MINIMUM.
4. SEED BROUGHT TO THE PROJECT SITE SHALL BE IN UNOPENED BAGS SHOWING THE NET WEIGHT, COMPOSITION OF MIX, SUPPLIERS NAME AND GUARANTEE OF ANALYSIS. SEED SHALL BE STORED IN ORIGINAL UNOPENED PACKAGES, KEPT DRY, AND NOT OPENED UNTIL NEEDED FOR USE. DAMAGED OR FAULTY PACKAGES SHALL NOT BE USED AND WILL BE REJECTED. SEED SHALL HAVE BEEN HARVESTED FOR PLANTING IN THE CURRENT GROWING SEASON, AND SHALL HAVE BEEN PACKED WITHIN THE LAST 9 MONTHS.
5. SEED MIXTURE SHALL BE AS SPECIFIED IN THE CONTRACT DRAWINGS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. SEED MATERIALS WILL BE INSPECTED BY THE ENGINEER UPON ARRIVAL AT THE JOB SITE AND PRIOR TO PLANTING. ANY MATERIALS NOT IN COMPLIANCE WITH SPECIFICATIONS WILL NOT BE ACCEPTED AND SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY.
7. ALL SEED MATERIALS SHALL BE PROTECTED FROM DRYING OUT AND FROM WIND DAMAGE DURING DELIVERY.
8. SEEDBED PREPARATION SHALL CONSIST OF SCARIFYING ALL COMPACTED AREAS AND REMOVE ALL DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS.
9. DO NOT BROADCAST SEED BY MECHANICAL APPLICATION WHEN THE WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION.
10. LAWN MIX SHALL BE APPLIED AT A RATE OF 220 LBS/AC PURE LIVE SEED.
11. ALL SEEDING SHALL BE INSTALLED DURING TIMEFRAMES IDENTIFIED IN THE CONTRACT SPECIFICATIONS.
12. FOLLOWING THE SEEDING OPERATION, FERTILIZER SHALL BE APPLIED AS NEEDED, ACCORDING TO RECOMMENDATIONS FROM SOIL TESTING. WHEN REQUIRED, 10-10-10 FAST RELEASE FERTILIZER SHALL BE BROADCAST AT A RATE OF 400 LBS/ACRE THROUGHOUT THE SEEDED AREA BY HAND OR MECHANICALLY USING A CYCLONE BROADCASTER. SEED SHALL BE WATERED AS RECOMMENDED BY THE SEED MANUFACTURER TO ACHIEVE SPECIFIED GROWTH COVERAGE.
13. SEEDED AREAS SHALL BE COVERED WITH ECS-1B SINGLE NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL PRODUCT.
14. SEEDED AREAS SHALL BE WATERED AT A MINIMUM OF ONCE PER WEEK UNTIL SEED HAS GERMINATED AND BECOME ESTABLISHED.
15. ACCEPTABLE SEEDING WILL BE 85% COVERAGE OF THE OPEN AREA WITH THE SEEDED SPECIES. ANY AREA NOT MEETING THIS REQUIREMENT SHALL BE RESEEDED WITH THE ORIGINAL SEED MIX.

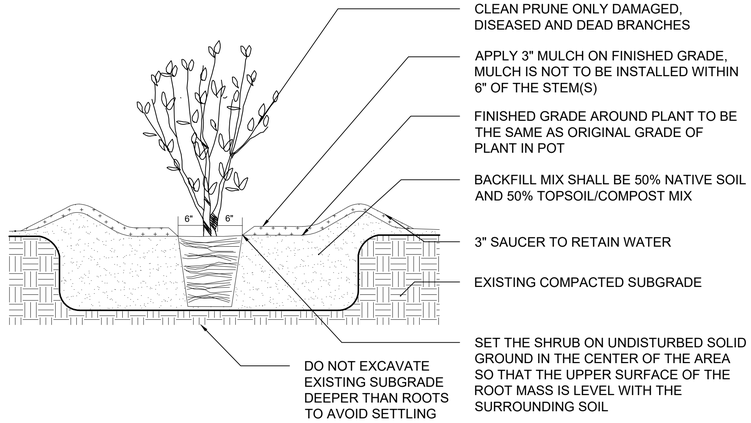
FERTILIZER NOTES

1. FERTILIZER DELIVERED TO THE JOB SITE SHALL BE IN ORIGINAL, UNOPENED CONTAINERS BEARING THE MANUFACTURER'S CHEMICAL ANALYSIS AND ESSENTIAL INFORMATION. FERTILIZER CONTAINERS SHALL BE PROTECTED FROM EXPOSURE TO PRECIPITATION AND DIRECT SUNLIGHT.



1 – TYP. TREE PLANTING DETAIL

SCALE: NTS



2 – TYP. SHRUB PLANTING DETAIL

SCALE: NTS

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: S. ALPERT
DESIGNED BY: E. MOSKALENKO
DRAWN BY: A. STEIN
CHECKED BY: R. TOMKO
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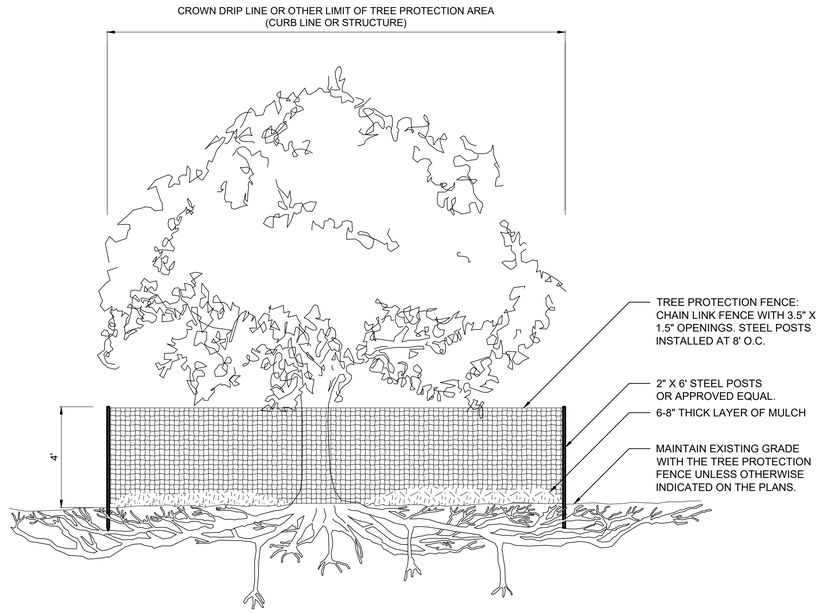
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

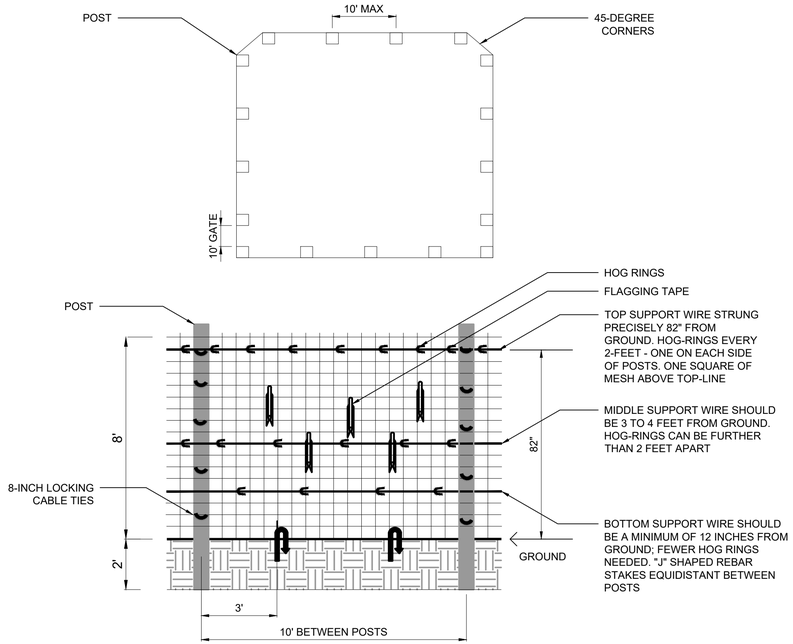
LANDSCAPE
LANDSCAPE SCHEDULE, NOTES AND DETAILS

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3 TYP. TREE PROTECTION DETAIL



4 TYP. DEER PROTECTION FENCE

NOTES:

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COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

LANDSCAPE
LANDSCAPE DETAILS

DATE: FEBRUARY 2024
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DRAWING NUMBER: L104

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Justification/Rationale for Requesting PUD Zoning

For

CPWS Existing Water Treatment Plant Expansion

This application involves two tracts along Nashville Highway; 1) The existing CPWS water treatment plant tract at 806 Nashville Highway which was place in service in 1954, 2) The former American Legion tract recently purchased by CPWS which is adjacent to and directly north of the original parcel. The tracts are currently zoned CD-4C and CD-3 respectively.

The existing treatment plant serves the City of Columbia and the majority of the entire county. Due to exceptional growth in the region and to provide a water system with increased reliability and resiliency, an expansion/upgrade to the facility is imperative. This project is part of a proactive long term comprehensive plan developed by CPWS to meet the water needs of the City of Columbia and Maury County.

The design team met with staff numerous times over several years as project plans were developed to discuss the project. The treatment plant facility is an unusual land use compared to surrounding areas. While the plant has existed and remained relatively unchanged for many years, an upgrade to the plant is imperative. In order to implement this expansion in a way that complies with zoning requirements in place today a number of potential zoning classifications were considered. Due to the intrinsic use and nature of the water treatment process as well as the need special access and security requirements the project cannot meet any of the requirements of any of the character districts. Therefore, the best course of action is to pursue PUD-MU zoning. The consensus is that the customized standard afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.

(PUD-MU) District Standards: Planned Unit Development - Mixed Use				
Modification of Standards (MOS)	**Design Standard**	**Required**	**Proposed**	**Comment**
MOS - 0	**Parcel Size**	More than 10 acres	No Modification	Parcels total 12.6 acres.
MOS - 1	**Private Frontage Types**	Common Yard - NP Stepfront - P Porch - NP Shopfront - P Fence - NP Gallery - P Terrace/Lightwell - P Arcade - P Forecourt - P Office front - P Stoop - P	Common Yard - NP Stepfront - P Porch - NP Shopfront - P Fence - **P** Gallery - P Terrace/Lightwell - P Arcade - P Forecourt - P Office front - P Stoop - P	The frontage is separated from the public frontage by a fence.
MOS - 2	**Number of BLDGs per Lot or Building Site**	Principal Building 1 max Accessory Buildings 1 max	Principal Building 1 max Accessory Buildings **15 max**	Number of structures will be greater than 1 accessory building. The water treatment process requires multiple buildings.
MOS - 3	**Setbacks / Yards - Principal BLDG**	Front Setback / Yard, Principal Frontage: 0-20 ft.	Front Setback / Yard, Principal Frontage: 0-**150 ft.**	The existing filters building is the principal building on the property. It's setback does not meet the requirement. Proposed change is to achieve compliance.
		Front Setback / Yard, Secondary Frontage: 0-20 ft.	No Modification	This building does not exist on a corner lot. No modification needed.
		Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10 - 24 ft.	Side Setback / Yard: 0 ft. min. for attached Buildings; Otherwise, 10 - **125 ft.**	The existing principal building does not comply with the standard. This building is not part of the project. Revising standard for compliance.
		Rear Setback / Yard: NR	No Modification	Rear setback is not regulated.
MOS - 4	**Setbacks / Yards - Accessory BLDG**	Front Setback / Yard, Principal Frontage: 40 ft. max. from rear property line	Front Setback / Yard, Principal Frontage: **must submit and receive approval prior to design**	The area designated in the existing standard will need to be used for utilities. Accessory building placed in best location for the needs of the plan and the layout of the site.
		N/A	No Modification	No Standard Exists
		Side Setback / Yard: 0 ft. min.	No Modification	
		Rear Setback / Yard: 3 ft. max	Rear Setback / Yard: **must submit and receive approval prior to design**	There are multiple accessory buildings on the property. All buildings placed according to the needs of the plant and the layout of the site.

Modification of Standards (MOS)	Design Standard	Required	Proposed	Comment
MOS - 5	Building Height	Principal Building 2 Stories min. - 4 Stories max. Accessory Buildings 2 Stories max.	Principal Building 2 Stories min. - 4 Stories max. Accessory Buildings 1 Stories min. - 4 Stories max.	All proposed buildings are either 1- or 2- story structures as defined by number of floors. One proposed building will exceed the 35' height limit requiring approval. Building height is dictated by the water treatment process requirements for operations and maintenance and cannot be reduced. (See table attached for Building Descriptions.)
		Along any District boundary where a PUD-MU District adjoins a Residential District that is not included within a PUD-MU District no Building within the commercial planned unit Development shall project through imaginary planes starting at the maximum height permitted in the adjoining District and leaning inward from District boundaries at an angle representing an increase of 1/2 foot in height for each foot of horizontal distance perpendicular to the boundary.		
MOS - 6	Ceiling Height	May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Commercial, Office, Retail/Personal Service, or Accommodation / Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.	May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Commercial, Office, Retail/Personal Service, or Accommodation / Lodging Use, which must be a minimum of 11 ft. with a maximum of 40 ft.	The 25'-0" max for Commercial will be exceeded due to size and clearance requirements for process equipment; proposed GAC building will need a floor height of 31'-4".
MOS - 7	Façade	Main Entrance - Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.	Main Entrance - If Main Entrance is not in Façade of Principal Frontages or at corner if shopfront frontage is at corner, entrance must be submitted for approval prior to installation.	Building entrances determined in part by existing site organization.
		Façade Position - Parallel to straight Frontage Line or to tangent of curved Frontage Line	No Modification	Facades are meant to address Nashville Hwy where necessary (closest to road)
		Façade Articulation - A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings (See Page 172 for Specific Details)	No Modification	Complies - building include multiple brick colors, accent banding, glazing, and bump-outs to break up the facade.
		Façade Openings - Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area.	Façade Openings - Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Facade openings must be ≤ 50% of total Facade area. If this is not practical, explanation must be submitted explaining proposed façade openings.	Spacing , size, and number of façade openings are designed for each proposed building to support its utility function.
		Window Alignment - Upper floor windows and other features must be aligned with those of first floor.	Window Alignment - Upper floor windows and other features must be aligned with those of first floor. If this is not practical, explanation must be submitted explaining proposed window alignment.	Partially complies - Most windows are located high up due to facility functioning, with few located at ground floor level
		Window Glazing Material - Clear glass (R for Required) for all Elevations.	Window Glazing Material - Either Clear glass or Translucent Wall Panels (P for Permitted) for all elevations.	Translucent wall panels are utilized for daylighting ILO clear glass, due to height and facility maintenance requirements.
		Window Trim in 1st Layer - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window	No Modification	Complies - buildings include soldier and rowlock course at lintels and sills, respectively.

Modification of Standards (MOS)	Design Standard	Required	Proposed	Comment
MOS - 8	**Building Materials**	Brick - P Natural Stone - NP Wood - NP Cementitious Siding - P Authentic Stucco over Masonry - P Exposed Concrete - NP Aluminum / Vinyl Siding - NP Corrugated / Sheet Metal - NP	Brick - P Natural Stone - NP Wood - NP Cementitious Siding - P Authentic Stucco over Masonry - P Exposed Concrete - P Aluminum / Vinyl Siding - NP Corrugated / Sheet Metal - NP	Water containing structures (treatment basins) at the plant will have exposed concrete walls similar to the existing treatment basins onsite (i.e., process basins and the exposed lower levels of the pump stations)
MOS - 9	**Fencing**	Height: 3.5-4 ft. at Frontage; otherwise 6 ft. max	Height (sides and rear only): 6 ft. of chain link plus 3 strands of barbed wire for a total height of 7'3" Height (front): 7ft.	Proposed fence added to property.
		Materials (at sides and rear only): Natural Wood - P Chain Link - P Materials: Brick, Natural Stone or Stucco over Masonry - P Barbed/razor/concertina wire - NP Wrought Iron or Aluminum - P Exposed or Painted Aggregate Concrete - NP Vinyl and /or Smooth or Split-Faced Block - NP	Materials (at sides and rear only): Natural Wood - P Chain Link - P Barbed/Razor/Concertina Wire - P Materials: Brick, Natural Stone or Stucco over Masonry - P ~~Barbed/razor/concertina wire - NP~~ Wrought Iron or Aluminum - P Exposed or Painted Aggregate Concrete - NP Vinyl and /or Smooth or Split-Faced Block - NP	Chain Link with barbed wire at the back and sides. Brick columns and aluminum panels along Nashville Highway. Maintaining or improving the perimeter security is key to compliance with CPWS's EPA required Risk & Resiliency Plan. The treatment plant was identified as the second highest priority in the water system for risk protection.
MOS - 10	**Landscaping**	if 1st Layer ≥ 10 ft, minimum of 30% of 1st Layer must be landscaped in compliance with Section 4.3.16, . Landscaping must comply with Section 4.3.16. with continuous shrubs around foundation at Facade if 1st Layer is ≥ 3 ft. deep if 1st Layer is ≥ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer Not Applicable in front if less than 3 ft front setback	A buffer infill planting is required along the eastern and southern residential borders of the property as a supplement to existing native shrubs and trees. Plants shall be strategically placed to provide an additional visual buffer within the existing canopy. New buffer plants must be comprised of over 75% evergreen species to provide year-round visual buffer. Added shrubs shall be 100% evergreen.	The landscape plan is designed to provide the required visual buffer between the plant and the residents. CPWS proposes limited landscaping to achieve the buffer in order to conserve water. CPWS is pursing conservation rates to encourage all water customers to conserve water.
MOS -11	**Screens, Streetscreens & Buffers**	At Frontage or Adjacent to Civic Space: Fence Screen/Streetscreen Height - Not Permitted	At Frontage or Adjacent to Civic Space: Fence Screen/Streetscreen Height - 7 ft.	Fence in front is 7 ft tall.
MOS -12	**Additional Standards**	Parcel Buffer Section 4.3.11.H (75 ft.) Project Buffer Section 5.8 (50ft.)	Parcel Buffer 25 ft. (sides adjacent to residential or street) 10 ft. (sides not adjacent to residential) Project Buffer 25 ft. (sides adjacent to residential or street) 10 ft. (sides not adjacent to residential)	25 ft. buffer along all sides and back of property adjacent to single family homes. 10 ft. buffer zone designed for the project along all side and back of property adjacent to non-single-family homes. Project area is very limited and area must be reserved for future expansion as dictated by City growth.

CPWS – LTWSP – Expansion of Existing Water Treatment Plant
Zoning Comparison & Exceptions

	CD-4C (Original tract)	CD-3 (Amer. Leg. tract)	PUD-MU (Potential Zone)	PUD-MU Exceptions
Type of Zone	Commercial Corridor	Residential	Planned Unit Development - Mixed Use	Utility Infrastructure
Block or Parcel Size	Block: 2400 ft. max	Block: 2800 ft. max	Parcel: Min. more than 10 gross acres	No Exception: (The 2 parcels combine for 12.6 acres)
Max. Bldg. Height	4 Stories – Primary Bldg. 2 Stories – Accessory Bldg.	3 Stories – Primary Bldg. 2 – Stories - Accessory Bldg.	2 Stories Min-4 Stories Max* 2 Stories Max for Accessory*	Exception: All proposed buildings are either 1- or 2- story structures as defined by number of floors. One proposed building will exceed the 35' height limit requiring approval. Building height is dictated by the water treatment process requirements for operations and maintenance and cannot be reduced. (See table below for Building Descriptions)
Max. Driveway Width	36 ft.	10 ft.	24 ft.	Exception: Portions of asphalt are 32' wide to accommodate chemical delivery trucks that are critical to the drinking water treatment process.
Fencing	Chain Link only permitted on sides and rear	Chain Link only permitted on sides and rear (Barbed/razor/concertina not permitted)	Natural wood at sides and rear only. Wrought iron, aluminum, brick/stone/stucco over	Exception: Chain Link with barbed wire at the back and sides. Brick columns and aluminum

	(Barbed/razor/concertina not permitted)		masonry permitted on all sides. (Barbed/razor/concertina not permitted; vinyl, unfinished concrete, block not permitted;) (4.3.1-L, p. 176-177)*	panels along Nashville Highway. Maintaining or improving the perimeter security is key to compliance with CPWS's EPA required Risk & Resiliency Plan. The treatment plant was identified as the second highest priority in the water system for risk protection
Setbacks abutting Residential	25 ft. as a rear and 8 ft. as a side where the Utility Facility abuts a CD-3 zoned property (4.3.1-C, 4.3.9.E.6.ak, p. 256)	25 ft. or 15 ft. from center of rear alley.	25 ft. as a rear and 8 ft. as a side where the Utility Facility abuts a CD-3 zoned property (4.3.1-C, 4.3.9.E.6.ak, p. 256)*	Exception: 25 ft. setback designed for the front, rear and sides of the parcel. Project area is very limited on this site & some area must be reserved for future expansion as dictated by City growth.
Min. Internal Drive ROW Width	35 ft.	65 ft.	35 ft.	No Exception: No publicly accessible internal drives with ROW on parcels.
Buffer	Parcel Buffer 25 ft adjacent to single-family homes/duplexes (4.3.11.H, p. 268)	N/A	Parcel Buffer 75 ft. adjacent to single-family homes/duplexes (4.3.11.H, p. 268)* Project Buffer 50 ft. adjacent to any CD (5.8.8/Table 5.7.8, p. 338)*	Exception: 25 ft. buffer along all sides and back of property adjacent to single family homes. 10 ft. buffer zone designed for the project along all side and back of property adjacent to non-single-family homes.

				Project area is very limited on this site to accommodate this and future expansion as dictated by City growth.
No. Bldgs/Lot	1 primary per lot 1 accessory per lot	1 primary per lot 2 accessory per lot	1 primary max. 1 accessory max.	Exception: Number of structures will be greater than 1 primary and 1 accessory. The water treatment process requires multiple buildings.
Enfrontment/Façade Placement	Building site must enfront a vehicular Thoroughfare or Internal Drive. (4.3.1-E, p.88). Main Entrance must be in Facade of Principal Frontages (4.3.1-E, p.89).	Building site must enfront a vehicular Thoroughfare or Internal Drive. (4.3.1-C, p.68). Main Entrance must be in Facade of Principal Frontages (4.3.1-C, p.69).	Building site must enfront a vehicular Thoroughfare or Internal Drive.* Main Entrance must be in Facade of Principal Frontages*	Exception: All Building enfrontment may not face a vehicular thoroughfare. No publicly accessible internal drives.
Façade Regulations	Prescriptive (4.3.1-E, p.89 - 91).	Prescriptive for non-House building types (4.3.1-C, p.69 - 71).	Façade Articulation Section Prescriptive (4.3.1-L, p.171 - 173).*	Exception: Façade of all proposed buildings designed to match existing structures including those greater than 100 feet in width. Reference proposed building elevations and existing building photos.
Arch. Design Review Required	No	No	Yes	No Exception: Design will be submitted to City's Architectural Review Board for review.

Building Materials	Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry – Permitted Exposed Concrete, Aluminum or Vinyl Siding, Corrugated and/or Sheet Metal – Not Permitted	Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry, Vinyl Siding (Residential only) – Permitted Exposed Concrete, Aluminum Siding, Corrugated and/or Sheet Metal – Not Permitted	Brick, Natural Stone, Wood, Cementitious Siding, Authentic Stucco over Masonry – Permitted Exposed Concrete, Aluminum or Vinyl Siding, Corrugated and/or Sheet Metal – Not Permitted	Exception: Water containing structures (treatment basins) at the plant will have exposed concrete walls similar to the existing treatment basins onsite (i.e., process basins and the exposed lower levels of the pump stations).

Note: A building story is not defined as a specific dimension, but rather a "floor". Any building over 35' in height requires FM approval.

*In PUD, PC and City Council may craft a customized set of standards which deviate from these default standards.

Table of Proposed Building Descriptions

Facility	Description	Occupied	Floors/Stories	Height (ft)
Chemical Building	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area	30 ft (Sheet A803 from West WTP Set)
High Service Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level)	18 ft above grade (Sheet A554 from 30% Set)
PTF Chemical Building (Chemical Feed Building)	Masonry (brick-face) to match existing structures	No	1 floor with accessible recessed chemical containment area	17 ft (Sheet A776 from 30% Set)
Membrane Feed Pump Station	Masonry (brick-face) to match existing structures	No	2 floors (equipment lower level, electrical upper level)	18 ft above grade (Sheet A153 from 30% Set)
Membrane/GAC Facility	Masonry (brick-face) to match existing structures	Operator workstation/office - Not regularly occupied	1 floor	38 ft (Sheet A207 from 30% Set)
Maintenance Building	Masonry (brick-face) to match existing structures	No	1 floor	21 ft (Sheet S802 from 30% Set)
Finished Water Meter Vault	Small/precast Vault	No	N/A	0 ft above grade (vault)
Residual Pump Station (Residual Electrical Building)	Small/precast Vault	No	N/A	TBD (Small)
Drainage Pump Station	Small/precast Vault	No	N/A	0 ft above grade (vault)
Raw Water Meter Vault	Small/precast Vault	No	N/A	0 ft above grade (vault)
Floc/Sed Basins	Water-containing concrete structure	N/A	N/A	8 - 18 ft above grade (relative height within hydraulic profile TBD)
Residuals Holding Tank	Water-containing concrete structure	N/A	N/A	10 ft above grade (Sheet C303 from 30% Set)
Clearwell	Water-containing concrete structure	N/A	N/A	22 ft above grade (Sheet M500 / C302 from 30% set)
Generators	Self-enclosed equipment	N/A	N/A	TBD (< 35 ft)

Community H2O
Reliable, Sustainable, Resilient

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

P 931 .388.4833
F 931 .388.5287
www.cpws.com
www.communityh2o.org

April 12, 2024

James F. Williams
Nancy D. Williams
311 8th Avenue
Columbia, TN 38401

RE: Columbia Power and Water Systems
Community H2O Program – Rezoning Property Owner Notification
Parcel 090IB 034.00 Property Located at 311 8th Avenue

Dear Mr. James F. Williams & Mrs. Nancy D. Williams,

Columbia Power and Water Systems (CPWS), a local, publicly owned utility, is undertaking the Community H2O Program (Program), a long-term capital improvement program to provide additional drinking water supply and treatment capacity for current and future water customers.

Ensuring the community has a sustainable and resilient water system is just one way that CPWS continues to improve the quality of life in Maury County every day. In order to increase treatment capacity and improve system resiliency, CPWS will be making modifications and improvements to our existing treatment, and delivery systems to meet the needs of existing and future customers for decades to come.

The primary purpose of this letter is to let you know that CPWS has filed an application to rezone the water treatment plant property, including the recently purchased parcel located at 812 Nashville Highway, (formerly owned by American Legion Post 19), to facilitate necessary expansion of the existing water treatment plant. CPWS will be hosting an open house on April 22, 2024, to share our plans with our neighbors. The meeting will be held at:

Location:	CPWS Training Room, 201 Pickens Lane, Columbia, TN. 38402
Date:	April 22, 2024
Time:	4:30pm to 6pm

The meeting will be a drop-in style meeting, so feel free to come visit with us at any time between 4:30pm and 6pm on April 22, 2024. CPWS will have project representatives on hand to address your questions.

It is very important to CPWS to continue being a good neighbor and we welcome your input. If you are unable to attend the meeting but have questions, please contact us at info@ltl-team.com where you can leave comments or ask questions about the Community H2O Program. You can also visit www.communityh2o.org to learn more about how CPWS continues to meet the needs of its customers. We greatly appreciate your interest and cooperation as we proceed with this important program.

Sincerely,

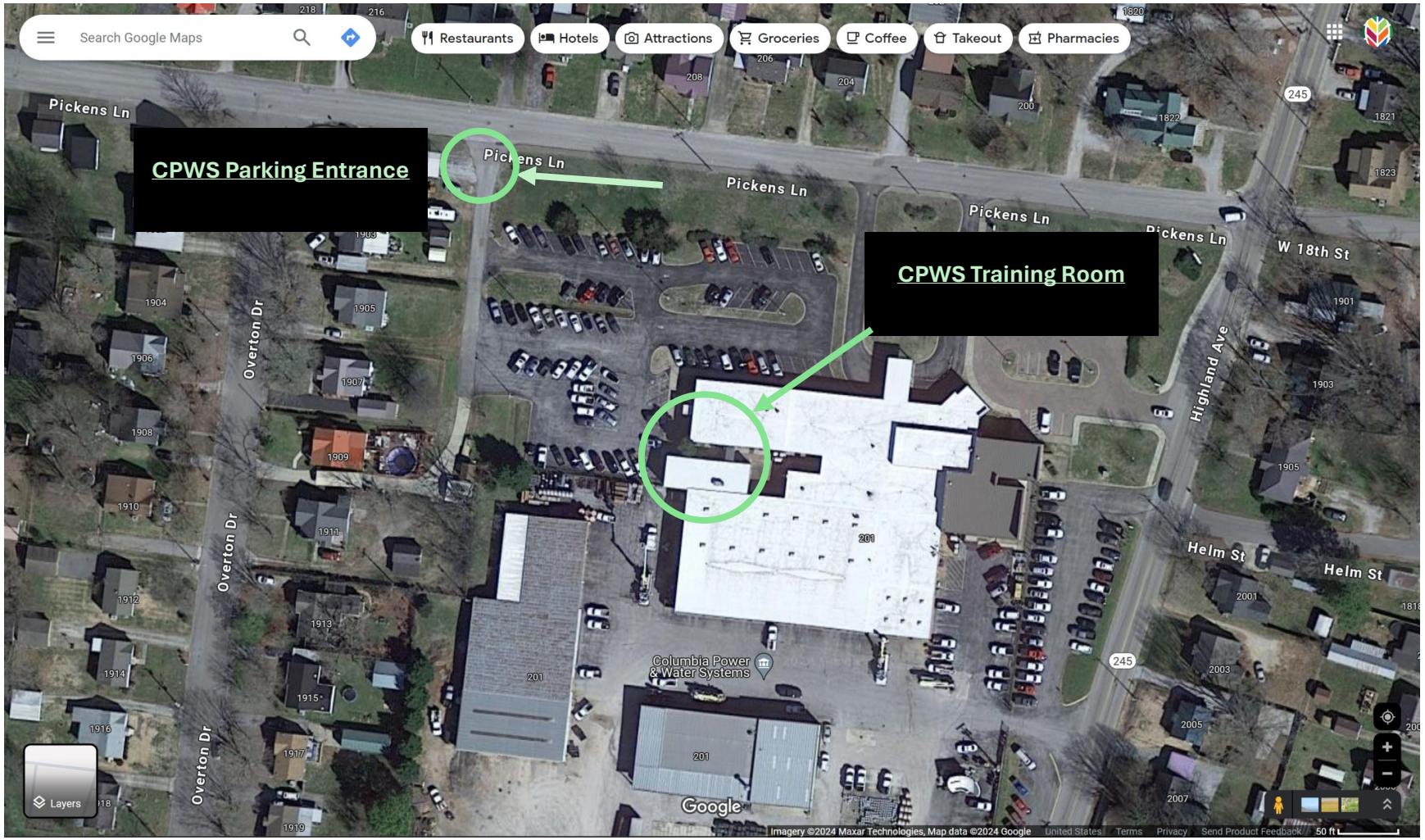
Jonathan Hardin, President and CEO
CPWS

CPWS Rezoning Neighborhood Meeting

Meeting Date: April 22, 2024

Location: CPWS Training Room, 201 Pickens Lane, Columbia, TN.

Meeting Time: 4:30-6:00 PM




CHEMICAL
BUILDING












805
0402079











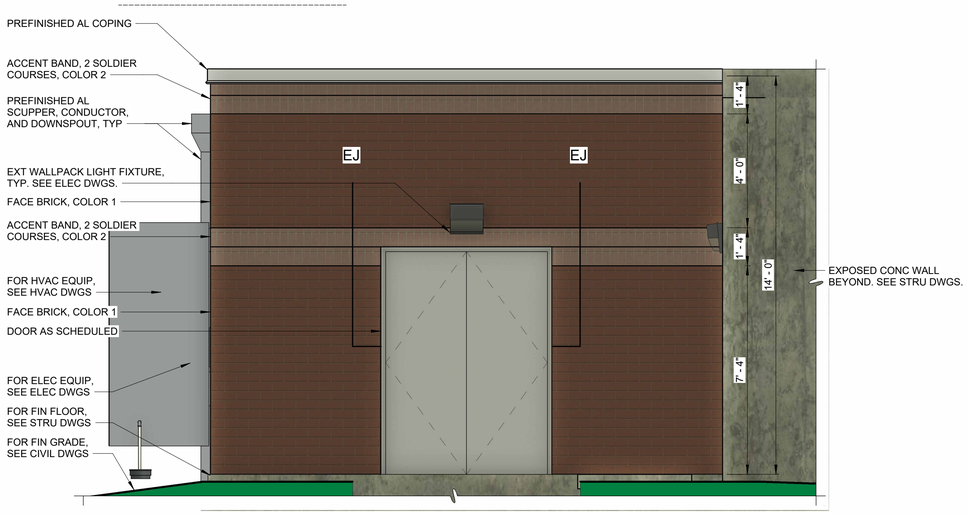

CHEMICAL
BUILDING





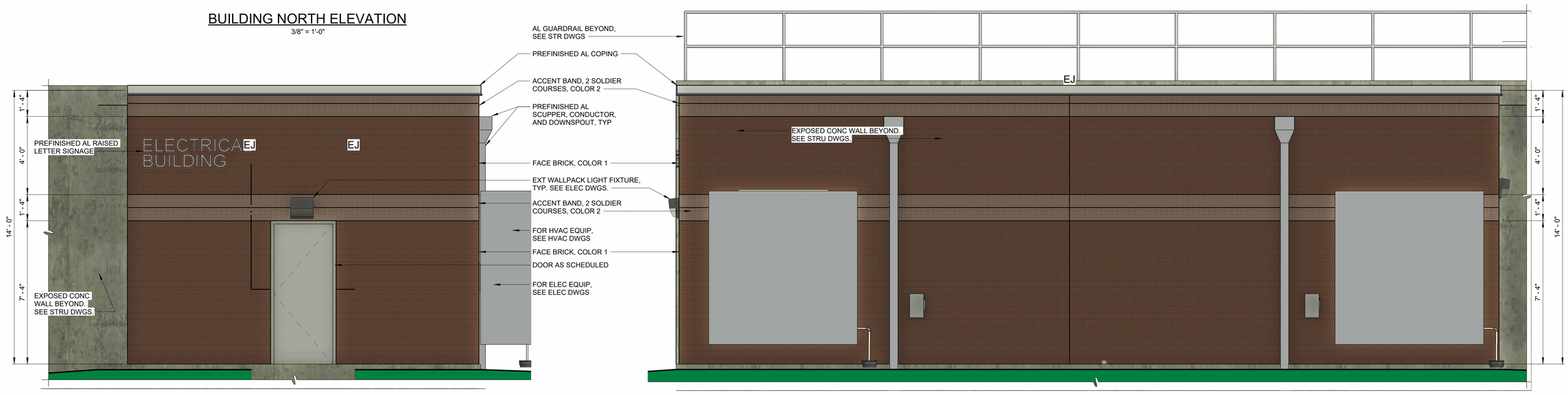
ELEVATION NOTES:

1. MORTAR AND FACE BRICK SIZE, COLOR, AND TEXTURE TO MATCH EXISTING FOUND ON SITE. COLORS FOR MORTAR, FACE BRICK, AND ACCENT BRICK TO BE SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE.
2. PREFINISHED ALUMINUM COPING COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
3. REFER TO HVAC AND PLUMBING FOR EQUIPMENT AND ROUTING AT WALL OPENINGS AND PENETRATIONS. COORDINATE FINAL OPENING SIZE AND LOCATION WITH EQUIPMENT MANUFACTURER PRIOR TO WORK.
4. EXPANSION JOINTS MAX SPACING 21'-0" O.C.



BUILDING NORTH ELEVATION

3/8" = 1'-0"



BUILDING SOUTH ELEVATION

3/8" = 1'-0"

BUILDING EAST ELEVATION

3/8" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE — 0 1/2" 1"

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DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

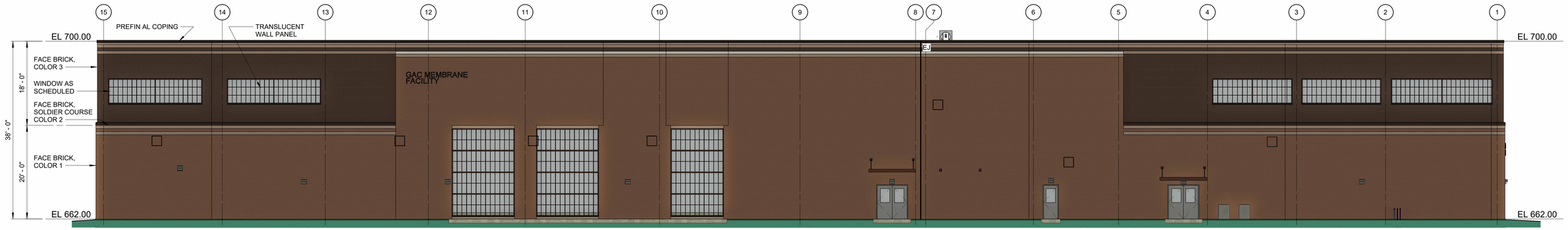
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

MFPS ELECTRICAL ROOM
ARCHITECTURAL
BUILDING ELEVATIONS

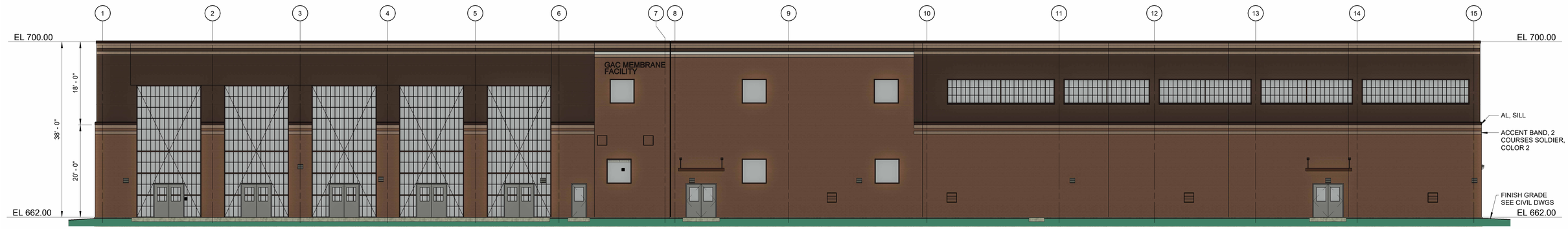
DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD154

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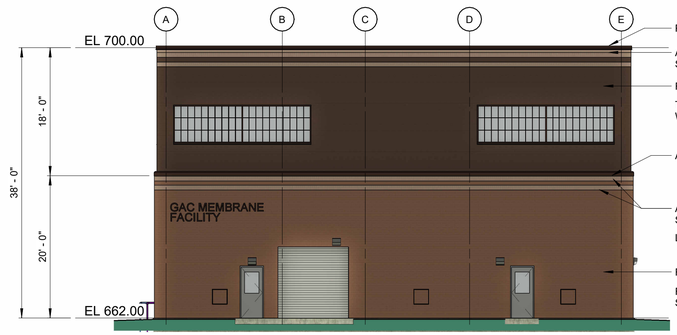
BUILDING EAST ELEVATION

3/32" = 1'-0"



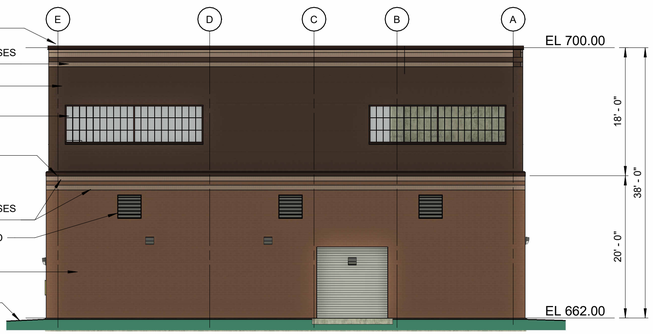
BUILDING WEST ELEVATION

3/32" = 1'-0"



BUILDING NORTH ELEVATION

3/32" = 1'-0"



BUILDING SOUTH ELEVATION

3/32" = 1'-0"

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NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

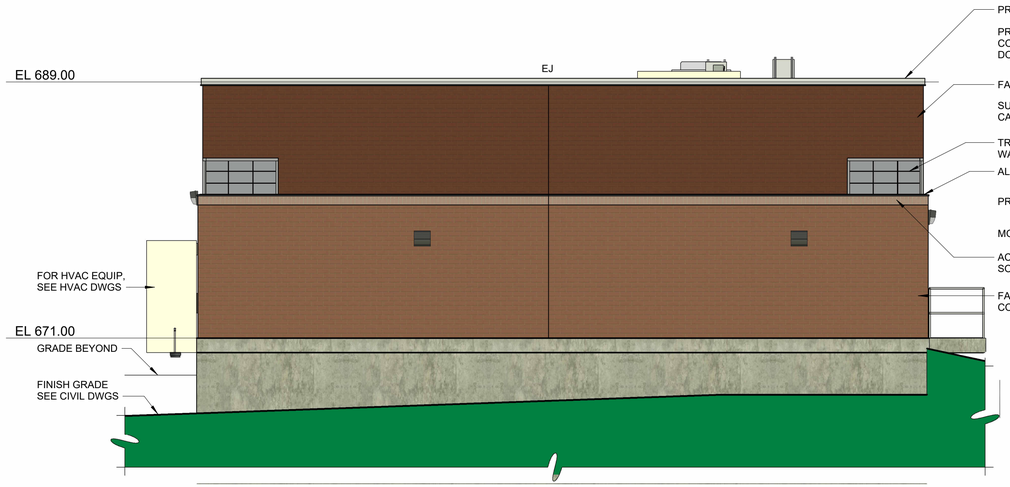
GAC MEMBRANE BUILDING
ARCHITECTURAL
BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD206

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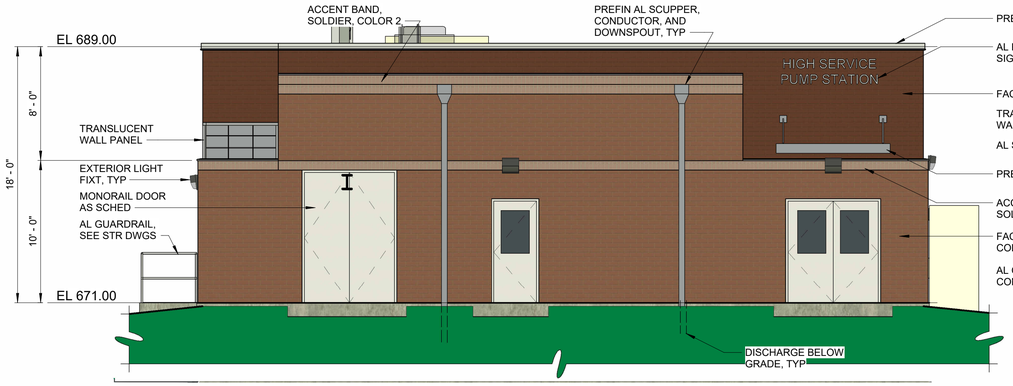
1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. PREFINISHED ALUMINUM CANOPY AND COPING COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD RANGE.
3. EXPANSION JOINTS MAX SPACING 27'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.



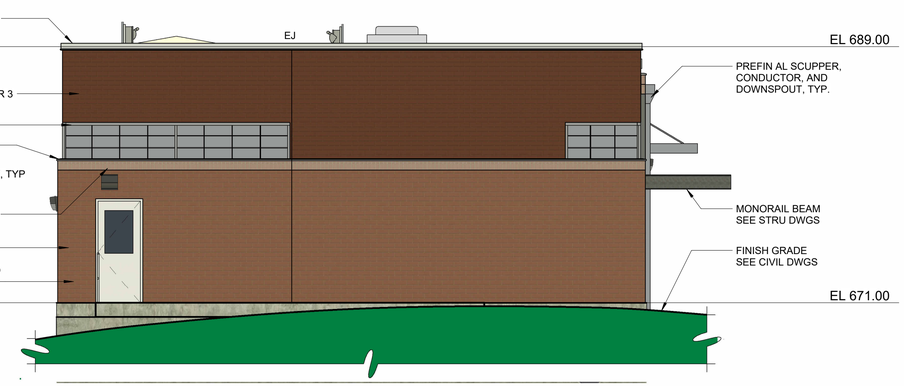
BUILDING EAST ELEVATION
3/16" = 1'-0"



BUILDING SOUTH ELEVATION
3/16" = 1'-0"



BUILDING WEST ELEVATION
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BUILDING NORTH ELEVATION
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545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

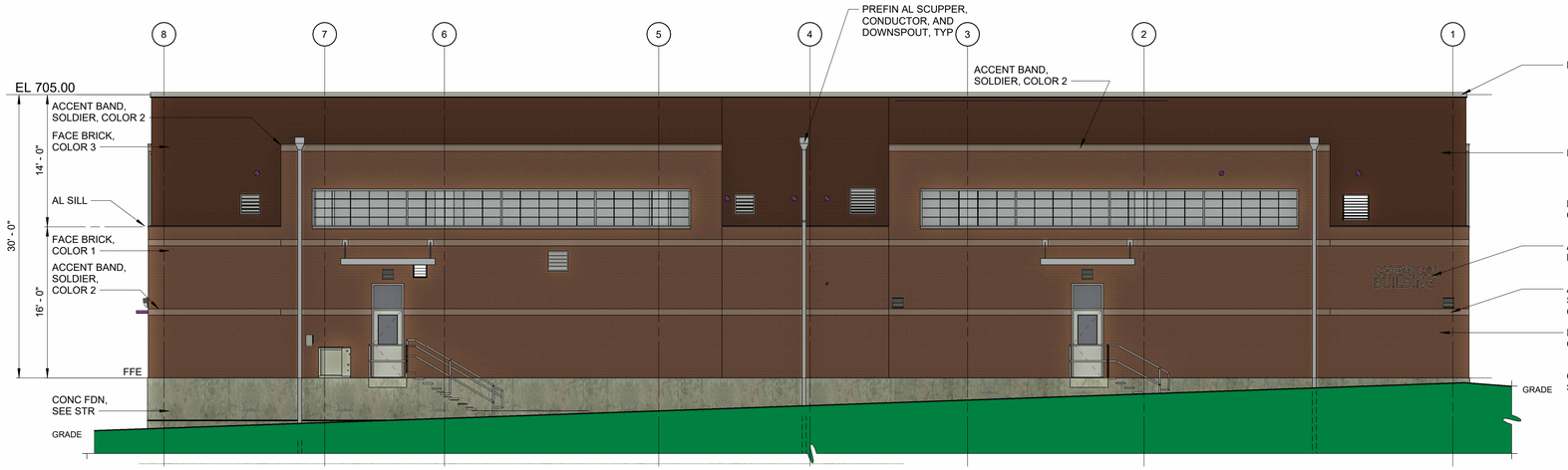
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

HIGH SERVICE PUMP STATION
ARCHITECTURAL
BUILDING ELEVATIONS

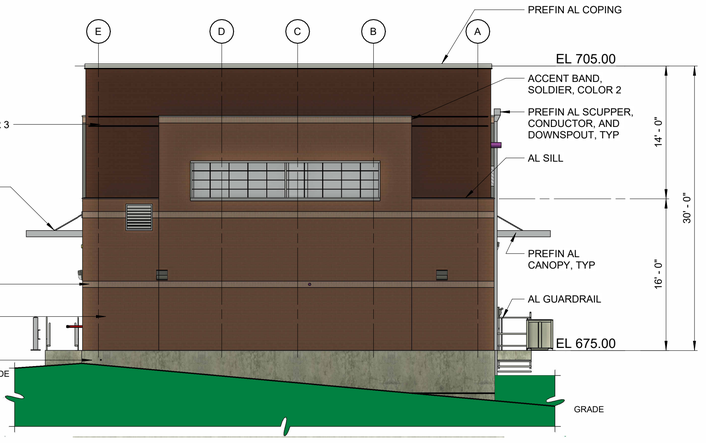
DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD553

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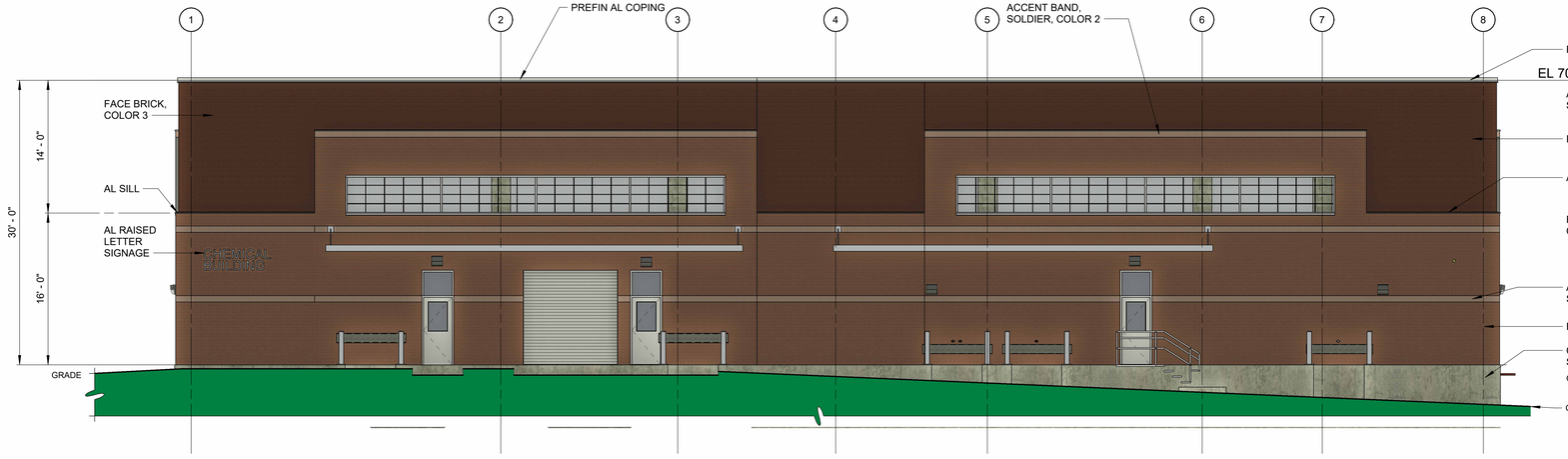
BUILDING EAST ELEVATION

1/8" = 1'-0"



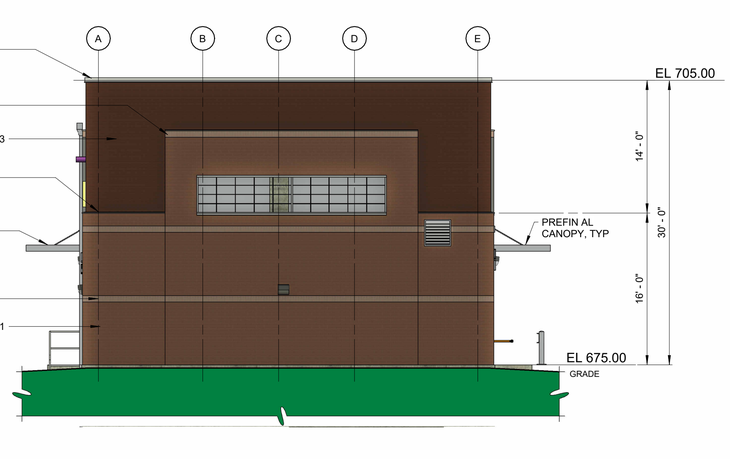
BUILDING SOUTH ELEVATION

1/8" = 1'-0"



BUILDING WEST ELEVATION

1/8" = 1'-0"



BUILDING ELEVATION

1/8" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

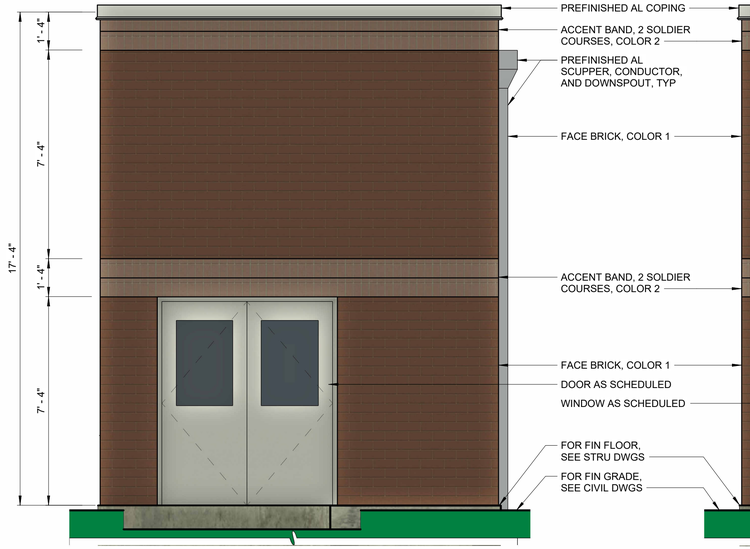
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

RESIDUALS PUMP STATION
ARCHITECTURAL
BUILDING ELEVATIONS

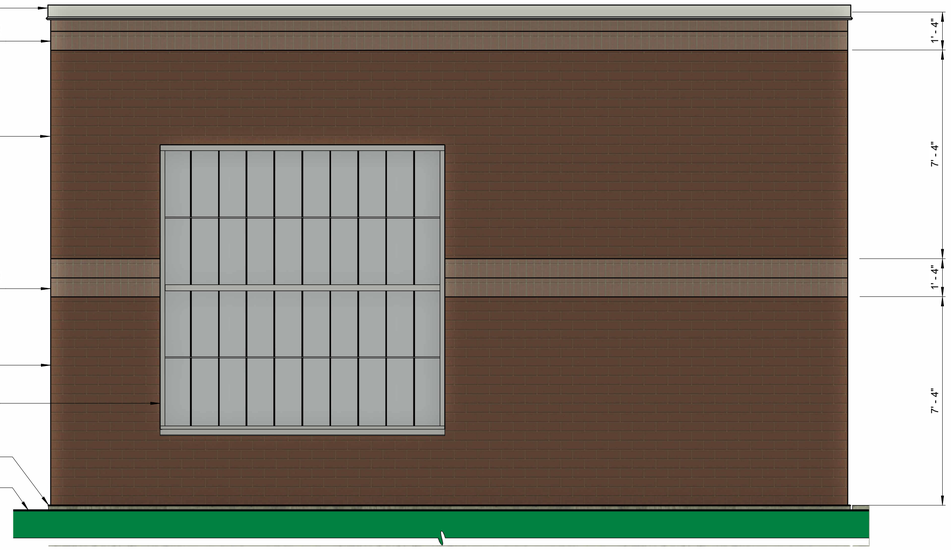
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HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD752

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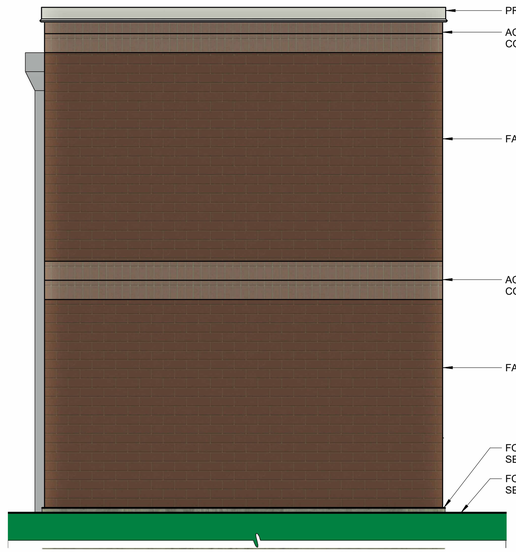
BUILDING NORTH ELEVATION

3/8" = 1'-0"



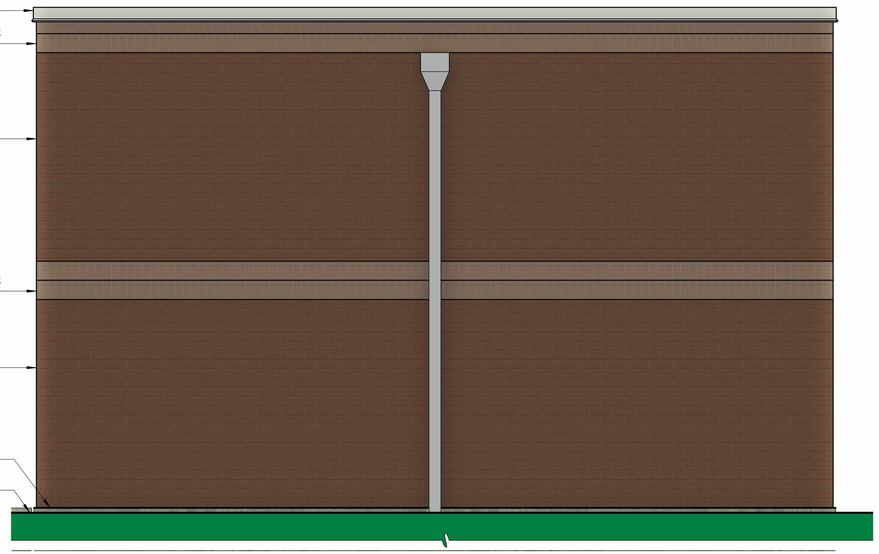
BUILDING EAST ELEVATION

3/8" = 1'-0"



BUILDING SOUTH ELEVATION

3/8" = 1'-0"



BUILDING WEST ELEVATION

3/8" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

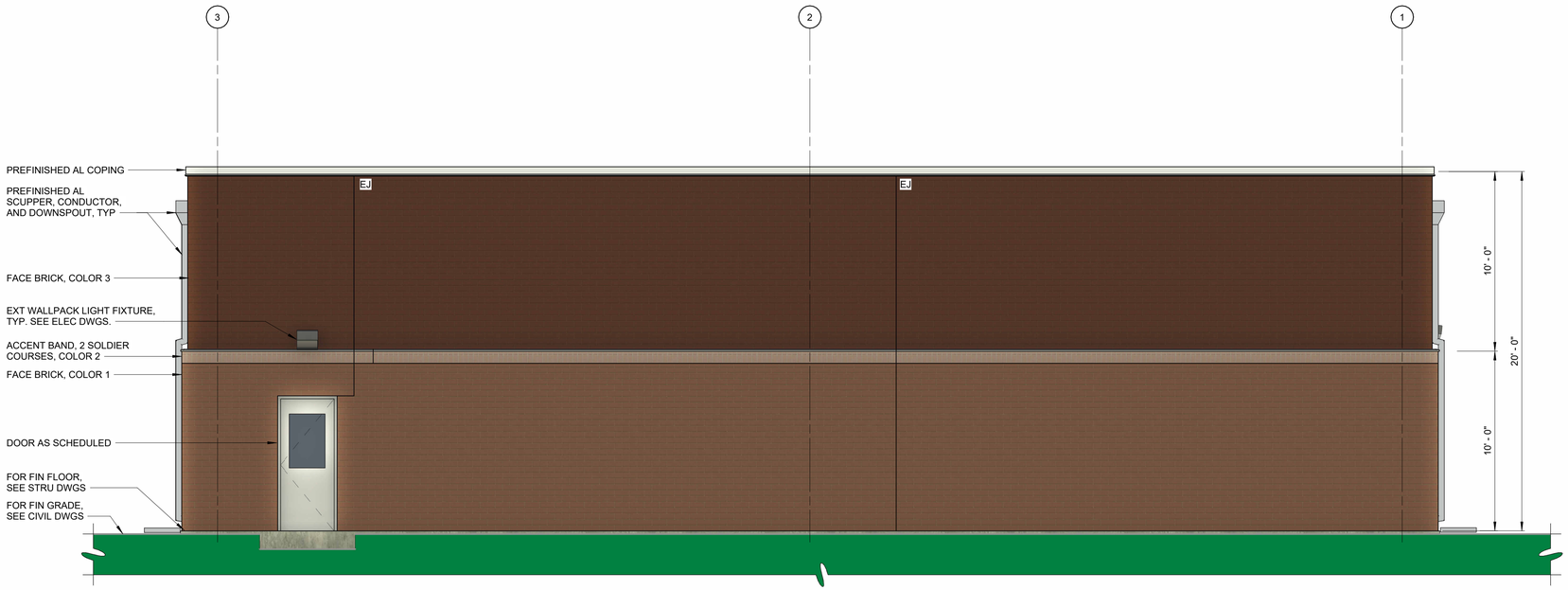
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

PRETREATMENT CHEMICAL BUILDING
ARCHITECTURAL
BUILDING ELEVATIONS

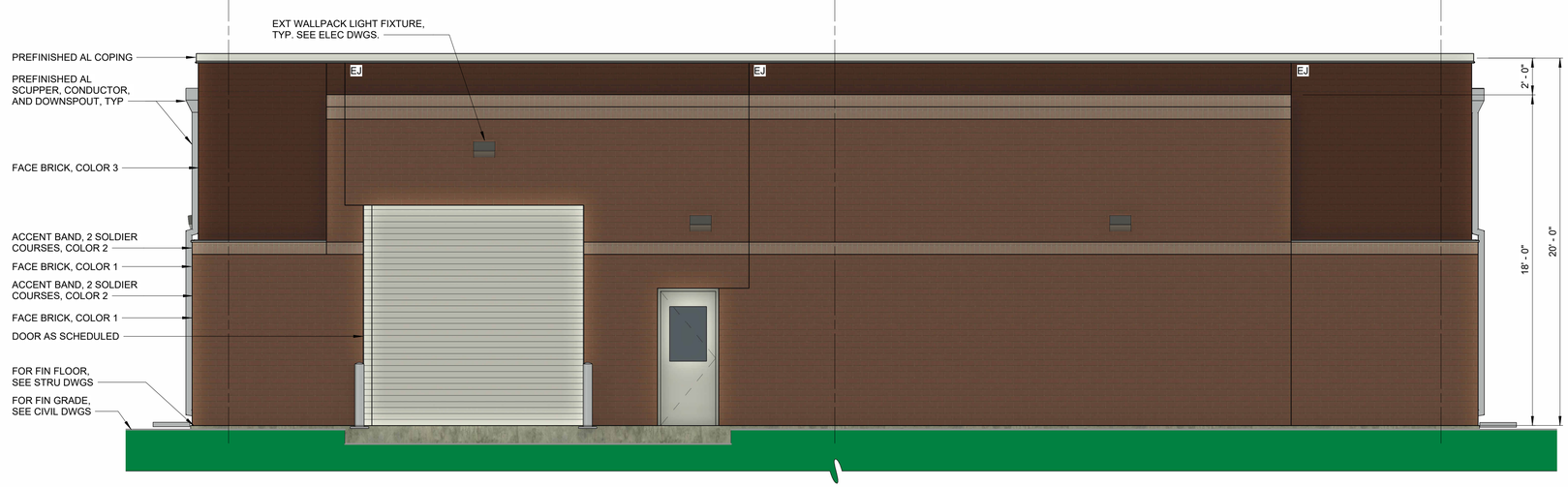
DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD776

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4/15/2024 5:17:01 PM



BUILDING NORTH ELEVATION

1/4" = 1'-0"



BUILDING SOUTH ELEVATION

1/4" = 1'-0"

ELEVATION NOTES:

1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. REFER TO SPEC FOR ROLLUP DOORS, COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
3. CONTROL JOINTS MAX SPACING 30'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. STIRN
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

60% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE II

STORAGE BUILDING
ARCHITECTURAL
BUILDING ELEVATIONS

DATE:	MARCH 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD803

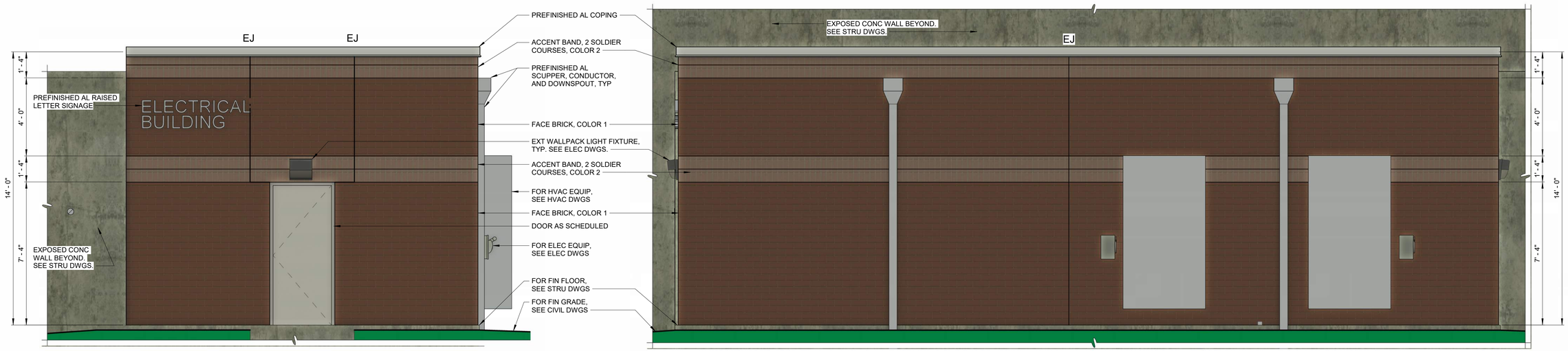
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4/15/2024 5:16:18 PM

ELEVATION NOTES:

1. MORTAR AND FACE BRICK SIZE, COLOR, AND TEXTURE TO MATCH EXISTING FOUND ON SITE. COLORS FOR MORTAR, FACE BRICK, AND ACCENT BRICK TO BE SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE.
2. REFER TO HVAC AND PLUMBING FOR EQUIPMENT AND ROUTING AT WALL OPENINGS AND PENETRATIONS. COORDINATE FINAL OPENING SIZE AND LOCATION WITH EQUIPMENT MANUFACTURER PRIOR TO WORK.



BUILDING NORTH ELEVATION
3/8" = 1'-0"



BUILDING SOUTH ELEVATION
3/8" = 1'-0"

BUILDING EAST ELEVATION
3/8" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TN

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

MFPS ELECTRICAL ROOM
ARCHITECTURAL
BUILDING ELEVATIONS

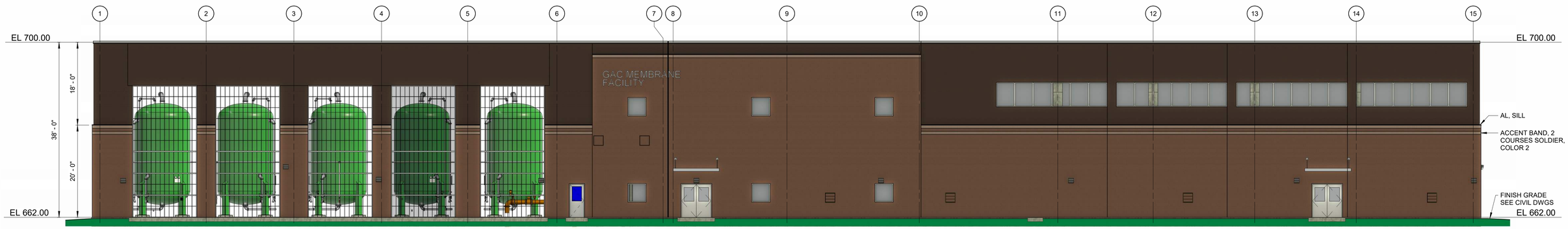
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HAZEN NO.:	50124-008
CONTRACT NO.:	1
DRAWING NUMBER:	PUD154

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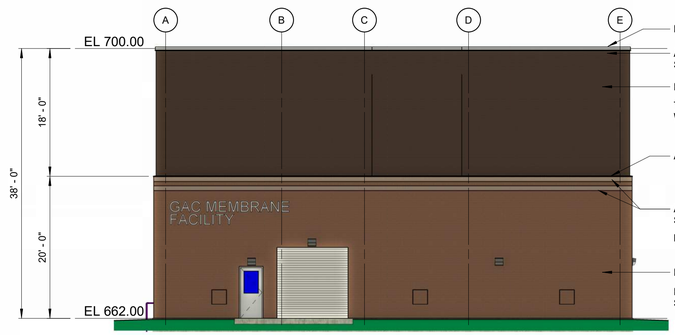
BUILDING EAST ELEVATION

3/32" = 1'-0"



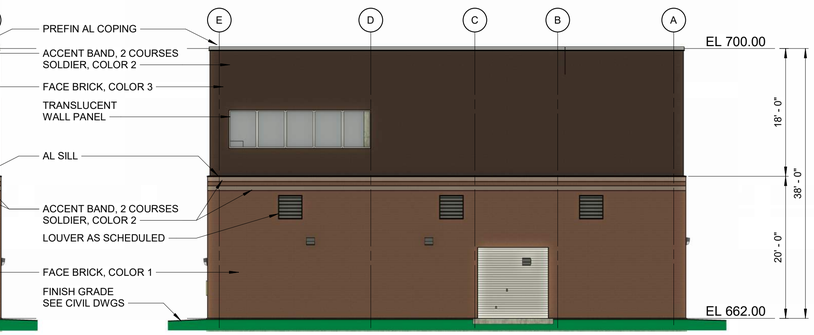
BUILDING WEST ELEVATION

3/32" = 1'-0"



BUILDING NORTH ELEVATION

3/32" = 1'-0"



BUILDING SOUTH ELEVATION

3/32" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

30% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

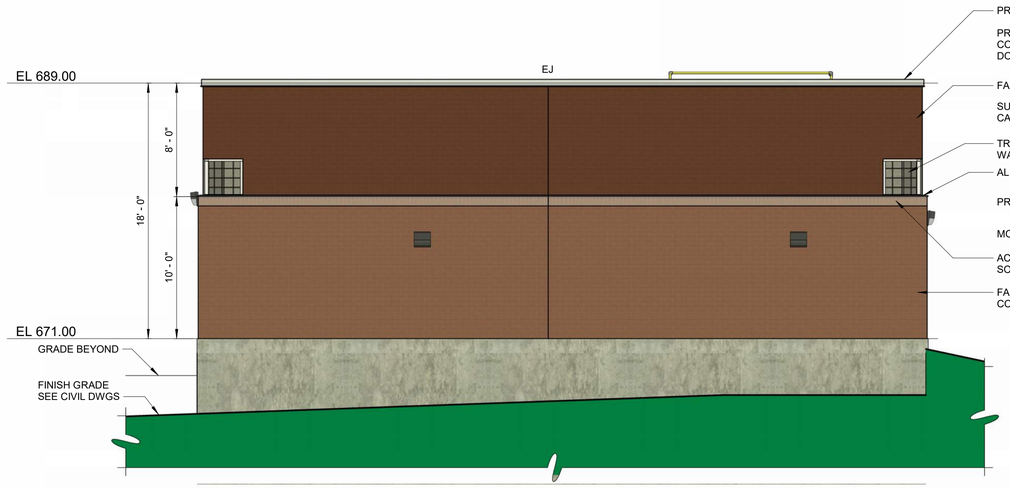
GAC MEMBRANE BUILDING
ARCHITECTURAL
BUILDING ELEVATIONS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD206

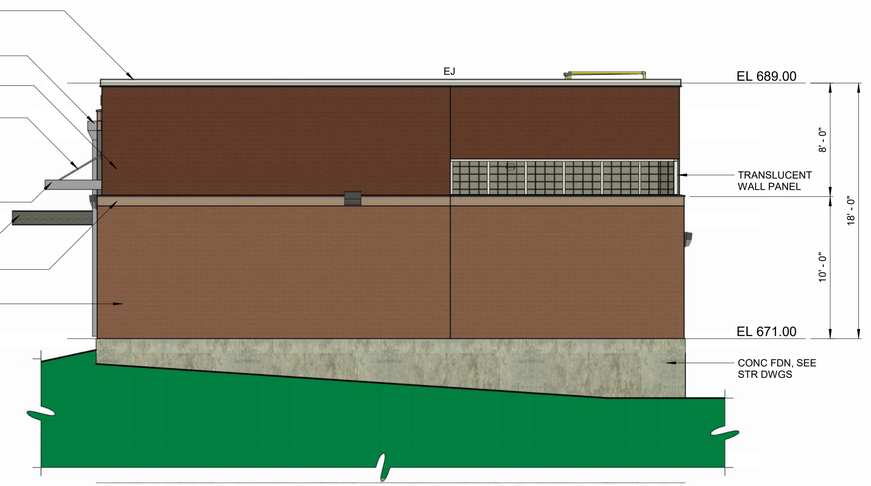
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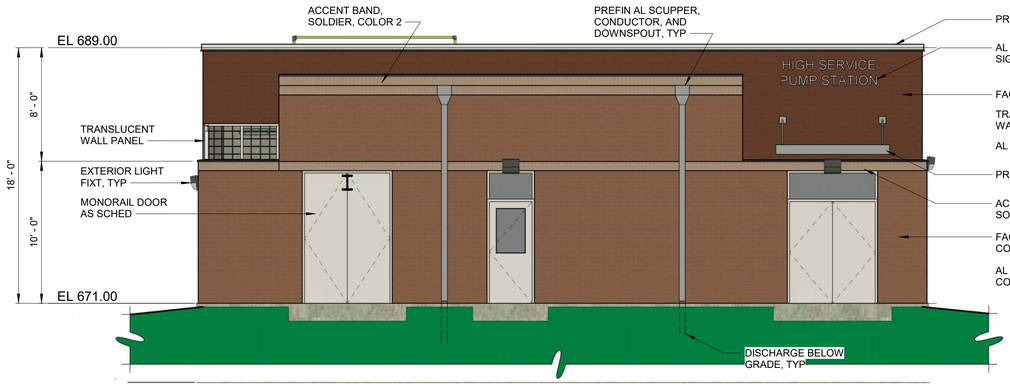
1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. REFER TO SPEC FOR ALUMINUM WINDOWS. FRAME COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
3. CONTROL JOINTS MAX SPACING 40'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.



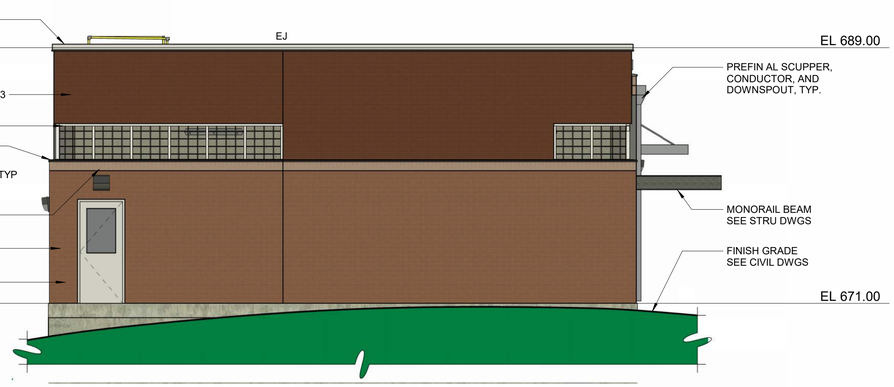
BUILDING EAST ELEVATION
3/16" = 1'-0"



BUILDING SOUTH ELEVATION
3/16" = 1'-0"



BUILDING WEST ELEVATION
3/16" = 1'-0"



BUILDING NORTH ELEVATION
3/16" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE	0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

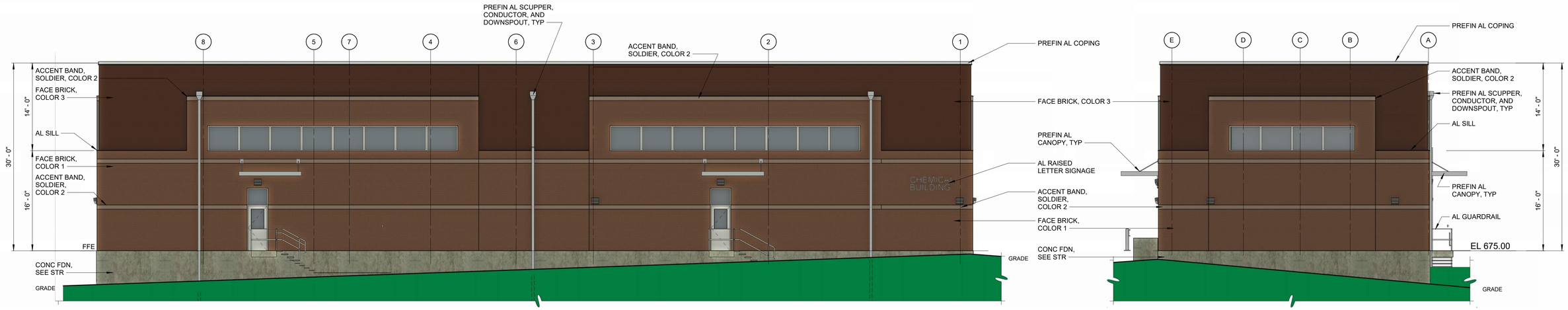
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TN

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

HIGH SERVICE PUMP STATION
ARCHITECTURAL
BUILDING ELEVATIONS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008
CONTRACT NO.:	1
DRAWING NUMBER:	PUD553

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2/16/2024 10:57:40 AM



BUILDING EAST ELEVATION

1/8" = 1'-0"

BUILDING SOUTH ELEVATION

1/8" = 1'-0"



BUILDING WEST ELEVATION

1/8" = 1'-0"

BUILDING ELEVATION

1/8" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

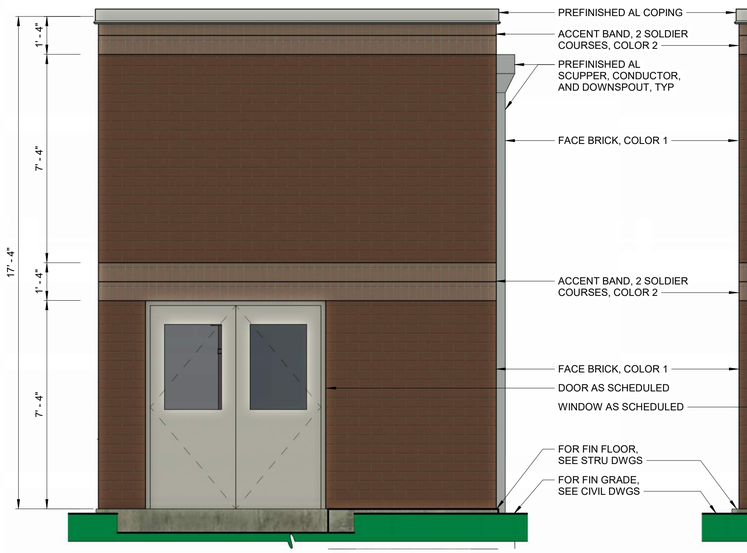
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

RESIDUALS PUMP STATION
ARCHITECTURAL
BUILDING ELEVATIONS

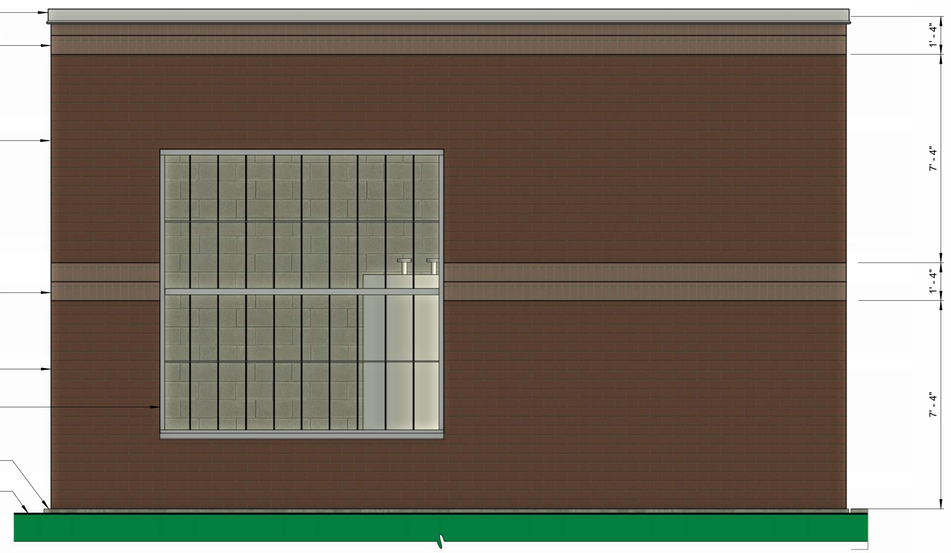
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CONTRACT NO.:	X
DRAWING NUMBER:	PUD752

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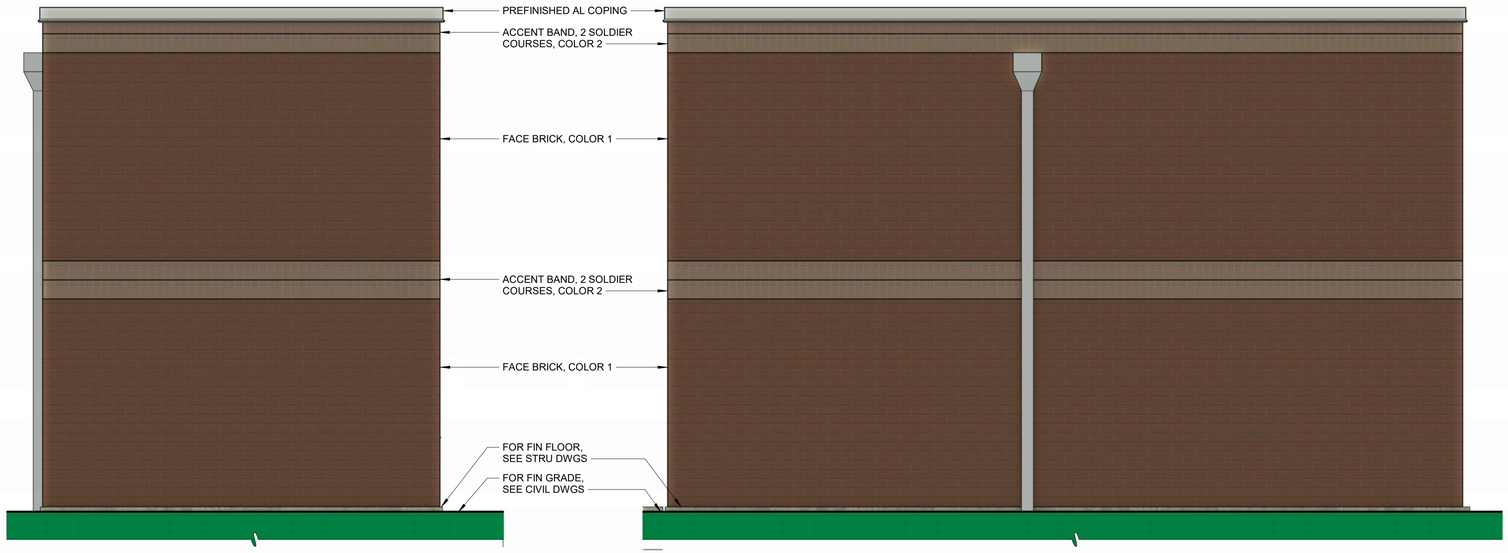
BUILDING NORTH ELEVATION

3/8" = 1'-0"



BUILDING EAST ELEVATION

3/8" = 1'-0"



BUILDING SOUTH ELEVATION

3/8" = 1'-0"

BUILDING WEST ELEVATION

3/8" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D. MONSON
DRAWN BY:	L. MOLINA
CHECKED BY:	W. RUSSELL

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

30% DESIGN SUBMITTAL
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

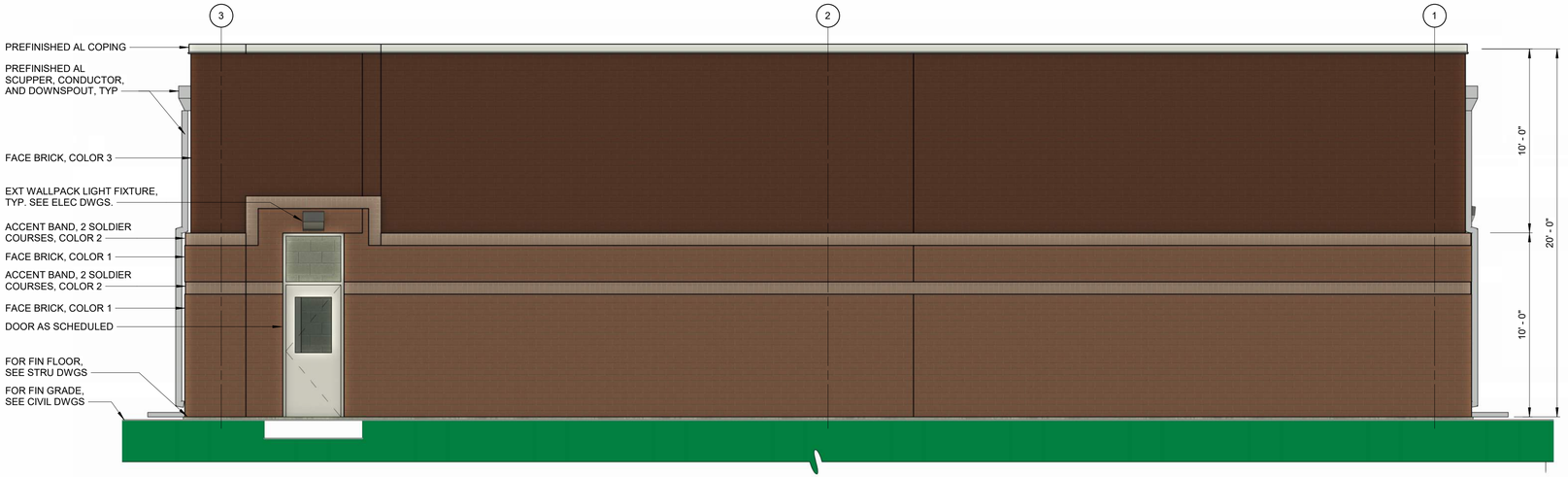
PRETREATMENT CHEMICAL BUILDING ARCHITECTURAL BUILDING ELEVATIONS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	PUD776

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2/16/2024 1:45:24 PM

ELEVATION NOTES:

1. FACE BRICK SIZE, TEXTURE AND CORRESPONDING MORTAR TO MATCH EXISTING PLANT. COLORS FOR BRICK AND MORTAR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
2. REFER TO SPEC FOR ROLLUP DOORS, COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER STANDARD RANGE.
3. CONTROL JOINTS MAX SPACING 30'-0" O.C. REFER TO ELEVATIONS FOR LOCATIONS.



BUILDING NORTH ELEVATION

1/4" = 1'-0"



BUILDING SOUTH ELEVATION

1/4" = 1'-0"

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	D, MONSON
DRAWN BY:	L. STIRN
CHECKED BY:	Checker

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen

HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

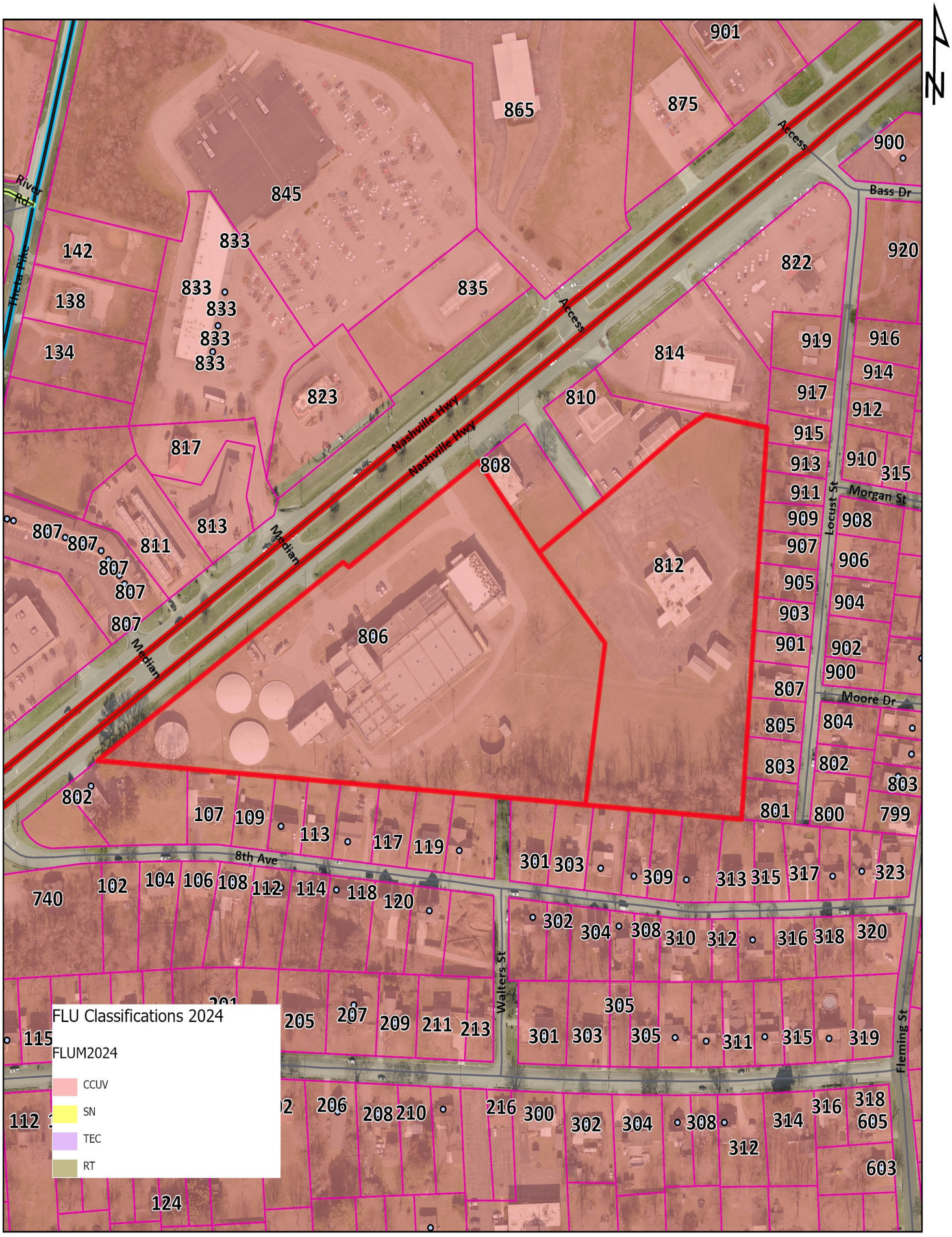
COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TN

EXISTING WATER TREATMENT PLANT
IMPROVEMENTS - PHASE 2

MAINTENANCE STORAGE BUILDING
ARCHITECTURAL
BUILDING ELEVATIONS

DATE:	FEBRUARY 2024
HAZEN NO.:	50124-008
CONTRACT NO.:	1
DRAWING NUMBER:	PUD803

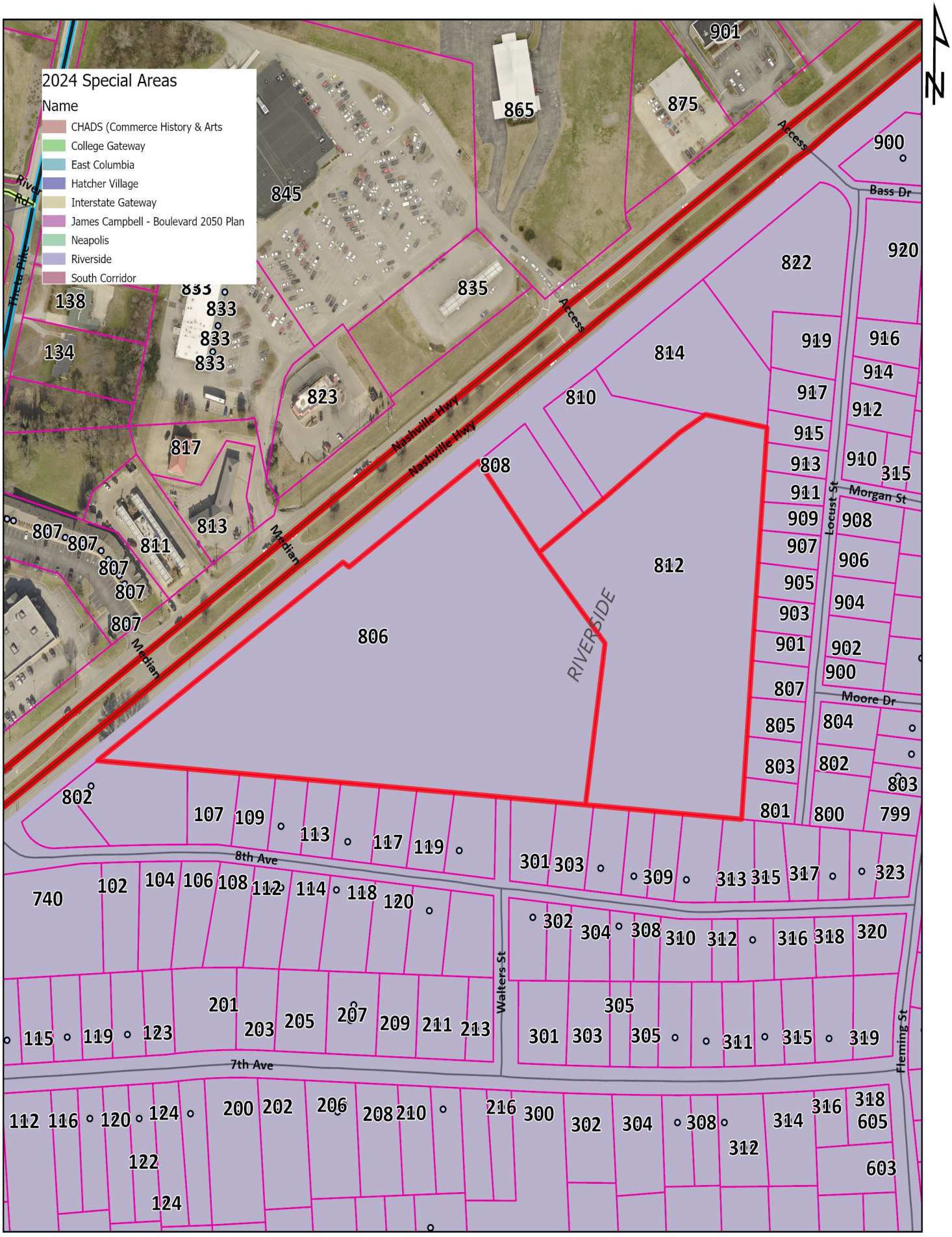
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Case #24-0022
CPWS
806, 812 Nashville Highway

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

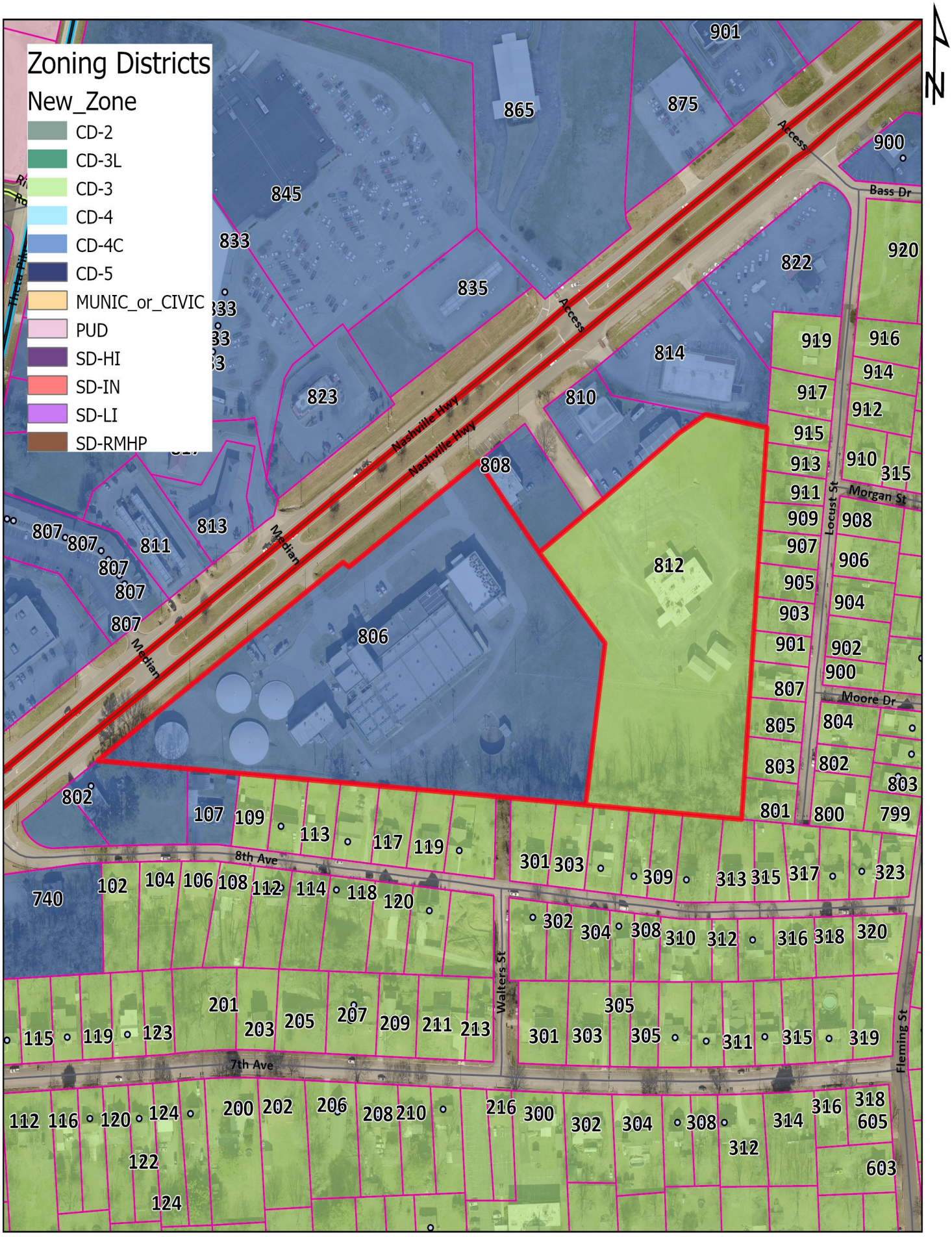
CITY OF COLUMBIA TENNESSEE



Case #24-0022
CPWS
806, 812 Nashville Highway

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

CITY OF COLUMBIA
TENNESSEE



Case #24-0022
CPWS
806, 812 Nashville Highway

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

CITY OF COLUMBIA TENNESSEE

COLUMBIA POWER & WATER SYSTEMS
Columbia, TN

Traffic Access Study

1/3/2024

Prepared For:
Inflo Design Group, LLC

BURCH TRANSPORTATION

1114 17th Avenue South, Ste. 103 ● Nashville, TN 37212
(615) 258-8551 ● BurchTransportation.com

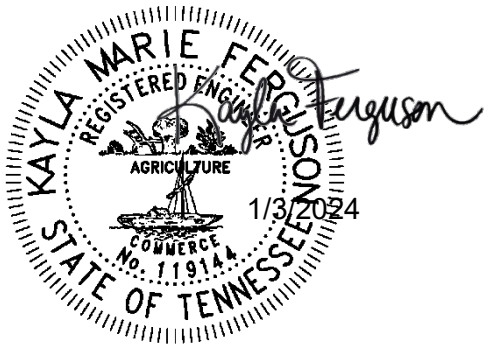
Columbia Power & Water Systems

Columbia, TN

TRAFFIC ACCESS STUDY

PREPARED FOR:

Inflo Design Group, LLC



PREPARED BY:

BURCH TRANSPORTATION, LLC

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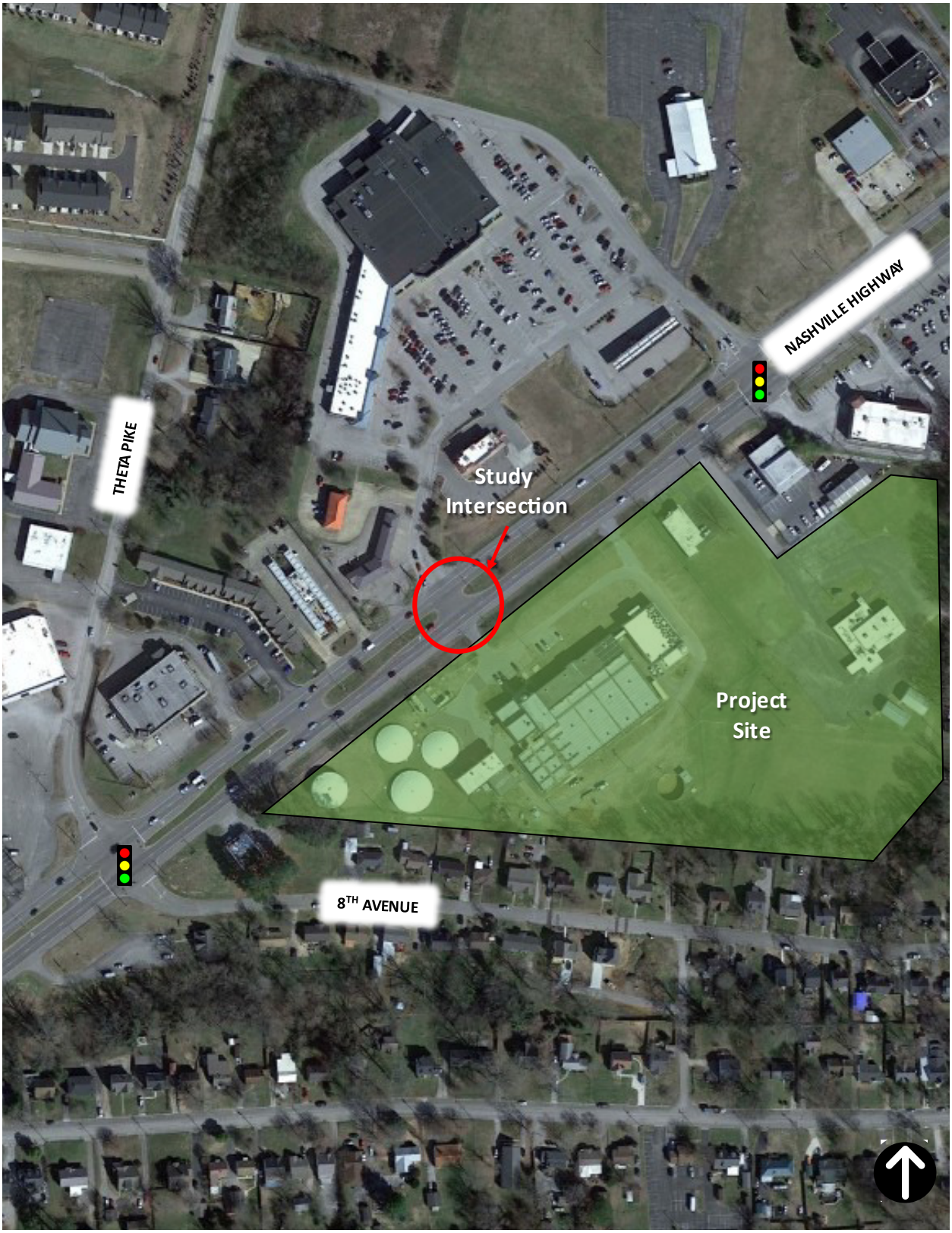
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1. Introduction

Columbia Power & Water Systems (CPWS) has an existing water treatment plant located at 806 Nashville Highway in Columbia, TN. Access to the site is currently provided via an unsignalized driveway that intersects Nashville Highway directly across from one of two Kroger shopping center accesses. The existing water treatment plant will be expanded, adding additional pre-treatment facilities, pump stations, a 5,600-sf maintenance facility, and a 6,000-sf chemical building on an adjacent parcel. In review of the proposed CPWS expansion, the City of Columbia requested a traffic access study be conducted to evaluate the operational and safety conditions of the site's primary access. As such, this traffic study analyzes the need for a traffic signal warrant at the site access, evaluates the need for turn lanes on Nashville Highway, and documents in-field measurements of intersection sight distance. The current site plan is included in Appendix A and Figure 1 highlights the study location.

Figure 1: Study Intersection Location



2. Existing Conditions

The intersection under investigation is the intersection of Nashville Highway and the existing CPWS/Kroger Site Access. This is currently an unsignalized intersection with four approaches. The eastbound approach of Nashville Highway includes one exclusive left turn lane with approximately 90 feet of storage, one exclusive through lane, and one shared through/right turn lane. The westbound approach of Nashville Highway has a shared left turn/through lane and a shared through/right turn lane. The northbound approach, which serves as the primary Site Access to CPWS, has no traffic control, but functions as a stop-controlled approach with a single shared lane for all movements. The southbound approach, which serves as one of two access to Kroger, has no traffic control, but functions as a stop-controlled approach with sufficient pavement width that is used as a shared left turn/through lane and an exclusive right turn lane.

In the vicinity of the project site, Nashville Highway (U.S. Highway 31) is mostly an east-west facility with two 11-foot travel lanes in each direction separated by a 30-foot wide grass median. Turn lanes are provided at key intersections. The posted speed limit on Nashville Highway is 45 mph. Figure 2 shows the existing laneage and traffic control for the study intersection.



Looking North on CPWS Site Access at Nashville Highway

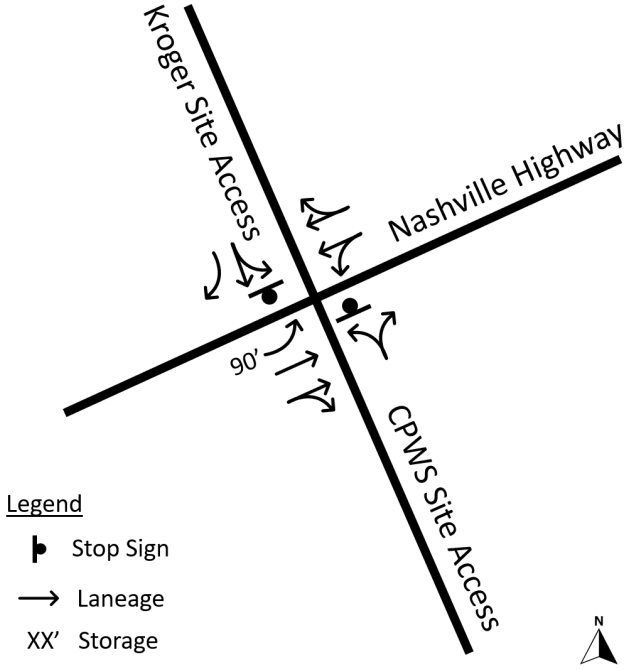


Looking East on Nashville Highway at CPWS/Kroger Site Access



Looking West on Nashville Highway at CPWS/Kroger Site Access

Figure 2: Existing Laneage and Traffic Control



Existing traffic data on Nashville Highway near the project site was obtained from the Tennessee Department of Transportation (TDOT). The 2022 traffic data is provided in Figure 3. As shown, the Annual Average Daily Traffic (AADT) on Nashville Highway north of the CPWS site was approximately 29,584 vehicles per day (vpd) in 2022. South of the CPWS site, the AADT on Nashville Highway is approximately 26,431 vpd. The TDOT count station data is included in Appendix B.

New turning movement counts were collected for the study intersection in December 2023. Specifically, a 12-hour traffic count was conducted on Tuesday, December 5, 2023 between 7:00 AM – 7:00 PM. The hours selected for data collection were determined based on a review of the 2022 AADT count data made available by TDOT for each hour of the day.

The hourly traffic count data for the study intersection is presented in Table 1 with more detailed turning movement count data provided in Appendix C. According to the more detailed turning movement counts, the peak hours for the intersection occur from 7:15-8:15 AM and from 2:45-3:45 PM though this is mostly driven by volumes on Nashville Highway. Overall, the CPWS site generates minimal traffic. During the 12 hours of data collection, there were 27 vehicles entering the site and 34 vehicles exiting the site. Of these, 84% were passenger vehicles and 16% were commercial trucks. It should be noted that all of the trucks observed during the data collection period entered the CPWS site by making an eastbound right turn, and all trucks exiting the site made a northbound right turn.

Figure 3: 2022 Annual Average Daily Traffic Volumes

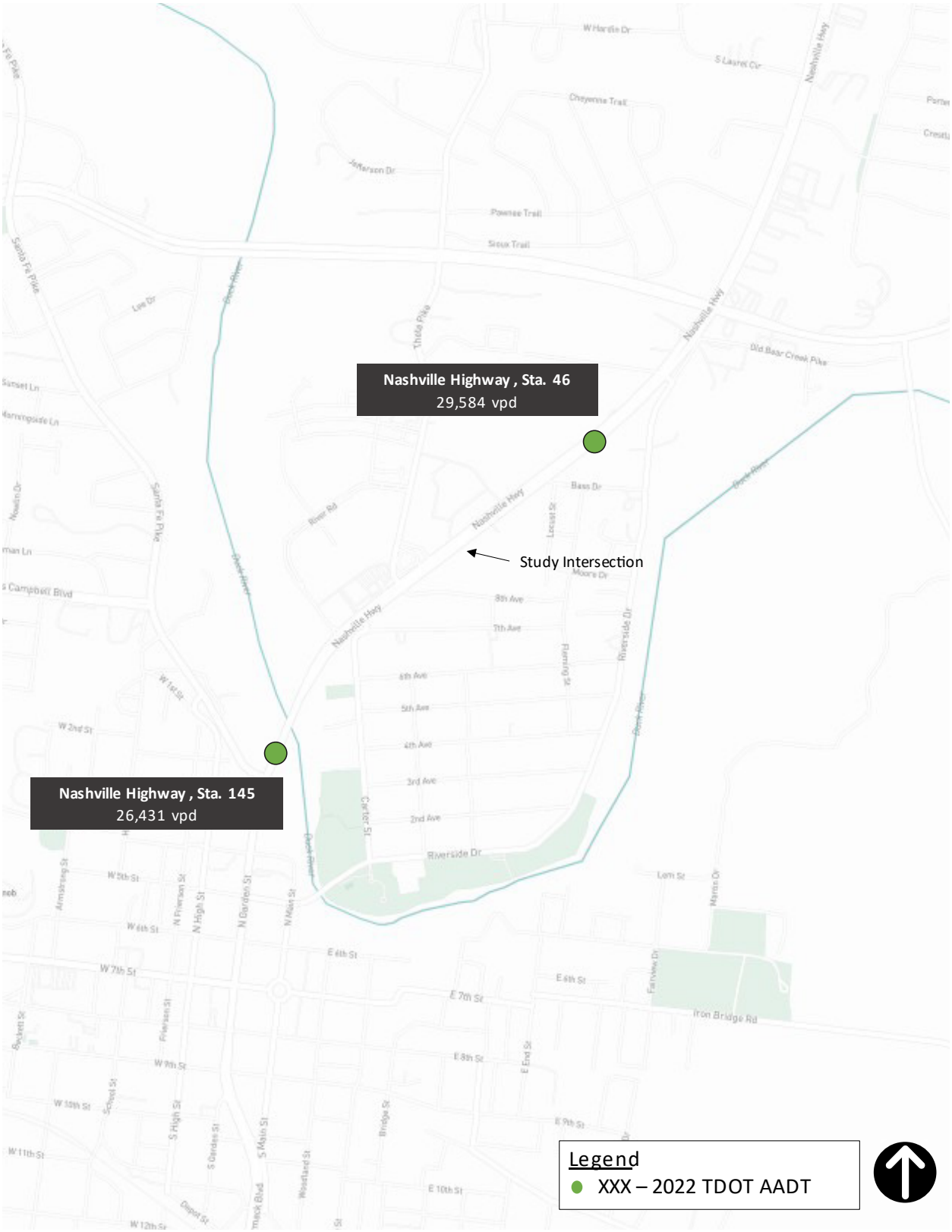


Table 1: 2023 Existing Hourly Traffic Count Data

Street				Nashville Highway			Nashville Highway			CPWS Site Access			Kroger Site Access			Intersection
Direction				Eastbound			Westbound			Northbound			Southbound			Hourly Total
Hourly Increment				L	T	R	L	T	R	L	T	R	L	T	R	
AM	7:00	-	8:00	37	1,099	1	1	987	3	2	0	3	1	0	31	2,165
	8:00	-	9:00	42	885	3	2	934	2	0	0	3	0	0	50	1,921
	9:00	-	10:00	50	876	4	1	913	6	4	0	0	3	0	59	1,916
	10:00	-	11:00	64	867	2	0	864	11	0	0	1	1	0	75	1,885
Midday	11:00	-	12:00	98	875	4	0	994	20	1	0	1	9	0	101	2,103
	12:00	-	13:00	84	1,022	1	2	964	20	0	1	8	10	0	106	2,218
	13:00	-	14:00	78	998	1	0	915	15	1	0	0	3	0	99	2,110
PM	14:00	-	15:00	84	1,113	5	0	1,137	16	0	0	0	6	0	105	2,466
	15:00	-	16:00	107	1,288	0	0	1,172	25	2	0	2	5	0	121	2,722
	16:00	-	17:00	83	1,095	0	0	1,195	20	0	0	2	1	0	123	2,519
	17:00	-	18:00	80	1,058	0	0	1,147	21	0	0	3	2	0	123	2,434
	18:00	-	19:00	57	655	0	0	952	15	0	0	0	8	0	98	1,785

3. Operational and Safety Analyses

It is assumed that the proposed plant expansion will be complete in the next 3 years, which is a 2026 horizon. However, it is not anticipated that traffic generated by the project site will significantly increase with the expansion. This is primarily due to the nature of the existing CPWS site, which has minimal staff for operating the facility with administrative and maintenance staff housed elsewhere. As such, the projected 2026 traffic volumes are expected to be very similar to the existing 2023 volumes. Based on this assumption, the analysis of the CPWS access focuses primarily on the need for improvements based on existing conditions.

3.1 Traffic Signal Warrant Analysis

As a first step, the need for a traffic signal at the intersection of Nashville Highway and the CPWS Site Access was considered. The City of Columbia's 2022 Access Management Regulations document the desired placement of traffic signals based on ability to coordinate signal timing parameters, improve operational efficiency, and reduce crashes along a corridor. Based on these guidelines, traffic signals should be placed a minimum of 1,320 feet apart though 2,640 feet is desired. As shown in Figure 1, the CPWS Site Access is bracketed by two adjacent traffic signals at the Theta Pike/8th Avenue and Kroger/CVS Site Access intersections on Nashville Highway with approximately 1,450 feet in between the two signals. Therefore, adding a traffic signal at the CPWS/Kroger Site Accesses would not be in accordance with the City's Access Management Regulations. Exceptions can be granted, though corridor operations, not individual access requests, are prioritized.

To determine the need for a traffic signal at the existing intersection of Nashville Highway and the CPWS/Kroger Site Accesses, a signal warrant analysis was conducted using existing traffic volume data shown in Table 1. The *Manual on Uniform Traffic Control Devices* (MUTCD) includes nine (9) warrants that should be evaluated based on an engineering study of traffic conditions prior to the installation of a new traffic signal. While there are nine warrants, only one is required to be met in order to consider the need for traffic signal control at an intersection. However, satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal. Each warrant sets forth the minimum criteria related to the operation and safety of an intersection that should be met in order to satisfy the warrant.

Warrants 10 software was utilized for the signal warrant analysis based on 2009 Federal Warrants. The traffic volume data, existing speed limits, and existing intersection geometry were utilized for the analysis. The signal warrant analysis was based on the 70% Factor Warrants given the posted speed limit of 45 mph on Nashville Highway. As noted previously, the southbound approach of the Kroger Site Access is unstriped but has sufficient pavement width to function as a shared left turn/through lane and an exclusive right-turn lane. As such, in accordance with TDOT's Traffic Signal Design Manual, southbound right turn volumes are removed from consideration in the warrant analysis of minor street traffic volumes. Therefore, the analysis is based on a one-lane minor street approach and two-lane major street approach for the existing roadways. Crash data for the intersection was obtained from TDOT's AASHTOWare platform and is included in Appendix D. According to this data, four crashes have occurred at the intersection of Nashville Highway and the CPWS/Kroger Site Accesses in the past year. Based on investigation of detailed crash reports, only one of these crashes was an angle crash, which is generally considered correctable by a traffic signal. Therefore, the MUTCD Crash Warrant threshold of at least five crashes correctable by a traffic signal which have occurred over a 12-month period is not met based on this data.

Table 2 presents the results of the signal warrant analysis for the 2023 existing conditions. Based on these data and analyses, a traffic signal is not currently warranted at the CPWS/Kroger Site Accesses. The Warrants 10 summary reports are presented in Appendix E.

Table 2: Signal Warrant Analysis Results – 2023 Existing Conditions

Nashville Highway and CPWS/Kroger Site Accesses (2023 Existing Conditions)		
Warrant Description	**Warrant Met?**	**Notes**
Warrant 1: 8-Hour Vehicular Volume	N	0 Hours Met (1A) & (1B)
Warrant 2: 4-Hour Vehicular Volume	N	0 Hours Met
Warrant 3: Peak Hour	N	0 Hours Met
Warrant 4: Pedestrian Volume	N/A	--
Warrant 5: School Crossing	N/A	--
Warrant 6: Coordinated Signal System	N/A	--
Warrant 7: Crash Experience	N	--
Warrant 8: Roadway Network	N/A	--
Warrant 9: Intersection near a Grade Crossing	N/A	--
Notes: 1. Based on 2023 Existing Conditions and Traffic Volumes. 2. Based on 2+ Lane Major Street and 1-Lane Minor Street. 3. Based on 70% Factor Warrants and >40 mph posted speed on the Major Street. 4. Removes right turn volumes for the southbound minor street approach. 5. Includes both directions on Major Street.		

3.2 Turn Lane Warrant Analysis


Vehicles Queueing on Nashville Highway to Make WB Left Turn at CPWS Site Access

Even though a traffic signal is not warranted at the study intersection, consideration was given to the need for other infrastructure improvements that would enhance the existing operations and safety of vehicles entering and exiting the CPWS site.

As mentioned previously and shown in Figure 1, there are no dedicated turn lanes on Nashville Highway to facilitate turning movements into and out of the existing CPWS site. As such, the turning movement counts collected in December 2023 were used to evaluate the need for exclusive left and right turn lanes. This analysis was based on methodologies presented in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide* and *NCHRP Report 745: Left Turn Accommodations at Unsignalized Intersections,* which are also referenced in TDOT's *Highway System Access Manual (HSAM)*. The turn lane analysis was based on the 2023 existing traffic volumes and a 45-mph posted speed limit. Because of the atypical peaking characteristics of the CPWS site, the turn lane warrants were based on hourly volumes in which the highest number of westbound left turns and eastbound right turns occurred, which corresponds to 8:15-9:15 AM and 2:15-3:15 PM, respectively. The turn lane analysis determined that neither a left turn deceleration lane nor a right turn deceleration lane is currently warranted for the westbound and eastbound approaches of Nashville Highway, respectively,

at the CPWS Site Access. The proposed expansion of the CPWS facility is not likely to generate significant additional traffic; therefore, it is not anticipated that turn lanes will be warranted in 2026 either. Details of the turn lane warrant analyses are included in Appendix F.

It should be noted that there are a significant number of U-turn movements completed by vehicles traveling westbound on Nashville Highway. Across the 12-hour data collection period, there were nearly three times as many U-turns (17 vehicles) as left turns (6 vehicles) from the westbound approach of Nashville Highway. In addition, field visits showed that vehicles executing these movements were observed to queue in the travel lane on Nashville Highway given the lack of storage space. As pointed out in TDOT's *HSAM*, U-turns should only occur from a left turn lane where feasible due to the potential for high-speed, rear-end crashes when vehicles make a U-turn from a through lane. If the U-turn volumes are combined with the peak hour left turn volumes, a left turn lane is warranted according to the *NCHRP Report 745* methodology. Therefore, it is recommended that a westbound left turn lane be constructed on Nashville Highway.

3.3 Intersection Sight Distance Analysis

In addition to traffic signal warrants and turn lane analyses, the CPWS Site Access on Nashville Highway was evaluated to make sure that sufficient intersection sight distance is available for vehicles exiting the project site. The posted speed limit on Nashville Highway is 45 mph adjacent to the project site. For a 45-mph speed, the guidelines from the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*, call for a minimum stopping sight distance of 360 feet. This is the distance required for a driver to detect an object in the roadway that requires a stop and be able to stop in time before reaching the object. AASHTO also identifies the minimum intersection sight distance, which is the distance a driver can see approaching vehicles before the line of sight is blocked by an object or roadway curvature. Sufficient intersection sight distance allows for adequate time gap for a driver to turn across opposing traffic from a stopped condition without requiring on-coming traffic to significantly slow down. For a speed of 45 mph, the design value for a passenger vehicle turning left from a stop onto Nashville Highway from the CPWS Site Access is 630 feet and for a driver turning right from a stop is 430 feet. The recommended intersection sight distance for a left turn from the CPWS Site Access accounts for the three travel lanes (the exclusive left turn lane, exclusive through lane, and shared through/right turn lane) and the 20-foot median that must be crossed.

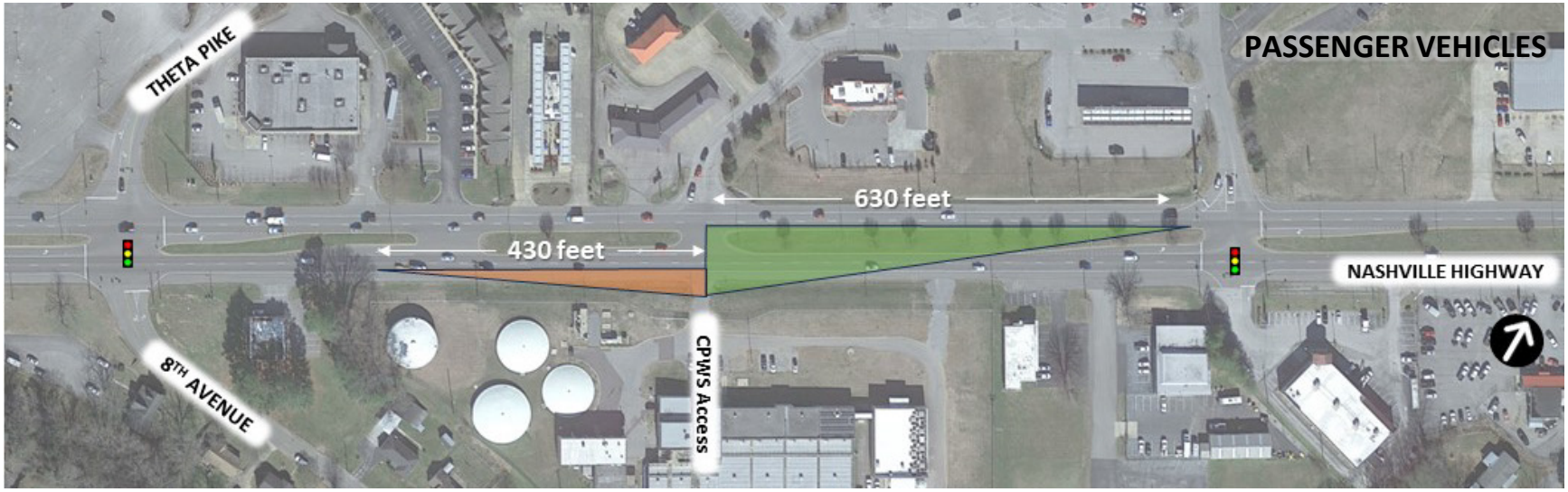
Due to the land use of the CPWS site, trucks are expected to comprise a significant portion of the CPWS site trip generation. Turning movement counts showed that there were approximately 10 large trucks entering or exiting the CPWS site during the 12 hours of data collection, which represents approximately 16% of the overall volume generated by the site. Therefore, intersection sight distances were also calculated to account for additional time gap needed for trucks to make safe turns from the CPWS Site Access. Based on these adjustments, the design value for a combination truck turning left from a stop onto Nashville Highway is 935 feet and for a commercial truck turning right from a stop is 695 feet. Similar to the passenger car analysis, these values account for the number of lanes and median width to be crossed. No adjustments were made to account for potential two-stage left-turn movements since the median width does not provide sufficient storage for a standard commercial truck. Therefore, it is desirable to provide a minimum of 935 feet looking to the east and a minimum of 695 feet looking to the west on Nashville Highway at the CPWS Site Access. The desired intersection sight distances are conceptually displayed in Figure 4 for both passenger vehicles and commercial trucks.

Based on field investigations, the available intersection sight distance looking west on Nashville Highway exceeds the required 430 feet and 695 feet needed for passenger cars and commercial trucks, respectively, to safely make right turns from the CPWS Site Access. However, approximately 640 feet of sight distance is available looking to the east on Nashville Highway from the CPWS Site Access. This is sufficient for passenger cars making a left turn from the CPWS Site Access but is insufficient for commercial trucks. Based on field observations, sight distance for this movement is limited by the vertical curvature of Nashville Highway, large trees and their spacing in the grass median, and queues that form on eastbound Nashville Highway at the signalized intersection with the Kroger/CVS Site Accesses. However, the presence of a signalized intersection within the departure sight triangle likely produces gaps and reduces the approach speed of vehicles on Nashville Highway.





Figure 4: Desired Intersection Sight Distances





4. Conclusions and Recommendations

Columbia Power & Water Systems has an existing water treatment plant located at 806 Nashville Highway in Columbia, TN. Access to the site is currently provided via an unsignalized driveway that intersects Nashville Highway directly across from one of two Kroger shopping center accesses. The existing water treatment plant will be expanded by 2026, adding additional pre-treatment facilities, pump stations, a 5,600-sf maintenance facility, and a 6,000-sf chemical building on an adjacent parcel. In review of the proposed CPWS expansion, the City of Columbia requested a traffic access study be conducted to evaluate the operational and safety conditions of the site's primary access. As such, this traffic study analyzes the need for a traffic signal warrant at the site access, evaluates the need for turn lanes on Nashville Highway, and documents in-field measurements of intersection sight distance. Based on the analysis documented in this study, the following conclusions and recommendations are made:

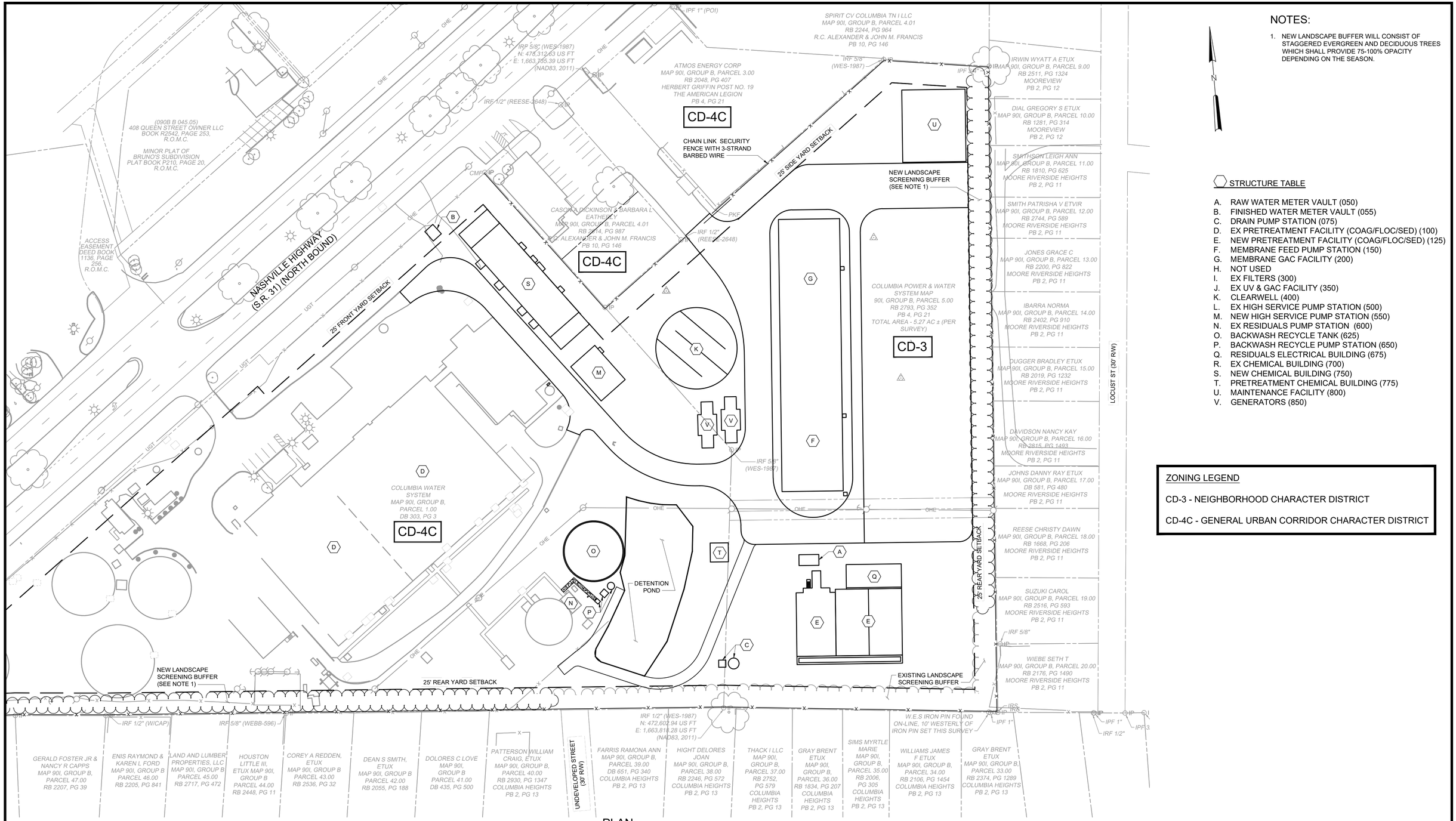
- The existing CPWS facility generated approximately 61 trips across a 12-hour time period on a weekday. The proposed expansion of the CPWS facility is not expected to generate significant additional traffic.
- Based on 12 hours of data collection, a traffic signal is not warranted at the intersection of Nashville Highway and the CPWS/Kroger Site Accesses based on 2023 traffic volumes or historic crash data. Further, the study intersection is located approximately halfway between two adjacent traffic signals that exist at the Theta Pike/8th Avenue and the CVS/Kroger Site Accesses intersections. Installation of a traffic signal at this location would be inconsistent with TDOT's Traffic Signal Design Manual and the City of Columbia's Access Management Regulations.
- Approximately 20% (6 vehicles) of vehicles observed entering the project site within the 12 hours of data collection do so by making a left turn from Nashville Highway into the CPWS Site Access. However, the peak hour left turn volumes do not justify the need for a westbound left turn lane on Nashville Highway based on the *NCHRP Report 745, Left Turn Accommodations at Unsignalized Intersections*. However, there were a significant number of vehicles making westbound U-turn movements throughout the day and in-field observations showed that vehicles queue into the westbound through lanes on Nashville Highway while waiting to execute one of these movements.
- Based on the in-field observations, data collected, and the potential for safety issues with queueing vehicles on Nashville Highway, a westbound left turn lane should be constructed within the existing grass median on Nashville Highway. The left turn lane should be designed and constructed to include approximately 75 feet of storage to accommodate three passenger vehicles or one commercial truck and approximately 130 feet of taper. This will require the removal of street trees and relocation of street lighting that currently exists in the median.
- Based on the vertical curvature of Nashville Highway, it is unlikely that the desired intersection sight distance can be met for trucks making a left turn from the CPWS Site Access onto Nashville Highway. It should be noted that there were no trucks observed executing that movement in the 12 hours of data collection, and field observations verified that the traffic signals at adjacent intersections provide sufficient gaps for making left turns from the CPWS Site Access as well as reduces vehicle approach speeds. However, in tandem with the construction of the westbound left turn lane on Nashville Highway, removal of the remaining street trees in the median should be considered to improve sight distance.

These recommendations are depicted conceptually in Figure 5. Based on the analysis presented in this report, no further recommendations are made in tandem with the proposed expansion of the CPWS site in Columbia.

Figure 5: Recommended Improvements at Nashville Highway and CPWS Site Access



APPENDIX A
SITE PLAN



PLAN
SCALE: 1" = 50'

NOTES:

1. NEW LANDSCAPE BUFFER WILL CONSIST OF STAGGERED EVERGREEN AND DECIDUOUS TREES WHICH SHALL PROVIDE 75-100% OPACITY DEPENDING ON THE SEASON.

N

STRUCTURE TABLE

A. RAW WATER METER VAULT (050)
B. FINISHED WATER METER VAULT (055)
C. DRAIN PUMP STATION (075)
D. EX PRETREATMENT FACILITY (COAG/FLOC/SED) (100)
E. NEW PRETREATMENT FACILITY (COAG/FLOC/SED) (125)
F. MEMBRANE FEED PUMP STATION (150)
G. MEMBRANE GAC FACILITY (200)
H. NOT USED
I. EX FILTERS (300)
J. EX UV & GAC FACILITY (350)
K. CLEARWELL (400)
L. EX HIGH SERVICE PUMP STATION (500)
M. NEW HIGH SERVICE PUMP STATION (550)
N. EX RESIDUALS PUMP STATION (600)
O. BACKWASH RECYCLE TANK (625)
P. BACKWASH RECYCLE PUMP STATION (650)
Q. RESIDUALS ELECTRICAL BUILDING (675)
R. EX CHEMICAL BUILDING (700)
S. NEW CHEMICAL BUILDING (750)
T. PRETREATMENT CHEMICAL BUILDING (775)
U. MAINTENANCE FACILITY (800)
V. GENERATORS (850)

ZONING LEGEND

CD-3 - NEIGHBORHOOD CHARACTER DISTRICT

CD-4C - GENERAL URBAN CORRIDOR CHARACTER DISTRICT

REV	ISSUED FOR	DATE	BY

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE (0, 1/2", 1")

PROJECT ENGINEER:	S. ALPERT
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

PROPOSED SITE LAYOUT PLAN

DATE:	2023
HAZEN NO.:	50124-008A
CONTRACT NO.:	X
DRAWING NUMBER:	EXHIBIT-1

File: C:\USERS\MSEEBOLD\DOCACCDOCS\HAZEN AND SAWYER\50124-008A_CPWS_EX WTP_PHASE 2\PROJECT FILES\01_DESIGN\CIVIL\ZONING MEETING EXHIBIT\50124-008A-ZONING EXHIBIT-1 Saved by MSEEBOLD Save date: 10/30/2023 11:07 AM
PLOT DATE: 10/30/2023 1:17 PM BY: MSEEBOLD



PLAN
SCALE: 1" = 50'

NOTES:

1. NEW LANDSCAPE BUFFER WILL CONSIST OF STAGGERED EVERGREEN AND DECIDUOUS TREES WHICH SHALL PROVIDE 75-100% OPACITY DEPENDING ON THE SEASON.

N

STRUCTURE TABLE

A. RAW WATER METER VAULT (050)
B. FINISHED WATER METER VAULT (055)
C. DRAIN PUMP STATION (075)
D. EX PRETREATMENT FACILITY (COAG/FLOC/SED) (100)
E. NEW PRETREATMENT FACILITY (COAG/FLOC/SED) (125)
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G. MEMBRANE GAC FACILITY (200)
H. NOT USED
I. EX FILTERS (300)
J. EX UV & GAC FACILITY (350)
K. CLEARWELL (400)
L. EX HIGH SERVICE PUMP STATION (500)
M. NEW HIGH SERVICE PUMP STATION (550)
N. EX RESIDUALS PUMP STATION (600)
O. BACKWASH RECYCLE TANK (625)
P. BACKWASH RECYCLE PUMP STATION (650)
Q. RESIDUALS ELECTRICAL BUILDING (675)
R. EX CHEMICAL BUILDING (700)
S. NEW CHEMICAL BUILDING (750)
T. PRETREATMENT CHEMICAL BUILDING (775)
U. MAINTENANCE FACILITY (800)
V. GENERATORS (850)

ZONING LEGEND

CD-3 - NEIGHBORHOOD CHARACTER DISTRICT

CD-4C - GENERAL URBAN CORRIDOR CHARACTER DISTRICT

REV	ISSUED FOR	DATE	BY

PROJECT ENGINEER: S. ALPERT
DESIGNED BY:
DRAWN BY:
CHECKED BY:
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE 0 1/2" 1"

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

Hazen
HAZEN AND SAWYER
545 MAINSTREAM DRIVE, SUITE 320
NASHVILLE, TENNESSEE 37228

COLUMBIA POWER & WATER SYSTEMS
COLUMBIA, TENNESSEE

EXISTING WATER TREATMENT PLANT IMPROVEMENTS - PHASE 2

PROPOSED SITE LAYOUT PLAN

DATE: 2023
HAZEN NO.: 50124-008A
CONTRACT NO.: X
DRAWING NUMBER: EXHIBIT-1

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APPENDIX B
TDOT COUNT DATA & HISTORICAL ANALYSIS

TDOT Count Station Data Historical Growth Analysis (AADT)				
Station No.	**Station 46**		**Station 145**	
Street	**Nashville Highway**		**Nashville Highway**	
Location	**South of Duck River**		**South of US 412/SR 6**	
Year	**Volume**	**Annual % Growth**	**Volume**	**Annual % Growth**
2022	29,584	12.4%	26,431	6.1%
2021	26,329	-5.1%	24,920	5.0%
2020	27,741	1.0%	23,729	-11.5%
2019	27,466	2.1%	26,801	0.9%
2018	26,893	3.8%	26,560	-5.6%
2017	25,904	-0.8%	28,144	19.6%
2016	26,101	12.1%	23,528	0.5%
2015	23,291	-5.2%	23,421	-2.8%
2014	24,575	3.8%	24,101	-2.1%
2013	23,686	8.9%	24,617	5.9%
2012	21,745	--	23,256	--
Including 2020 & 2021 Data				
10-year Annual Avg Growth	3.3%		1.6%	
5-year Annual Avg Growth	2.8%		-1.0%	
3-year Annual Avg Growth	2.8%		-0.1%	
Pre-Pandemic Data				
7-year Annual Avg Growth	3.5%		2.3%	
5-year Annual Avg Growth	2.4%		2.5%	
3-year Annual Avg Growth	1.7%		5.0%	

APPENDIX C
TURNING MOVEMENT COUNTS

Classified Turn Movement Count || All vehicles

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Columbia Power & Water Driveway
Kroger Driveway
TN-99 Nashville Hwy (West)
TN-99 Nashville Hwy (East)

Date
Tuesday, December 5, 2023

Lat/Long
35.628510°, -87.027234°
Click here for Map

Weather
Cloudy
45°F
Click here for Detailed Weather

0700 - 1900 (Weekday 12h Session) (12-05-2023)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Columbia Power & Water Driveway					Kroger Driveway					TN-99 Nashville Hwy (West)					TN-99 Nashville Hwy (East)					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0700 - 0715	2	0	0	0	2	0	0	5	0	5	5	234	0	0	239	1	167	1	2	171	417
0715 - 0730	0	0	0	0	0	0	0	8	0	8	2	270	0	1	273	0	227	0	2	229	510
0730 - 0745	0	0	1	0	1	0	0	6	0	6	12	261	1	6	280	0	286	1	0	287	574
0745 - 0800	0	0	2	0	2	1	0	12	0	13	18	334	0	3	355	0	307	1	0	308	678
Hourly Total	2	0	3	0	**5**	1	0	31	0	**32**	37	1099	1	10	**1147**	1	987	3	4	**995**	**2179**
0800 - 0815	0	0	2	0	2	0	0	10	0	10	14	236	2	1	253	0	258	0	1	259	524
0815 - 0830	0	0	0	0	0	0	0	14	0	14	10	245	0	5	260	1	238	0	0	239	513
0830 - 0845	0	0	1	0	1	0	0	10	0	10	12	209	0	2	223	0	205	2	0	207	441
0845 - 0900	0	0	0	0	0	0	0	16	0	16	6	195	1	1	203	1	233	0	2	236	455
Hourly Total	0	0	3	0	**3**	0	0	50	0	**50**	42	885	3	9	**939**	2	934	2	3	**941**	**1933**
0900 - 0915	0	0	0	0	0	0	0	10	0	10	14	209	1	0	224	1	209	0	1	211	445
0915 - 0930	1	0	0	0	1	1	0	18	0	19	9	218	1	1	229	0	217	2	1	220	469
0930 - 0945	1	0	0	0	1	0	0	17	0	17	16	228	1	2	247	0	229	3	0	232	497
0945 - 1000	2	0	0	0	2	2	0	14	0	16	11	221	1	0	233	0	258	1	1	260	511
Hourly Total	4	0	0	0	**4**	3	0	59	0	**62**	50	876	4	3	**933**	1	913	6	3	**923**	**1922**
1000 - 1015	0	0	0	0	0	0	0	11	0	11	17	201	0	0	218	0	214	3	0	217	446
1015 - 1030	0	0	0	0	0	0	0	23	0	23	16	210	1	2	229	0	199	2	0	201	453
1030 - 1045	0	0	0	0	0	0	0	17	0	17	16	239	1	7	263	0	242	4	0	246	526
1045 - 1100	0	0	1	0	1	1	0	24	0	25	15	217	0	2	234	0	209	2	0	211	471
Hourly Total	0	0	1	0	**1**	1	0	75	0	**76**	64	867	2	11	**944**	0	864	11	0	**875**	**1896**
1100 - 1115	1	0	0	0	1	0	0	21	0	21	27	196	1	3	227	0	256	3	0	259	508
1115 - 1130	0	0	1	0	1	4	0	31	0	35	25	232	2	1	260	0	262	6	0	268	564
1130 - 1145	0	0	0	0	0	2	0	23	0	25	23	250	1	7	281	0	220	7	1	228	534
1145 - 1200	0	0	0	0	0	3	0	26	0	29	23	197	0	1	221	0	256	4	0	260	510
Hourly Total	1	0	1	0	**2**	9	0	101	0	**110**	98	875	4	12	**989**	0	994	20	1	**1015**	**2116**
1200 - 1215	0	0	1	0	1	3	0	31	0	34	17	254	0	10	281	0	247	8	0	255	571
1215 - 1230	0	1	1	0	2	3	0	27	0	30	18	279	0	5	302	0	238	3	0	241	575
1230 - 1245	0	0	4	0	4	3	0	26	0	29	30	249	0	4	283	1	213	2	0	216	532
1245 - 1300	0	0	2	0	2	1	0	22	0	23	19	240	1	1	261	1	266	7	0	274	560
Hourly Total	0	1	8	0	**9**	10	0	106	0	**116**	84	1022	1	20	**1127**	2	964	20	0	**986**	**2238**
1300 - 1315	0	0	0	0	0	1	0	30	0	31	16	222	0	7	245	0	217	2	0	219	495
1315 - 1330	0	0	0	0	0	2	0	27	0	29	17	265	0	3	285	0	210	7	0	217	531
1330 - 1345	0	0	0	0	0	0	0	23	0	23	20	267	1	6	294	0	252	2	0	254	571
1345 - 1400	1	0	0	0	1	0	0	19	0	19	25	244	0	5	274	0	236	4	0	240	534
Hourly Total	1	0	0	0	**1**	3	0	99	0	**102**	78	998	1	21	**1098**	0	915	15	0	**930**	**2131**
1400 - 1415	0	0	0	0	0	1	0	25	0	26	19	275	0	1	295	0	231	1	1	233	554
1415 - 1430	0	0	0	0	0	2	0	30	0	32	22	289	1	5	317	0	286	5	0	291	640
1430 - 1445	0	0	0	0	0	2	0	23	0	25	21	246	4	1	272	0	300	6	0	306	603
1445 - 1500	0	0	0	0	0	1	0	27	0	28	22	303	0	2	327	0	320	4	1	325	680
Hourly Total	0	0	0	0	**0**	6	0	105	0	**111**	84	1113	5	9	**1211**	0	1137	16	2	**1155**	**2477**
1500 - 1515	2	0	1	0	3	0	0	27	0	27	27	354	0	6	387	0	286	6	0	292	709
1515 - 1530	0	0	1	0	1	1	0	23	0	24	28	362	0	1	391	0	272	4	0	276	692
1530 - 1545	0	0	0	0	0	3	0	36	0	39	26	300	0	3	329	0	310	9	0	319	687
1545 - 1600	0	0	0	0	0	1	0	35	0	36	26	272	0	3	301	0	304	6	0	310	647
Hourly Total	2	0	2	0	**4**	5	0	121	0	**126**	107	1288	0	13	**1408**	0	1172	25	0	**1197**	**2735**
1600 - 1615	0	0	0	0	0	1	0	35	0	36	21	279	0	1	301	0	292	9	0	301	638
1615 - 1630	0	0	0	0	0	0	0	22	0	22	23	291	0	2	316	0	300	4	0	304	642
1630 - 1645	0	0	1	0	1	0	0	33	0	33	17	259	0	3	279	0	306	4	0	310	623
1645 - 1700	0	0	1	0	1	0	0	33	0	33	22	266	0	2	290	0	297	3	0	300	624
Hourly Total	0	0	2	0	**2**	1	0	123	0	**124**	83	1095	0	8	**1186**	0	1195	20	0	**1215**	**2527**
1700 - 1715	0	0	3	0	3	0	0	28	0	28	24	311	0	2	337	0	257	3	0	260	628
1715 - 1730	0	0	0	0	0	1	0	34	0	35	22	311	0	2	335	0	314	5	0	319	689
1730 - 1745	0	0	0	0	0	1	0	35	0	36	17	239	0	3	259	0	295	3	0	298	593
1745 - 1800	0	0	0	0	0	0	0	26	0	26	17	197	0	2	216	0	281	10	2	293	535
Hourly Total	0	0	3	0	**3**	2	0	123	0	**125**	80	1058	0	9	**1147**	0	1147	21	2	**1170**	**2445**
1800 - 1815	0	0	0	0	0	3	0	26	0	29	17	189	0	0	206	0	284	3	0	287	522
1815 - 1830	0	0	0	0	0	3	0	25	0	28	13	161	0	5	179	0	258	4	0	262	469
1830 - 1845	0	0	0	0	0	1	0	19	0	20	16	152	0	3	171	0	226	5	1	232	423
1845 - 1900	0	0	0	0	0	1	0	28	0	29	11	153	0	2	166	0	184	3	1	188	383
Hourly Total	0	0	0	0	**0**	8	0	98	0	**106**	57	655	0	10	**722**	0	952	15	2	**969**	**1797**
Grand Total	10	1	23	0	**34**	49	0	1091	0	**1140**	864	11831	21	135	**12851**	6	12174	174	17	**12371**	**26396**
Approach %	29.41	2.94	67.65	0.00	-	4.30	0.00	95.70	0.00	-	6.72	92.06	0.16	1.05	-	0.05	98.41	1.41	0.13	-	
Intersection %	0.04	0.00	0.09	0.00	0.13	0.19	0.00	4.13	0.00	4.32	3.27	44.82	0.08	0.51	48.69	0.02	46.12	0.66	0.06	46.87	
Heavy Vehicle %	0	0	30	-	**21**	6	-	2	-	**2**	1	3	14	1	**2**	0	3	1	0	**2**	**2**
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || Passenger Vehicles (1-3)

Columbia, TN

Marr Traffic DATA COLLECTION
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Site 1
Columbia Power & Water Driveway
Kroger Driveway
TN-99 Nashville Hwy (West)
TN-99 Nashville Hwy (East)

Date
Tuesday, December 5, 2023

Lat/Long
35.628510°, -87.027234°
Click here for Map

Weather
Cloudy
45°F
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0700 - 1900 (Weekday 12h Session) (12-05-2023)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Columbia Power & Water Driveway					Kroger Driveway					TN-99 Nashville Hwy (West)					TN-99 Nashville Hwy (East)					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0700 - 0715	2	0	0	0	2	0	0	5	0	5	5	228	0	0	233	1	161	1	2	165	405
0715 - 0730	0	0	0	0	0	0	0	8	0	8	2	262	0	1	265	0	219	0	2	221	494
0730 - 0745	0	0	1	0	1	0	0	6	0	6	12	256	1	6	275	0	276	1	0	277	559
0745 - 0800	0	0	2	0	2	0	0	11	0	11	17	326	0	3	346	0	302	1	0	303	662
Hourly Total	2	0	3	0	**5**	0	0	30	0	**30**	36	1072	1	10	**1119**	1	958	3	4	**966**	**2120**
0800 - 0815	0	0	1	0	1	0	0	10	0	10	14	226	1	1	242	0	253	0	1	254	507
0815 - 0830	0	0	0	0	0	0	0	14	0	14	10	234	0	5	249	1	232	0	0	233	496
0830 - 0845	0	0	0	0	0	0	0	10	0	10	12	200	0	2	214	0	196	2	0	198	422
0845 - 0900	0	0	0	0	0	0	0	14	0	14	6	186	1	1	194	1	225	0	2	228	436
Hourly Total	0	0	1	0	**1**	0	0	48	0	**48**	42	846	2	9	**899**	2	906	2	3	**913**	**1861**
0900 - 0915	0	0	0	0	0	0	0	9	0	9	14	203	1	0	218	1	199	0	1	201	428
0915 - 0930	1	0	0	0	1	1	0	17	0	18	9	212	1	1	223	0	212	2	1	215	457
0930 - 0945	1	0	0	0	1	0	0	15	0	15	15	219	1	2	237	0	222	3	0	225	478
0945 - 1000	2	0	0	0	2	2	0	12	0	14	11	217	1	0	229	0	249	1	1	251	496
Hourly Total	4	0	0	0	**4**	3	0	53	0	**56**	49	851	4	3	**907**	1	882	6	3	**892**	**1859**
1000 - 1015	0	0	0	0	0	0	0	11	0	11	17	194	0	0	211	0	212	3	0	215	437
1015 - 1030	0	0	0	0	0	0	0	23	0	23	16	204	1	2	223	0	188	2	0	190	436
1030 - 1045	0	0	0	0	0	0	0	17	0	17	16	229	0	6	251	0	236	4	0	240	508
1045 - 1100	0	0	1	0	1	1	0	23	0	24	15	204	0	2	221	0	203	2	0	205	451
Hourly Total	0	0	1	0	**1**	1	0	74	0	**75**	64	831	1	10	**906**	0	839	11	0	**850**	**1832**
1100 - 1115	1	0	0	0	1	0	0	21	0	21	27	187	1	3	218	0	245	3	0	248	488
1115 - 1130	0	0	0	0	0	4	0	31	0	35	25	228	2	1	256	0	256	6	0	262	553
1130 - 1145	0	0	0	0	0	2	0	23	0	25	23	246	1	7	277	0	213	7	1	221	523
1145 - 1200	0	0	0	0	0	3	0	25	0	28	23	191	0	1	215	0	252	4	0	256	499
Hourly Total	1	0	0	0	**1**	9	0	100	0	**109**	98	852	4	12	**966**	0	966	20	1	**987**	**2063**
1200 - 1215	0	0	1	0	1	3	0	29	0	32	17	244	0	10	271	0	239	8	0	247	551
1215 - 1230	0	1	1	0	2	3	0	27	0	30	18	272	0	5	295	0	231	2	0	233	560
1230 - 1245	0	0	2	0	2	2	0	26	0	28	29	241	0	4	274	1	209	2	0	212	516
1245 - 1300	0	0	1	0	1	0	0	21	0	21	19	231	1	1	252	1	257	7	0	265	539
Hourly Total	0	1	5	0	**6**	8	0	103	0	**111**	83	988	1	20	**1092**	2	936	19	0	**957**	**2166**
1300 - 1315	0	0	0	0	0	1	0	30	0	31	16	217	0	7	240	0	216	2	0	218	489
1315 - 1330	0	0	0	0	0	2	0	27	0	29	17	253	0	3	273	0	201	7	0	208	510
1330 - 1345	0	0	0	0	0	0	0	23	0	23	20	256	1	6	283	0	245	2	0	247	553
1345 - 1400	1	0	0	0	1	0	0	18	0	18	25	236	0	5	266	0	228	4	0	232	517
Hourly Total	1	0	0	0	**1**	3	0	98	0	**101**	78	962	1	21	**1062**	0	890	15	0	**905**	**2069**
1400 - 1415	0	0	0	0	0	1	0	24	0	25	19	270	0	1	290	0	230	1	1	232	547
1415 - 1430	0	0	0	0	0	2	0	30	0	32	21	285	1	5	312	0	271	5	0	276	620
1430 - 1445	0	0	0	0	0	2	0	22	0	24	20	240	3	1	264	0	293	6	0	299	587
1445 - 1500	0	0	0	0	0	1	0	26	0	27	22	294	0	2	318	0	304	4	1	309	654
Hourly Total	0	0	0	0	**0**	6	0	102	0	**108**	82	1089	4	9	**1184**	0	1098	16	2	**1116**	**2408**
1500 - 1515	2	0	1	0	3	0	0	27	0	27	27	345	0	6	378	0	280	6	0	286	694
1515 - 1530	0	0	0	0	0	1	0	23	0	24	28	353	0	1	382	0	266	4	0	270	676
1530 - 1545	0	0	0	0	0	3	0	36	0	39	26	297	0	3	326	0	307	9	0	316	681
1545 - 1600	0	0	0	0	0	1	0	34	0	35	25	268	0	3	296	0	301	6	0	307	638
Hourly Total	2	0	1	0	**3**	5	0	120	0	**125**	106	1263	0	13	**1382**	0	1154	25	0	**1179**	**2689**
1600 - 1615	0	0	0	0	0	1	0	35	0	36	20	273	0	1	294	0	287	9	0	296	626
1615 - 1630	0	0	0	0	0	0	0	22	0	22	23	286	0	2	311	0	295	4	0	299	632
1630 - 1645	0	0	1	0	1	0	0	33	0	33	17	258	0	3	278	0	303	4	0	307	619
1645 - 1700	0	0	1	0	1	0	0	32	0	32	22	262	0	2	286	0	290	3	0	293	612
Hourly Total	0	0	2	0	**2**	1	0	122	0	**123**	82	1079	0	8	**1169**	0	1175	20	0	**1195**	**2489**
1700 - 1715	0	0	3	0	3	0	0	28	0	28	24	309	0	2	335	0	250	3	0	253	619
1715 - 1730	0	0	0	0	0	1	0	34	0	35	22	309	0	2	333	0	313	5	0	318	686
1730 - 1745	0	0	0	0	0	1	0	35	0	36	17	235	0	3	255	0	288	3	0	291	582
1745 - 1800	0	0	0	0	0	0	0	26	0	26	17	194	0	2	213	0	280	10	2	292	531
Hourly Total	0	0	3	0	**3**	2	0	123	0	**125**	80	1047	0	9	**1136**	0	1131	21	2	**1154**	**2418**
1800 - 1815	0	0	0	0	0	3	0	26	0	29	17	187	0	0	204	0	275	3	0	278	511
1815 - 1830	0	0	0	0	0	3	0	25	0	28	13	158	0	5	176	0	257	4	0	261	465
1830 - 1845	0	0	0	0	0	1	0	19	0	20	16	151	0	3	170	0	218	5	1	224	414
1845 - 1900	0	0	0	0	0	1	0	28	0	29	11	150	0	2	163	0	182	2	1	185	377
Hourly Total	0	0	0	0	**0**	8	0	98	0	**106**	57	646	0	10	**713**	0	932	14	2	**948**	**1767**
Grand Total	10	1	16	0	**27**	46	0	1071	0	**1117**	857	11526	18	134	**12535**	6	11867	172	17	**12062**	**25741**
Approach %	37.04	3.70	59.26	0.00	-	4.12	0.00	95.88	0.00	-	6.84	91.95	0.14	1.07	-	0.05	98.38	1.43	0.14	-	
Intersection %	0.04	0.00	0.06	0.00	0.10	0.18	0.00	4.16	0.00	4.34	3.33	44.78	0.07	0.52	48.70	0.02	46.10	0.67	0.07	46.86	

Classified Turn Movement Count || All Trucks (4-13)

Columbia, TN

Marr Traffic DATA COLLECTION
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Site 1
Columbia Power & Water Driveway
Kroger Driveway
TN-99 Nashville Hwy (West)
TN-99 Nashville Hwy (East)

Date
Tuesday, December 5, 2023

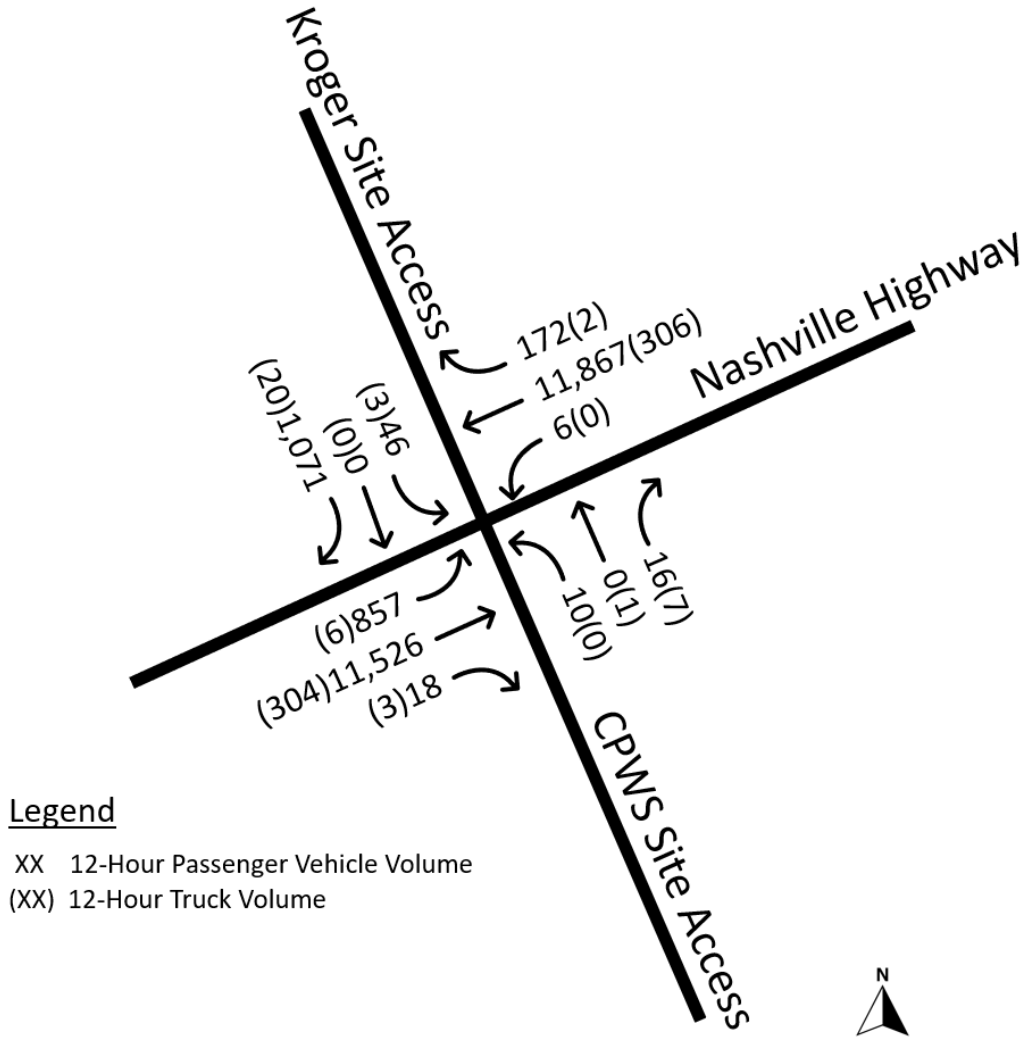
Lat/Long
35.628510°, -87.027234°
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0700 - 1900 (Weekday 12h Session) (12-05-2023)
All Trucks (4-13)

	Northbound					Southbound					Eastbound					Westbound					
	Columbia Power & Water Driveway					Kroger Driveway					TN-99 Nashville Hwy (West)					TN-99 Nashville Hwy (East)					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	6	0	0	6	12
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	8	0	0	8	16
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	10	0	0	10	15
0745 - 0800	0	0	0	0	0	1	0	1	0	2	1	8	0	0	9	0	5	0	0	5	16
Hourly Total	0	0	0	0	**0**	1	0	1	0	**2**	1	27	0	0	**28**	0	29	0	0	**29**	**59**
0800 - 0815	0	0	1	0	1	0	0	0	0	0	0	10	1	0	11	0	5	0	0	5	17
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	6	0	0	6	17
0830 - 0845	0	0	1	0	1	0	0	0	0	0	0	9	0	0	9	0	9	0	0	9	19
0845 - 0900	0	0	0	0	0	0	0	2	0	2	0	9	0	0	9	0	8	0	0	8	19
Hourly Total	0	0	2	0	**2**	0	0	2	0	**2**	0	39	1	0	**40**	0	28	0	0	**28**	**72**
0900 - 0915	0	0	0	0	0	0	0	1	0	1	0	6	0	0	6	0	10	0	0	10	17
0915 - 0930	0	0	0	0	0	0	0	1	0	1	0	6	0	0	6	0	5	0	0	5	12
0930 - 0945	0	0	0	0	0	0	0	2	0	2	1	9	0	0	10	0	7	0	0	7	19
0945 - 1000	0	0	0	0	0	0	0	2	0	2	0	4	0	0	4	0	9	0	0	9	15
Hourly Total	0	0	0	0	**0**	0	0	6	0	**6**	1	25	0	0	**26**	0	31	0	0	**31**	**63**
1000 - 1015	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	2	0	0	2	9
1015 - 1030	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	11	0	0	11	17
1030 - 1045	0	0	0	0	0	0	0	0	0	0	0	10	1	1	12	0	6	0	0	6	18
1045 - 1100	0	0	0	0	0	0	0	1	0	1	0	13	0	0	13	0	6	0	0	6	20
Hourly Total	0	0	0	0	**0**	0	0	1	0	**1**	0	36	1	1	**38**	0	25	0	0	**25**	**64**
1100 - 1115	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	11	0	0	11	20
1115 - 1130	0	0	1	0	1	0	0	0	0	0	0	4	0	0	4	0	6	0	0	6	11
1130 - 1145	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
1145 - 1200	0	0	0	0	0	0	0	1	0	1	0	6	0	0	6	0	4	0	0	4	11
Hourly Total	0	0	1	0	**1**	0	0	1	0	**1**	0	23	0	0	**23**	0	28	0	0	**28**	**53**
1200 - 1215	0	0	0	0	0	0	0	2	0	2	0	10	0	0	10	0	8	0	0	8	20
1215 - 1230	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	0	7	1	0	8	15
1230 - 1245	0	0	2	0	2	1	0	0	0	1	1	8	0	0	9	0	4	0	0	4	16
1245 - 1300	0	0	1	0	1	1	0	1	0	2	0	9	0	0	9	0	9	0	0	9	21
Hourly Total	0	0	3	0	**3**	2	0	3	0	**5**	1	34	0	0	**35**	0	28	1	0	**29**	**72**
1300 - 1315	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	1	0	0	1	6
1315 - 1330	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	0	8	0	0	8	20
1330 - 1345	0	0	0	0	0	0	0	0	0	0	0	11	0	0	11	0	7	0	0	7	18
1345 - 1400	0	0	0	0	0	0	0	1	0	1	0	8	0	0	8	0	8	0	0	8	17
Hourly Total	0	0	0	0	**0**	0	0	1	0	**1**	0	36	0	0	**36**	0	24	0	0	**24**	**61**
1400 - 1415	0	0	0	0	0	0	0	1	0	1	0	5	0	0	5	0	1	0	0	1	7
1415 - 1430	0	0	0	0	0	0	0	0	0	0	1	4	0	0	5	0	15	0	0	15	20
1430 - 1445	0	0	0	0	0	0	0	1	0	1	0	6	1	0	7	0	7	0	0	7	15
1445 - 1500	0	0	0	0	0	0	0	1	0	1	0	9	0	0	9	0	16	0	0	16	26
Hourly Total	0	0	0	0	**0**	0	0	3	0	**3**	1	24	1	0	**26**	0	39	0	0	**39**	**68**
1500 - 1515	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	6	0	0	6	15
1515 - 1530	0	0	1	0	1	0	0	0	0	0	0	9	0	0	9	0	6	0	0	6	16
1530 - 1545	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	3	0	0	3	6
1545 - 1600	0	0	0	0	0	0	0	1	0	1	1	4	0	0	5	0	3	0	0	3	9
Hourly Total	0	0	1	0	**1**	0	0	1	0	**1**	1	25	0	0	**26**	0	18	0	0	**18**	**46**
1600 - 1615	0	0	0	0	0	0	0	0	0	0	1	6	0	0	7	0	5	0	0	5	12
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	0	5	0	0	5	10
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	3	0	0	3	4
1645 - 1700	0	0	0	0	0	0	0	1	0	1	0	4	0	0	4	0	7	0	0	7	12
Hourly Total	0	0	0	0	**0**	0	0	1	0	**1**	1	16	0	0	**17**	0	20	0	0	**20**	**38**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	7	0	0	7	9
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	2
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	7	0	0	7	11
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	1	0	0	1	4
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	10	0	0	**10**	0	16	0	0	**16**	**26**
1800 - 1815	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	9	0	0	9	11
1815 - 1830	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	1	0	0	1	4
1830 - 1845	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	8	0	0	8	9
1845 - 1900	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	2	1	0	3	6
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	9	0	0	**9**	0	20	1	0	**21**	**30**
Grand Total	0	0	7	0	**7**	3	0	20	0	**23**	6	304	3	1	**314**	0	306	2	0	**308**	**652**
Approach %	0.00	0.00	100.00	0.00	-	13.04	0.00	86.96	0.00	-	1.91	96.82	0.96	0.32	-	0.00	99.35	0.65	0.00	-	
Intersection %	0.00	0.00	1.07	0.00	1.07	0.46	0.00	3.07	0.00	3.53	0.92	46.63	0.46	0.15	48.16	0.00	46.93	0.31	0.00	47.24	

12-Hour Traffic Volumes



APPENDIX D
CRASH DATA

CRASH SUMMARY REPORT

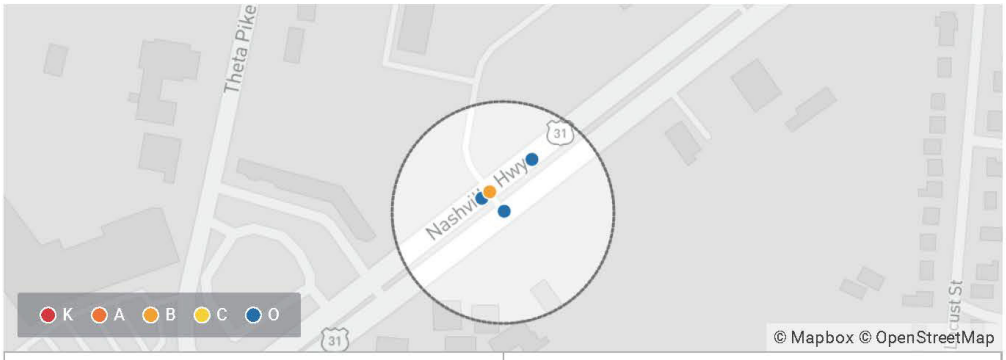
Nashville Highway & CPWS Site Access

Created on December 14, 2023
Created by Kayla Ferguson
Data extents: December 1, 2022 to November 30, 2023

TN TDOT Department of Transportation

Applied Filters

Shape: Circle | 250 ft



Total Crashes	4	Fatal Crashes	0

Summary		Crash
Total Crashes	4	100.00%
+ 5 more	0	0%

Type of Crash		Crash
(O) Property-Damage Only	3	75.00%
(B) Suspected Minor Injury	1	25.00%
+ 3 more	0	0%

Date of Crash (Year)		Crash
2023	4	100.00%
+ 9 more	0	0%

Manner of First Collision		Crash
Rear-End	1	25.00%
Sideswipe, Same Dir	1	25.00%
Angle	0	0.00%

First Harmful Event		Crash
Vehicle in Transport	2	50.00%
+ 63 more	0	0%

Crash Location		Crash
Along Roadway	4	100.00%
+ 6 more	0	0%

Light Conditions		Crash
Dark-Lighted	1	25.00%
Daylight	1	25.00%
+ 6 more	0	0%

Weather Conditions		Crash
Clear	2	50.00%
+ 11 more	0	0%



APPENDIX E
2023 SIGNAL WARRANT ANALYSES

Hourly Period for Evaluation	Eastbound Nashville Highway				Westbound Nashville Highway				Northbound CPWS Site Access				Southbound Kroger Site Access			
	L	T	R	App	L	T	R	App	L	T	R	App	L	T	R	App
7:00 - 8:00 AM	37	1099	1	1137	1	987	3	991	2	0	3	5	1	0	31	32
8:00 - 9:00 AM	42	885	3	930	2	934	2	938	0	0	3	3	0	0	50	50
9:00 - 10:00 AM	50	876	4	930	1	913	6	920	4	0	0	4	3	0	59	62
10:00 - 11:00 AM	64	867	2	933	0	864	11	875	0	0	1	1	1	0	75	76
11:00 - 12:00 PM	98	875	4	977	0	994	20	1014	1	0	1	2	9	0	101	110
12:00 - 1:00 PM	84	1022	1	1107	2	964	20	986	0	1	8	9	10	0	106	116
1:00 - 2:00 PM	78	998	1	1077	0	915	15	930	1	0	0	1	3	0	99	102
2:00 - 3:00 PM	84	1113	5	1202	0	1137	16	1153	0	0	0	0	6	0	105	111
3:00 - 4:00 PM	107	1288	0	1395	0	1172	25	1197	2	0	2	4	5	0	121	126
4:00 - 5:00 PM	83	1095	0	1178	0	1195	20	1215	0	0	2	2	1	0	123	124
5:00 - 6:00 PM	80	1058	0	1138	0	1147	21	1168	0	0	3	3	2	0	123	125
6:00 - 7:00 PM	57	655	0	712	0	952	15	967	0	0	0	0	8	0	98	106

Warrants Summary Report

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

Warrant	Met?	Notes
Warrant 1, Eight-Hour Vehicular Volume		
	No	
Condition A or B Met?	No	0 Hours met (8 required)
Condition A and B Met?	No	0 Hours met (8 required)
Warrant 2, Four-Hour Vehicular Volume		
	No	0 Hours met (4 required)
Warrant 3, Peak Hour		
	No	
Condition A Met?	No	0 Hours met (1 required)
Condition B Met?	No	0 Hours met (1 required)
Warrant 6, Coordinated Signal System		
	No	
Warrant 7, Crash Experience		
	No	
Traffic Volume Cond.?	No	0 Hours met (8 required)
Ped Condition?	No	0 Hours met (8 required)

Warrant 1: Eight-hour Vehicular Volume

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name:	Nashville Hwy
Major Street Direction:	EB/WB
Minor Street Direction:	NB/SB

WARRANT 1 MET? **No**

Details:

Condition A Met?	No	0 Hours met (8 required) at 70%
Condition B Met?	No	0 Hours met (8 required) at 70%

Hour	Major Street Vehicles (Total of Both Approaches)		High Volume Minor Approach Vehicles		70% Standard Met? Cond. A OR Cond. B		56% Standard Met? Cond. A AND Cond. B	
					Condition A 70% Column	Condition B 70% Column	Condition A 56% Column	Condition B 56% Column
07:00 to 08:00	**2,128**		**5**		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				
07:15 to 08:15	**2,230**		**5**		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				
07:30 to 08:30	**2,225**		**5**		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				
07:45 to 08:45	**2,092**		**5**		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

08:00 to 09:00	1,868		3		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

08:15 to 09:15	1,792		1		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

08:30 to 09:30	1,745		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

08:45 to 09:45	1,794		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

09:00 to 10:00	1,850		4		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

09:15 to 10:15	1,851		4		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

09:30 to 10:30	1,832		3		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

09:45 to 10:45	1,857		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

10:00 to 11:00	1,808		1		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

10:15 to 11:15	1,856		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

10:30 to 11:30	1,955		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

10:45 to 11:45	1,954		7		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

11:00 to 12:00	1,991		9		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

11:15 to 12:15	2,034		12		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

11:30 to 12:30	2,045		11		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

11:45 to 12:45	2,039		12		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

12:00 to 13:00	2,093		10		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

12:15 to 13:15	2,024		8		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

12:30 to 13:30	1,985		7		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

12:45 to 13:45	2,032		4		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

13:00 to 14:00	2,007		3		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

13:15 to 14:15	2,076		3		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

13:30 to 14:30	2,180		3		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

13:45 to 14:45	2,215		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

14:00 to 15:00	2,355		6		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

14:15 to 15:15	2,502		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

14:30 to 15:30	2,565		4		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

14:45 to 15:45	2,633		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

15:00 to 16:00	2,592		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

15:15 to 16:15	2,520		6		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

15:30 to 16:30	2,472		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

15:45 to 16:45	2,413		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

16:00 to 17:00	2,393		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

16:15 to 17:15	2,387		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

16:30 to 17:30	2,421		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

16:45 to 17:45	2,389		4		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

17:00 to 18:00	2,306		3		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

17:15 to 18:15	2,204		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

17:30 to 18:30	1,988		7		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

17:45 to 18:45	1,833		7		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

18:00 to 19:00	1,679		8		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

18:15 to 19:15	1,186		5		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

18:30 to 19:30	750		2		No	No	No	No
Condition A	Volume >= 70% column (420)?	Yes	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	Yes	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	Yes	**Volume >= 56% column (42)?**	No				

18:45 to 19:45	351		1		No	No	No	No
Condition A	Volume >= 70% column (420)?	No	Volume >= 70% column (105)?	No				
	Volume >= 56% column (336)?	Yes	Volume >= 56% column (84)?	No				
Condition B	**Volume >= 70% column (630)?**	No	**Volume >= 70% column (53)?**	No				
	Volume >= 56% column (504)?	No	**Volume >= 56% column (42)?**	No				

Warrant 2: Four-hour Vehicular Volume

1: Nashville Hwy & CPWS/Kroger

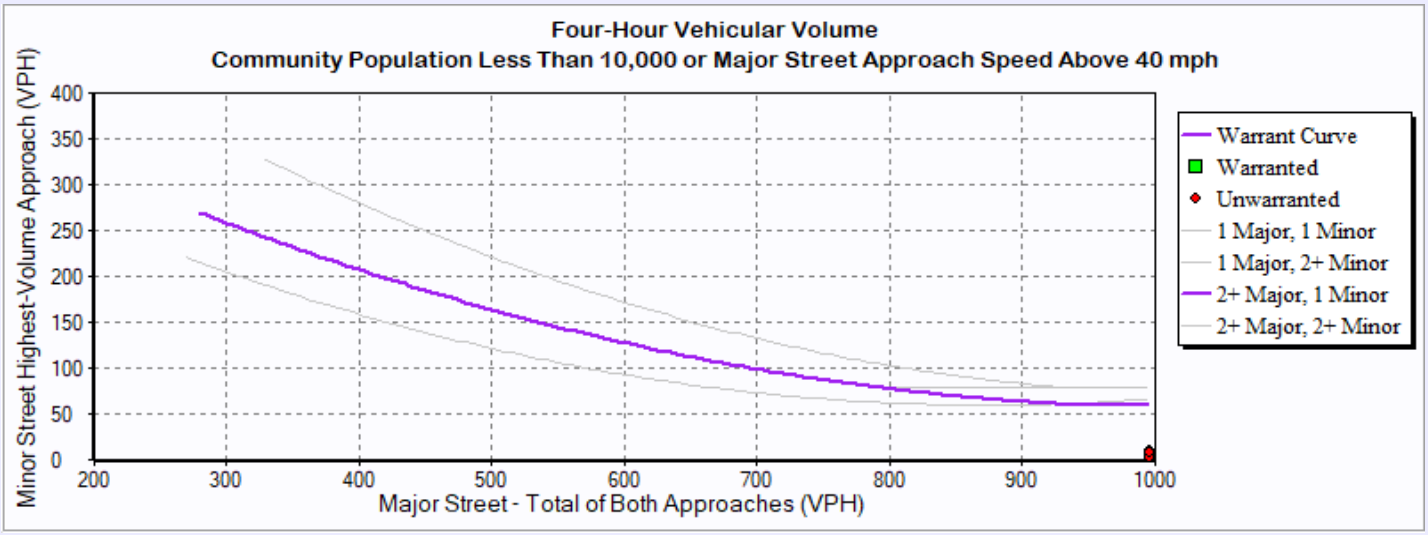
Intersection Information:

	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

Warrant 2 Met? **No**

Details:

Notes	0 Hours met (4 required)
Low population?	No



Hourly Volumes

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
00:00:00 - 01:00:00	0.00	0.00
01:00:00 - 02:00:00	0.00	0.00
02:00:00 - 03:00:00	0.00	0.00
03:00:00 - 04:00:00	0.00	0.00
04:00:00 - 05:00:00	0.00	0.00
05:00:00 - 06:00:00	0.00	0.00
06:00:00 - 07:00:00	0.00	0.00
07:00:00 - 08:00:00	2,128.00	5.00
08:00:00 - 09:00:00	1,868.00	3.00
09:00:00 - 10:00:00	1,850.00	4.00
10:00:00 - 11:00:00	1,808.00	1.00
11:00:00 - 12:00:00	1,991.00	9.00
12:00:00 - 13:00:00	2,093.00	10.00
13:00:00 - 14:00:00	2,007.00	3.00
14:00:00 - 15:00:00	2,355.00	6.00
15:00:00 - 16:00:00	2,592.00	5.00
16:00:00 - 17:00:00	2,393.00	2.00
17:00:00 - 18:00:00	2,306.00	3.00
18:00:00 - 19:00:00	1,679.00	8.00
19:00:00 - 20:00:00	0.00	0.00
20:00:00 - 21:00:00	0.00	0.00
21:00:00 - 22:00:00	0.00	0.00
22:00:00 - 23:00:00	0.00	0.00
23:00:00 - 00:00:00	0.00	0.00

Warranted Volumes

Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)

Warrant 3: Peak Hour

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

Warrant 3 Met? **No**

Details

Low Population? No

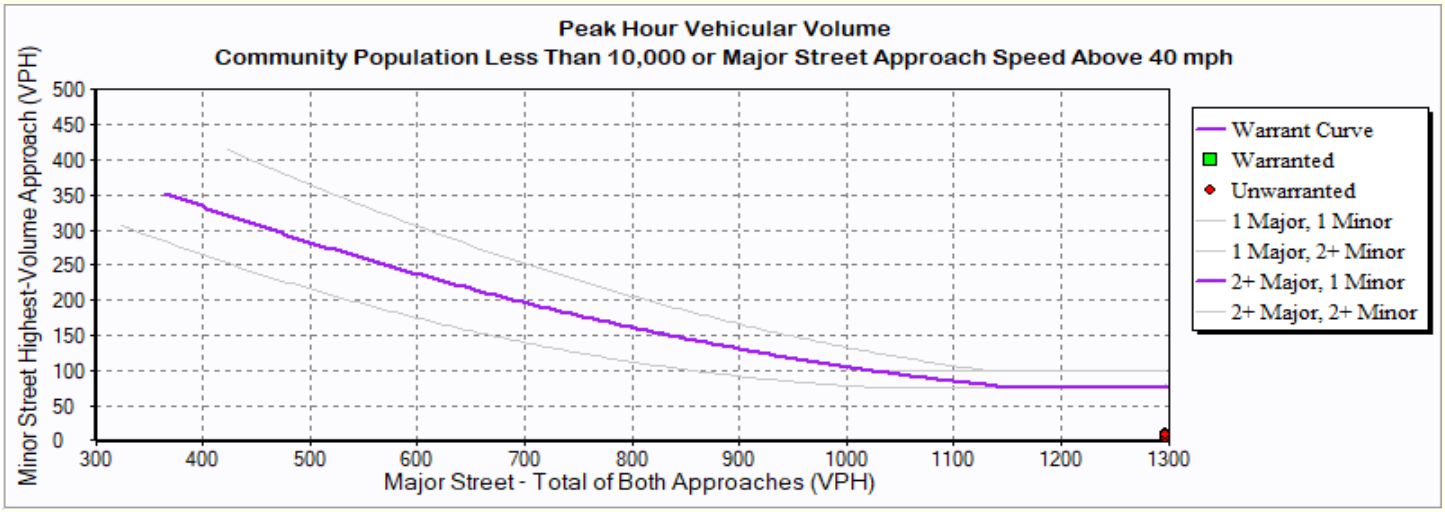
Condition A Met? No

Notes 0 Hours met (1 required)

Condition B Met? No

Notes 0 Hours met (1 required)

Minor Approach Time Delay Condition Met?	Not Met
Minor Approach Volume Condition Met?	Met
Total Entering Intersection Volume Condition Met?	Not Met



Hour	Major Street Total All Approaches (vph)	Minor Street Highest Volume Approach (vph)
7:00	2,128	5
8:00	1,868	3
9:00	1,850	4
10:00	1,808	1
11:00	1,991	9
12:00	2,093	10
13:00	2,007	3
14:00	2,355	6
15:00	2,592	5
16:00	2,393	2
17:00	2,306	3
18:00	1,679	8

Warrant 4: Pedestrian Volume

1: Nashville Hwy & CPWS/Kroger

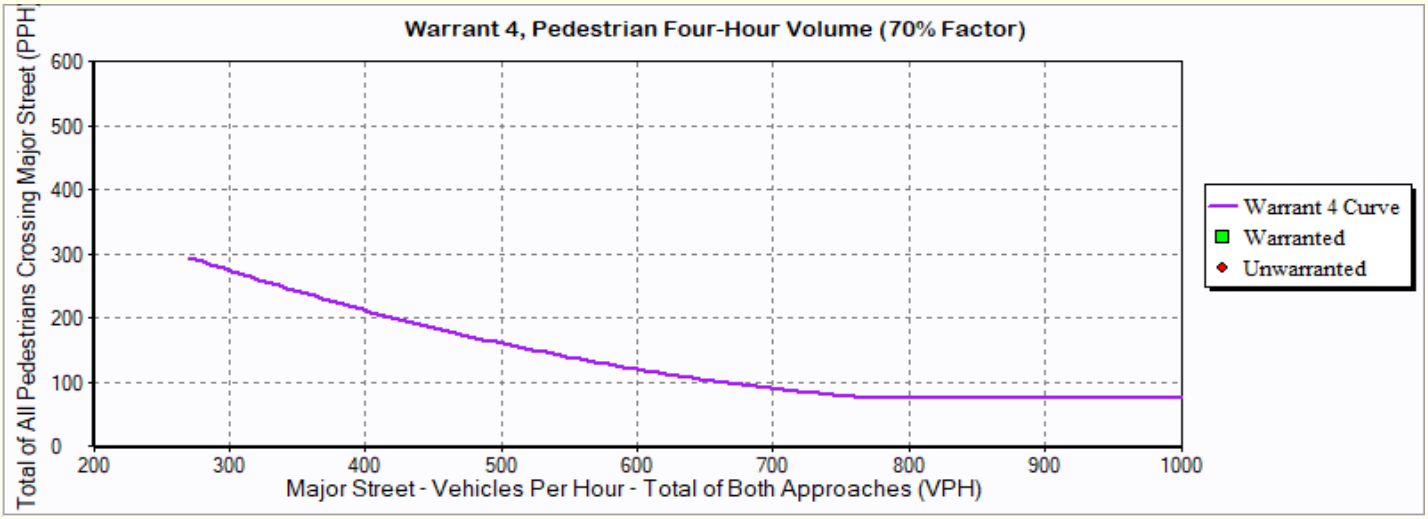
Intersection Information:

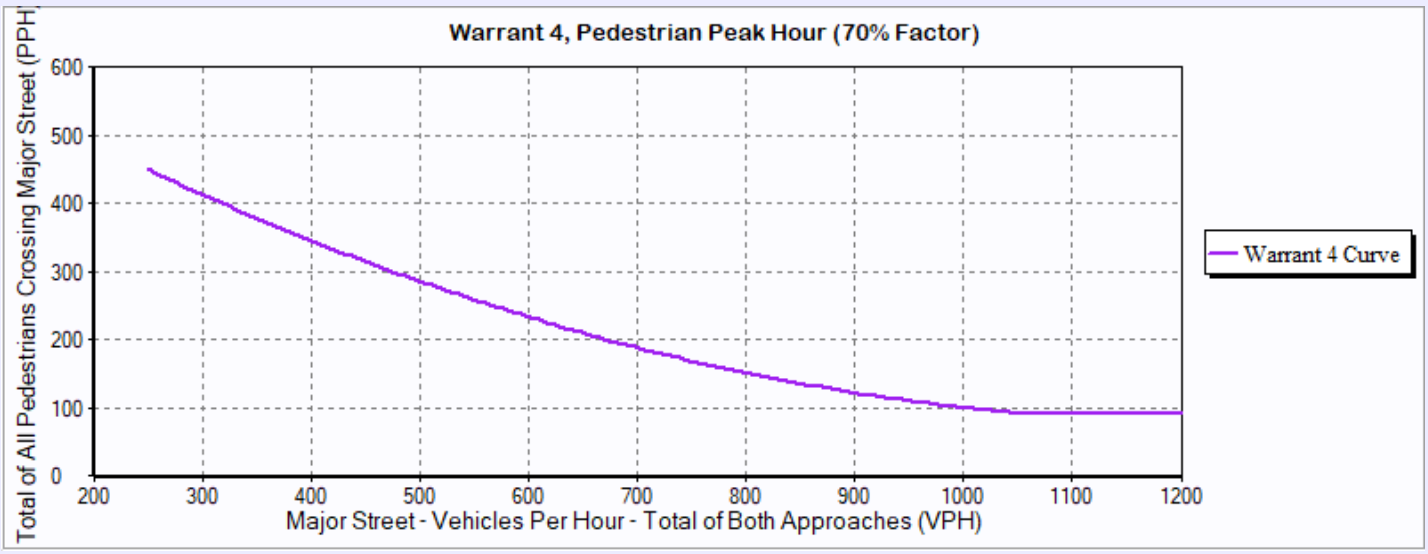
	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

WARRANT 4 MET ? **No**

Details

Pedestrian Four Hour Volume Warrant Met?	No		
Pedestrian Peak Hour Warrant Met?	No	Notes	0 Hours met (4 required)
Speed Limit or 85th Percentile Speed on Major Street > 35mph, or Intersection lies within an Isolated Community with Population < 10,000?	Yes		




Warrant 4, Pedestrian Peak Hour (70% Factor)
Total of All Pedestrians Crossing Major Street (PPH)
600
500
400
300
200
100
0
200
300
400
500
600
700
800
900
1000
1100
1200
Major Street - Vehicles Per Hour - Total of Both Approaches (VPH)
Warrant 4 Curve

Warrant 5: School Crossing

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name	Nashville Hwy
Major Street Direction	EB/WB

WARRANT 5 MET? **No**

Details:

Time Period Interval for Students Crossing (min)	0
Number of Students Crossing in Time Period	0
Number of Adequate Gaps in Time Period	0
Other Remedial Measures Attempted?	No
Adjacent Signal on EB approach?	Yes
Distance to signal on EB Approach (ft)	715
Adjacent Signal on WB approach?	Yes
Distance to signal on WB Approach (ft)	775
Will New Signal Restrict Progressive Traffic?	No

Warrant 6: Coordinated Signal System

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name	Nashville Hwy
Major Street Direction	EB/WB

WARRANT 6 MET? **No**

Details:

Approach Direction & Name	Acceptable Platooning?	Adjacent Coordinating Signal?	Adjacent Intersection Distance
SB Approach (Kroger Site Access)	Yes	No	N/A
NB Approach (CPWS Site Access)	Yes	No	N/A
WB Approach (Nashville Hwy)	Yes	Yes	775.00
EB Approach (Nashville Hwy)	Yes	Yes	715.00

Unacceptable Platooning? (At least one approach)	Distance to Closest Signal (Must be N/A or > 1000)
No	715.00

Warrant 7: Crash Experience

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name	Nashville Hwy
Major Street Direction	EB/WB
Minor Street Direction	NB/SB

WARRANT 7 MET? **No**

Details:

Low Population?	No	Traffic Volume Condition Met?	No
Major Street Speed Limit	45		0 Hours Met (8 Required)
Major Street 85th-% tile Speed	0.00	Ped Volume Condition Met?	No
			0 Hours Met (8 Required)

Qualifying Crashes **1**

Adequate Alternative Trials? No

Hour	Traffic Volumes				Pedestrian Volumes			
	Major Street Vehicles	Minor Street Vehicles	80% Standard Met? A or B		Northbound Ped Volumes		Southbound Ped Volumes	
			Condition A	Condition B	Peds	> 80?	Peds	> 80?
07:00 to 08:00	2,128	5	No	No	0	No	0	No
07:15 to 08:15	2,230	5	No	No	0	No	0	No
07:30 to 08:30	2,225	5	No	No	0	No	0	No
07:45 to 08:45	2,092	5	No	No	0	No	0	No
08:00 to 09:00	1,868	3	No	No	0	No	0	No
08:15 to 09:15	1,792	1	No	No	0	No	0	No
08:30 to 09:30	1,745	2	No	No	0	No	0	No

08:45 to 09:45	1,794	2	No	No	0	No	0	No
09:00 to 10:00	1,850	4	No	No	0	No	0	No
09:15 to 10:15	1,851	4	No	No	0	No	0	No
09:30 to 10:30	1,832	3	No	No	0	No	0	No
09:45 to 10:45	1,857	2	No	No	0	No	0	No
10:00 to 11:00	1,808	1	No	No	0	No	0	No
10:15 to 11:15	1,856	2	No	No	0	No	0	No
10:30 to 11:30	1,955	5	No	No	0	No	0	No
10:45 to 11:45	1,954	7	No	No	0	No	0	No
11:00 to 12:00	1,991	9	No	No	0	No	0	No
11:15 to 12:15	2,034	12	No	No	0	No	0	No
11:30 to 12:30	2,045	11	No	No	0	No	0	No
11:45 to 12:45	2,039	12	No	No	0	No	0	No
12:00 to 13:00	2,093	10	No	No	0	No	0	No
12:15 to 13:15	2,024	8	No	No	0	No	0	No
12:30 to 13:30	1,985	7	No	No	0	No	0	No
12:45 to 13:45	2,032	4	No	No	0	No	0	No

13:00 to 14:00	2,007	3	No	No	0	No	0	No
13:15 to 14:15	2,076	3	No	No	0	No	0	No
13:30 to 14:30	2,180	3	No	No	0	No	0	No
13:45 to 14:45	2,215	5	No	No	0	No	0	No
14:00 to 15:00	2,355	6	No	No	0	No	0	No
14:15 to 15:15	2,502	5	No	No	0	No	0	No
14:30 to 15:30	2,565	4	No	No	0	No	0	No
14:45 to 15:45	2,633	5	No	No	0	No	0	No
15:00 to 16:00	2,592	5	No	No	0	No	0	No
15:15 to 16:15	2,520	6	No	No	0	No	0	No
15:30 to 16:30	2,472	5	No	No	0	No	0	No
15:45 to 16:45	2,413	2	No	No	0	No	0	No
16:00 to 17:00	2,393	2	No	No	0	No	0	No
16:15 to 17:15	2,387	5	No	No	0	No	0	No
16:30 to 17:30	2,421	5	No	No	0	No	0	No
16:45 to 17:45	2,389	4	No	No	0	No	0	No
17:00 to 18:00	2,306	3	No	No	0	No	0	No

17:15 to 18:15	2,204	5	No	No	0	No	0	No
17:30 to 18:30	1,988	7	No	No	0	No	0	No
17:45 to 18:45	1,833	7	No	No	0	No	0	No
18:00 to 19:00	1,679	8	No	No	0	No	0	No
18:15 to 19:15	1,186	5	No	No	0	No	0	No
18:30 to 19:30	750	2	No	No	0	No	0	No
18:45 to 19:45	351	1	No	No	0	No	0	No

Warrant 8: Roadway Network

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name	Nashville Hwy
Major Street Direction	EB/WB
Minor Street Direction	NB/SB

WARRANT 8 MET? (A or B) Yes

Details:

Growth Rates % (per year)

	NB	SB	EB	WB
L	0.00	0.00	0.00	0.00
T	0.00	0.00	0.00	0.00
R	0.00		0.00	0.00

Condition A, Total Entering Volume

Existing Peak Hour	2,642
Years	0.00
Future Peak Hour	2,642
Warrant 1 in 5 Years?	Yes
Warrant 2 in 5 Years?	Yes
Warrant 3 in 5 Years?	Yes

Condition B, Non-normal Business Day

	Existing	Future
Highest Hour	0	0
Second Highest Hour	0	0
Third Highest Hour	0	0
Fourth Highest Hour	0	0
Fifth Highest Hour	0	0
Yearly Growth Rate (%)	0.00	
Years	0.00	

Condition A Met? Yes **Condition B Met?** No

Warrant 9: Intersection Near a Grade Crossing

1: Nashville Hwy & CPWS/Kroger

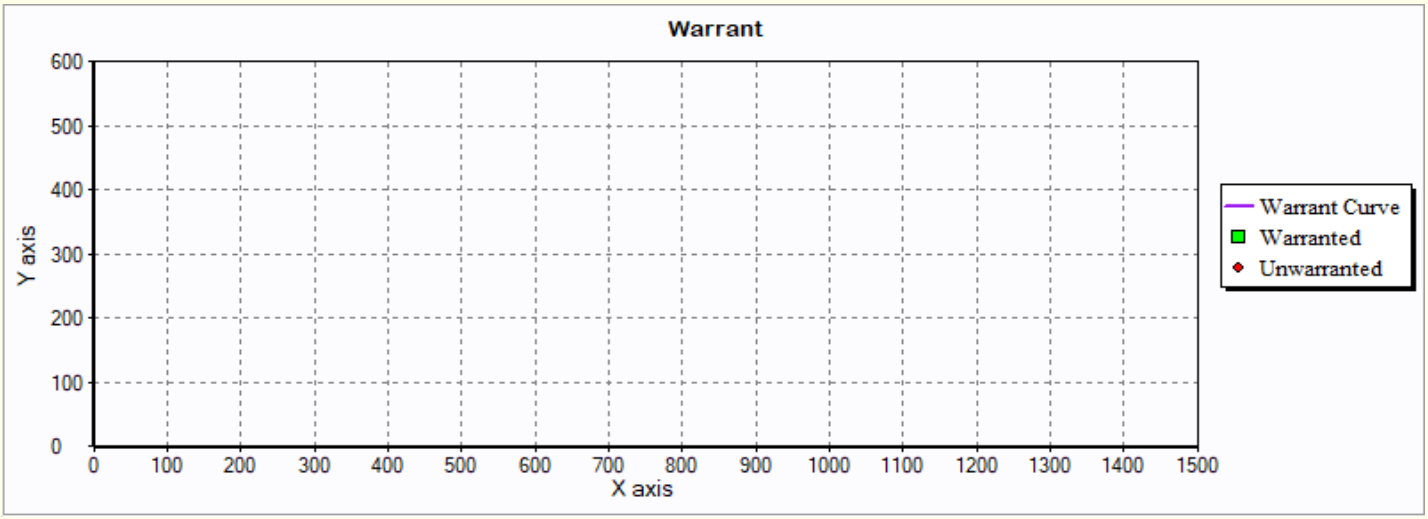
Intersection Information:

	Major Street	Minor Street
Street Name	Nashville Hwy	Kroger Site Access
Direction	EB/WB	NB/SB
Number of Lanes	2	1
Approach Speed	45	25

WARRANT 9 MET ? **No**

Details

Note **No approach with a railroad grade crossing**		
Minor street approach having a grade crossing		
Distance from the center of the track to the stop or yield line	Interpolated	
Number of occurences of rail traffic per day		Adjustment Factor
Percentage of high-occupancy buses crossing the track (%)		Adjustment Factor
Percentage of tractor-trailer trucks crossing the track (%)		Adjustment Factor
The rail traffic arrival times are uknown, the highest traffic volume hour of the day is used		



Hour	Major Street Total of Both Approaches (vph)	Minor Street Adjusted Volume Crossing Tracks (vph)

All-Way Stop Control Warrant: Multiway Stop Applications

1: Nashville Hwy & CPWS/Kroger

Intersection Information:

Major Street Name:	Nashville Hwy
Major Street Direction:	EB/WB
Minor Street Direction:	NB/SB

AWSC WARRANT MET? **No**

Details:

Condition A Met?	No	Qualifying Crashes	1
Condition B Met?	No	Major Street 85th %-tile Speed	0.00
Condition C Met?	No	Major Street Speed Limit	45

Notes: 0 Hours Met (8 Required)

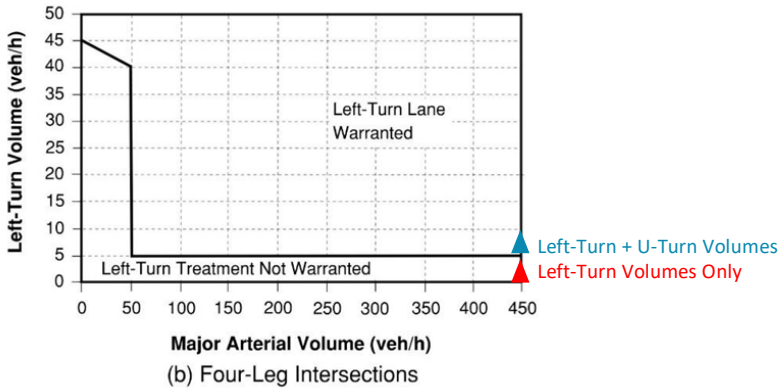
Hour	Traffic Volumes		Bicycle Volumes		Ped Volumes		Condition C		
	Major Street	Minor Street	East Bound Bicycle Volumes	North Bound Bicycle Volumes	East Bound Ped Volumes	North Bound Ped Volumes	Major Street	Minor Street	
							Veh Vol > 210	Avg(Veh + Ped + Bicycle) > 200	Delay > 30

APPENDIX F
TURN LANE WARRANT ANALYSES

Left Turn Deceleration Lane Analysis

Source: NCHRP Report 745: Left Turn Accommodations at Unsignalized Intersections
Westbound Nashville Highway at CPWS Site Access
2023 Existing Peak Hour Traffic Volumes
8:15 – 9:15 AM

TDOT HSAM, Figure 3-1: Left Turn Lane Warrant for Urban and Suburban Arterials (Unsignalized)



(b) Four-Leg Intersections

Right Turn Deceleration Lane Analysis

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide
Eastbound Nashville Highway at CPWS Site Access
2023 Existing Peak Hour Traffic Volumes
2:15-2:30 PM

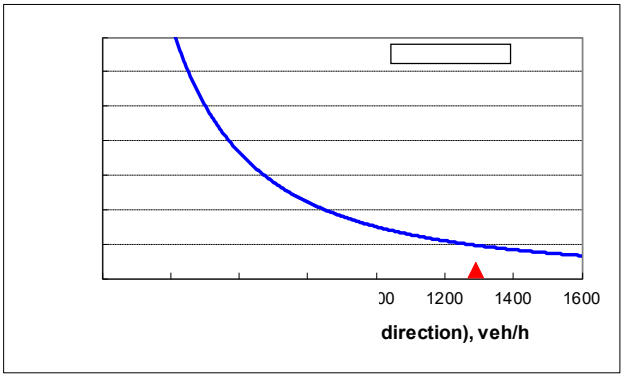
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1289
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	19
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	



APPENDIX G
EXECUTED MOU

CITY OF COLUMBIA – DEVELOPMENT SERVICES

TRAFFIC IMPACT STUDY (TIS) MEMORANDUM OF UNDERSTANDING (MOU) & AGREEMENT

CONTACT INFO (Identify primary point of contact)	
DEVELOPER/OWNER ☐ PRIMARY CONTACT	CIVIL CONSULTANT ☒ PRIMARY CONTACT
Contact Name:	Contact Name: Barney Fullington
Company: **Columbia Power and Water Systems**	Company: Inflo Design Group, LLC
Address: 201 Pickens Lane Columbia, TN 38401	Address: 7000 Executive Center Dr. Ste. 250 Brentwood, TN 37027
Email:	Email: barney.fullington@inflodesign.com
Phone: 931-388-4833	Phone: 615-727-2268

DEVELOPERS TIS CONSULTANT CONTACT INFO: *complete if study was completed by Developer's consultant.*	
Contact Name: Kayla Ferguson	Company: Burch Transportation, LLC
Address: 1114 17th Avenue South, Ste. 103, Nashville, TN 37212	
Email: kaylaferguson@burchtransportation.com	Phone: 931-265-7454

INDICATE THE LEVEL OF TIS REVIEW TO BE PERFORMED BY 3RD PARTY CONSULTANT AND CORRESPONDING FEE (SUBJECT TO STAFF CONFIRMATION):

* Level of TIS determined by the number of Daily & Peak Hour Trips per estimated trip generation calculation.

☒ Traffic Access Study ($2,900) ☐ Level I TIS ($3,900) ☐ Level II TIS ($4,800) ☐ Level III TIS (Fee TBD)

TRANSPORTATION IMPACT STUDY – MEMORANDUM OF UNDERSTANDING (MOU)

This MOU acknowledges that the transportation impact study for the following project will be prepared in accordance with the latest version of the City of Columbia Land Development Regulations.

PROJECT INFORMATION:

Name:	Columbia Power and Water Systems - Water Treatment Plan Expansion
Address:	806 Nashville Hwy, Columbia, TN 38401
Description:	Expansion of the City's existing water treatment facility
Existing Land Use (be specific):	Existing water treatment facility consisting of a 50,000-sf building used for pre-treatment, pump stations, water treatment tanks, and equipment storage
Proposed Land Use (be specific):	Same as existing (wastewater treatment facility)
Reason for Request: (Planned Unit Development, Site Plan, Rezoning)	Site Plan Submittal
Potential Development Yield (number of residential units; building square footage, projected number of employees, hours of operations):	Additional 12,000-sf pre-treatment facility, pump stations, 5,600-sf maintenance facility, 6,000-sf chemical building

☐ Attach a site map and a trip generation table with a description of the proposed land uses, ITE rates, estimated daily, morning, midday and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc.

☐ Attach a conceptual development plan showing all access points and adjacent streets.

Project Buildout Year: 2026	Ambient or CMP Growth Rate (% Per Year):
STUDY INTERSECTIONS: *use additional pages as necessary	
1. Nashville Hwy (US 31/SR 99) & Existing Access	9.
2.	10.
3.	11.
4.	12.
5.	13.
6.	14.
7.	15.
8.	16.

TRIP CREDITS (EXACT AMOUNT OF CREDIT SUBJECT TO APPROVAL BY CITY OF COLUMBIA):

	YES	(indicate __% of total trips)	NO
Transit Usage	☐	%	☐
Existing Active Land Use	☐	%	☐
Previous Land Use	☐	%	☐
Internal Trip	☐	%	☐
Pass-By Trip	☐	%	☐

3RD PARTY TRAFFIC CONSULTANT CONTACT INFO:	☐ NEEL SCHAFFER		X VOLKERT
NEEL SCHAFFER - GREG JUDY		VOLKERT – DYAN DAMRON	
201 E. Main Street, Suite 325 Murfreesboro, TN 37130		302 Innovation Drive, Suite 100 Franklin, TN 37067	
greg.judy@neel-schaffer.com	615-217-0500	dyan.damron@volkert.com	615-656-1845

MEMORANDUM OF UNDERSTANDING SIGN OFF:

	Name	Signature	Date
APPLICANT:	Mike Harris	Mike Harris	11-21-23

*As applicant, I agree to pay 100% of the review fee. ***Paid to the City of Columbia.***

I understand that no work will commence until FULL payment is received and that it is NON-REFUNDABLE.

	Name	Signature	Date
3RD PARTY TRAFFIC CONSULTANT:	Dyan Damron, PE, PTP	Dyan C Damron	11/30/23
CITY ENGINEER:	GLENN HARPER		1/24/24
DIRECTOR OF DEVELOPMENT SERVICES:	Paul Keltner	Paul Keltner	1/25/24

Comprehensive Plan Compliance Statement

For

CPWS Existing Water Treatment Plant Expansion

The design team met with staff numerous times over several years as project plans were developed to discuss the project. The treatment plant facility is an unusual land use compared to surrounding areas. While the plant has existed and remained relatively unchanged for many years, an upgrade to the plant is imperative. In order to implement this expansion in a way that complies with zoning requirements in place today a number of potential zoning classifications were considered. The result of those discussions is to pursue PUD-MU zoning. The consensus was that the customized standard afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.

Description of Proposed Zone

For

CPWS Existing Water Treatment Plant Expansion

This application involves two tracts along Nashville Highway; 1) The existing CPWS water treatment plant tract at 806 Nashville Highway which was place in service in 1954, 2) The former American Legion tract recently purchased by CPWS which is adjacent to and directly north of the original parcel. The tracts are currently zoned CD-4C and CD-3 respectively.

The existing treatment plant serves the City of Columbia and the majority of the entire county. Due to exceptional growth in the region and to provide a water system with increased reliability and resiliency, an expansion/upgrade to the facility is imperative. This project is part of a proactive long term comprehensive plan developed by CPWS to meet the water needs of the City of Columbia and Maury County.

The design team met with staff numerous times over several years as project plans were developed to discuss the project. The treatment plant facility is an unusual land use compared to surrounding areas. While the plant has existed and remained relatively unchanged for many years, an upgrade to the plant is imperative. In order to implement this expansion in a way that complies with zoning requirements in place today a number of potential zoning classifications were considered. The result of those discussions is to pursue PUD-MU zoning. The consensus was that the customized standard afforded by PUD-MU will better implement the City Center Urban Village future land use classification than any available character district or special district while accommodating this unique land use.

CPWS

April 1, 2024
Jonathan Hardin
Columbia Power & Water Systems

RE: Water Availability Letter
Water Treatment Plant Expansion
806 Nashville Highway, Columbia, TN
Tax Map 90I Group B, Parcel 5.00
Columbia, Maury County, Tennessee

Dear Mr. Hardin:

We have evaluated the fire flow requirements for the proposed expansion of the water treatment plant on Nashville Highway in the water system hydraulic model and we are able to meet a fire-flow capacity of 3,000 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 required fire flow according to the following requirements:

- A new minimum size 10-inch diameter looped main connected to the existing 30-inch diameter transmission main and providing a minimum of two hydrants will be installed around the perimeter of the protected area.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com.

Sincerely,

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

CITY OF COLUMBIA. DEED.
EXECUTED BY WAVERLY H. JACKSON, ET UX.
DATED MARCH 21, 1953. FILED MARCH 26, 1953
at 10:16 A. M. REGISTERED MARCH 27, 1953.

STATE OF TENNESSEE. COUNTY OF MAURY.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, we, Waverly H. Jackson and wife, Alleen Overton Jackson, have this day bargained and sold and do by these presents transfer and convey unto the City of Columbia, a municipal corporation, operating the Columbia Water System, the following described tract or parcel of land located in the Ninth Civil District of Maury County, Tennessee, to wit:

"Beginning at a point in the right of way of U. S. Highway 31 and on the east side thereof, said point being the southwest corner of the property of W. H. Jackson and the northwest corner of the property of W. C. Walters, running thence with the east margin of the right of way of said highway north 49° 15' east 597.8 feet to a concrete highway marker; thence south 40° 45' east 15 feet to a concrete highway marker; thence north 49° 15' east 320 feet to a concrete monument; thence leaving said highway south 40° 45' east 410.7 feet; thence south 1° 45' west 291.1 feet to a monument; thence south 89° 56' west 905.3 feet; thence north 82° 34' west 58.5 feet to the point of beginning, containing 7.729 acres, more or less."

In addition to the tract above conveyed there is also conveyed for the same consideration hereinabove shown, a permanent easement and right of way for water lines and electric lines to and from the above described tract, said easement to be 12 feet in width and lying six feet on either side of a center line, said easement being more particularly described as follows:

"Beginning at a point in the eastern property line of W. H. Jackson and the western property line of H. H. Poteet, said point being north 0° .04' east 231.6 feet from the southeast corner of the property of W. H. Jackson running thence north 89° 35' west 295.55 feet.

The above described tract and the tract over which the above easement is conveyed is a part of the property conveyed to Waverly H. Jackson and wife, Alleen Overton Jackson, by deed of record in Book 239, Page 164 of the Register's Office of Maury County, Tennessee."

TO HAVE AND TO HOLD, said property unto the said City of Columbia, its successors and assigns, together with all right, title, interest, easements and appurtenances thereunto belonging forever.

We covenant with the said City of Columbia, that we are lawfully seized and possessed of the above described property, have good right to sell and convey the same and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and legal representatives, to forever warrant and defend the title to the above described property unto the said City of Columbia, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this the 21 day of March, 1953.

WAVERLY H. JACKSON
Waverly H. Jackson

ALLEEN OVERTON JACKSON
Alleen Overton Jackson

STATE OF TENNESSEE. COUNTY OF MAURY.

Personally appeared before me, C. H. Denton, Notary Public in and for said County and State, the above named Waverly H. Jackson and wife, Alleen Overton Jackson, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the above instrument for the purposes therein contained.

U. S. REVENUE STAMPS for $ X X cts. Attached to this instrument

My commission expires Jan. 17, 1954.

Witness my hand and seal at office in Columbia, Tennessee, this the 21 day of Mch. 1953.

C. H. DENTON

NOTARY PUBLIC.

NOTARY SEAL PUBLIC MAURY COUNTY, TENN.

I hereby certify that I registered the above instrument the 27 day of Mar. 1953 Register Mrs E. E. Voss

##########

CITY OF COLUMBIA. EASEMENT.

EXECUTED BY ED MATTHEWS ET UX.

DATED MARCH 17, 1953. FILED MARCH 26, 1953 at 10:17 A. M. REGISTERED MARCH 27, 1953.

This agreement this day entered into by and between Ed Matthews and wife, Jim Crews Matthews, hereinafter known as Parties of the First Part, and the City of Columbia a municipal corporation operating the Columbia Water System by and through its Board of Public Utilities, hereinafter known as Party of the Second Part, witnesseth:

Parties of the First Part for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, do hereby sell, grant and convey unto the Party of the Second Part, its successors and assigns forever, a perpetual right of way and easement to be used for the construction, operation and maintenance of the water line and necessary appliances thereto for the transmission of water upon, over and across the following tract of land owned by the Parties of the First Part, described as follows:

"Located in the Ninth Civil District of Maury County, Tennessee, bounded on the north by Criddle; on the south by Crowe; on the east by Tennessee State Highway No. 6 and on the west by Duck River.

The easement and/or right of way hereby granted shall extend 6 feet on either side of a center line, said line to have the following courses and distances, beginning at a point in the northern boundary line of the above described tract and in the southern boundary line of the property of Criddle, said point being approximately 350 feet west from the intersection with the right of way of State Highway No. 6 and the northern boundary line of the above described tract

MURPHY, COX, FRANKS & LASATER, P.C.

Daniel L. Murphy
Michael D. Cox
Jennifer Fleming Franks*
Seth M. Lasater
William S. Fleming (Retired)

207 West 8th Street
Post Office Box 90
Columbia, TN 38402
Phone: (931) 388-0832
Fax: (931) 381-9530
MEDIATION SERVICES
*Rule 31 Listed Family Law

April 29, 2021

Mr. Scott Dahlstrom
CEO/President
Columbia Power and Water Systems
501 S. James Campbell Blvd.
Columbia, TN 38401

Re: TITLE OPINION
Property in the 9th Civil District
of Maury County, Tennessee
Tax Map 90I Group B Parcel 5.00

Dear Scott:

I have examined the public record of Maury County, Tennessee, as to the real property more particularly described in deed of record in Book 357, Page 439, Register's Office, Maury County, Tennessee, and incorporated herein by reference. (See Exhibit A for description)

This examination was made as of April 29 2021, at 8:00 a.m., and in our opinion, fee simple title to said property at that time was vested in American Legion Post 19.

SPECIAL EXCEPTIONS: The following exceptions pertain to the above-described property:

1. 2021 Maury County, Tennessee and City of Columbia, Tennessee real property taxes and/or any assessments levied or assessed, and all subsequent years which constitute a lien on the property, but are not yet due and payable. If improvements are completed after January 1st of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provision of Tenn. Code Ann, §67-5-603, et seq.

2. That portion of subject property, if any, located within the boundaries of any public rights of way, including the right of way for Nashville Hwy/US 31.

3. Matters of record on Plat Book 4, Page 21 Register's Office of Maury County, Tennessee. (See Exhibit B)

4. Water utility easement of record in Book 303, Page 3, Register's Office of Maury County, Tennessee, to City of Columbia. (See Exhibit C)

5. Easement of record in Book 341, Page 164, Register's Office of Maury County, Tennessee to City of Columbia. (See Exhibit D)

6. Water utility easement of record in Book 3R1498 Page 975, Register's Office of Maury County, Tennessee, to City of Columbia. (See Exhibit E)

GENERAL EXCEPTIONS: I express no opinion and make no representation as to the following matters:

1. Any parties in possession, deficiencies in quantities of land, encroachments, boundary line disputes, or any other matter which would be disclosed by an accurate survey or inspection of the property.

2. Any public roads or public utilities which cross or encroach upon the property.

3. Any rights or claims which may have been acquired by other parties through adverse possession adverse use, or prescription.

4. Any unrecorded easements, leases, licenses, or liens, including without limitation, mechanic's and materialmen's lien and environmental liens.

5. Any inaccuracy of the index books of the Register's Office of Maury County, Tennessee, or inaccuracy in information on taxes and assessments furnished by county or city officials.

6. Any instrument void or voidable due to fraud or forgery, mental incompetence, minority, or lack of corporate authority.

7. Any undisclosed heirs, and any confusion with regard to the name or proper identity of persons in the chain of title.

8. Defects with regard to the execution and delivery of any documents relating to title.

9. Any marital rights of a spouse or former spouse of past owners not revealed in an instrument.

10. The effect of any federal court or bankruptcy proceeding not reflected in the public records in the Register's office of Maury County, Tennessee.

11. The effect of zoning or other land use regulation of any governmental agency or authority.

The items listed in the foregoing paragraph are matters which would not be revealed by an examination of the public records and, therefore, matters in which we have no means of securing the necessary information upon which to render an opinion. You may obtain some assurance with respect to these matters by obtaining an accurate survey by a qualified licensed surveyor and you may also be insured as to these matters by the utilization of title insurance.

This title opinion is issued for the sole use and benefit of the above-referenced addressee. No opinion is rendered as to the validity, legal effect, enforceability or priority of any matter herein shown.

Very truly yours,

MURPHY, COX, FRANKS & LASATER, P.C.

Daniel L. Murphy

DLM/dc

Enclosures

EXHIBIT A

Beginning at a stake in East Margin of New Nash Hi-Way, Croslers N/W Corner, Jackson's N/E corner; thence South 40 deg. And 40 min, East 60.25 feet; thence South 85 deg 19 min, East 314.3 feet to an iron pin; Crosler's S/E corner; then South 0 deg 04 min West 714.3 feet to set iron pin; Jackson's S/E corner; thence South 89 deg 56 min West 303.25 feet to an iron pin, City Water Plant's S/E Corner; thence North 1 deg. 45 min East 391.1 feet to a concrete marker; thence North in the South Margin of New Nashville Highway, City Water Plants N/E corner; thence with South margin of New Nashville Highway, North 49 deg. 15 min East 275.25 feet to the beginning. Subject to easements heretofore granted to City of Columbia, across above directly behind Water Plant, one for 12 feet (recorded in ROMC Book 341, Page 164, it is the latest and purpose of grantors to convey to the Legion Post NO 9 all of the lands owned by them lying East and South East of New Nashville Highway, all is City of Columbia, Maury County Tennessee, according to survey prepared for Herbert Griffin Post No 19, The American Legion by John J. Harris dated June 26, 1959.

INCLUDED IN THE ABOVE DESRIPTION BUT EXCLUDED FROM THE ABOVE DESCRIPTION:

EXCLUSION ONE

Property located in the Second (2nd) Civil District of Maury County, Tennessee, to-wit: Bounded on the N. by Crozier; E. by remaining portion of American Legion property; S. by The American Legion 50 ft. road or right-of-way; W. by U.S. Highway 31; and more particularly described as follows: 810 NEW NASHVILLE HIGHWAY; BEGINNING at a stake in the E. margin of U.S.31 Highway, said point being N. 49 degrees 15 minutes E, 162.5 ft. from the NW corner of The American Legion's original property, also Columbia Water System's corner; thence with the E. margin of U.S. 31 Highway N. 49 degrees 15 minutes E, 112.75 ft. to an iron pin; thence leaving Highway and With Crozier's S. 40 degrees 45 minutes E., 60.25 ft. to an iron pin, thence with same S. 85 degrees 19 minutes E. , 196.15 ft. to a stake; thence with American Legion's remaining property S. 49 degrees 15 minutes W., 250.40 ft. to a stake in margin of 50 ft. road or right-of-way; thence with road or right-of-way N. 40 degrees 45 minutes W., 200.0 feet to a point of beginning. Together with all right, title and interest of Grantor in an easement over an area 50 ft. in width and 200 ft. in length along the S. boundary of the property herein conveyed.

EXCLUSION TWO

The following described tract of land located in the Ninth (9th) Civil District of Maury County, Tennessee, more fully described as follows, to-wit:
Beginning at a concrete marker in the east margin of the right-of-way of U.S. Highway 31, the same being a common corner of Columbia Water System and the property purchased from Waverly H. Jackson, et ux by deed of record in Book 357, page 439, and the same being the northwest comer of the tract herein conveyed and running thence with the east margin of said highway north 49 deg. 15' east 112 1/2 feet to a stake; thence south 40 deg. 45' east 200 feet to a stake; thence south 49 deg. 15' west 112 1/2 feet to a point in the east margin of the Columbia Water System Property; thence with the Columbia Water System property north 40 deg. 45 ft

west 200 feet to the point of beginning, being a part of the property conveyed by deed of record in Book 357, page 439, Register's Office for Maury County, Tennessee.
There is also granted an easement over an area of 50 feet in width and 200 feet in length along the east boundary of the property herein conveyed. It is the intention of the grantors to eventually construct a private street along this 50 foot strip and when said street is completed, the grantee will have the privilege of using this street and will have access to same at any and all points adjacent to the tract herein conveyed. Until such time as such a street is constructed, the grantee will be permitted to use as a driveway so much of the 50 foot strip as will be necessary for such purposes. The Grantors agree that no structure shall be placed on this 50 foot strip adjoining the tract herein conveyed.

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"x11"

ADDRESS/LOCATION	806 & 812 Nashville Hwy		
	TAX MAP: 90I	GROUP: B	PARCEL: 1.00 & 5.00
SUMMARY OF NATURE OF REQUEST AND WORK	Rezone parcels 1.00 & 5.00 from CD-9c + CD-3 respectively to MU-PUD in association with development of a PUD Master Plan for expansion of the existing CPWS treatment plant		

DATE OF PRE-APPLICATION CONFERENCE	11-1-23	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☑ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☑ Written Legal Description copy ☑ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☑ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☑ Total acreage 12.65

Rev. 4/14/2022

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	Mike Harris	PHONE	615-306-5208
ADDRESS		EMAIL	mike.harris@inflodesign.com

PROPERTY OWNER NAME	CPWS	PHONE	931-388-4833
ADDRESS	201 Pickens Ln	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.

Mike Harris	Mike Harris	2-14-24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Columbia Power & Water		2/14/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

1201 Mapleash Rezoning

Project #:	24-0125	Location:	Map 99 Parcel 49
Applicant:	Joshua McBride	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	School

PROJECT SUMMARY

The applicant requests rezoning of a 11.99-acres on Mapleash Avenue from CD-2 (Rural Character District) to CV (Civic District). The current CD-2 zoning permits low density detached single family residences. Although the current zoning does permit civic building and uses, the district standards are intended for residential structures. The requested CV district accommodates institutional and civic uses, including campus settings. Most of the subject property is located within the City Center Urban Village future land use classification. However, where Lytle Creek crosses the site, a portion of the property is designated Hillsides & Natural Spaces.

- The requested zoning is consistent with the City Center Urban Village (CCUV) and Hillsides & Natural Spaces (HNS) future land use classification in Connect Columbia.
- The applicant has provided a concept plan depicting development of the property as a school campus.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

DRAFT

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-2	Civic (School)	School	+/- 11.99



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV/HNS	CD-2	School
North	CCUV/HNS	Unincorporated	Single Family
South	SN	CD-4	Government Facility
East	CCUV/HNS	Unincorporated	Single Family
West	CCUV	CD-3L	Religious Facility

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

DRAFT

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





Hillsides & Natural Spaces: A portion of the site is located in the Hillsides & Natural Spaces (HNS) future land use classification. The HNS is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved. The future land use classification is implemented by the CD-2 and Civic character districts, as well as PUDs.

DRAFT

Character & Intent
The Hillsides & Natural Spaces (HNS) future land use classification is comprised of visually impactful and environmentally sensitive areas within Columbia's UGB. The area is characterized by parks, civic spaces, open spaces, and legacy agricultural operations. The intent of the HNS future land use classification is to protect riparian areas, hillsides with elevations greater than 775 feet, and other sensitive lands. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes should be preserved.





Land Use Considerations
Primary land uses are civic uses, conservation, and utility facilities. Secondary land uses include agricultural uses and very-low-density housing.

Form & Pattern
Development within the HNS future land use classification is limited and should emphasize the preservation of natural and scenic features. Legacy agricultural sites may be preserved but not expanded. Existing extractive operations will gradually phase out and cease. Future development is limited to park spaces, civic uses, and occasional detached single-family homes. Rolling hills, waterways, floodplains, historic rock outcroppings, and tree cover should be preserved. New development should provide benefits to the general public in the form of preservation, storm water facilities, communications infrastructure, municipal services, or increased access to natural and recreational amenities. Complete urban services may not be available. Where parking is necessary, it is provided on-site and designed to be minimally impactful

Implementing Districts
Rural Character District CD-2
Civic CV
Residential PUD PUD-R

Implementing Standards
General Development Pattern: Isolated Uses
Density (density unites per ace): 1 du/ac
Building Height: Residential: 3 stories
Other Uses: N/A
Open Space Elements: Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



DRAFT

CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-U.**
    - The plan depicts development of the property into a campus comprised on multiple building sites.
    - The buildings on the campus enfront park like settings and walkways.
- Development of the property may require some modification of the concept plan.
    - Some aspects of the concept plan may need to be adjusted.
    - Over time, the applicant will need to identify building sites and establish the necessary paths for building enfrontment and identification of site layers.
    - As the site developments, it is possible that regulations outside of the zoning ordinance may require alteration of the plan for the campus.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.



REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its April 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. *The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its March 2024 meetings. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to provide a more detailed concept plan for the benefit of the Planning Commission.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CV zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is divided between City Center Urban Village (CCUV) and Hillsides & Natural Spaces (HNS). The requested CV (Civic) district implements the future land uses. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

The CV development standards better accommodate development of a school campus than the current CD-2 standards. The Zoning Ordinance establishes standards for common structure types placed on lots. The Ordinance arranges lots in reference to an enfrontment, typically a public thoroughfare. In most settings, especially residential neighborhoods, this produces a high quality built-environment. It also permits the efficient delivery of urban services. However, a school campus is necessarily comprised of unusual structures arranged with an internal orientation. The Civic zoning district is intended for this kind of land use. The requested zoning is appropriate for the use and location of the subject site

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

DRAFT

AGATHOS CLASSICAL SCHOOL

Columbia, Tennessee

Campus Vision

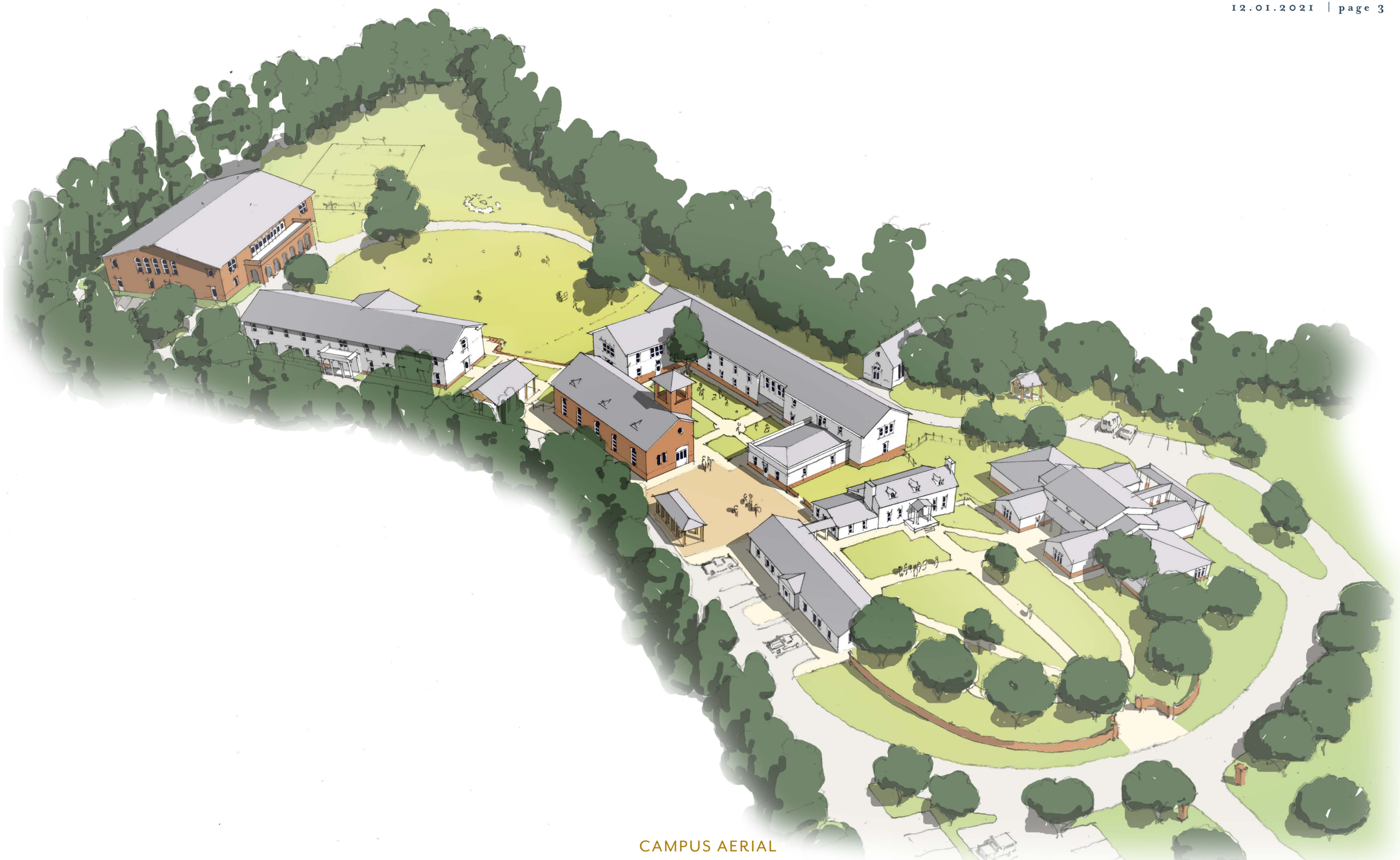
01.05.2022

HISTORICAL CONCEPTS

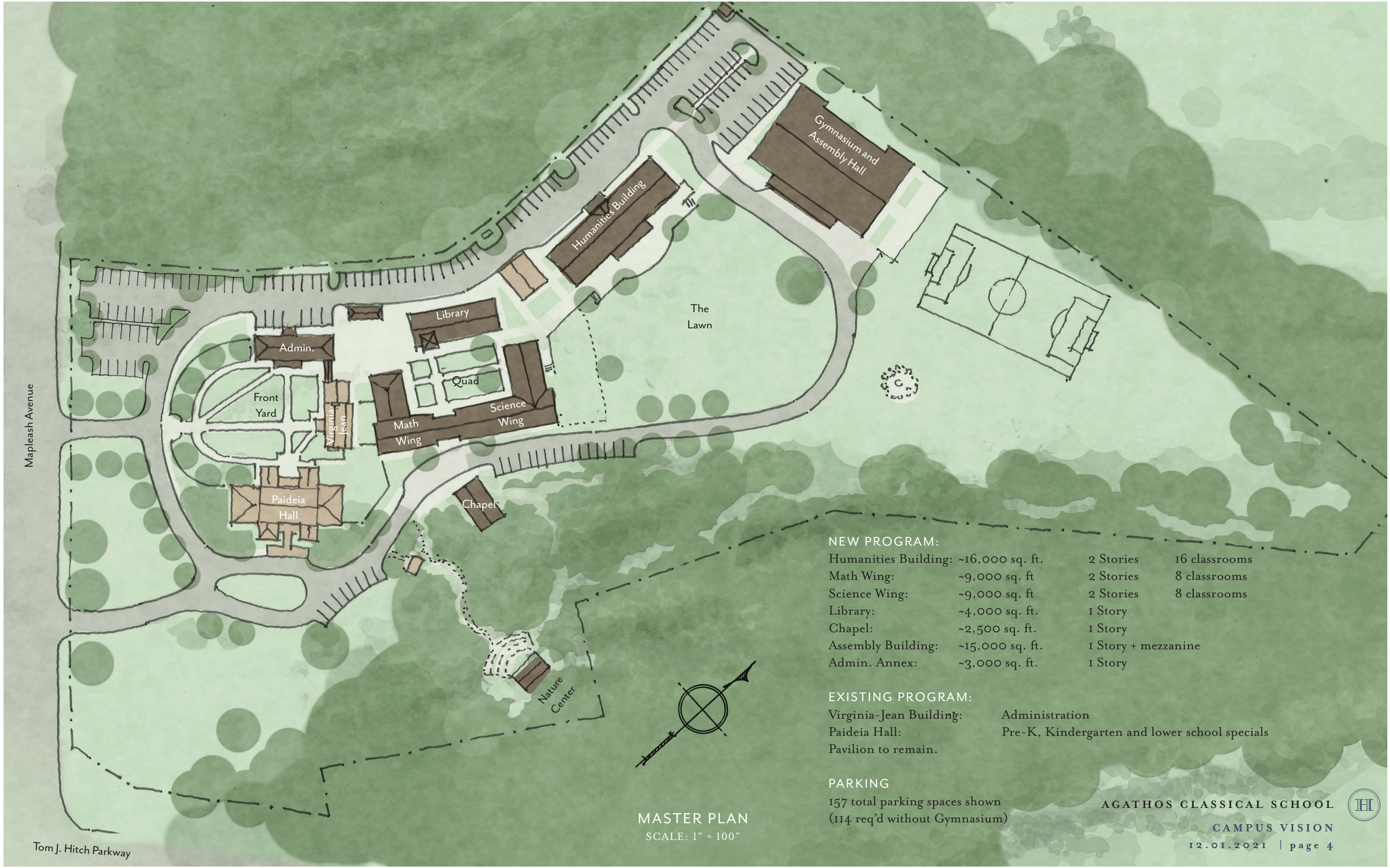
ARCHITECTURE & PLANNING



HUMANITIES BUILDING



CAMPUS AERIAL



MASTER PLAN
SCALE: 1" = 100"

NEW PROGRAM:

Humanities Building:	~16,000 sq. ft.	2 Stories	16 classrooms
Math Wing:	~9,000 sq. ft	2 Stories	8 classrooms
Science Wing:	~9,000 sq. ft	2 Stories	8 classrooms
Library:	~4,000 sq. ft.	1 Story	
Chapel:	~2,500 sq. ft.	1 Story	
Assembly Building:	~15,000 sq. ft.	1 Story + mezzanine	
Admin. Annex:	~3,000 sq. ft.	1 Story	

EXISTING PROGRAM:

Virginia-Jean Building:	Administration
Paideia Hall:	Pre-K, Kindergarten and lower school specials

Pavilion to remain.

PARKING

157 total parking spaces shown
(114 req'd without Gymnasium)

Mapleash Avenue

drop-off

Humanities Building

1
2
3
4
5
6
7
8
lobby

Terrace

Pavilion

Administration

drop-off

Courtyard

Bell-tower

Library

Front Yard

Virginia-Jean Building

Quad

Math Wing

Science Wing

Playground

Playground

The Lawn

Paideia Hall

drop-off

drop-off

Common Arts Pavilion

Chapel

To Nature Center

MASTER PLAN DETAIL

SCALE: 1" = 50"



SATELLITE OVERLAY

SCALE: 1" = 100"



PHASE I PLAN
SCALE: 1" = 100"

NON-RESIDENTIAL SITE PLAN SUBMITTAL

AGATHOS CLASSICAL SCHOOL

PRIVATE SCHOOL DEVELOPMENT

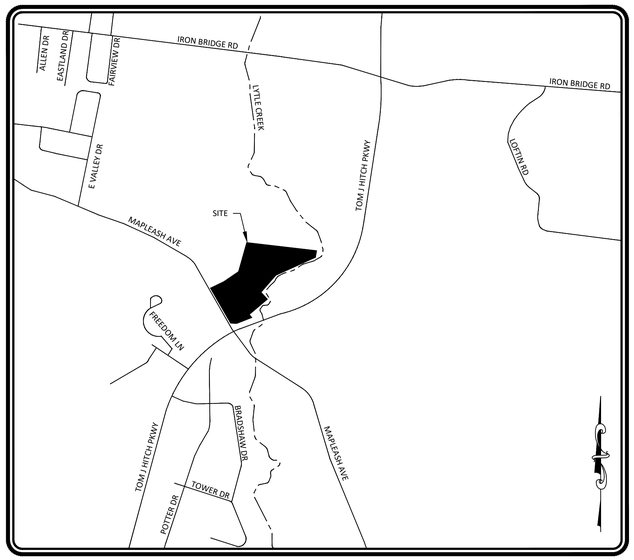
SITE DATA TABLE	
SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 30' 30' 20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES

NOTES:

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES, DATED 8/26/2019.
2. PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.

TDEC NOTICE OF COVERAGE NOTE

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 4.24 ACRES. TDEC PERMIT NUMBER IS TBD.



LOCATION MAP
NOT TO SCALE

CONTACTS

CONTACTS:

OWNER:
AGATHOS SCHOOL OF COLUMBIA
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401
931-388-0556

CIVIL ENGINEER:
CJ MURRELL
615 DESIGN GROUP
360 QUECREEK CIRCLE
SMYRNA, TN 37167
615-829-6899
cj@615designgroup.com

LANDSCAPE ARCHITECT:
JOSH GULICK
LOSE DESIGN
2809 FOSTER AVENUE
NASHVILLE, TN 37210
615-242-0040
jgulick@lose.design

SURVEYOR:
ROGER HARRAH
HARRAH & ASSOCIATES
504 AUTUMN SPRING COURT, SUITE B-15
FRANKLIN, TN 37067
615-778-0863
rogerh@harrahgroup.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN - OVERALL
C1.1	EXISTING CONDITIONS PLAN - ENLARGED
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGED
C3.0	STORMWATER POLLUTION PREVENTION PLAN
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - INTERMEDIATE-FINAL
C3.3	EROSION CONTROL DETAILS
C4.0	GRADING PLAN - OVERALL
C4.1	GRADING PLAN - ENLARGED
C4.2	POND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN - ENLARGED
C6.0	SITE DETAILS
C6.1	STORM DETAILS
A1.0	BUILDING ELEVATIONS

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No. 132173
STATE OF TENNESSEE
APRIL 2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

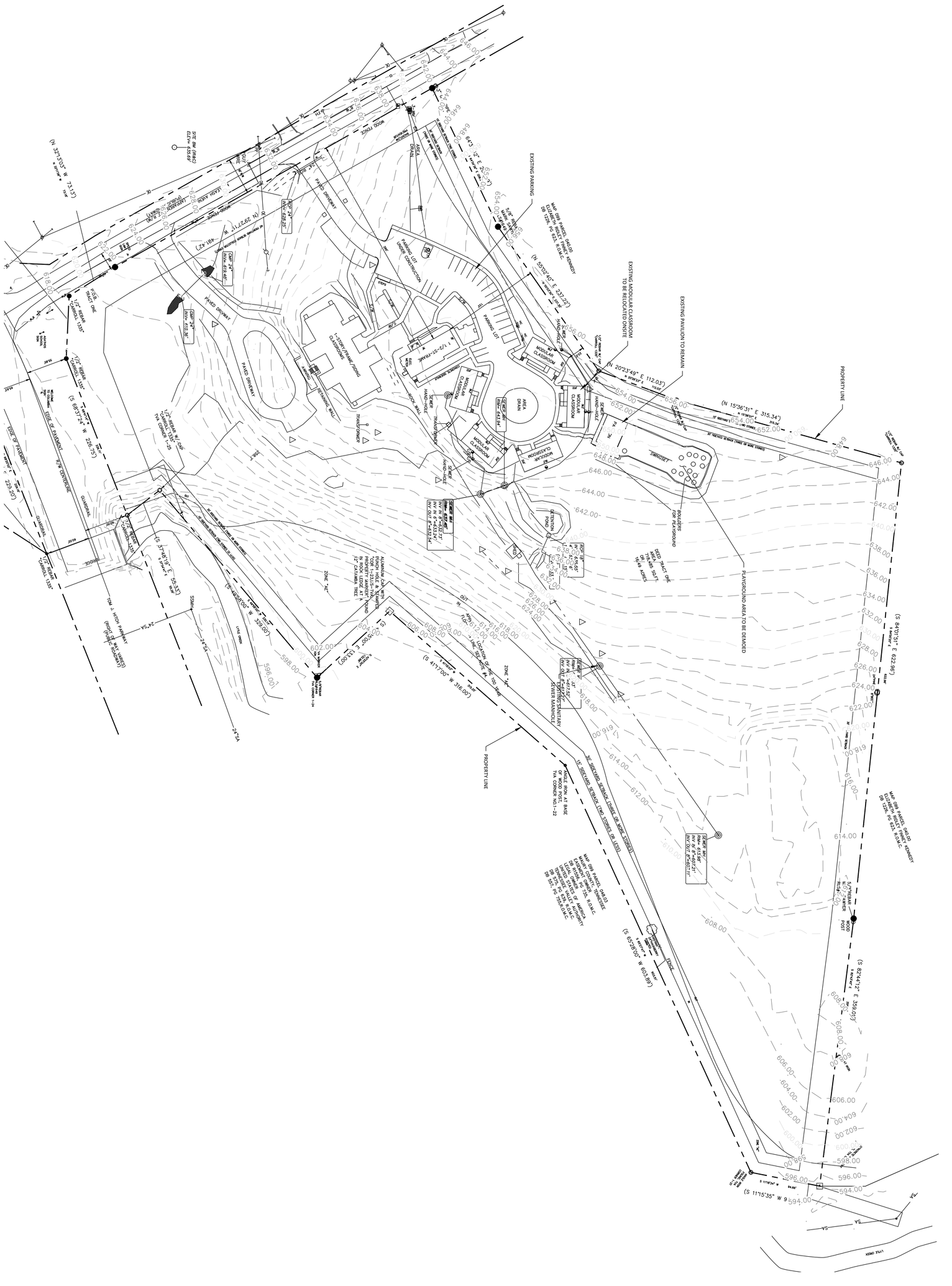
REVISIONS

NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

COVER SHEET

C0.0

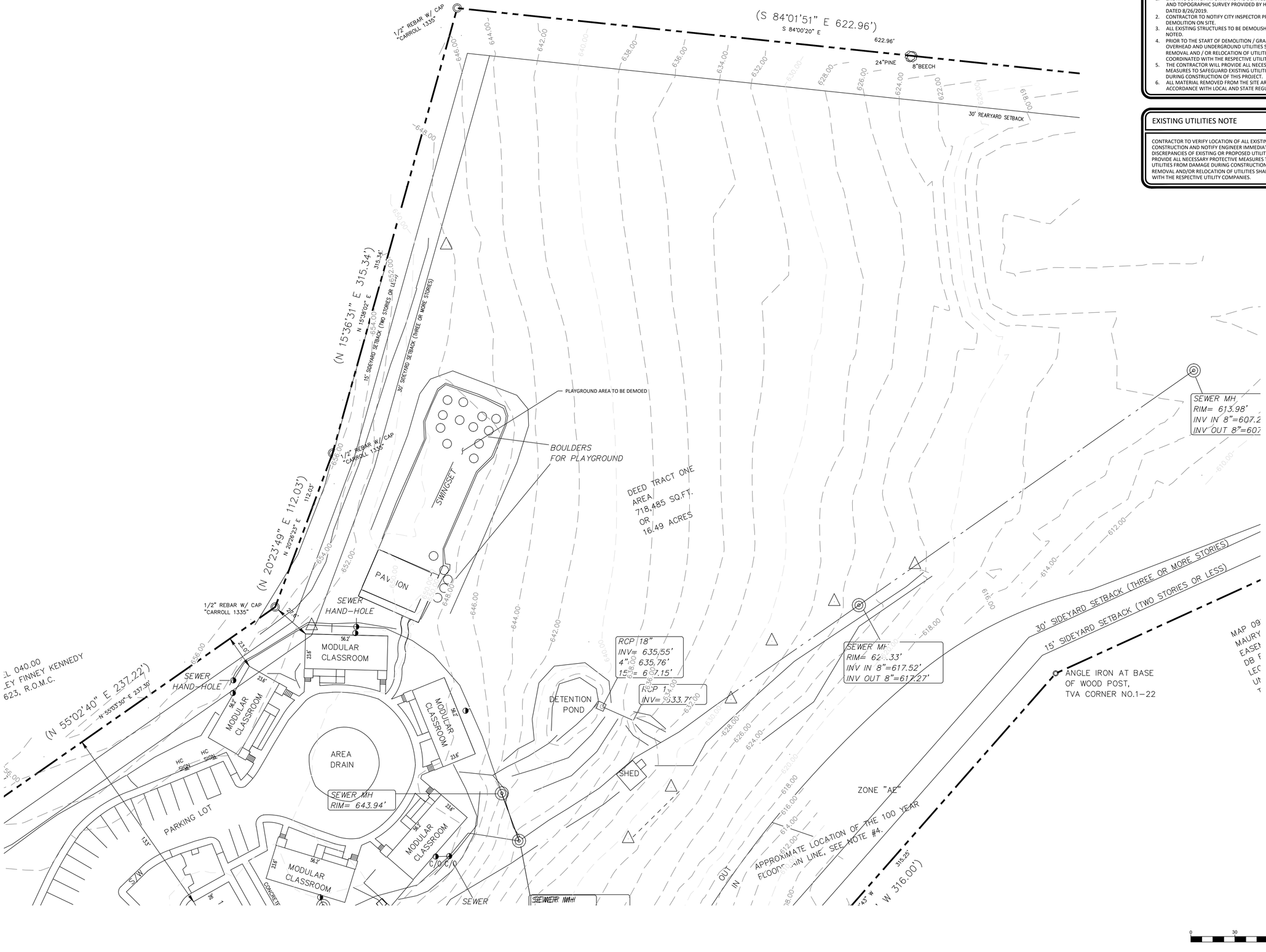

EXISTING PARKING
EXISTING MODULAR CLASSROOM TO BE RELOCATED ONSITE
EXISTING PAVILION TO REMAIN
PROPERTY LINE
PLAYGROUND AREA TO BE DEMOED
PROPERTY LINE
30' SETBACK (ZONE "AG" STANDARD OR MORE STRICT)
EDGE OF PAVEMENT
EDGE OF PAVEMENT
PAVED DRIVEWAY
PAVED DRIVEWAY
PAVED DRIVEWAY
PAVED PARKING LOT
PARKING LOT
PARKING LOT

EXISTING CONDITIONS NOTES

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES DATED 8/26/2019.
2. CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
3. ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
4. PRIOR TO THE START OF DEMOLITION / GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND / OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
6. ALL MATERIAL REMOVED FROM THE SITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

EXISTING UTILITIES NOTE

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OF EXISTING OR PROPOSED UTILITIES. CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.



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360 QUECREEK CIRCLE, CANNON, TN 37127
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COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
APRIL 2024

AGATHOS CLASSICAL SCHOOL

1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EXISTING CONDITIONS PLAN - ENLARGED

C1.1


PROPOSED DETENTION POND
PROPOSED HUMANITIES BUILDING
24.00'
24.00'
64.50'
90.62'
34.00'
EXISTING PAVILION
TIE TO EXISTING PAVEMENT
(S 84°01'51" E 622.96')
(S 82°44'12" E 359.01')
(S 17°15'35" W 94.59')
(S 65°28'00" W 603.89')
(S 41°17'20" W 316.00')
(S 48°36'10" W 349.05')
(S 37°48'19" E 55.33')
(S 68°37'24" W 226.75')
(N 64°32'42" E 206.99')
(N 55°02'40" E 257.29')
(N 20°23'48" E 117.03')
(N 12°59'51" E 313.34')
(N 29°37'11" W 401.47')
(N 32°13'03" W 73.13')
5/8"REBAR MARK SAWYER RLS#1649
WOOD POST
1/2" REBAR W/ CAP "CARROLL-1335" TYP. CORNER 1–25
ALUMINUM CAP, WITH PUNCH HOLE & STAMPED "COR 1–23,US–TVA PROPERTY MARKER" FOUND IN ROCK LEDGE AT A 12" CATAWBA TREE
IRON PIN AT BASE OF WOOD POST, TVA CORNER NO.1–22
SEWER MH RIM= 624.93' INV IN 8"=617.52' INV OUT 8"=617.57'
SEWER MH RIM= 613.98' INV IN 8"=607.21' INV OUT 8"=607.11'
SEWER MH RIM= 632.45' INV IN 8"=630.24' INV IN 8"=633.24' INV OUT 8"=630.54'
RCP 18" INV= 635.55' 4"= 635.76' 15"= 633.15'
RCP 18" INV= 633.79'
RCP 24" INV= 628.25'
CMP 24" INV= 619.48'
CMP 24" INV= 618.36'
SITE BM (IRAC) ELEV= 635.69'
P.O.B. TRACT ONE
1/2" REBAR "CARROLL-1335"
MAP 099 PARCEL 040.00 ELIZABETH RIDLEY FINNEY, KENNEDY DB 1228, PG 623, R.O.M.C.
MAP 099 PARCEL 040.00 ELIZABETH RIDLEY FINNEY KENNEDY DB 1228, PG 623, R.O.M.C.
MAP 099 PARCEL 048.00 MARSHUT COUNTY, TENNESSEE EASEMENT, PG CASEMENT, PG DB 45, PG 635, R.O.M.C. LEGAL OWNER: TVA UNITED STATES OF AMERICA TENNESSEE VALLEY AUTHORITY DB 570, PG 639, R.O.M.C. DB 507, PG 750,R.O.M.C.
DEED TRACT ONE AREA 718,485 SQ.FT. OR 16.49 ACRES
ZONE "AE"
ZONE "AE"
ZONE "AE"
ZONE "X"
APPROXIMATE LOCATION OF THE 100 YEAR FLOODPLAIN LINE, SEE NOTE #1
50' SIDEYARD SETBACK (THREE OR MORE STORIES)
50' SIDEYARD SETBACK (TWO STORIES OR LESS)
30' REARYARD SETBACK
30' FRONTYARD SETBACK
FENCE
BARBED WIRE FENCE
ROCK WALL
RETAINING WALL
PAVED DRIVEWAY
PARKING LOT UNDER CONSTRUCTION
1-STORY/FRAME/SIDING CLASSROOMS
MODULAR CLASSROOM
AREA DRAIN
SEWER HAND–HOLE
TRANSFORMER
ELEC. METER
AWNING
GUY WIRE
SSMH
24"SA
MIDDLEBURG AVENUE (UNDERBUILT BY TVA)
TOM J. HITCH PARKWAY (RIGHT OF WAY VARIED) (PUBLIC ROADWAY)
GUARDRAIL
R/W CENTERLINE
EDGE OF PAVEMENT
WELCOME TO TVA
LITTLE CREEK
TVA MONUMENT 1995
5/8"REBAR W/ CAP "CARROLL-1335"
5/8"REBAR RLS#1649 TVA CORNER 1–24
1/2" REBAR "CARROLL-1335"
1/2" REBAR "CARROLL-1335"
1/2" REBAR W/ CAP "CARROLL-1335"
1/2" REBAR W/ CAP "CARROLL-1335"
1/2" REBAR W/ CAP

SITE DATA TABLE

SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 30' 30' 20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES

NOTES:

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360 QUICKTREE CIRCLE, CANTON, TN 37187
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COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
APRIL 2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE PLAN - ENLARGED

C2.1

0 30 60 Feet

1. SWPPP REQUIREMENTS (3.0)

1.1.HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL THAT HAS THE FOLLOWING CERTIFICATIONS (3.1.1) ?
YES ■ NO □
(CHECK ALL THAT APPLY BELOW)
1.1.1. □ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL; OR
1.1.2. ■ TDEC LEVEL II CERTIFICATION

1.2.DO THE EPSC PLANS INCLUDE SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS (3.1.1)?
YES ■ NO □
IF YES, HAVE THE EPSC PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT (3.1.1)?
YES ■ NO □

1.3.DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING (5.4.1)?
YES □ NO ■
(CHECK ALL THAT APPLY BELOW)
1.3.1. □ IMPAIRED WATERS (303D FOR SILTATION OR HABITAT ALTERATION)
1.3.2. □ TENNESSEE KNOWN EXCEPTIONAL WATERS
IF YES, HAVE THE EPSC MEASURES BEEN DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YR, 24-HR STORM EVENT (5.4.1.A)? YES □ NO □
IF YES, HAVE THE EPSC PLANS BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)? YES □ NO □
IF YES, HAS THE SWPPP BEEN PREPARED BY AN INDIVIDUAL WHO HAS COMPLETED TDEC LEVEL II (5.4.1.B)?
YES □ NO □

2. SITE DESCRIPTION (3.5.1)

2.1.SITE MAP(S) (2.6.2):
USGS QUAD MAP IS INCLUDED AS THE FIRST PAGE OF THIS SWPPP.
LATITUDE: 36.1744
LONGITUDE: -86.3007

2.2.DESCRIPTION OF ALL CONSTRUCTION ACTIVITY AT THE SITE (3.5.1.A):
CONSTRUCTION OF COMMERCIAL RETAIL DEVELOPMENT WITH ASSOCIATED PARKING.

2.3.MAJOR SOIL DISTURBING ACTIVITIES (3.5.1.B):
(CHECK ALL THAT APPLY)
2.3.1. ■CLEARING AND GRUBBING
2.3.2. ■EXCAVATION
2.3.3. ■CUTTING AND FILLING
2.3.4. ■UTILITY TRENCHING
2.3.5. ■FINAL GRADING AND SHAPING

2.4.TOTAL PROJECT AREA (3.5.1.C):
2.4.1. TOTAL PROJECT: 11.99 ACRES ±
2.4.2. MITIGATION SITE (IF APPLICABLE): N/A

2.5.TOTAL AREA TO BE DISTURBED (3.5.1.C): 5 ACRES ±
2.5.1. TOTAL PROJECT: 11.9 ACRES ±
2.5.2. MITIGATION SITE (IF APPLICABLE): N/A
IF GREATER THAN 50 ACRES, IS THE CONSTRUCTION PHASED TO KEEP THE TOTAL DISTURBED AREA LESS THAN 50 ACRES AT ANY ONE TIME (3.5.1.M, 3.5.3.1.K)?
YES □ NO □

2.6.DESCRIPTION OF EXISTING SITE TOPOGRAPHY (3.5.1.D):
REFER TO THE QUAD MAP AND EROSION CONTROL PLAN SHEETS INCLUDED.
SITE HAS GRADUAL SLOPE AND DRAINS FROM WEST TO NORTH-EAST.

2.7.PROPOSED CONSTRUCTION AREA (3.5.1.G): SEE THE FOLLOWING ENCLOSED PLANS.
C1.0 EXISTING CONDITIONS PLAN
C3.1 EROSION CONTROL PLAN - INITIAL
C3.2 EROSION CONTROL PLAN - INTERMEDIATE & FINAL
C3.3 EROSION CONTROL PLAN - DETAILS

2.8.ARE ANY DISCHARGES ASSOCIATED WITH INDUSTRIAL (NON-CONSTRUCTION STORMWATER) ACTIVITY EXPECTED (3.5.1.H)? YES □ NO ■
IF YES, SPECIFY THE LOCATION OF THE ACTIVITY AND ITS PERMIT NUMBER.

2.9.SOIL PROPERTIES ON SITE (3.5.1.E, 4.1.1):

SOIL NAME	HSG	% OF SITE	ERODIBILITY (K)
BrB2 BRADYVILLE SILT LOAM (2-5% SLOPES)	C	18.4	0.43
CaC GLADEVILLE-ROCK OUTCROP COMPLEX (2-15% SLOPES)	D	32.1	0.10
LoB LOMON SILT LOAM (2-5% SLOPES)	D	3.3	0.37
TrC2 TALBOTT SILT LOAM (5-20% SLOPES)	C	46.2	0.43

2.10. PROJECT RUNOFF COEFFICIENTS AND AREA PERCENTAGES (3.5.1.F):

EXISTING CONDITIONS:

AREA TYPE	AREA (AC)	C FACTOR
GRASS	4.24	0.23
GRAVEL	0.00	0.60
IMPERVIOUS	0.00	0.95
COMPOSITE C FACTOR:		0.23

PROPOSED CONDITIONS:

AREA TYPE	AREA (AC)	C FACTOR
GRASS	3.24	0.23
GRAVEL	0.00	0.60
IMPERVIOUS	1.00	0.95
COMPOSITE C FACTOR:		0.65

3. ORDER OF CONSTRUCTION ACTIVITIES (3.5.1.B, 3.5.2.A)

3.1.INSTALLATION OF CONSTRUCTION EXIT AND PERIMETER EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN.
3.2.CLEARING AND GRUBBING OF SITE.
3.3.STRIPPING AND STOCKPILING OF TOPSOIL.
3.4.ROUGH GRADING OF THE SITE.
3.5.INSTALLATION OF STORM DRAINAGE INCLUDING ADDITIONAL EROSION CONTROL MEASURES SUCH AS INLET PROTECTION AND TEMPORARY SEEDING, WHERE REQUIRED.
3.6.INSTALLATION OF UNDERGROUND UTILITIES.
3.7.INSTALLATION OF EROSION CONTROL BLANKETS AND TEMPORARY SEEDING AND MULCHING AS NEEDED THROUGHOUT GRADING OPERATIONS.
3.8. INSTALLATION OF CURB AND GUTTER.
3.9.PLACEMENT OF BASE STONE AND BINDER ASPHALT COURSE FOR ROADWAYS.
3.10. BACKFILLING OF PAVEMENT AND CURBS.
3.11. CONSTRUCTION OF VERTICAL STRUCTURES.
3.12. PLACEMENT OF TOPSOIL, FINAL SEEDING, AND LANDSCAPING.

4. STREAM, OUTFALL, WETLAND, TMDL AND ENDANGERED SPECIES INFORMATION

4.1.STREAM INFORMATION
WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS?
YES □ NO ■
4.1.1. RECEIVING STREAMS (3.5.1.J)
4.1.1.1. STREAM NAME: LYTLE CREEK
4.1.1.2. IMPAIRED FOR SILTATION OR HABITAT ALTERATION? YES ■ NO □
4.1.1.3. KNOWN EXCEPTIONAL QUALITY WATERS? YES □ NO ■
4.1.2. ARE BUFFER ZONES REQUIRED ON SITE (3.5.1.K, 4.1.2, 5.4.2)? YES □ NO ■
IF YES, ARE THEY SHOWN ON THE PLAN SHEETS? YES □ NO □
IF YES, WHICH SIZE IS APPLICABLE?
□ 60-FEET FOR IMPAIRED AND EXCEPTIONAL WATERS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30-FEET)
□ 30-FEET FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15-FEET)
4.1.3. ARE THERE BUFFER ZONE EXEMPTIONS (4.1.2.1)? YES □ NO ■

4.2.OUTFALL INFORMATION (3.5.1.D):

OUTFALL	DRAINAGE AREA	SEDIMENT BASIN	RECEIVING STREAM
1 - EAST	4.24 ACRES	NO	LYTLE CREEK

4.2.1. HAVE ALL OUTFALLS BEEN LABELED ON THE EPSC PLAN SHEETS (3.5.1.G, 5.4.1.F)
YES ■ NO □

4.2.2. HAVE ALL OUTFALLS BEEN LABELED ON THE USGS TOPOGRAPHIC MAP (2.6.2)?
YES ■ NO □

4.2.3. SEDIMENT BASIN OR EQUIVALENT MEASURE(S):
4.2.3.1.1. A SEDIMENT BASIN OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL DRAINAGE AREA PER THE FOLLOWING:
4.2.3.1.2. TEN ACRES OR MORE FOR AN OUTFALL THAT DOES NOT DISCHARGE TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (3.5.3.3).
4.2.3.1.3. OF FIVE ACRES OR MORE FOR AN OUTFALL THAT DISCHARGES TO AN IMPAIRED STREAM OR KNOWN EXCEPTIONAL QUALITY WATER (5.4.1.F)
4.2.3.2. ARE EQUIVALENT MEASURES BEING SUBSTITUTED FOR A SEDIMENT BASIN?
YES ■ NO □ N/A □
IF SO, DESCRIBE: SILT FENCE OUTLETS, SEDIMENT TRAP, AND PERIMETER SILT FENCE ARE BEING UTILIZED IN SUB-WATERSHEDS WITHIN THE OUTFALL WATERSHEDS.
4.2.3.3. WHERE POSSIBLE, HAS NON-PROJECT RUN-ON BEEN DIVERTED THROUGH THE PROJECT SO THAT THE OFF-SITE RUN-ON WILL NOT FLOW OVER DISTURBED AREAS WITHIN THE PROJECT AREA, THUS SEPARATING NON-PROJECT RUN-ON FROM PROJECT RUN-OFF THEREBY REDUCING THE DRAINAGE AREA TO ANY ONE OUTFALL (3.5.3.3, 5.4.1.F) YES ■ NO □ N/A □

4.3.WETLAND INFORMATION
WILL CONSTRUCTION AND/OR EROSION AND SEDIMENT CONTROLS IMPACT ANY WETLANDS? YES □ NO ■
4.3.1. IMPACTED WETLANDS:
LABEL LOCATION TEMP. IMPACTS (AC) PERMANENT IMPACTS (AC)

4.4.TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION (3.5.10):
4.4.1. IS THIS PROJECT LOCATED IN A WATERSHED THAT MAINTAINS AN EPA APPROVED TMDL FOR SILTATION? YES □ NO ■

4.5.ENDANGERED SPECIES INFORMATION (3.5.5.E):
IS THERE STATE OR FEDERALLY LISTED SPECIES LOCATED WITHIN THE PROJECT AREA? SPECIAL NOTES ARE REQUIRED TO DESCRIBE MEASURES NECESSARY TO PREVENT "TAKING" OF LEGALLY PROTECTED STATE OR FEDERALLY LISTED THREATENED OR ENDANGERED AQUATIC FAUNA AND/OR CRITICAL HABITAT.
YES □ NO ■
IF YES, LIST ALL PLAN SHEETS WHERE SPECIAL NOTES HAVE BEEN ADDED.

5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (3.5.3)

5.1.EPSC MEASURES MUST BE DESIGNED, INSTALLED AND MAINTAINED TO CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE EROSION (4.1.1).

5.2.EPSC MEASURES MUST CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWS AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS, STREAM CHANNELS AND STREAM BANKS (4.1.1).

5.3.THE EPSC MEASURES HAVE, AT A MINIMUM, BEEN DESIGNED FOR THE:
■ 2-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS NOT LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION
□ 5-YEAR, 24 HOUR STORM EVENT WHEN RECEIVING WATER IS LISTED ON THE 303D LIST DUE TO SILTATION OR HABITAT ALTERATION

5.4.HAVE PHASED EPSC PLANS BEEN PREPARED FOR THE PROJECT (3.5.2)?
YES ■ NO □ (IF YES, CHECK THE APPLICABLE BOX BELOW).
5.4.1. □ PROJECT DISTURBED AREA IS LESS THAN 5 ACRES (MINIMUM OF TWO PHASES OF EPSC PLANS REQUIRED)
5.4.2. ■ PROJECT DISTURBED AREA IS GREATER THAN 5 ACRES (MINIMUM OF THREE PHASES OF EPSC PLANS REQUIRED)

5.5.HAVE STEEP SLOPES (GREATER THAN 35%) BEEN MINIMALLY DISTURBED AND/OR PROTECTED BY CONVEYING RUNOFF NON-EROSIVELY AROUND OR OVER THE SLOPE (3.5.3.2, 10 "STEEP SLOPE")?
YES □ NO □ N/A ■

5.6.IS ADDITIONAL PHYSICAL OR CHEMICAL TREATMENT OF STORMWATER RUNOFF NECESSARY (5.4.1.a)?
YES □ NO ■

5.7.ALL PHYSICAL AND/OR CHEMICAL TREATMENT WILL BE RESEARCHED, APPLIED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND FULLY DESCRIBED ON THE EPSC PLANS. IF CHEMICAL TREATMENT IS NECESSARY, THE SWPPP WILL BE MODIFIED (3.5.3.1.B).

5.8.ARE THE LIMITS OF DISTURBANCE CLEARLY MARKED IN THE SWPPP (3.5.1.N)?
YES ■ NO □

5.9.EPSC MEASURES WILL NOT BE INSTALLED IN STREAMS OR WETLANDS WITHOUT FIRST OBTAINING US COE SECTION 404, TDEC ARAP, AND TVA PERMITS AS APPLICABLE (3.5.3.3).

5.10. DISCHARGES FROM DEWATERING ACTIVITIES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS (4.1.4). FILTER BAGS ARE TO BE USED DURING ANY DEWATERING OPERATIONS.

5.11. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT SHALL BE USED TO REDUCE THE TRACKING OF MUD AND/OR DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES (3.5.3.1.N).

5.12. STABILIZATION PRACTICES
5.12.1. PRE-CONSTRUCTION VEGETATIVE GROUND COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 14 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL RECEIVE TEMPORARY SEED AND/OR MULCH OR OTHER TEMPORARY COVER IS INSTALLED (3.5.3.1.H).
5.12.2. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 14 DAYS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE (3.5.3.2).
5.12.3. STEEP SLOPES ARE DEFINED AS A NATURAL OR CREATED SLOPE OF 35% GRADE OR STEEPER REGARDLESS OF HEIGHT. STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED (3.5.3.2, 10 "STEEP SLOPE).

5.13. A RAIN GAUGE AND DAILY RAINFALL RECORDS SHALL BE MAINTAINED AT THE SITE, OR A REFERENCE SITE WILL BE USED TO RECORD THE DAILY AMOUNT OF PRECIPITATION (3.5.3.1.O).

6. CONSTRUCTION SUPPORT ACTIVITIES

6.1.MATERIAL DISPOSAL (1.2.2, 3.5.3.1.G)
WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL OBTAIN ANY AND ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S), CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.

7. MAINTENANCE AND INSPECTION

7.1.INSPECTION PRACTICES (3.5.8)
7.1.1. INSPECTORS MUST HAVE SUCCESSFULLY COMPLETED THE TDEC "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL 1" COURSE (TDEC LEVEL 1), AND THEY MUST MAINTAIN THE CERTIFICATION. A COPY OF THE INSPECTOR'S CERTIFICATION SHOULD BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.1).
7.1.2. THE INSPECTOR SHALL CONDUCT PRE-CONSTRUCTION INSPECTIONS TO VERIFY AREAS NOT TO BE DISTURBED HAVE BEEN MARKED IN THE SWPPP AND IN THE FIELD BEFORE LAND DISTURBANCE ACTIVITIES BEGIN AND INITIAL MEASURE HAVE BEEN INSTALLED (3.5.1.N, 10 "INSPECTOR").
7.1.3. INSPECTIONS WILL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART (3.5.8.2.A).
7.1.4. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (I.E. COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, THE FREQUENCY OF INSPECTIONS MAY BE REDUCED TO MONTHLY WITH WRITTEN NOTIFICATION TO TDEC (3.5.8.2.A).
7.1.5. ALL DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR MATERIAL STORAGE THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AN EACH OUTFALL SHALL BE INSPECTED (3.5.8.2.B)
7.1.6. THE INSPECTOR SHALL OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED WATER QUALITY PERMITS (I.E. TDEC ARAP, US COE AND TVA SECTION 26A PERMITS) FOR CONSTRUCTION ACTIVITIES AROUND WATERS OF THE STATE (10 "INSPECTOR").
7.1.7. THE SWPPP WILL BE REVISED AS NECESSARY BASED ON THE RESULTS OF THE INSPECTION. REVISION(S) WILL BE RECORDED WITHIN 7 DAYS OF THE INSPECTION. REVISION(S) WILL BE IMPLEMENTED WITHIN 14 DAYS OF THE INSPECTION (3.8.5.2.F).
7.1.8. INSPECTIONS WILL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX C OF THE CGP (3.5.8.2.G).
7.1.9. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES (3.5.8.2.H).
7.1.10. DOCUMENTATION OF INPECTIONS WILL BE MAINTAINED ON SITE WITH THE SWPPP (3.5.8.2.G).

7.2.MAINTENANCE PRACTICES
7.2.1. ALL CONTROLS WILL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING ORDER. NECESSARY REPAIRS OR MAINTENANCE WILL BE ACCOMPLISHED BEFORE THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED (3.5.8.2.E, 3.5.7).
7.2.2. ALL CONTROLS WILL BE MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND AT A MINIMUM BE CONSISTENT WITH STANDARD DETAILS CONTAINED IN THIS SWPPP AND MANUFACTURER'S SPECIFICATIONS (3.5.3.1.B).
7.2.3. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS, SILT FENCE, SEDIMENT BASINS, AND OTHER CONTROLS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50% (3.5.3.1.E).
7.2.4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP AND REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF OF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EROSION CONTROL WILL BE REMOVED (3.5.3.1.F).

8. SITE ASSESSMENTS

8.1.ARE SITE ASSESSMENTS REQUIRED (3.1.2)? YES □ NO ■
8.2.THE SITE ASSESSMENT SHALL BE PERFORMED IN ACCORDANCE TO THE CONDITIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT.
8.3.AN INDIVIDUAL MEETING THE QUALIFICATIONS PRESCRIBED IN SECTION 3.1.2 OF THE CONSTRUCTION GENERAL PERMIT SHALL CONDUCT THE SITE ASSESSMENT.
8.4.THE SITE ASSESSMENT MUST BE DOCUMENTED ON THE REPORT FORM IN APPENDIX C OF THE CONSTRUCTION GENERAL PERMIT AND A COPY KEPT WITH THE SWPPP.

9. STORMWATER MANAGEMENT

9.1.STORMWATER MANAGEMENT SHALL BE HANDLED BY TEMPORARY CONTROLS OUTLINED IN THIS SWPPP AND ANY PERMANENT CONTROLS NEEDED TO MEET PERMANENT STORMWATER MANAGEMENT NEEDS IN THE POST CONSTRUCTION PERIOD. PERMANENT CONTROLS ARE SHOWN ON THE PLANS AND NOTED AS PERMANENT (3.5.4).

9.2.DESCRIBE ANY SPECIFIC POST-CONSTRUCTION MEASURES THAT WILL CONTROL VELOCITY, POLLUTANTS, AND/OR EROSION (3.5.4):

9.3.OTHER ITEMS NEEDING CONTROL
9.3.1. CONSTRUCTION MATERIALS (3.5.5.C) THE FOLLOWING MATERIALS OR SUBSTANCES ARE EXPECTED TO BE PRESENT ON THE SITE DURING THE CONSTRUCTION PERIOD (CHECK ALL THAT APPLY).
9.3.1.1. ■ BUILDING MATERIALS
9.3.1.2. ■ CONCRETE WASHOUT
9.3.1.3. ■ CONCRETE, METAL OR PLASTIC PIPES
9.3.1.4. ■ DIESEL AND GASOLINE
9.3.1.5. ■ FERTILIZERS AND LIME
9.3.1.6. ■ MACHINERY LUBRICANTS (OIL AND GREASE)
9.3.1.7. ■ MINERAL AGGREGATES, ASPHALT
9.3.1.8. ■ EARTH
9.3.1.9. ■ LIQUID TRAFFIC STRIPING MATERIALS, PAIN
9.3.1.10. ■ PESTICIDES AND/OR HERBICIDES
9.3.1.11. ■ ROCK AND CRUSHED STONE
9.3.1.12. ■ CURING COMPOUND
9.3.1.13. □ EXPLOSIVES
THESE MATERIALS WILL BE HANDLED AS NOTED IN THIS SWPPP.
9.3.2. HAZARDOUS WASTE (3.5.5.C, 7.9) ANY AND ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS.
9.3.3. SANITARY WASTE (1.5.1, 3.5.5.B) IF NECESSARY, PORTABLE SANITARY WASTE UNITS WILL BE PROVIDED ON SITE. THESE UNITS WILL BE LOCATED AWAY FROM STORM DRAIN INLETS, STREAMS AND WETLANDS.

10. NON-STORMWATER DISCHARGES (1.2.3, 3.5.9)

10.1. THE FOLLOWING NON-STORMWATER DISCHARGES ARE ANTICIPATED DURING THE COURSE OF THIS PROJECT (CHECK ALL THAT APPLY):
10.1.1. ■ DEWATERING OF WORK AREAS OF COLLECTED STORMWATER AND GROUND WATER
10.1.2. ■ WATERS USED TO WASH VEHICLES (OF DUST AND SOIL) WHERE DETERGENTS ARE NOT USED AND DETENTION AND/OR FILTERING IS PROVIDED BEFORE THE WATER LEAVES SITE
10.1.3. ■ WATER USED TO CONTROL DUST
10.1.4. ■ POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS FROM WHICH CHLORINE HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE
10.1.5. ■ ROUTINE EXTERNAL BUILDING WASHDOWN THAT DOES NOT USE DETERGENTS OR OTHER CHEMICALS
10.1.6. ■ UNCONTAMINATED GROUNDWATER OR SPRING WATER
10.1.7. ■ FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH POLLUTANTS

10.2. ALL ALLOWABLE NON-STORMWATER DISCHARGES WILL BE DIRECTED TO STABLE DISCHARGE STRUCTURES PRIOR TO LEAVING THE SITE. FILTERING OR CHEMICAL TREATMENT MAY BE NECESSARY PRIOR TO DISCHARGE.

10.3. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS WILL NOT BE PERMITTED ON SITE UNLESS APPROPRIATE CONTROLS ARE PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS (4.1.6).

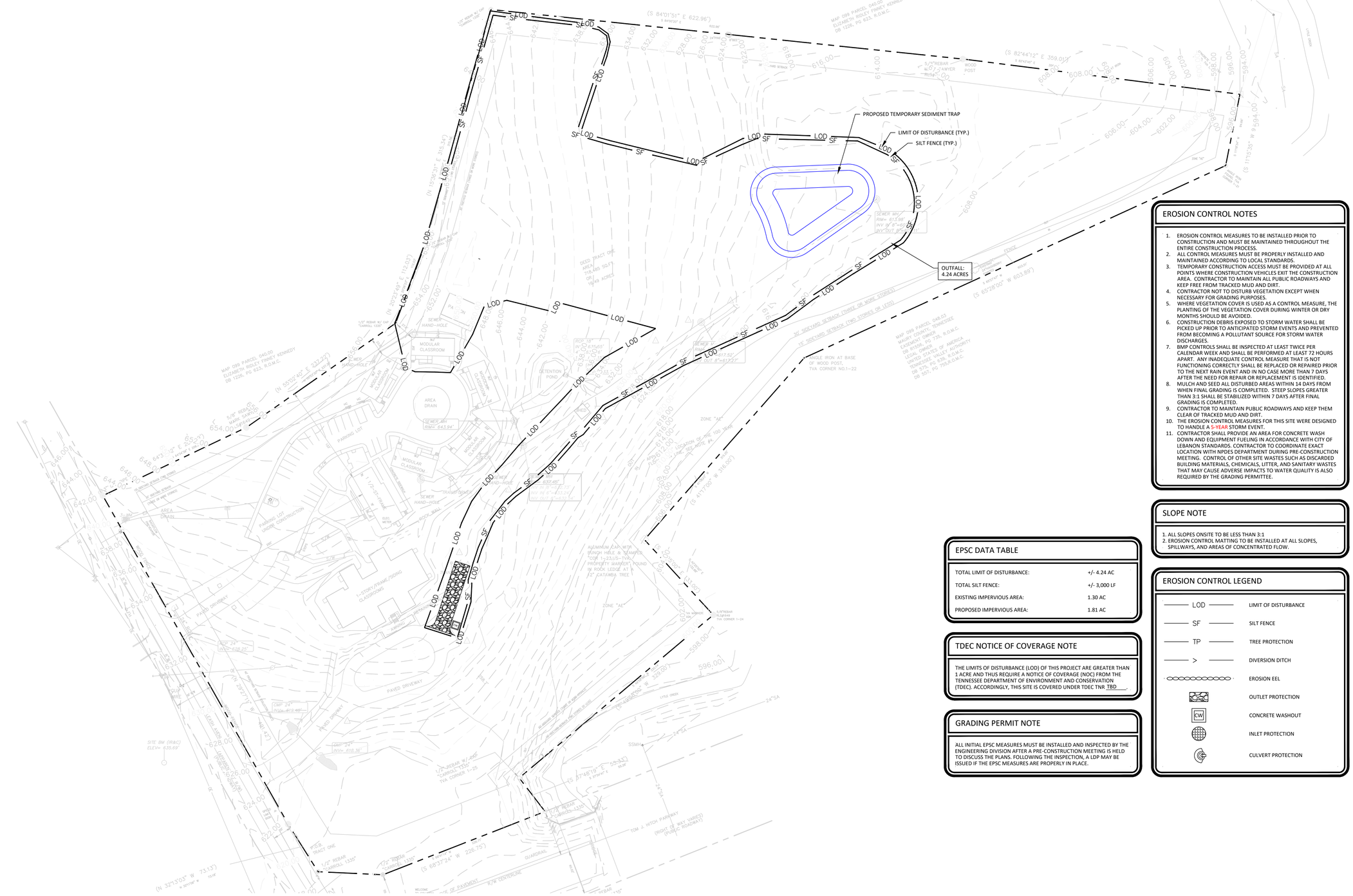
11. SPILL PREVENTION, MANAGEMENT AND NOTIFICATION (3.5.5.C, 5.1)

11.1.SPILL PREVENTION (3.5.5.C)
11.1.1. MATERIAL MANAGEMENT
11.1.1.1. HOUSEKEEPING: MATERIALS STORED ON SITE SHALL BE KEPT NEAT AND ORDERLY. CHEMICALS SHALL BE COVERED OR PROVIDED WITH SECONDARY CONTAINMENT.
11.1.1.2. HAZARDOUS MATERIALS (IF APPLICABLE):
11.1.1.2.1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RESEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED.
11.1.1.2.2. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND.
11.1.1.2.3. POTENTIAL PH-MODIFYING MATERIALS SUCH AS BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS AND CURING WATERS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.
11.1.1.3. PRODUCT SPECIFIC PRACTICES (IF APPLICABLE):
11.1.1.3.1. PETROLEUM PRODUCTS: ALL ON SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
11.1.1.3.2. FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZERS WILL BE WORKED IN TO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA UNDER COVER. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.
11.1.1.3.3. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.
11.1.1.3.4. CONCRETE TRUCKS: CONTRACTOR WILL PROVIDE A DESIGNATED TRUCK WASHOUT AREA ON THE SITE. THIS AREA MUST BE SELF-CONTAINED AND NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE. UPON COMPLETION OF CONSTRUCTION, WASHOUT AREAS WILL BE PROPERLY STABILIZED.

11.2. SPILL MANAGEMENT
11.2.1. IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP IN NECESSARY.
11.2.2. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDATION METHODS FOR SPILL CLEAN UP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
11.2.3. APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON SITE AND UNDER COVER. AS APPROPRIATE, EQUIPMENT AND MATERIALS MAY INCLUDE ITEMS SUCH AS BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR CLEAN UP PURPOSES.
11.2.4. ALL SPILLS WILL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
11.2.5. THE CONTRACTORS SITE SUPERINTENDENT WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.
11.2.6. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING THE SITE AND ENTERING RECEIVING WATERS, PERSONNEL WILL RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE SUPERINTENDENT AFTER THE SITUATION HAS BEEN STABILIZED.
11.2.7. IF OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G. SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.
11.2.8. SPILL RESPONSE EQUIPMENT WILL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.
11.3. SPILL NOTIFICATION (5.1)
WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD, NOTIFICATIONS WILL BE MADE AS OUTLINED IN THE CGP.

12. RECORD KEEPING

12.1. REQUIRED RECORDS: THE FOLLOWING RECORDS OF CONSTRUCTION ACTIVITIES WILL BE MAINTAINED AT THE SITE (3.5.3.1.m, 6.2.1)
12.1.1. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR
12.1.2. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE.
12.1.3. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED
12.1.4. RAINFALL RECORDS
12.1.5. COPY OF TWICE WEEKLY EPSC INSPECTION REPORT
12.1.6. DOCUMENTATION OF QUALITY ASSURANCE SITE ASSESSMENTS
12.1.7. COPY OF SITE EPSC INSPECTOR'S TDEC LEVEL 1 CERTIFICATION
12.2. KEEPING PLANS CURRENT (3.4): THIS SWPPP SHALL BE MODIFIED AND UPDATED WHEN ANY OF THE FOLLOWING CONDITIONS APPLY:
12.2.1. ANY CHANGE IN THE SCOPE OF THE PROJECT THAT WOULD BE EXPECTED TO HAVE A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP. IF APPLICABLE, THE SWPPP MUST BE MODIFIED OR UPDATED WHENEVER TH



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.
3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.
4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.
8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.
10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 5-YEAR STORM EVENT.
11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LEBANON STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 4.24 AC
TOTAL SILT FENCE:	+/- 3,000 LF
EXISTING IMPERVIOUS AREA:	1.30 AC
PROPOSED IMPERVIOUS AREA:	1.81 AC

TDEC NOTICE OF COVERAGE NOTE

THE LIMITS OF DISTURBANCE (LOD) OF THIS PROJECT ARE GREATER THAN 1 ACRE AND THUS REQUIRE A NOTICE OF COVERAGE (NOC) FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ACCORDINGLY, THIS SITE IS COVERED UNDER TDEC TNR TBD.

GRADING PERMIT NOTE

ALL INITIAL EPSC MEASURES MUST BE INSTALLED AND INSPECTED BY THE ENGINEERING DIVISION AFTER A PRE-CONSTRUCTION MEETING IS HELD TO DISCUSS THE PLANS. FOLLOWING THE INSPECTION, A LDP MAY BE ISSUED IF THE EPSC MEASURES ARE PROPERLY IN PLACE.

SLOPE NOTE

1. ALL SLOPES ONSITE TO BE LESS THAN 3:1
2. EROSION CONTROL MATTING TO BE INSTALLED AT ALL SLOPES, SPILLWAYS, AND AREAS OF CONCENTRATED FLOW.

EROSION CONTROL LEGEND

LOD	LIMIT OF DISTURBANCE
SF	SILT FENCE
TP	TREE PROTECTION
>	DIVERSION DITCH
	EROSION EEL
	OUTLET PROTECTION
CW	CONCRETE WASHOUT
	INLET PROTECTION
	CULVERT PROTECTION

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COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
2/16/2024

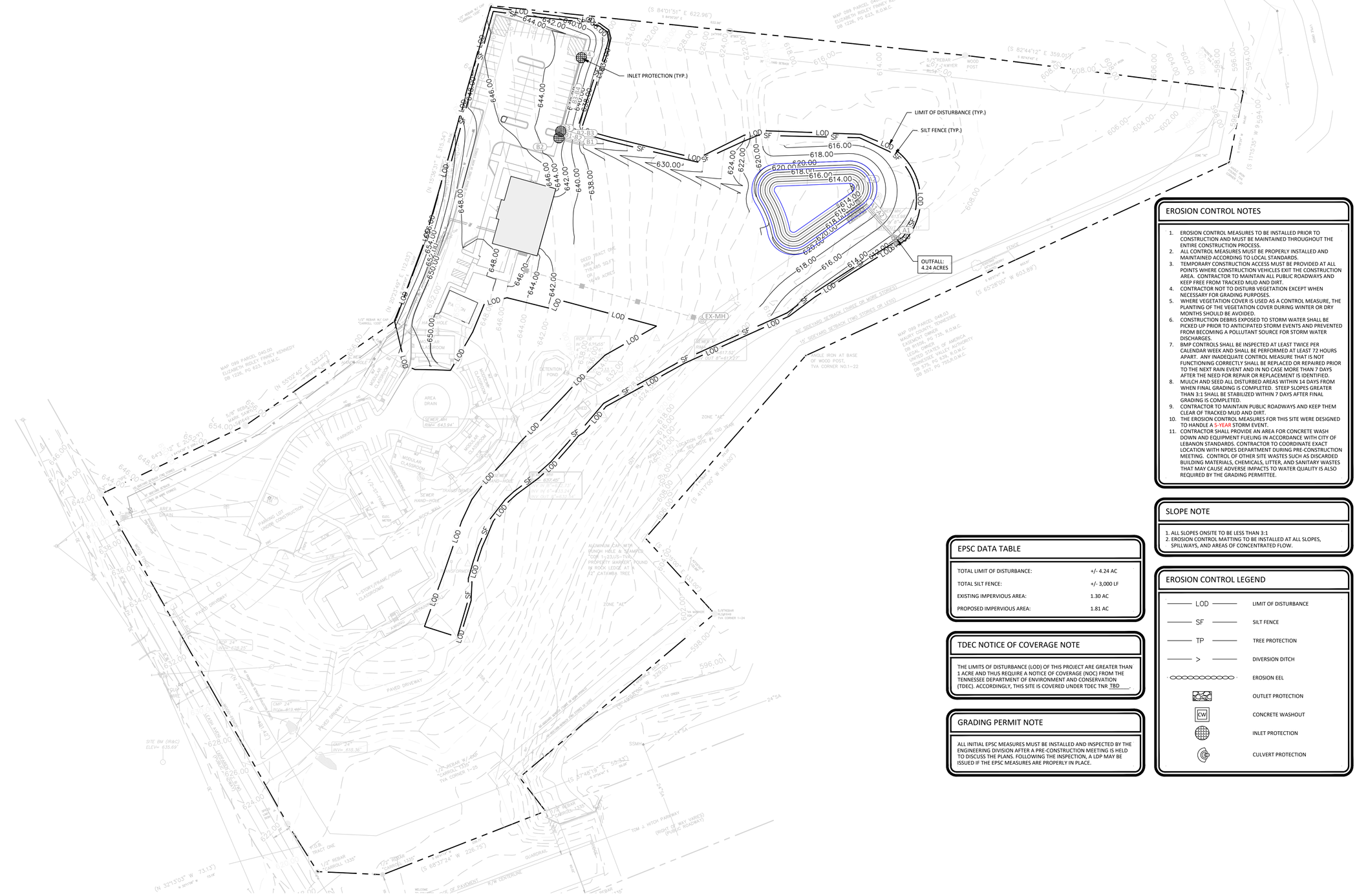
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL PLAN - INITIAL

C3.1



EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
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EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 4.24 AC
TOTAL SILT FENCE:	+/- 3,000 LF
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GRADING PERMIT NOTE

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EROSION CONTROL LEGEND

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TP	TREE PROTECTION
>	DIVERSION DITCH
	EROSION EEL
	OUTLET PROTECTION
CW	CONCRETE WASHOUT
	INLET PROTECTION
	CULVERT PROTECTION

0 60 120 Feet

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COLTYN J. MURRAY
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STATE OF TENNESSEE
FEB. 2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

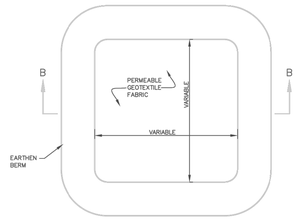
REVISIONS

NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL PLAN - INTERMEDIATE-FINAL

C3.2



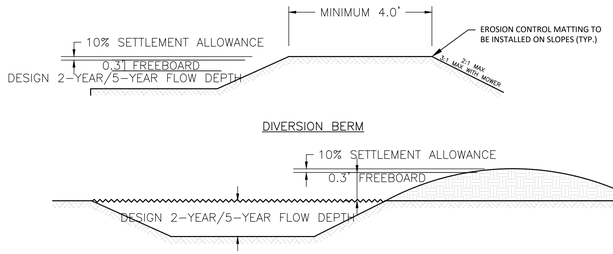
PLAN VIEW
NOT TO SCALE



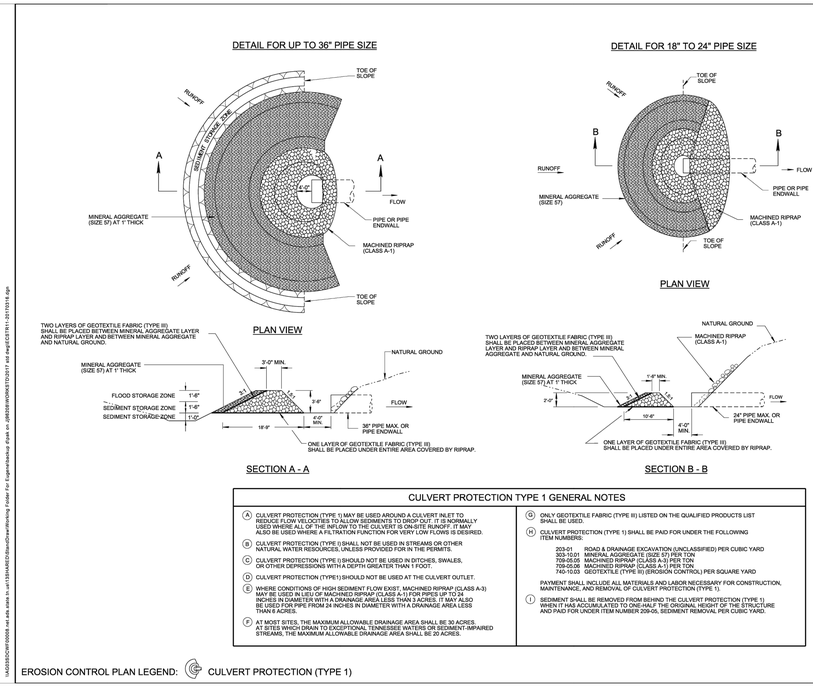
SECTION B–B
NOT TO SCALE

TYPE "ABOVE GRADE"
WITH EATHERN BERMS

1 CONCRETE WASHOUT DETAIL
NOT TO SCALE



2 DIVERSION DITCH DETAIL
NOT TO SCALE



REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-11 TO EC-STR-11.

- REV.5-27-01: CHANGED ITEM NOS. 303-10.01 TO 303-10.01 AND 740-03.01 TO 740-03.02 AND ADDED ITEM NOTATION FOR ITEM NOS. 709-05.05, 709-05.06, AND 709-05.07.
- REV. 12-14-02: CHANGED GENERAL NOTE (E).
- REV. 1-22-03: ADDED ADDITIONAL GEOTEXTILE FABRIC TO ALL SECTIONAL VIEW.
- REV. 4-15-06: REFORMATTED SHEET, CHANGED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REMOVED DITCH AND CHANNEL APPLICATION, RENAMED DRAWING, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.
- REV. 3-16-17: CORRECTED PAY ITEM NO. 209-05.

CULVERT PROTECTION TYPE 1 GENERAL NOTES	
(A) CULVERT PROTECTION (TYPE 1) MAY BE USED AROUND A CULVERT INLET TO REDUCE FLOW VELOCITIES TO ALLOW SEDIMENTS TO DROP OUT. IT IS NORMALLY USED WHERE ALL OF THE INFLOW TO THE CULVERT IS ON-SITE RUNOFF. IT MAY ALSO BE USED WHERE A FILTRATION FUNCTION FOR VERY LOW FLOWS IS DESIRED.	(G) ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.
(B) CULVERT PROTECTION (TYPE 1) SHALL NOT BE USED IN STREAMS OR OTHER NATURAL WATER RESOURCES, UNLESS PROVIDED FOR IN THE PERMITS.	(H) CULVERT PROTECTION (TYPE 1) SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS: 203-01 ROAD & DRAINAGE EXCAVATION (UNCLASSIFIED) PER CUBIC YARD 303-10.01 MINERAL AGGREGATE (SIZE 57) PER TON 709-05.05 MACHINED RIPRAP (CLASS A-3) PER TON 709-05.06 MACHINED RIPRAP (CLASS A-1) PER TON 740-10.03 GEOTEXTILE (TYPE III) (EROSION CONTROL) PER SQUARE YARD PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CULVERT PROTECTION (TYPE 1).
(C) CULVERT PROTECTION (TYPE 1) SHOULD NOT BE USED IN DITCHES, SWALES, OR OTHER DEPRESSIONS WITH A DEPTH GREATER THAN 1 FOOT.	
(D) CULVERT PROTECTION (TYPE1) SHOULD NOT BE USED AT THE CULVERT OUTLET.	
(E) WHERE CONDITIONS OF HIGH SEDIMENT FLOW EXIST, MACHINED RIPRAP (CLASS A-3) MAY BE USED IN LIEU OF MACHINED RIPRAP CLASS A-1 FOR PIPES UP TO 24 INCHES IN DIAMETER WITH A DRAINAGE AREA LESS THAN 3 ACRES. IT MAY ALSO BE USED FOR PIPE FROM 24 INCHES IN DIAMETER WITH A DRAINAGE AREA LESS THAN 6 ACRES.	(I) SEDIMENT SHALL BE REMOVED FROM BEHIND THE CULVERT PROTECTION (TYPE 1) WHEN IT HAS FILLED ONE-HALF THE DISTANCE FROM THE CREST OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.
(F) AT MOST SITES, THE MAXIMUM ALLOWABLE DRAINAGE AREA SHALL BE 30 ACRES. AT SITES WHICH DRAIN TO EXCEPTIONAL TENNESSEE WATERS OR SEDIMENT-IMPAIRED STREAMS, THE MAXIMUM ALLOWABLE DRAINAGE AREA SHALL BE 20 ACRES.	

EROSION CONTROL PLAN LEGEND: CULVERT PROTECTION (TYPE 1)

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

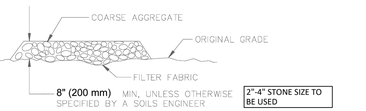
NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

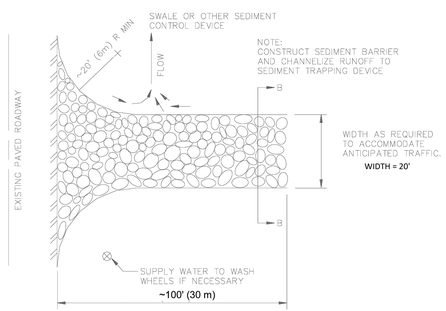
CULVERT PROTECTION TYPE 1

10-26-92 | EC-STR-11

29-JUN-2017 14:38
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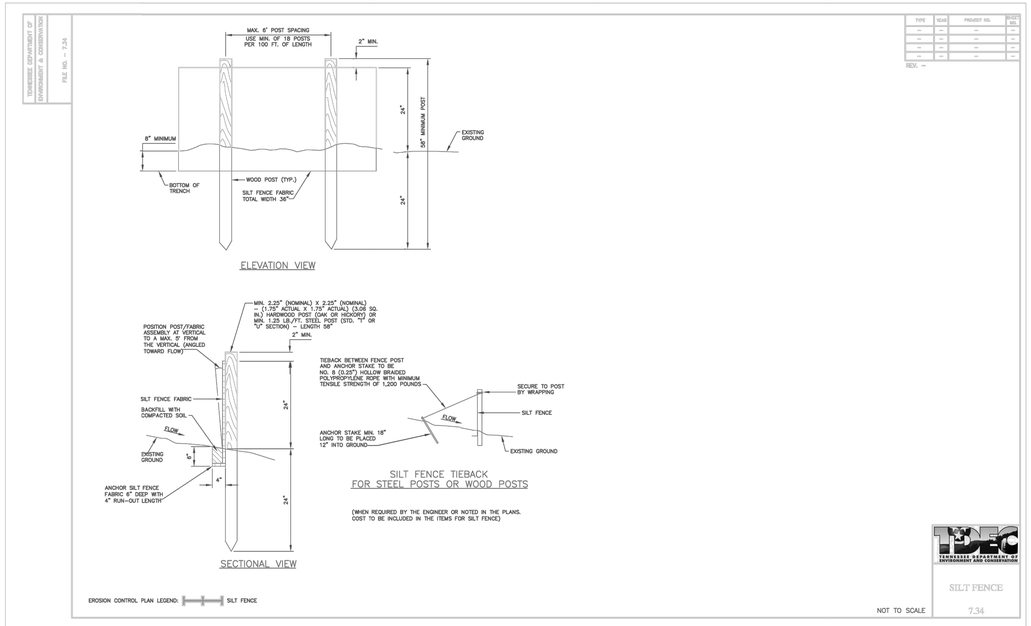
SECTION B–B
N.T.S.



PLAN VIEW
N.T.S.

Figure TCP-03-1
Stabilized Construction Entrance

Volume 4: Stormwater Best Management Practices – Temp. Construction Site Management Practices TCP-03-5	September 2013



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COLTYN J. MURRAY
REGISTERED ENGINEER
10-122173
STATE OF TENNESSEE
2/16/2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

EROSION CONTROL DETAILS

C3.3



0 60 120 Feet

AGATHOS CLASSICAL SCHOOL

1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS		
NUMBER	DESCRIPTION	DATE

C4.0

GRADING PLAN - OVERALL

PROJECT #: 1027003
DESIGNED BY: CJM
DRAWN BY: CJM
DATE: 2/16/2024

COLTYN J. MURRAY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
2024

615 DESIGN GROUP
360 QUEECREEK CIRCLE, SMYRNA, TN 37167
(615) 829-6899
www.615designgroup.com

GRADING & DRAINAGE DATA CHART

STORM	PRE-DEV (CFS)	POST-DEV (CFS)
2-YEAR	44.53	34.00
5-YEAR	62.12	48.33
10-YEAR	76.72	60.38
25-YEAR	96.72	77.35
50-YEAR	113.14	91.48
100-YEAR	129.89	105.89

CITY OF COLUMBIA STORMWATER NOTES

CONSTRUCTION SCHEDULE:
1. PRE-CONSTRUCTION MEETING
2. INSTALL ALL EROSION CONTROL MEASURES
3. EROSION CONTROL INSPECTION BY LEBANON
4. GRADING PERMIT ISSUED
5. CONSTRUCTION STARTS

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.

FEMA NOTE:
PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

TOTAL LIMITS OF DISTURBANCE: +/- 4.24 ACRES

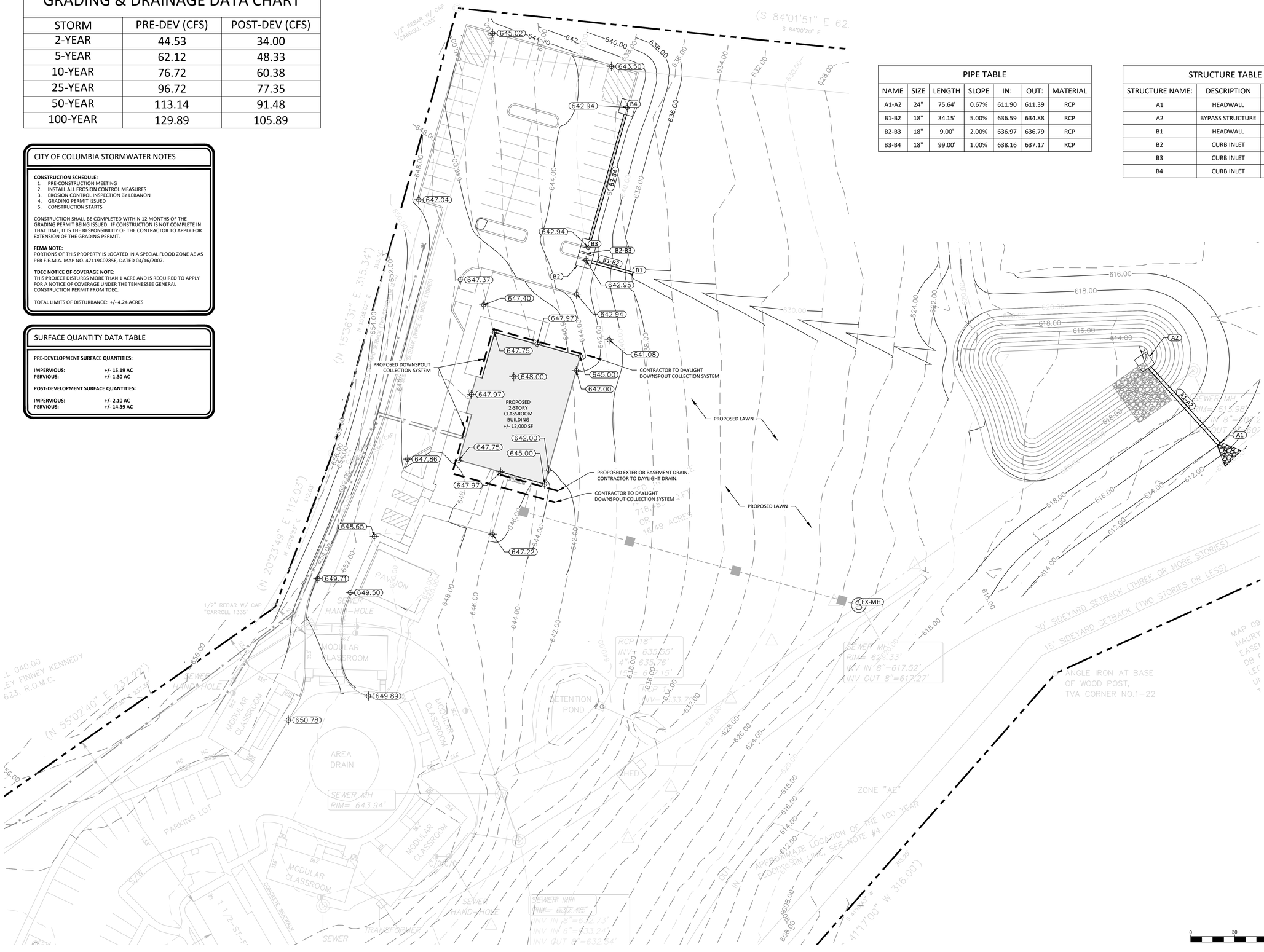
SURFACE QUANTITY DATA TABLE

PRE-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 15.19 AC
PERVIOUS: +/- 1.30 AC

POST-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 2.10 AC
PERVIOUS: +/- 14.39 AC



PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	IN:	OUT:	MATERIAL
A1-A2	24"	75.64'	0.67%	611.90	611.39	RCP
B1-B2	18"	34.15'	5.00%	636.59	634.88	RCP
B2-B3	18"	9.00'	2.00%	636.97	636.79	RCP
B3-B4	18"	99.00'	1.00%	638.16	637.17	RCP

STRUCTURE TABLE

STRUCTURE NAME:	DESCRIPTION	TOP OF CASTING:
A1	HEADWALL	N/A
A2	BYPASS STRUCTURE	617.50
B1	HEADWALL	N/A
B2	CURB INLET	643.01
B3	CURB INLET	642.94
B4	CURB INLET	642.94

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COLTYN J. MURRAY
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STATE OF TENNESSEE
2024

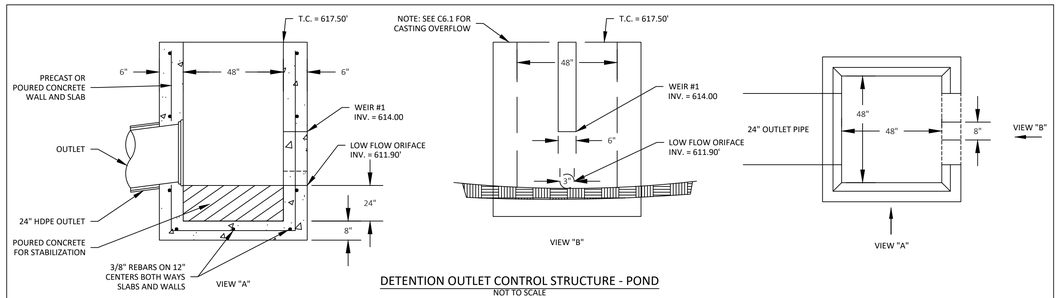
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS		
NUMBER	DESCRIPTION	DATE

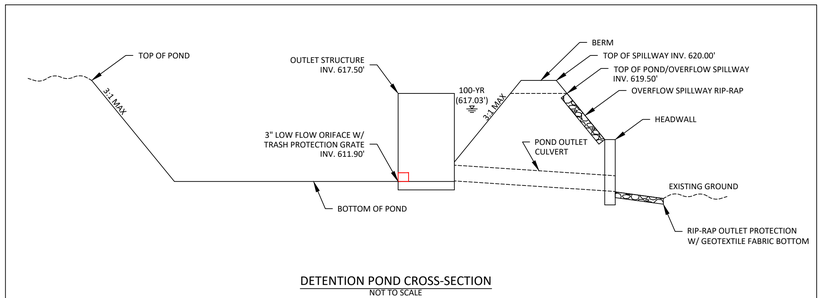
PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

GRADING PLAN - ENLARGED

C4.1

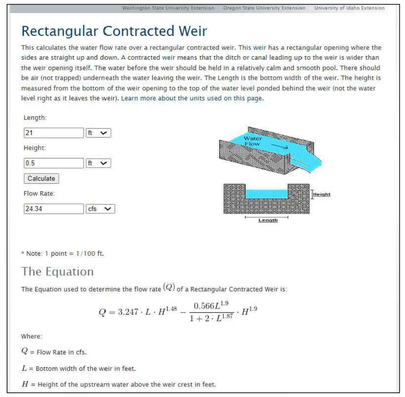


DETENTION OUTLET CONTROL STRUCTURE - POND
NOT TO SCALE

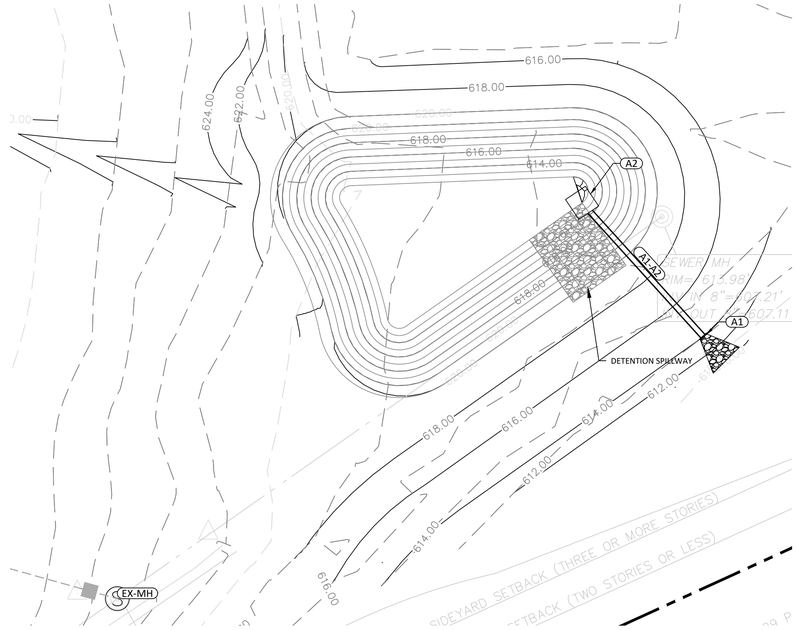


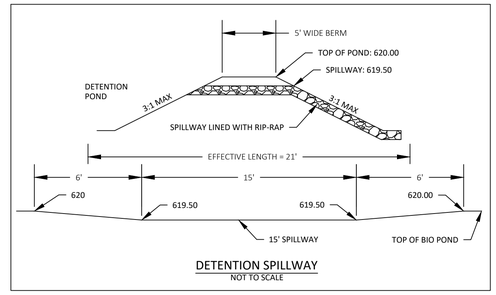
DETENTION POND CROSS-SECTION
NOT TO SCALE

POND #1	
Water Quality Voume Calcs for 80% TSS	
WQ	**0.014** ac-ft
	612.458 ft^3
P	1.100 in
Rv	0.226 run off coefficient
A	0.680 acres
I	22.887 imp ratio
TOTAL Area	150695 sf
IMP Area	34490 sf
Orifice size	**3 inches**
a	0.031 sf
avg SA	4,926 sf
C	0.66 orifice coefficient
T	24.00 hours
g	32.2 ft/sec^2
H	614 ft
H_0	611.9 ft



POND WEIR CALCULATIONS





DETENTION SPILLWAY
NOT TO SCALE

615 DESIGN GROUP
360 QUEENSBURY CIRCLE, CARTHAGE, TN 37187
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www.615designgroup.com

COLTLYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
2/16/2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS

NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

POND DETAILS

C4.2



615 DESIGN GROUP
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www.615designgroup.com

COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
FEBRUARY 16, 2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

UTILITY PLAN

C5.0

SITE DATA TABLE

SITE ADDRESS:	1201 MAPLEASH AVENUE COLUMBIA, TN 38401
OWNER:	AGATHOS SCHOOL OF COLUMBIA
PARCEL ID:	099 04900 000
SITE AREA:	+/- 16.49 ACRES
EXISTING ZONING:	CD-2
EXISTING USE:	CIVIC / EDUCATION
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 30' 30' 20'
MAX BUILDING HEIGHT:	3 STORIES / 35'
PROPOSED BLDG HEIGHT:	2 STORIES
PARKING PROVIDED:	94 SPACES

NOTES:

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HARRAH & ASSOCIATES, DATED 8/26/2019.
2. PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47119C0285E, DATED 04/16/2007.

PROPOSED FIRE HYDRANT

PROPOSED 6"X6" TEE

PROPOSED 6" WATERLINE

PROPOSED 2" DOMESTIC WATER SERVICE

PROPOSED 6" FIRE SERVICE

PROPOSED 2" DOMESTIC WATER SERVICE

PROPOSED 6" SANITARY SEWER SERVICE

PROPOSED 5' SIDEWALK

PROPOSED SANITARY SEWER CLEANOUT (TYP.)

PROPOSED 6" SANITARY SEWER SERVICE PVC SCHEDULE 40 @ 1% MIN.

TIE TO EXISTING SANITARY SEWER MANHOLE CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION

EXISTING PAVILION

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER MANHOLE

EXISTING SANITARY SEWER MANHOLE

PROPOSED 2-STORY CLASSROOM BUILDING +/- 12,000 SF

FFE: 648.00

0 30 60 Feet

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931.212.2615
www.615designgroup.com

COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
APRIL 2024

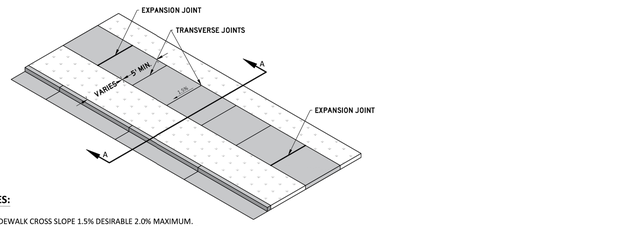
AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

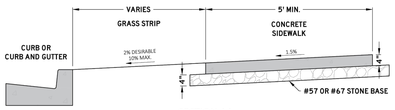
UTILITY PLAN - ENLARGED

C5.1



NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

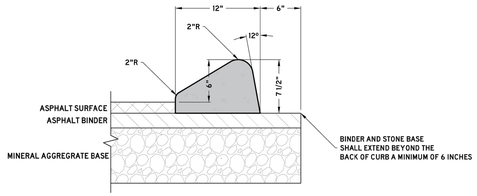
STANDARD DETAILS

CONCRETE SIDEWALK

(NTS)

DATE 6/9/2022

SD-10



NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 4.1. A MAXIMUM SPACING OF 10 FEET
   - 4.2. A MINIMUM SPACING OF 6 FEET
   - 4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

EXTRUDED MOUNTABLE CURB

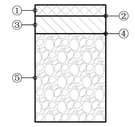
(NTS)

DATE 6/9/2022

SD-02

PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-01.03 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE); OR 307-01.01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-4 (SURFACE)
②	**TACK COAL (GENERAL USE)** 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) 10.05 – 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) 10.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) 18-22 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 6" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

PARKING LOT PAVEMENT SECTION

(NTS)

DATE 6/9/2022

MD-02

615 DESIGN GROUP
360 QUICKCREEK CIRCLE, CANTON, TN 37187
615.210.2000
www.615designgroup.com

COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
COLUMBIA, TN 38401

REVISIONS

NUMBER	DESCRIPTION	DATE

PROJECT #:	1027003
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	2/16/2024

SITE DETAILS

C6.0

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PO-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

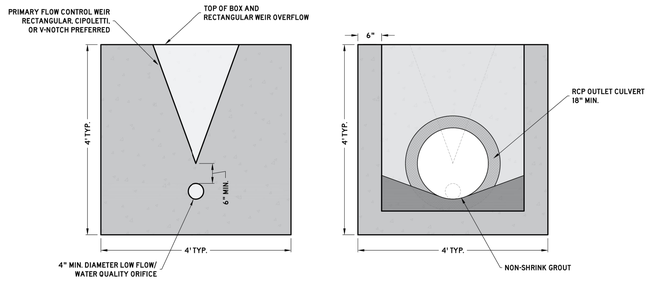
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE
6/9/2022

DD-01



NOTES:

1. OUTLET CONTROL STRUCTURES SHALL MEET STORMWATER REGULATIONS AND TDEC WATER QUALITY REQUIREMENTS FOR DETENTION/RETENTION PONDS.
2. WHERE A DIAMTER LESS THAN 4 INCHES FOR THE LOW FLOW/WATER QUALITY ORIFICE IS REQUIRED, A STANDPIPE SHALL BE ATTACHED TO PROVIDE THE NECESSARY FLOW RESTRICTION.
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

OUTLET CONTROL STRUCTURE

(NTS)

DATE
6/9/2022

DD-02

615 DESIGN GROUP
360 QUEENSBERRY CIRCLE, CANTON, TN 37167
615.210.2000
www.615designgroup.com

COLTYN J. MURRAY
REGISTERED ENGINEER
No. 132173
STATE OF TENNESSEE
2/16/2024

AGATHOS CLASSICAL SCHOOL
1201 MAPLEASH AVENUE
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PROJECT #:	1027003
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SITE DETAILS

C6.0

Harrah & Associates
SURVEYORS • PLANNERS
504 AUTUMN SPRING COURT, SUITE-15
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: roger@harrahgroup.com

PARTIAL TOPOGRAPHIC SURVEY

OF

AGOTHOS SCHOOL OF COLUMBIA
1201 MAPLEASH AVENUE
9TH CIVIL DISTRICT, CITY OF COLUMBIA, TN.
MAP 99 PARCEL 049.00

FOR

NUBER ARCHITECTURE

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

08/26/19
ROGER H. HARRAH Tenn. Reg. No. 2039

DATE OF DRAWING: 08-01-19	LAST FIELD WORK: 06-20-19
MANAGER: RHH	CADD: SGM
CREW CHIEF(S): SGM	
PROJECT NUMBER: T405-19-001	COMPUTER FILE: T405001_TP_0731
FIELD BOOK NUMBER: 114	SCALE: 1"= 60'
	SHEET 1 OF 1

From:
Joshua McBride
School Representative
Agathos Classical School
1201 Mapleash
Columbia, TN 38401

Date: April 9, 2024

To:
City of Columbia Planning Commission

Esteemed Members of the Planning Commission:

I am writing on behalf of Agathos Classical School to formally **request a rezoning from CD-2 (Rural Character District) to CV (Civic District)**, in order to accommodate the evolving needs of our institution and better serve the Columbia community.

Agathos Classical School has been a proud member of the the Columbia community for over 20 years, committed to providing high-quality education rooted in classical principles. As Agathos continues to grow and flourish, the City of Columbia has advised the school leadership that the current zoning classification of **CD-2 no longer adequately supports our mission and vision for the future**.

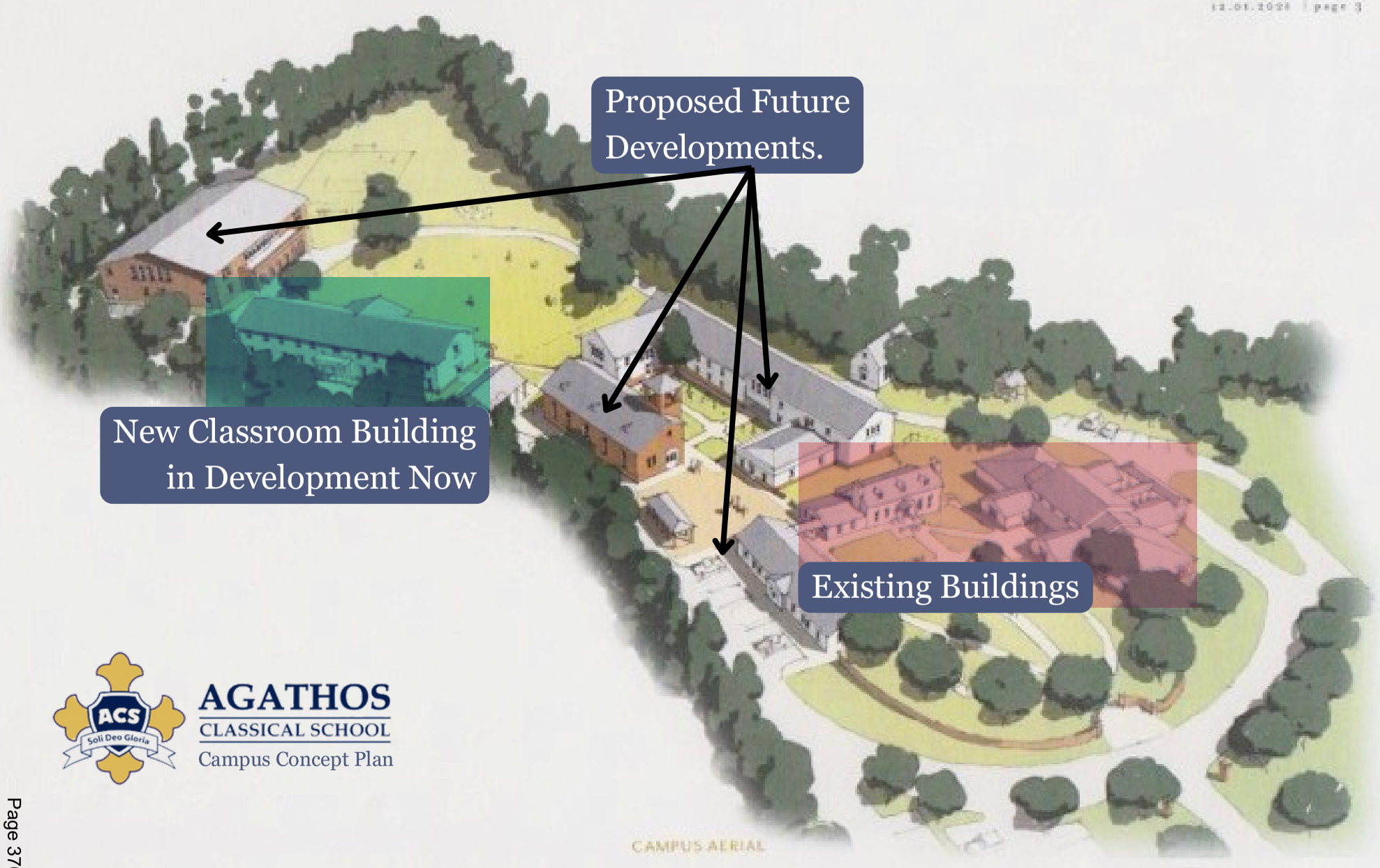
The rezoning request we are proposing is thoroughly aligned with the City of Columbia Comprehensive Plan and other approved plans for the area. We have conducted research and analysis to ensure that this zoning transition will not adversely affect adjoining property owners nor will any one property owner benefit materially from the change, to the detriment of the public.

Per Zoning Ordinance 8.5.19.H.4(e), the City of Columbia and leadership of Agathos believe that the growth conditions of the school have changed to a sufficient degree to warrant the rezoning as the campus continues to grow. With the increasing demand for classical education and the corresponding growth of the Agathos student body, it is imperative that we have the flexibility to expand our facilities and resources accordingly, in a manner that allows the school to maintain a “campus-like” setting, commonly provided for in CV zoning.

Thank you for considering our request. We believe the proposed zoning change will contribute to the continued growth and success of Agathos Classical School, our students, and the Columbia community - to the glory of God alone.

Sincerely,

Joshua McBride
School Representative
Agathos Classical School



AGATHOS
CLASSICAL SCHOOL
Campus Concept Plan

For illustrative use only. Final campus layout subject to change.

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0125

DESCRIPTION: Rezone Civic

COMMENTS:

Columbia Water

1. A water availability letter was issued on March 18, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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.

ACKNOWLEDGED

Maury County E911

2. Contact Maury County 911 for any road names to be reserved.

ACKNOWLEDGED



DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0125

DESCRIPTION: Rezone Civic

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with question about the development review process or technical comments. Please include the case planner on all communications with city staff up to the Planning Commission recommendation.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged.
3. Please provide a narrative response to criterion 8.5.19.H.4(e) explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
4. Please provide a revised site plan which matches Campus Vision (submitted with variance request) and site construction documents submitted for previous and concurrent reviews.

ACKNOWLEDGED. PROVIDED.

Columbia Power

5. 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. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

ACKNOWLEDGED. PROVIDED.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Applications which remain incomplete following two resubmittal deadlines will be closed.

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0125

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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0125

DESCRIPTION: Rezone Civic

COMMENTS:

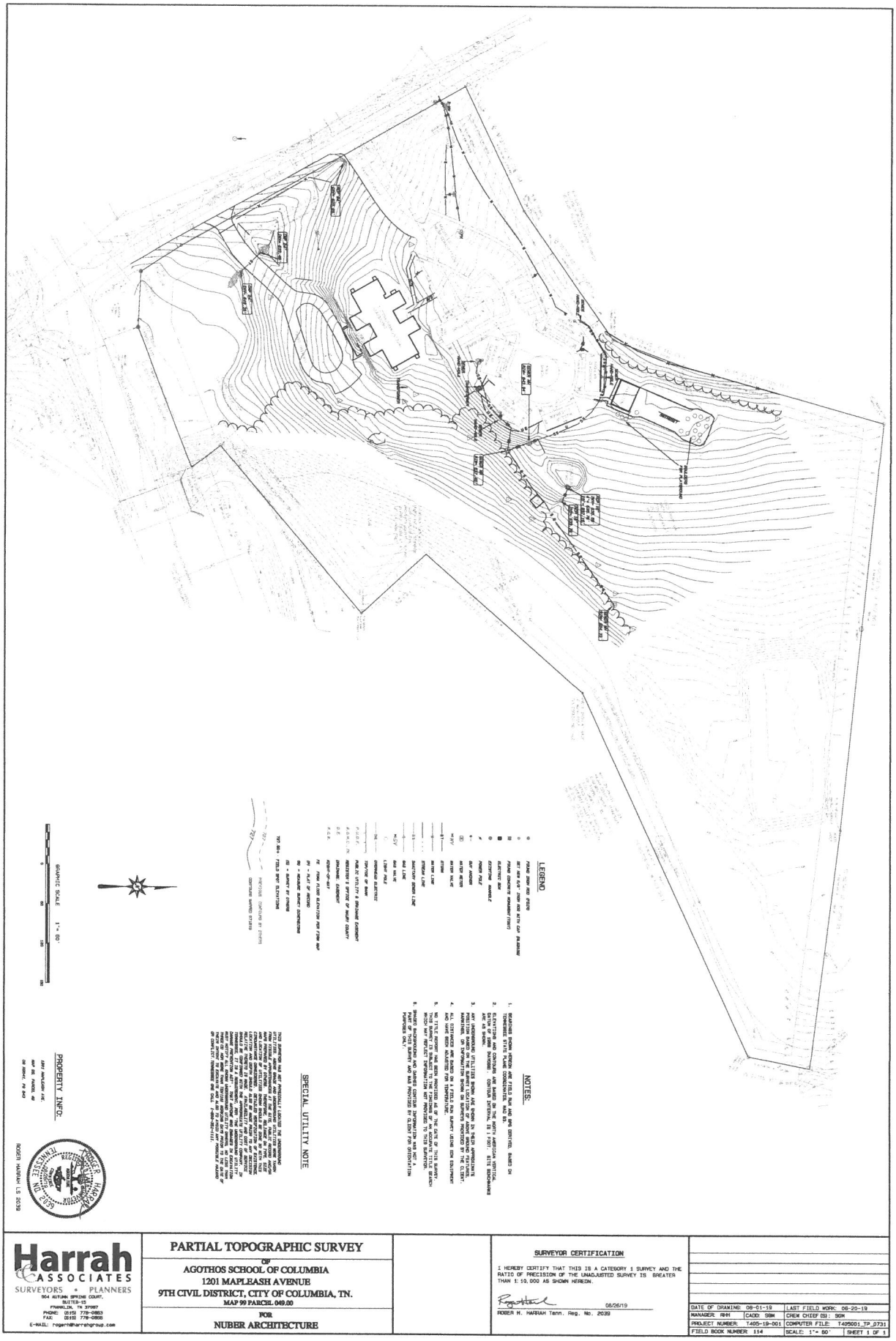
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LEGEND

NOTES:

SPECIAL UTILITY NOTE

PROPERTY INFO.

GRAPHIC SCALE 1" = 60'

ROGER HARRAH LS 2039

Harrah & ASSOCIATES
SURVEYORS • PLANNERS
164 AUTUMN SPRING COURT, SUITE B-15
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0866
E-MAIL: rogerh@harrahgroup.com

PARTIAL TOPOGRAPHIC SURVEY

OF

AGOTHOS SCHOOL OF COLUMBIA
1201 MAPLEASH AVENUE
9TH CIVIL DISTRICT, CITY OF COLUMBIA, TN.
MAP 99 PARCEL 049.00

FOR

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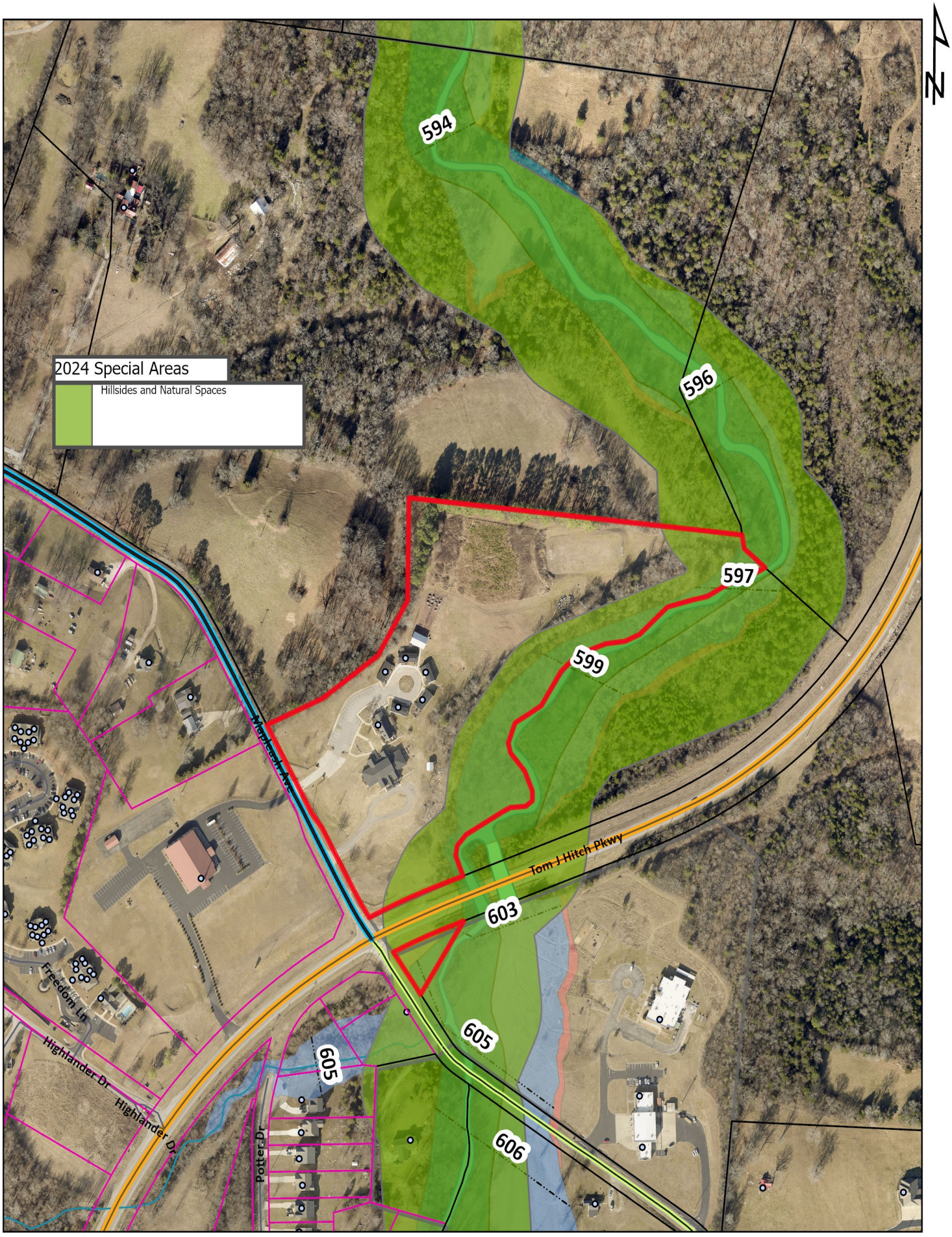
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08/26/19

ROBER H. HARRAH Tenn. Reg. No. 2039

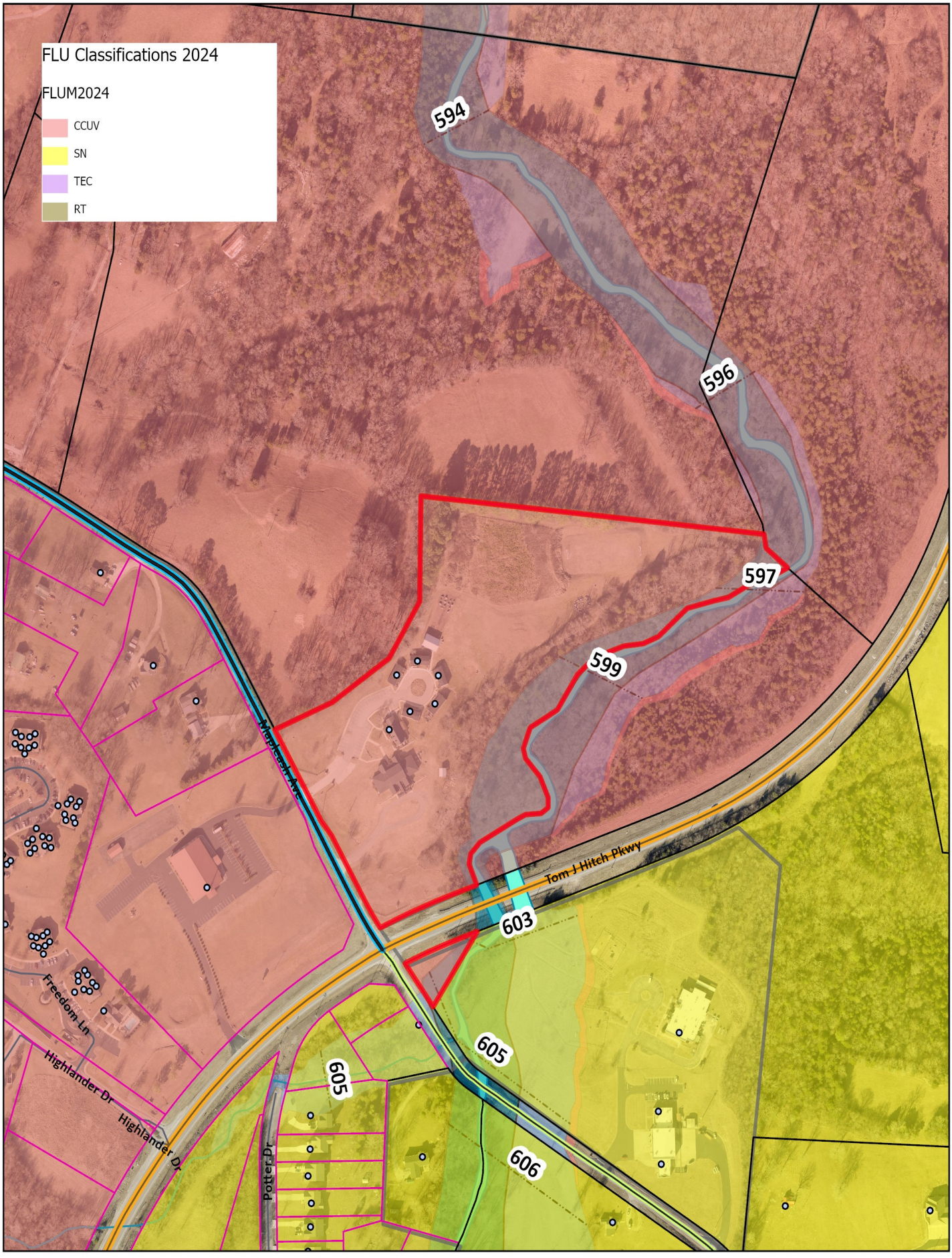
DATE OF DRAWING: 08-01-19		LAST FIELD WORK: 08-20-19	
MANAGER: RHH	CADD: SGM	CREW CHIEF (S): SGM	
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FIELD BOOK NUMBER 114		SCALE: 1"= 60'	SHEET 1 OF 1



Case #24-0125
Agathos
1201 Mapleash Ave.

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

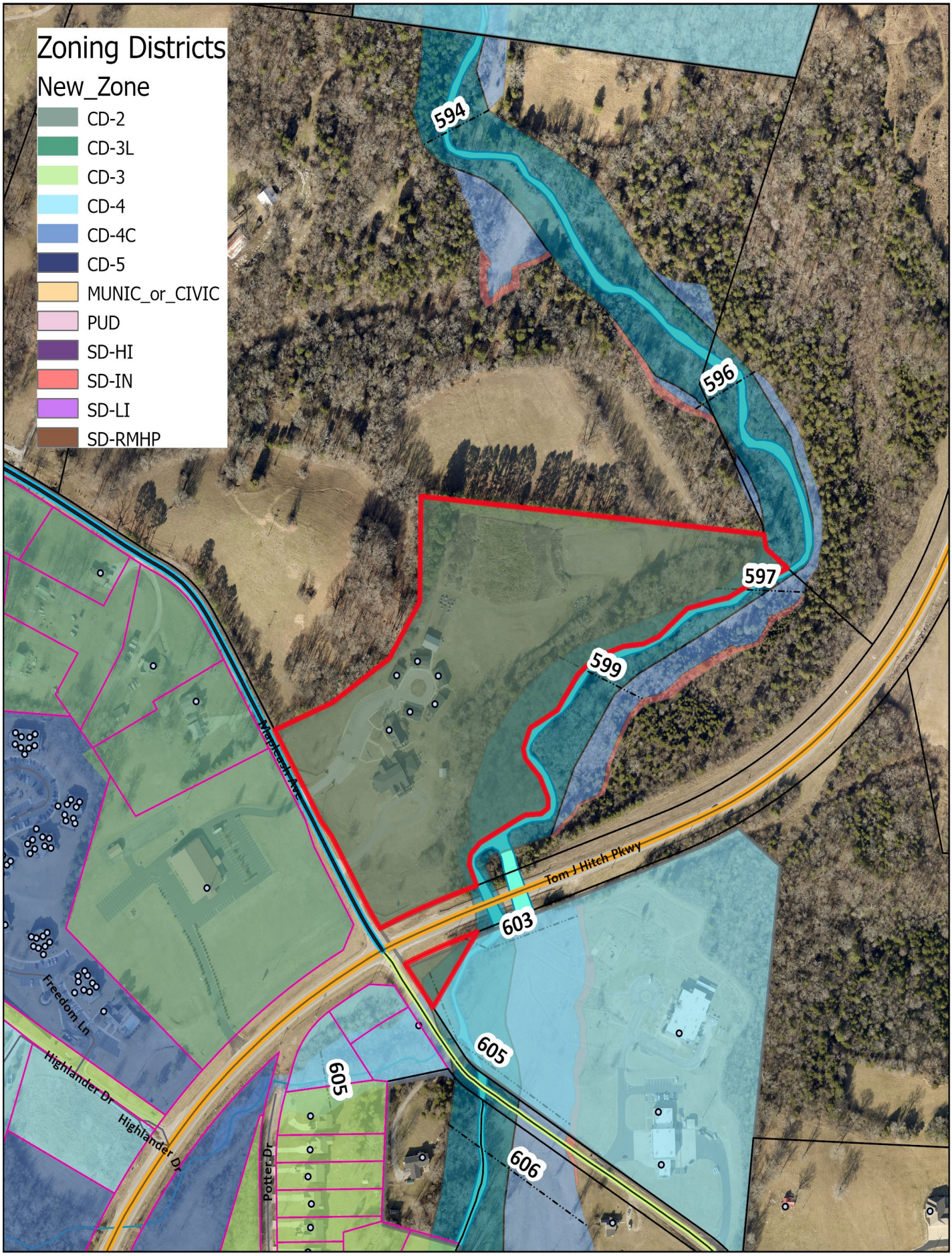
CITY OF COLUMBIA
TENNESSEE



Case #24-0125
Agathos
1201 Mapleash Ave.

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700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
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CITY OF COLUMBIA
TENNESSEE



Case #24-0125
Agathos
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Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

CITY OF COLUMBIA TENNESSEE

CPWS

February 22, 2024

Mr. Corey Nelsen
615 Design Group
360 Quecreek Circle
Smyrna, TN 37167
Sent via email: corey@615designgroup.com

RE: Water Availability Letter
Agathos Classical School
1201 Mapleash Ave.
Tax Map 99, Parcel 4900
Columbia, Maury County, TN

Dear Mr. Nelsen:

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, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is an approximately 8,000 square-foot new building added to an existing school site. CPWS has evaluated the projected water demands for the proposed 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:

- A new fire-rate ultrasonic meter will be installed on the existing 6" fire line. Location to be coordinated with CPWS and may require minor rerouting of service to existing 2" domestic meter.

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:

CPWS

- Prior to expiration of this water letter in 120 days, remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (28.3 SFUs)	$11,971.00

- Provide water utility construction drawings in PDF format for review and comment.
- Upon resolution of all comments and approval by CPWS, applicant may then schedule a pre-construction meeting. Meter fees will be due 48 hours prior to the pre-construction meeting. If fees are not paid by the deadline, pre-con meeting will be rescheduled to the next available date.

Meter Fee: TBD per 6" fire-rated ultra-sonic meter (1 meter)	TBD
Total Meter and Impact Fees Due =	**TDB**

- 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.

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

Sincerely,

Eric King

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-007

Legal Description of the Property

TRACT ONE

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, LYING NORTHEAST OF MAPLE ASH AVENUE AND NORTHWEST OF TOM HITCH PARKWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN IRON PIN FOUND, SAID IRON PIN BEING IN THE EAST MARGIN OF MAPLE ASH AVENUE AND BEING THE SOUTHEAST CORNER OF ELIZABETH KENNEDY AND RIDLEY FINNEY AS RECORDED IN DEED BOOK 1226, PAGE 623, AND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING SAID ROAD WITH KENNEDY NORTH 64 DEGREES 32 MINUTES 42 SECONDS EAST A DISTANCE OF 206 99' TO A POST, THENCE NORTH 55 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 237 22 FEET TO AN IRON PIN SET, THENCE NORTH 20 DEGREES 23 MINUTES 49 SECONDS EAST A DISTANCE OF 112 03 FEET TO AN IRON PIN SET, THENCE NORTH 15 DEGREES 36 MINUTES 31 SECONDS EAST A DISTANCE OF 315 34 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH KENNEDY SOUTH 84 DEGREES 01 MINUTES 51 SECONDS EAST A DISTANCE OF 622 96 FEET TO A POST, THENCE SOUTH 82 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 359 01 FEET TO A CONCRETE MONUMENT FOUND; SAID MONUMENT BEING THE SOUTHEAST CORNER OF KENNEDY, AND BEING THE SOUTHWEST CORNER OF MAURY COUNTY TENNESSEE AS RECORDED IN RECORD BOOK 1556, PG 662, AND BEING THE NORTHWEST CORNER OF MAURY COUNTY TENNESSEE AS RECORDED IN RECORD BOOK 1556, PAGE 735, AND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE LEAVING KENNEDY WITH MAURY COUNTY TENNESSEE SOUTH 11 DEGREES 15 MINUTES 35 SECONDS WEST A DISTANCE OF 94 59 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 65 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 603,89 FEET TO AN ANGLE IRON FOUND, THENCE SOUTH 41 DEGREES 17 MINUTES 00 SECONDS WEST A DISTANCE OF 316 00 FEET TO A WOOD FENCE POST; THENCE SOUTH 42 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 133 00 FEET TO AN ANGLE IRON FOUND; THENCE SOUTH 49 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 329 00 FEET TO AN ANGLE IRON FOUND, THENCE SOUTH 37 DEGREES 48 MINUTES 19 SECONDS EAST A DISTANCE OF 55 33 FEET TO AN WON PIN SET IN THE NORTH MARGIN OF TOM HITCH PARKWAY; SAID IRON PIN BEING THE SOUTHEAST CORNER O4' THE TRACT BEING DESCRIBED; THENCE LEAVING MAURY COUNTY TENNESSEE WITH SAID ROAD SOUTH 68 DEGREES 37 MINUTES 24 SECONDS WEST A DISTANCE OF 226 75 FEET TO AN IRON PIN SET; THENCE NORTH 87 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 84 60 FEET TO AN IRON PIN SET SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND BEING AT THE INTERSECTION OF MAPLE ASH AVENUE AND TOM HITCH PARKWAY; THENCE LEAVING TOM HITCH PARKWAY WITH MAPLE ASH AVENUE NORTH 32 DEGREES 13 MINUTES 03 SECONDS WEST A DISTANCE OF 73 18 FEET TO *AN* IRON PIN SET; THENCE NORTH 29 DEGREES 27 MINUTES 11 SECONDS WEST A DISTANCE OF 491 42 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 16 48 ACRES, AS SURVEYED BY KENNETH CARROLL, R L S , TN LICENSE NUMBER 1335, APRIL 16, 2007

THE ABOVE TRACT IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, R.O W'S OR RESTRICTIONS THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE

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"x11"

ADDRESS/LOCATION	**1201 Mapleash Avenue, Columbia, TN 38401**		
	TAX MAP: **099**	GROUP:	PARCEL: **049**
SUMMARY OF NATURE OF REQUEST AND WORK	**Rezoning of subject Property to Civic zoning, per the City of Columbia's direction and guidance. The intent would be to bring the property in compliance with future uses.**		

DATE OF PRE-APPLICATION CONFERENCE	**11/15/23**	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning **CIVIC** ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☐ Total acreage _____

RECEIVED
MAR 07 2024
By: 24-0125

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	Joshua McBride	PHONE	423-429-1107
ADDRESS	809 South Main Street Columbia TN 38401	EMAIL	josh@mcbride-re.com

PROPERTY OWNER NAME	Agathos School of Columbia	PHONE	931-388-0556
ADDRESS	1201 Mapleash Avenue Columbia, TN 38401	EMAIL	mseago@yahoo.com

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

Joshua McBride APPLICANT NAME	APPLICANT SIGNATURE	2/26/2024 DATE
Dr. Mark Seago PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	2/26/2024 DATE

STAFF USE ONLY

DOCKET NO.	24.0125	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

Rev. 4/14/2022

Honey Farm Commercial PUD Preliminary Master Plan

Project #:	24-0140	Location:	Tax Map 51 Parcel 58
Applicant:	Cathy Stephens	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	4,450 SF McDonalds

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Master Plan for a 4,450 SF McDonalds Restaurant with Drive-Thru within a Mixed Use Planned Unit Development (PUD-MU). The plan proposes the construction of (1) 4,450 SF building with associated infrastructure including drive-thru.

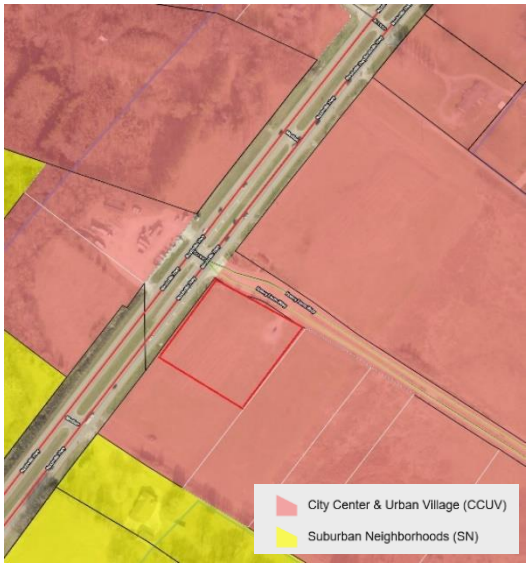
- A Preliminary & Final Plat was approved by the Planning Commission in May 2023, *23-0097* (*Honey Farm Crossing*) to subdivide 20.97 +/- acres. This plat included the creation of a private cross access road for access to the parcels. This parcel under review is intended to be further subdivided (*Lot 1-4.79 acres)* with a new Preliminary & Final plat.
- Architectural elements of the site plan received favorable recommendation from the City of Columbia Architectural Design Review Team in March 2023.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, as well as any subsequent subdivision of the property with a Preliminary and Final Plat.
- The proposed Preliminary PUD Master Plan mostly conforms to the Zoning Ordinance with the exception of exceeding a 24' side setback, parking lot landscape islands slightly less than required, and a frontage buildout of 75.5% when including the allocated 20% street screen adherence equaling less than 90% as required.
- Overall, this PUD Master Plan achieves most all bulk and design standards when utilizing a two-story brick design and including all parking and associated drive-thru window and infrastructure in the 3rd layer as required within a Mixed Use Planned Unit Development.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	4,450 SF Resuaraunt	+ /- 1.34 acres



FUTURE LAND USE MAP (City Center & Urban Village)	ZONING MAP (PUD-MU)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	MU-PUD	Vacant
North	City Center & Urban Village	MU-PUD	Vacant
South	Suburban Neighborhood	CD-2	Single-Family Home
East	City Center & Urban Village	MU-PUD	Vacant/ Future Self-Storage
West	City Center & Urban Village	MU-PUD/ CD-2	Truck Sales

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or
civic institutions.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

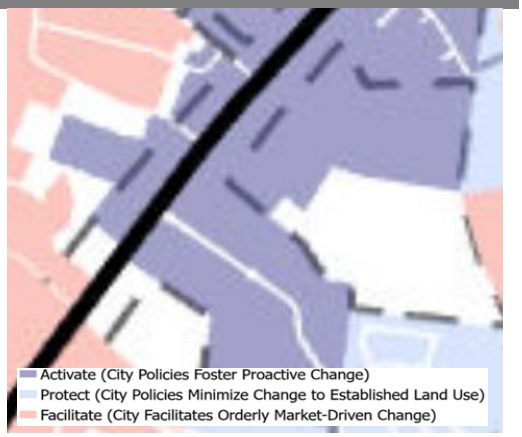
Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- **The proposed Preliminary PUD Master Plan conforms to the majority of all bulk standards of the Ordinance within a PUD-MU Character District. Described below are the prescriptive site and design standards comparing and contrasting the applicants' proposed standards with the required standards of the Zoning Ordinance.**
    - The Zoning Ordinance permits commercial buildings with restaurant uses as outlined in **§ 4.3.1 C** of the Zoning Ordinance.
    - Proposed building enfronts an existing throughfare roadway type as required per the Zoning Ordinance with pedestrian connectivity to the principal entrance.
    - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per **§ 4.3.1-C** (building, lot & building site standards) of the Zoning Ordinance for a CD-4-character district in which the subject property is zoned.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	180 ft.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The building enfront a thoroughfare street section with principal entrance enfronting this section at Nashville Highway
Building Height:	2 stories minimum	2 stories
Frontage Buildout:	90% minimum	75.5% (20% admin adjustment = 90%)
Parking:	1 per 100 SF restaurant	*See parking subsection below with applicant parking summary*
Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Side:** – 10 ft- 24ft. **Rear:** NR.	**Front:** – 20ft (Primary & Secondary). **Side:** - exceeds 24ft (49') **Rear:** NR

Architecture:

The City of Columbia Architectural Review Team reviewed this proposal in March 2024. This review served as a recommendation to the Planning Commission as required at time of submittal for all new structures proposed within a PUD as required by section **8.5.21.K.5** of the Zoning Ordinance. The design review team approved the design request noting the exception of shopfront glazing at 61%; a slight deviation from the 70% requirement.

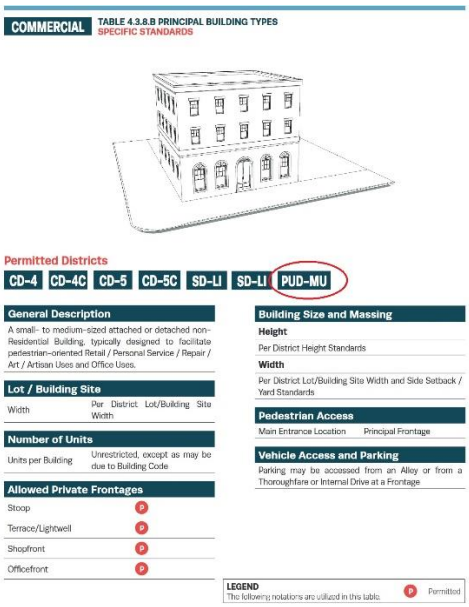
Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Identifiable Base, Middle, & Cap	Base consists of brick with a defined middle and cap.
Finished Floor Elevation:	Max 48 in above finished grade at façade	6 inches
Façade Position	Min 18 inches above finished grade	Exceeds 18 inch minimum
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. In addition, facades greater than 100' in width must be differentiated so that it appears to be comprised of two or more adjacent buildings by dividing façade into changes with shape, sill, details, size, rhythm, wall material and/or color, cornice height, change in pilasters, columns, or other façade elements.	The principal frontage enfronts the Nashville Hwy Thoroughfare including the main entrance fronting this street section with an additional entrance provided at the rear elevation facing the drive-thru elevation. The entire width of the building site frontage is 180' with the code requiring the façade to be differentiated every 100' at a 90 percent maximum building frontage buildout. The front façade indicates a 111' frontage with an additional 20' street screen wall. Among the front façade, differential of materials is provided with brick modulations, and material changes from brick & EIFS.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, **70% for shopfront**	**61% (*20 % admin adjustment)***
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1st floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details and rowlock course below window sills and soldier course above windows for brick elevations.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (*Commercial uses do not have this requirement*)
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 12-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	This is a single site building with one façade.
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.



Building & Private Frontage Type:

- The Zoning Ordinance requires a variety of building types for PUD-MU Zoning Designation. As a quick service restaurant use with a drive-thru, a commercial building type would be utilized. Furthermore, a shopfront façade type is proposed as required for all principal frontages of commercial buildings within a PUD-MU. As noted in table-2, shopfronts require 70% glazing with this proposal at 61%. Overall, the spirit of the Ordinance is to have commercial building facades to have interaction with the building's street section and sidewalk enfrontment. At 61% glazing for the principal frontage elevation, the intent of significant glazing is achieved and within the parameter of a 20% administrative adjustment as cited per section 8.5.8 of the Zoning Ordinance.


COMMERCIAL TABLE 4.3.9.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS

Permitted Districts: CD-4 | CD-4C | CD-5 | CD-5C | SD-LI | SD-LI | PUD-MU

General Description: A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.

Lot / Building Site: Width — Per District Lot/Building Site Width

Number of Units: Units per Building — Unrestricted, except as may be due to Building Code

Allowed Private Frontages: Stoop P; Terrace/Lightwell P; Shopfront P; Officefront P

Building Size and Massing: Height — Per District Height Standards; Width — Per District Lot/Building Site Width and Side Setback / Yard Standards

Pedestrian Access: Main Entrance Location — Principal Frontage

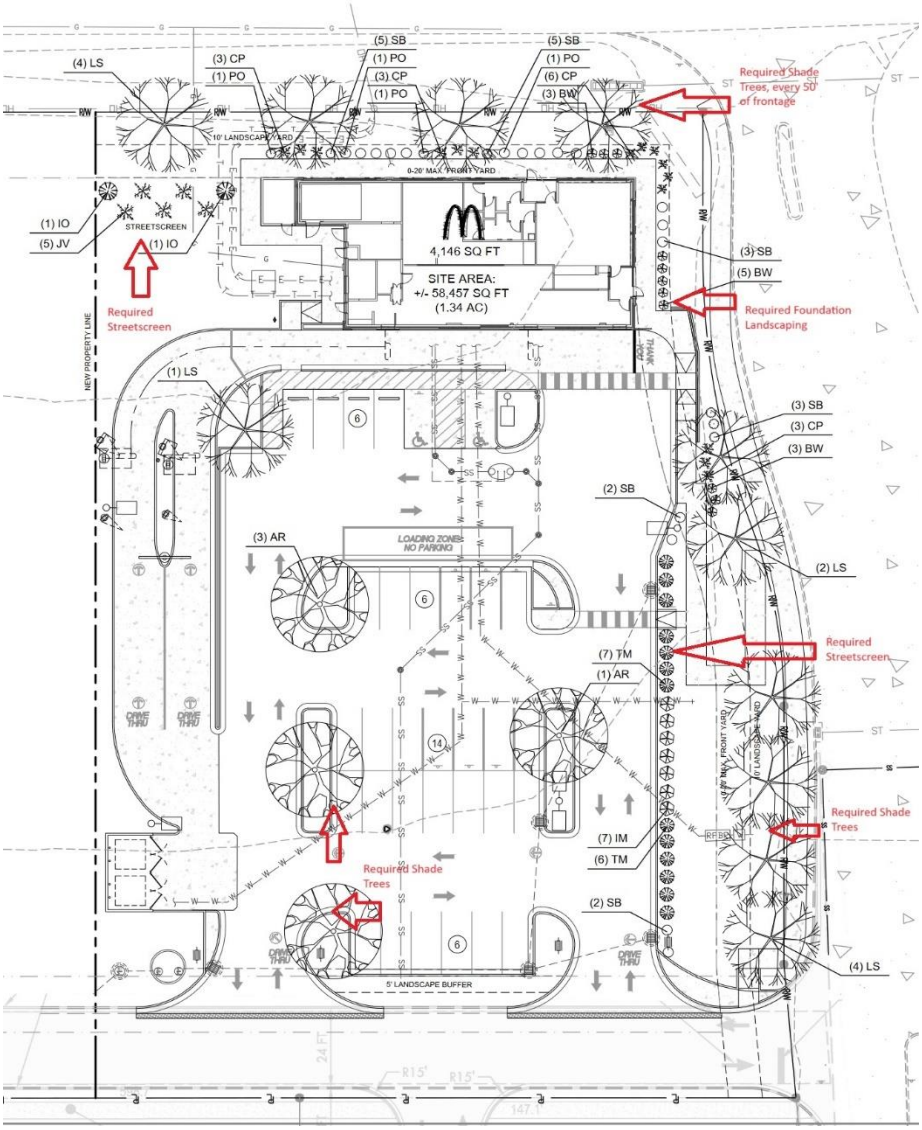
Vehicle Access and Parking: Parking may be accessed from an Alley or from a Thoroughfare or Internal Drive at a Frontage

LEGEND The following notations are utilized in this table. P Permitted

Landscaping/Tree Canopy Retention:

- According to § 4.3.12.C of the Zoning Ordinance, a parking area must incorporate a landscape island for every ten parking spaces, each containing at least one shade tree and equivalent to a 9 x 18 parking space for size. The site development plan adheres to this requirement of the islands placed as end caps for every 10 spaces; however, have been slightly reduced in size that does not meet the 9 x 18 requirement. All islands contain one shade tree with the exception of three islands due to utility constraints and a sidewalk connection as requested by staff that adheres to greater pedestrian circulation among the parking lot.
- Additionally, the plan includes the required street screening with 5' tall plantings serve for all parking areas with visibly from Nashville Highway and Honey Farms way.

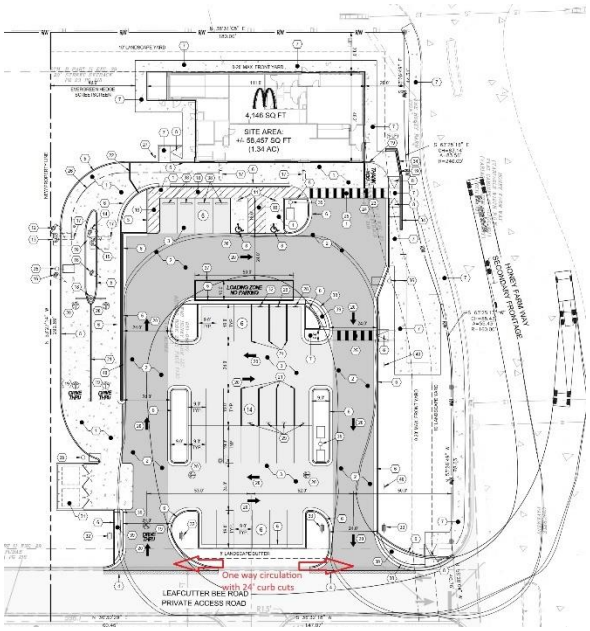
- Full shade trees have been provided, adhering to the requirement of one tree for every fifty linear feet of frontage of a commercial building site. (Zoning Ordinance **Table 5.2.2.G-1**).
- Foundation landscaping has been provided requiring one shrub for every 10 feet of linear façade.
- It shall be noted that the site is currently clear of all trees per the applicant's tree canopy retention analysis that was submitted. The applicant proposes to remove three existing crape myrtles on site to accommodate new shade trees and sidewalk.



Parking/Drive Thru Orientation/Access:

Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street screen; Parking Structures must be Screened from Frontages by Liner Buildings. Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space. The applicant has a proposed a hedge screen of 5' plantings at maximum maturity to achieve this screening requirement.

- As per the proposed Preliminary PUD Master Plan, a surface parking lot is located within the 3rd layer (*rear of building*) with a requirement of 1 space per 100 SF for a restaurant use. This site plan indicates 32 parking spaces with 29 parking spaces required. This does not exceed 30% over the required parking ratio. All parking stalls are 9 X 18 with a 24' drive aisle as required for the orientation when utilizing 90-degree parking stalls.
- The site plan indicates the drive-thru and associated stacking located in the 3rd layer (*rear of building)* as required per the Zoning Ordinance. The drive-thru indicates the required minimum of 8 stacking spaces. In addition, the required 10 X 50 loading space is shown with delineation of "*Loading Zone, No Parking*".
- The site utilizes two primary access driveways located off of a previously platted private access road (*Leafcutter Bee Road*). This access road will connect with the existing Honey Farms Way and provide cross access for adjacent parcels including access for this proposed site plan. Driveway curb cuts meet the requirements of the PUD MU in not exceeding 24' and have been adjusted for one way access that provides efficient circulation among the site and eliminates conflicts for vehicular turning movements within the close spacing of both driveway curb cuts.



REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its April 9th, 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. [A]pproval of […] a Master PUD Development Plan [is] subject to the Planning Commission 's and the City Council 's first making formal, written […] that the proposed Development, such applications, and approvals:

a. conforms to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the […] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development.

If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its December 12th 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted several items for revision that including adding additional landscaping and street screening per the Zoning Ordinance. In addition, several changes were adjusted during the design review process to ensure the building conforms to the prescriptive standards of the Zoning Ordinance.
- **Engineering** noted that one-way access should be provided for each individual driveway in order to reduce conflicts among the site. The applicant responded by adjusting drive aisles to one way with additional signage, and reducing driveway access widths to 24'.
- **Wastewater** noted that manhole was not shown on PUD that travels southeast to downstream manhole.
- **Columbia Water** indicated that the water availability letter was issued on **March 15th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Preliminary PUD Master Plan mostly adheres to all standards of Zoning Ordinance 4400 with the exception of exceeding a 24' side setback, parking lot landscape islands slightly less than required, and a frontage buildout of 75.5% when including the allocated 20% street screen adherence equaling less than 90% as required. Overall, this PUD Master Plan achieves most all bulk and design standards when utilizing a two-story brick design and including all parking and associated drive-thru window and infrastructure in the 3rd layer as required within a Mixed Use Planned Unit Development.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, and **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Planned Unit Development Master Plan as presented *[subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, and **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to recommend denial of the Preliminary Planned Unit Development Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



US HIGHWAY 31
PRINCIPAL FRONTAGE

US31 – NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

N 36°31'05" E
180.00'

10' LANDSCAPE YARD

0-20' MAX. FRONT YARD

SCH. B PART II EXC. 29
20' STREET SETBACK
PB 23 PG 218

43.0'

EVERGREEN HEDGE
SCREETSCREEN

111.0'

20.0'

S 53°26'49" E
44.3'

4,146 SQ FT

SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)

46.2'

(5 LF)

S 63°25'16" E
CH=83.14'
A=83.56'
R=240.00'

NEW PROPERTY LINE

N 53°27'14" W
299.89'

THANK YOU

18.0'

24.0'

50.0'

LOADING ZONE
NO PARKING

10.0'

9.0'
TYP.

19.0'
TYP.

DRIVE THRU

HONEY FARM WAY
SECONDARY FRONTAGE

S 63°25'11" W
CH=55.43'
A=55.43'
R=160.00'

0-20' MAX. FRONT YARD

10' LANDSCAPE YARD

N 53°26'49" W
78.63'

S 53°28'04" W
40.76'

53.0'

52.0'

50.0'

5' LANDSCAPE BUFFER

SCH. B PART II EXC. 29
37' PUDAE
PB 23 PG 218

LEAFCUTTER BEE ROAD
PRIVATE ACCESS ROAD

R15'

R25'

R3'

596.7'

N 36°30'29" E
60.46'

S 36°32'18" W
147.07'

PROPERTY LINE ±451.6'

S3 (TYP.)

S5 (TYP.)

29.3 FT

5' SIDE

FF 1.3

PARCEL ID: 051 05800 000
ZONING: MU PUD

PARCEL ID: 051 05803 000
ZONING: MU PUD

SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED LOT WIDTH	180 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 129.6' (180' X 90% = 162; 162' X 20% = 129.6' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	154' FRONTAGE BUILDOUT 20% ALLOWABLE STREETSCREEN WIDTH = 25.2' (111' BUILDING WIDTH AND ALLOWED 25.2' STREETSCREEN WIDTH = 136.2')

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

1. NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
2. NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
3. NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
4. EDGE KEY (REFER TO DETAIL 3 / SD-1)
5. PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
6. PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
7. PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
8. PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
9. STANDARD/VAN ACCESSIBLE HANDICAP STALL
10. BOLLARD (REFER TO DETAIL 10 / SD-1)
11. HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE . (REFER TO DETAIL 8 / SD-1)
12. PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
13. PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
14. PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
15. PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
16. PROPOSED PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
17. PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
18. PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
19. GUARDRAIL (REFER TO DETAIL 2 / SD-5)
18. TRAVERSE STRIPING (REFER TO DETAIL 9 / SD-1)
19. "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
20. PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
21. 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
22. 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
23. THANK YOU (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
24. 8" STOP BAR (REFER TO MCDONALD'S STANDARD DETAILS)
25. CROSSWALK STRIPING (REFER TO DETAIL 9 /SD-1)
26. 97'-9" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD.
27. "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6' FROM THE BACK OF THE BUILDING
28. RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
29. RESERVE CURBSIDE/MOP SIGN. (REFER TO DETAIL 4 / SD-3)
30. MCDELIVERY COURIER SIGN. (REFER TO DETAIL 4 / SD-3)
31. PROPOSED DUMPSTER ENCLOSURE (REFER TO DETAIL 1 / SD-5)
32. PROPOSED "ENTRANCE ONLY" DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
33. PROPOSED "EXIT ONLY" DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
34. RETAINING WALL (REFER TO DETAIL 5 / SD-6)
35. LIGHT POLE (REFER TO DETAIL 3 / SD-2)
36. WHEEL STOPS (REFER TO DETAIL 2 / SD-6)
37. 10X50 LOADING SPACE
38. ROLLED CURB AND GUTTER (REFER TO DETAIL 6 / SD-6)
39. MOUNTABLE MEDIAN (REFER TO DETAIL 7 / SD-6)
40. PROPOSED "ONE-WAY ONLY" SIGN

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI Consulting

PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 05-01-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: SITE LAYOUT PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-3.0

MCDONALD'S RESTAURANT

US HWY 231 & HONEY FARM WAY
COLUMBIA, TN 38401

SITE CODE: 041-1210



LOCATION MAP
NOT TO SCALE

DEVELOPER

McDONALD'S USA, LLC

110 N CARPENTER ST.
CHICAGO, IL 60607

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

ENGINEER
RICHARD TUTT, P.E.
AMERICAN ENGINEER, INC.
65 ABERDEEN DRIVE
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(270) 651-7220

SURVEYOR
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GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMIT AUTHORITIES. ALL PERMITS AND BONDS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NO SITE GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND MEET/EXCEED LOCAL AND STATE REQUIREMENTS.
3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF CONSTRUCTION. ANY CONFLICTS DISCOVERED BETWEEN EXISTING AND PROPOSED UTILITIES PRIOR TO OR AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
8. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK SHALL BE PERFORMED PER MCDONALD'S "PROJECT MANUAL FOR MCDONALD'S STANDARD BUILDING PROGRAM" CURRENT EDITION.
10. ANY AREAS DAMAGED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
11. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
12. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
14. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
15. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
17. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
18. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
19. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
20. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
21. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
22. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
23. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
24. CONTRACTOR SHALL PROTECT ALL PROPERTY LINES, CORNERS AND SURVEY PINS; ANY DAMAGES SHALL BE PAID BY THE CONTRACTOR AT THEIR EXPENSE.
25. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
26. THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
27. ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.

JOB SITE SAFETY

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. AND NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF AEI OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION , DUTIES, AND RESPONSIBILITIES INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKOWLEDGES AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

ACCESSIBILITY INFORMATION:

1. ALL RAMPS SIDEWALKS AND APRONS SHALL BE COMPLIANT WITH THE MOST CURRENT DEPARTMENT OF JUSTICE ADA REQUIREMENTS (ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, CURRENT EDITION).
2. THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE ADA COMPLIANT AND A ¼" BELOW FINISH FLOOR AT ALL DOORS. AN ADA LANDING SHALL BE PROVIDED AT ALL DOORS.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE ADA COMPLIANT, NOT TO EXCEED 2% IN ANY DIRECTION.

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND DESIGNER OF RECORD IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN TO THE AFOREMENTIONED PEOPLE, AND CHANGES APPROVED.
2. THIS PLAN HAS BEEN REVIEWED BY THE AUTHORITY HAVING JURISDICTION AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. MCDONALDS CONSTRUCTION MANAGER & THE AUTHORITY HAVING JURISDICTION SHALL BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF SAID CHANGE.
3. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE PROFESSIONAL(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
4. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL APPLICABLE UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. THE CONTRACTOR SHALL COORDINATE ALL FACILITIES MARKINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE AGENCIES, UTILITIES OR COMPANIES TO PROVIDE TEMPORARY ELECTRIC POWER, WATER SUPPLY AND SANITARY FACILITIES DURING DURATION OF CONSTRUCTION ACTIVITIES. ASSOCIATED COSTS SHALL BE INCIDENTAL TO PROJECT.
6. ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK. CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES SHALL NOT BE CLOSED OR OBSTRUCTED WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS SHALL BE PROVIDED IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
8. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS. DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT; EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE FROM THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
9. ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES AND ASTM D1557. GRADING SHALL MATCH ALL SURROUNDING EXITING GRADES.
10. THE SITE SHALL BE EITHER UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES, OR CONFORM POINTS (SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES). IT SHALL COMPLY WITH THE GEOTECHNICAL'S REPORT COMPACTION REQUIREMENTS AND BE SLOPED TO DIRECT WATER AWAY FROM THE BUILDING AND TO PREVENT PONDING ANYWHERE ON SITE.
11. PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER (EPA-REGISTERED) AND TERMITE CONTROL; WHERE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR RESETTING EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUTS AND ANY OTHER STRUCTURE TO FINISH GRADE AS NECESSARY.
13. EXISTING ASPHALT PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
14. ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSIONS AND ISOLATION JOINTS; AND CONTROL JOINTS IN DRIVEWAY SLABS.
15. 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 1 TO 4 HOURS (PENDING TEMPERATURE) AFTER THE HARDENING SUFFICIENTLY, TO PREVENT RAVELING OR DISLODGING OF AGGREGATES, OF THE CONCRETE.
16. UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
17. ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
18. ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WITH FINISH COURSE PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
19. SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER MANUFACTURER SPECIFICATIONS AND MCDONALDS PROJECT MANUAL.
20. ANY WORK THAT IMPACTS ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL ADOPTED CODES; MOST STRIGENT SHALL APPLY.
21. THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" PLAN WITH ALL MODIFICATIONS/CHANGES NOTED/SHOWN ON THE FINAL DRAWING SET.

Tennessee811

BEFORE YOU DIG

The contractor is instructed to call 1-800-351-1111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-U-Dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KTN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
An ESC Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE:
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: COVER & GENERAL NOTES

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-1.0

A.1 Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____, Page _____, Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

OWNER

DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

A.2 CERTIFICATE OF SURVEY ACCURACY

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

REGISTERED LAND SURVEYOR

NUMBER

DATE

A.3 Certificate of Approval of Water System

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

NAME DATE

TITLE AUTHORIZING AGENCY

A.4 Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities outlined or indicated on this final subdivision plat 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.

CITY ENGINEER
COLUMBIA, TN

DATE

A.5 Certificate of Approval for Recording

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

PLANNING DIRECTOR
COLUMBIA, TN

DATE

A.6 Certificate of Subdivision Name and Street Names

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

MAURY COUNTY E-911

DATE

A.7 Certificate of Sanitary Sewer System

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

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TN

DATE

A.8 Certificate of Compliance

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

CITY ENGINEER
COLUMBIA, TN

DATE

BASIS OF BEARINGS & ELEVATIONS:
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM WGS84. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). FEMA ELEVATIONS BASED ON NAVD88. AS OBSERVED VIA RTK BASED OFF OF AN GPOS SOLUTION. MAY, 2023.

SURVEYOR'S CERTIFICATE

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:22,495 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, RLS #1611)

JANUARY 25, 2024
DATE OF SURVEY

PRELIMINARY

DON PEDIGO, TN R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1611

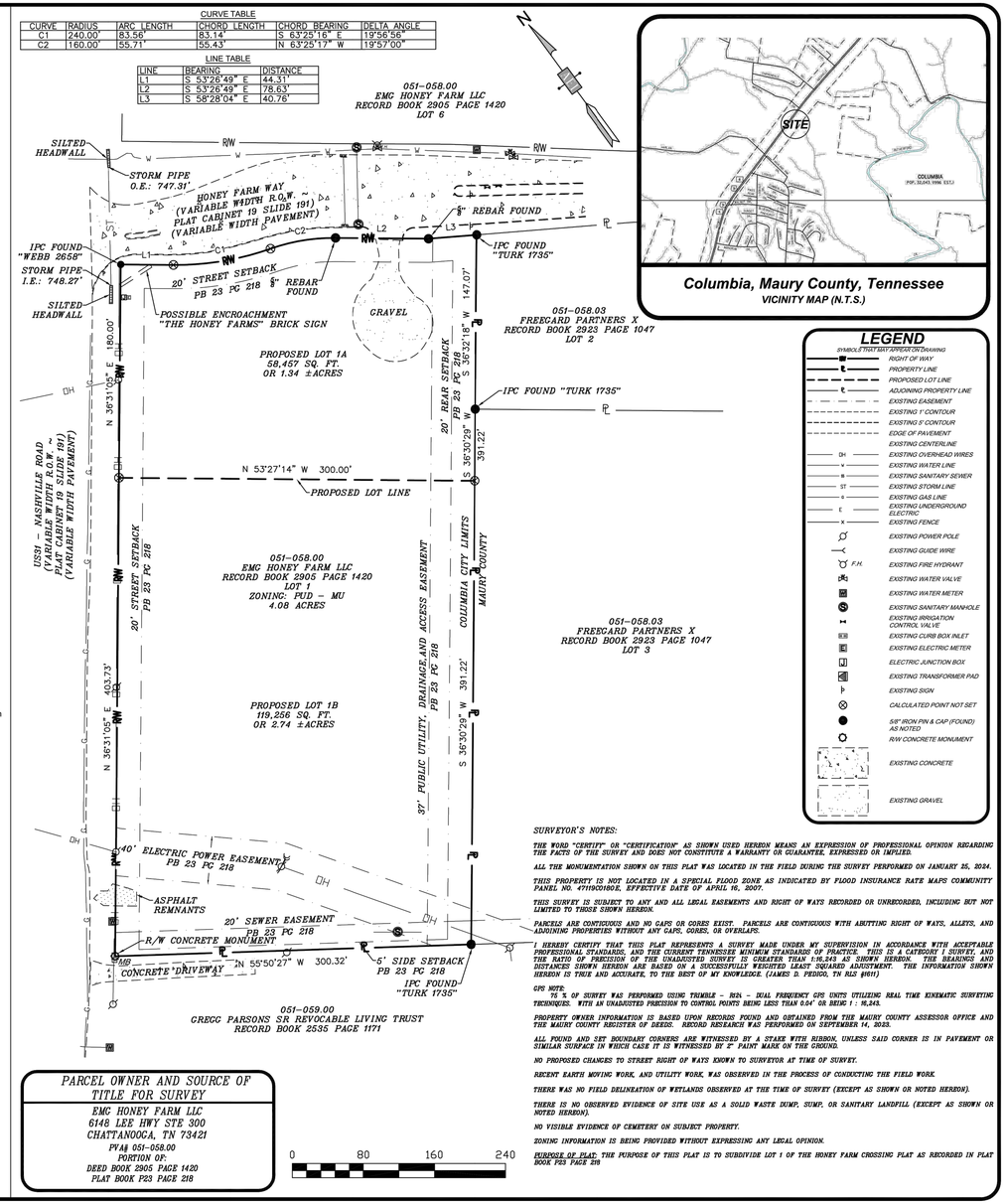
APRIL 10, 2024
DATE OF SIGNATURE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
C2	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°26'49" E	44.31'
L2	S 53°26'49" E	78.63'
L3	S 58°28'04" E	40.76'



Columbia, Maury County, Tennessee
VICINITY MAP (N.T.S.)

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EDGE OF PAVEMENT
- EXISTING CENTERLINE
- DH — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- X — EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- F.H. — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- EXISTING ELECTRIC METER
- ELECTRIC JUNCTION BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- CALCULATED POINT NOT SET
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MONUMENT
- EXISTING CONCRETE
- EXISTING GRAVEL

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0310E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
96 % OF SURVEY WAS PERFORMED USING TRIMBLE - R8s - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 10,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE HONEY FARM CROSSING PLAT AS RECORDED IN PLAT BOOK P23 PAGE 218

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
PORTION OF:
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

PROPERTY ADDRESS:
2248 NASHVILLE HWY,
COLUMBIA, TN 38401
TOTAL ACREAGE: 4.08 ACRES

PLANS PREPARED AND SUBMITTED BY:

AEI CONSULTANTS
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY
270.651.7220

PROJECT
AMENDMENT TO LOT 1
HONEY FARM CROSSING
352 W SAM RIDLEY PARKWAY
SMYRNA, TN 37167

CLIENT
MCDONALD'S CORPORATION
P.O. BOX 66207, AMF O'HARE
CHICAGO, ILLINOIS 60666

DATE: APRIL 10, 2024

SCALE: 1" = 80'

DRAWN BY: J. DAKIN

APPROVED BY: D. PEDIGO

DRAWING FILE: *T:\22 PROJECTS\ 222-281 McDonalds Columbia TN*

PROJECT NO. 222-281
PHASE NO.

BOUNDARY SHT 1 OF 1

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AEI CONSULTANTS
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR:

McDonald's USA, LLC©

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SHEET NO. C-2.0

TITLE: BOUNDARY

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SCALE: 1" = 80'
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT



SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED LOT WIDTH	180 FT
REQUIRED FRONTAGE BUILDOUT	90% AND ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 129.6' (180' X 90% = 162; 162' X 20% = 129.6' WIDTH REQUIRED)
PROPOSED FRONTAGE BUILDOUT	154' FRONTAGE BUILDOUT 20% ALLOWABLE STREETSCREEN WIDTH = 25.2' (111' BUILDING WIDTH AND ALLOWED 25.2' STREETSCREEN WIDTH = 136.2')

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

1. NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
2. NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
3. NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
4. EDGE KEY (REFER TO DETAIL 3 / SD-1)
5. PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
6. PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
7. PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
8. PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
9. STANDARD/VAN ACCESSIBLE HANDICAP STALL
10. BOLLARD (REFER TO DETAIL 10 / SD-1)
11. HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE . (REFER TO DETAIL 8 / SD-1)
12. PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
13. PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
14. PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
15. PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
16. PROPOSED PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
17. PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
18. PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
19. GUARDRAIL (REFER TO DETAIL 2 / SD-5)
18. TRAVERSE STRIPING (REFER TO DETAIL 9 / SD-1)
19. "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
20. PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
21. 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
22. 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
23. THANK YOU (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
24. 8" STOP BAR (REFER TO MCDONALD'S STANDARD DETAILS)
25. CROSSWALK STRIPING (REFER TO DETAIL 9 /SD-1)
26. 97'-9" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD.
27. "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6' FROM THE BACK OF THE BUILDING
28. RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
29. RESERVE CURBSIDE/MOP SIGN. (REFER TO DETAIL 4 / SD-3)
30. MCDELIVERY COURIER SIGN. (REFER TO DETAIL 4 / SD-3)
31. PROPOSED DUMPSTER ENCLOSURE (REFER TO DETAIL 1 / SD-5)
32. PROPOSED DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
33. DO NOT ENTER SIGN (REFER TO DETAIL 3 / SD-5)
34. RETAINING WALL (REFER TO DETAIL 5 / SD-6)
35. LIGHT POLE (REFER TO DETAIL 3 / SD-2)
36. WHEEL STOPS (REFER TO DETAIL 2 / SD-6)
37. 10X50 LOADING SPACE
38. ROLLED CURB AND GUTTER (REFER TO DETAIL 6 / SD-6)
39. MOUNTABLE MEDIAN (REFER TO DETAIL 7 / SD-6)

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
An EXP Company

PREPARED FOR:

McDonald's USA, LLC®

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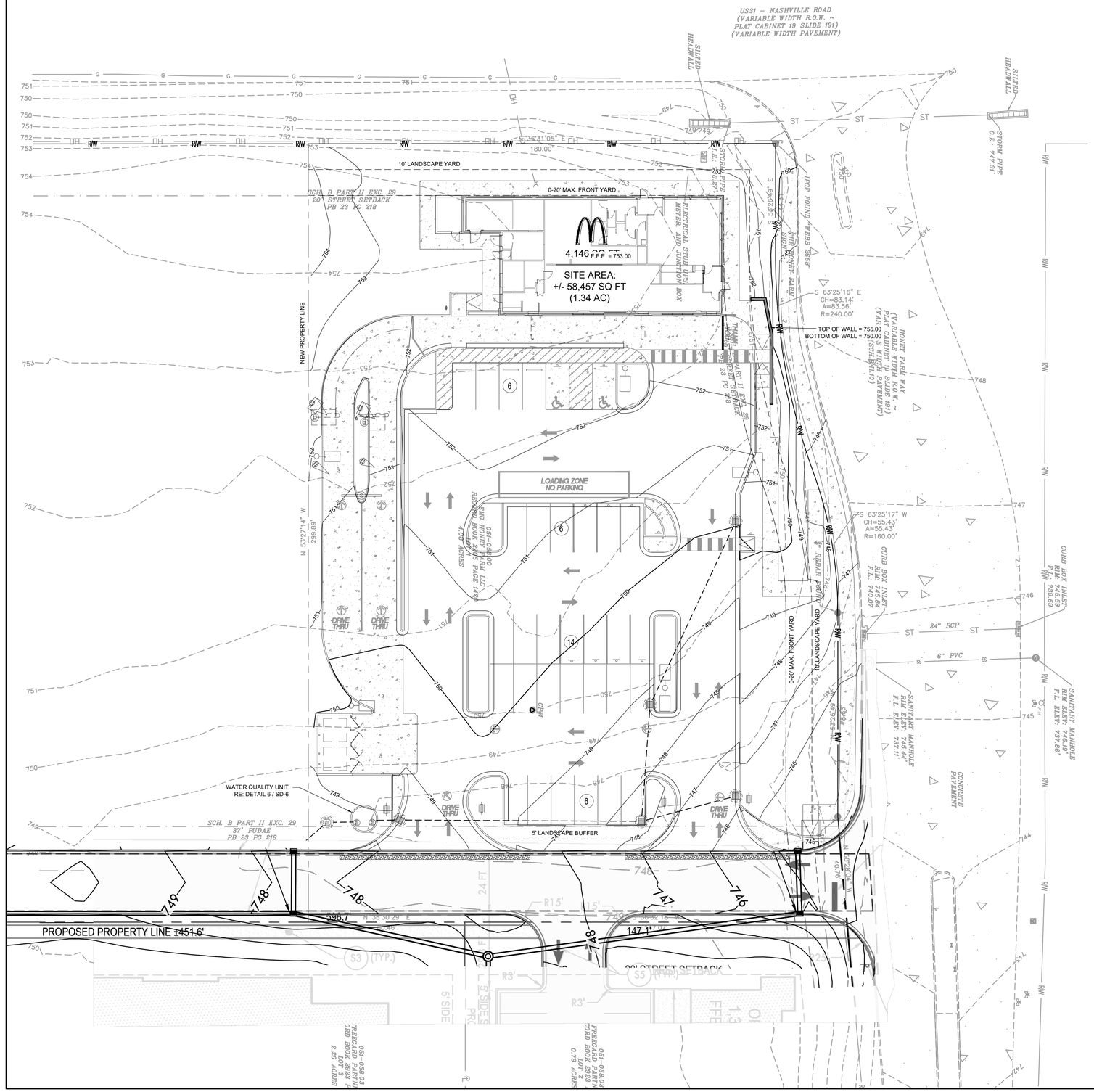
SCALE: 1" = 20'
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: SITE LAYOUT PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-3.0



SYMBOLS THAT MAY APPEAR ON THIS PLAN	
SYMBOL	ABBREVIATION
XXX.XX FG	FINISH GRADE
XXX.XX EX	TIE TO EXISTING
XXX.XX TC	TOP OF CURB
XXX.XX BC	BOTTOM OF CURB
XXX.XX TS	TOP OF SIDEWALK
XXX.XX BS	BOTTOM OF SIDEWALK
XXX.XX SW	SWALE ELEVATION

ADA GENERAL ACCESSIBILITY GUIDELINE NOTES:

1.	CURB RAMP:	
	MAXIMUM RUNNING SLOPE	8.33%
	DESIGNED MAX. RUNNING SLOPE	7.5%-8.0%
2.	ACCESSIBLE PARKING PAD:	
	MAX. CROSS SLOPE IN ANY DIRECTION	2.0%
	DESIGNED MAX. CROSS SLOPE IN ANY DIRECTION	1.5%-1.75%
3.	CROSSWALKS AND ACCESSIBLE ROUTES:	
	MAX. RUNNING SLOPE	5.0%
	DESIGNED MAX. RUNNING SLOPE	4.5%-4.75%
	MAX. CROSS SLOPE	2.0%
	DESIGNED MAX. CROSS SLOPE	1.5%-1.75%
4.	CLEAR FLOOR AREAS AT DOOR OPENINGS:	
	MAX. RUNNING SLOPE	2.0%
	DESIGNED MAX. RUNNING SLOPE	1.5%-1.75%
	MAX. CROSS SLOPE	2.0%
	DESIGNED MAX. CROSS SLOPE	1.5%-1.75%

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL SLOPE ALL FINISH SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
2. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
3. ALL LANDSCAPE ISLANDS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL CROWNED ABOVE THE TOP OF CURB/EDGE OF PAVEMENT.
4. ALL EARTHWORK SHALL BE **UNCLASSIFIED** EXCAVATION. THIS INCLUDES BOTTOM EXCAVATION FOR FOUNDATIONS, UTILITIES, ROADS, PARKING, SIDEWALKS, REQUIRED UNSUITABLE SOILS, UNDERCUTTING, AND/OR ROCK REMOVAL AS INDICATED OR NOTED IN THE GEOTECHNICAL REPORT.
5. SUITABLE FILL MATERIAL PLACED UNDER BUILDING AREAS SHALL BE PLACED IN MAXIMUM 8-INCH (LOOSE THICKNESS) VERTICAL LIFTS, WITH EACH LIFT BEING COMPACTED TO A MINIMUM OF 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT WITHIN 2 PERCENT OF OPTIMUM. THE COMPACTION REQUIREMENT MAY BE REDUCED TO 95 PERCENT IN PROPOSED PAVED AREAS, AND TO 92 PERCENT IN PROPOSED LANDSCAPE AREAS. WETTING OR DRYING OF THE SOILS MAY BE NECESSARY TO ACHIEVE A MOISTURE CONTENT SUITABLE FOR COMPACTION. REPRESENTATIVE AND ADEQUATE FIELD DENSITY TESTING SHALL BE PERFORMED BY INDEPENDENT TESTING AGENCY PROVIDED BY OWNER TO VERIFY THAT COMPACTION REQUIREMENTS HAVE BEEN MET.
6. GRADE LINES SHOWN ARE **FINISHED GRADE**. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUBGRADE ELEVATIONS FOR PAVING AREAS.
7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
9. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.

NOTE:

WATER DETENTION IS ACCOUNTED FOR IN THE REGIONAL BASIN BEHIND THE STORAGE UNITS.

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (504) 206-6797

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an ESC Company

PREPARED FOR:
McDonald's USA, LLC®

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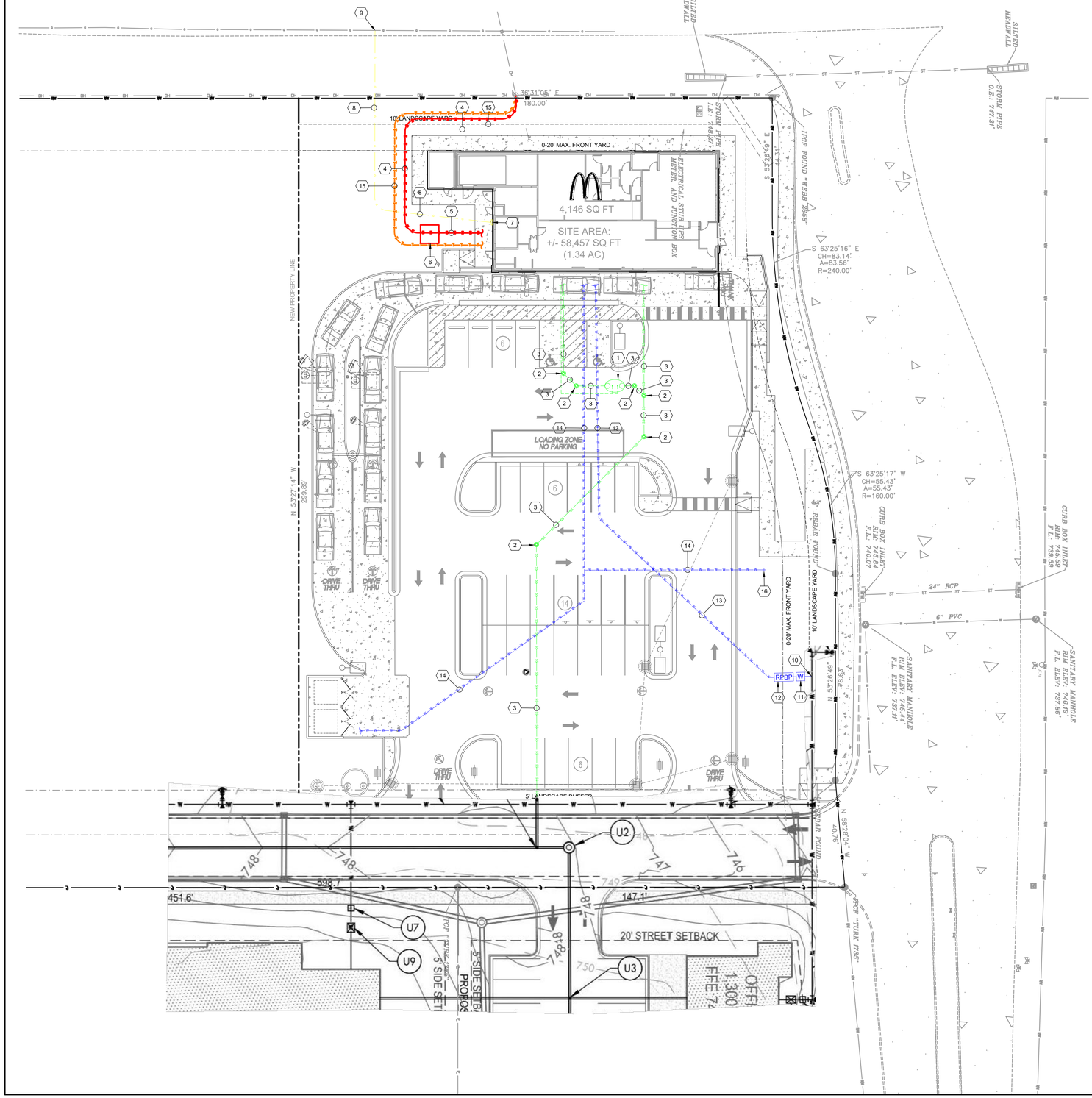
SCALE:	1" = 20'
DATE ISSUED:	04-24-24
DRAWN BY:	M. ALLEN
REVIEWED BY:	R. TUTT

TITLE: GRADING & DRAINAGE PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID	41-1210
SITE ADDRESS	US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-4.0



UTILITY NOTES

1. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND , WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATED UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL ON-SITE SANITARY, STORM AND WATER LATERALS SHALL BE OWNED AND MAINTAINED BY THE OWNER, EXCEPT WHERE EASEMENTS ARE SHOWN.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES ARE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
5. PRIOR TO THE EXCAVATING NEAR GAS OR ELECTRIC LINES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY.
6. ALL NEW CONDUITS SHALL BE PUSHED UNDER EXISTING CURB UNLESS OTHERWISE SPECIFIED.
7. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
9. PROPOSED TELEPHONE SERVICE SHALL BE INSTALLED WITH NO 90° BENDS, ONLY 90° SWEEPS (MAX. OF 2 SWEEPS).
10. THE CONTRACTOR, AFTER COORDINATING WITH ALL UTILITY COMPANIES, SHALL INCLUDE ALL WORK EVEN IF NOT SHOWN ON PLANS TO PROVIDE ALL UTILITY SERVICES TO BUILDING.
11. ALL UTILITIES TO BE CONSTRUCTED TO PROVIDE SERVICE.
12. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
13. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
14. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 30".
15. INSPECTION FEES TO BE PAID BY CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE WATER SERVICES CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY CO.
17. ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
18. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
19. ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS.
20. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
21. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE STATE DIVISION OF WATER OR LOCAL WATER CO. STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
23. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
24. BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY BUD, 1-800-892-0123 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED RIGHT OF WAY.

UTILITY KEY NOTES

1. INSTALL 1,500 GALLON (MIN.) ZURN (GREEN TURTLE) GREASE TRAP/OIL INTERCEPTOR OR APPROVED EQUAL. REFER TO PLUMBING PLANS FOR DETAIL
2. INSTALL SANITARY SEWER CLEANOUT. (REFER TO DETAIL 10 / SD-6)
3. INSTALL 4" PVC SDR-35 SANITARY SEWER LINE AT 1.2% MINIMUM
4. INSTALL (3) 2" PVC PRIMARY ELECTRICAL CONDUIT TO TRANSFORMER. REFER TO ELECTRICAL PLANS
5. INSTALL SECONDARY ELECTRICAL SERVICE. REFER TO ELECTRICAL PLANS
6. PAD MOUNTED TRANSFORMER. REFER TO UTILITY COMPANY STANDARD DETAILS FOR CONCRETE PAD REQUIREMENTS. REFER TO ELECTRICAL PLANS FOR CONTINUATION. COORDINATE WITH UTILITY COMPANY FOR ADEQUACY.
7. GAS METER. REFER TO MECHANICAL PLANS
8. GAS SERVICE LINE TO BE INSTALLED BY UTILITY COMPANY. TAP FEE TO BE PAID BY CONTRACTOR
9. GAS TIE-IN TO EXISTING GAS MAIN (APPROXIMATE LOCATION). COORDINATE WITH GAS COMPANY
10. TAPPING SADDLE FOR WET TAP. COORDINATE WITH UTILITY COMPANY
11. NEW WATER 2" WATER METER. COORDINATE WITH UTILITY COMPANY
12. INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR IN HOTBOX.
13. INSTALL 2" TYPE K COPPER DOMESTIC WATER SERVICE
14. INSTALL 3/4" DIA. TYPE K COPPER WATER DOMESTIC SERVICE LINE TO DUMPSTER ENCLOSURE HOSE BIBB
15. INSTALL 2" FIBER CONDUIT FROM THE VAULT INTO THE DESIGNATED AREA INSIDE THE BUILDING. REFER TO ELECTRICAL PLANS FOR CONTINUATION
16. POST HYDRANT. (REFER TO DETAIL 9 / SD-7)

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
An EXP Company

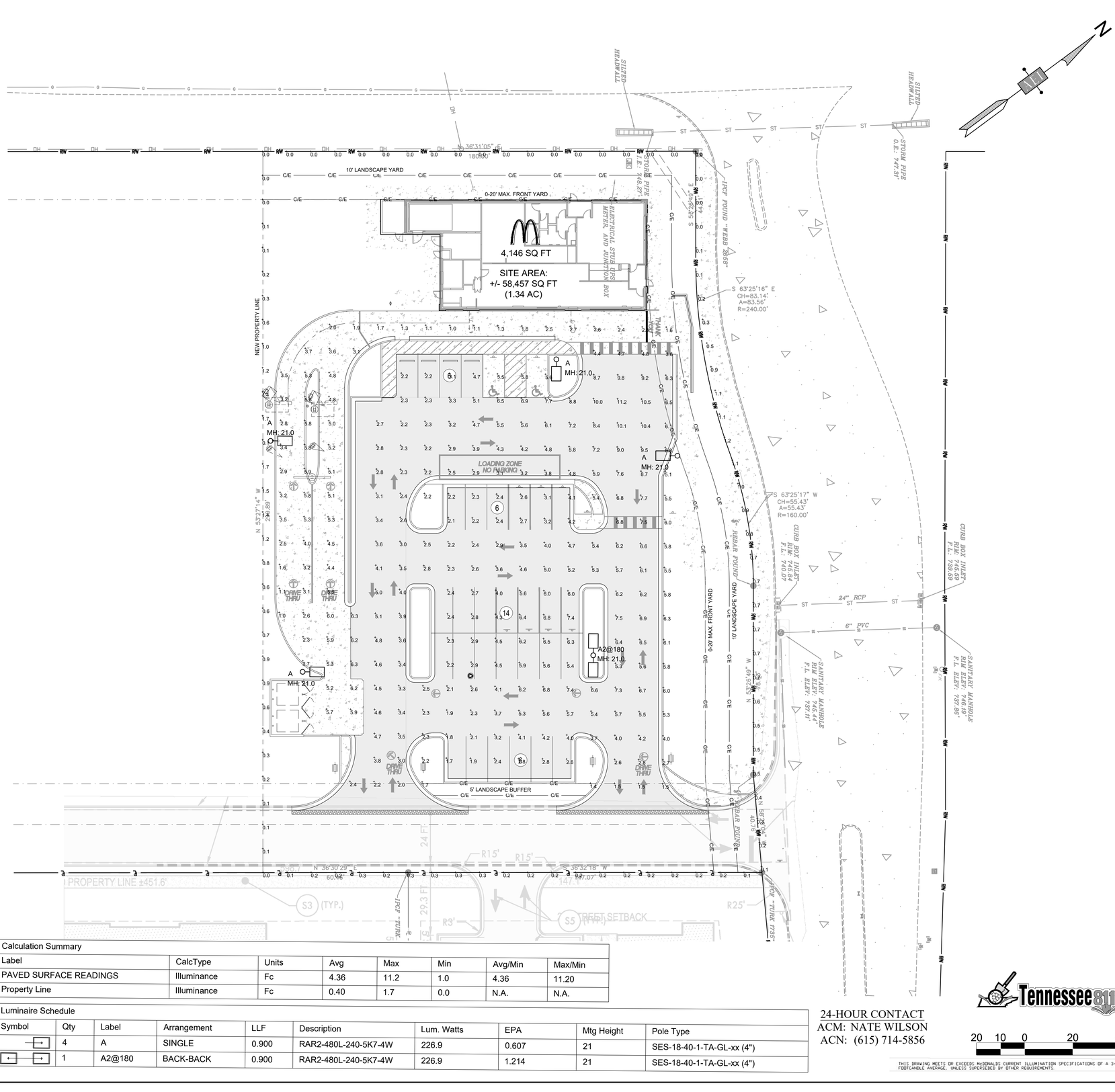
PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: UTILITY PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-5.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.36	11.2	1.0	4.36	11.20
Property Line	Illuminance	Fc	0.40	1.7	0.0	N.A.	N.A.

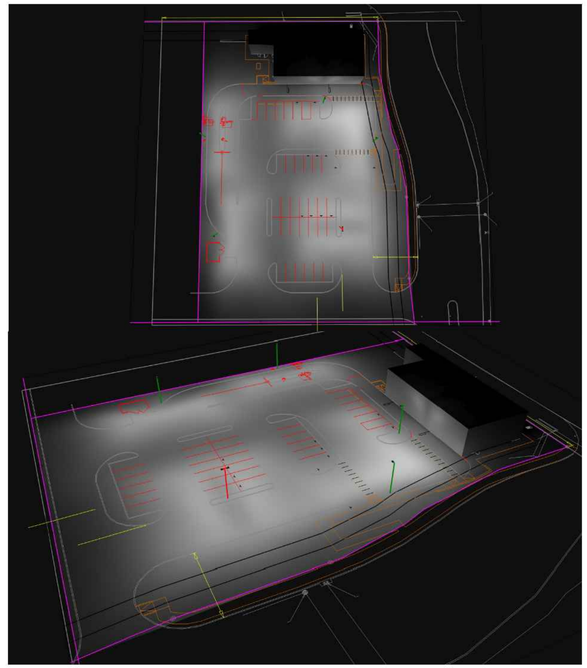
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	1.214	21	SES-18-40-1-TA-GL-xx (4")

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee811

20 10 0 20 40

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
41-1210

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE 1"=20' 0"
DRAWN BY CLB
POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
2248 NASHVILLE HWY
COLUMBIA, TN 38401
NATIONAL STORE NUMBER
40957
DATE 3/6/2024
DRAWING NUMBER A240459C.AGI

REV	DATE	DESCRIPTION	BY

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AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

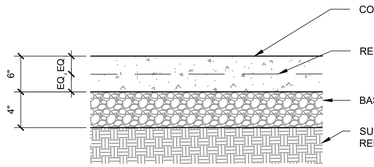
PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 04-24-24
DRAWN BY: V. HOLLAND
REVIEWED BY: V. HOLLAND

TITLE: PHOTOMETRIC PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-5.1

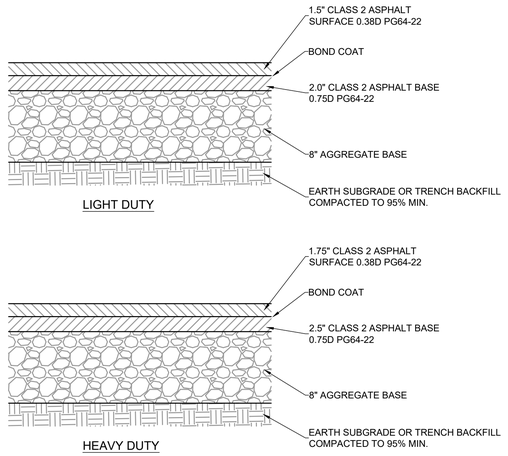


*MATCH DEPTH OF EXISTING ADJACENT AGGREGATE BASE UNDER CONCRETE DRIVE SLAB.

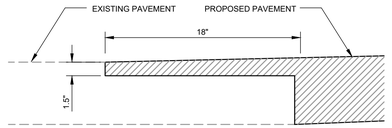
*CONCRETE TO BE A MIN. OF 4000 PSI AT 28 DAYS. 4-6% ENTRAINED AIR. PROVIDE EXPANSION JOINTS EVERY 100' LENGTH AND SAW CUT CONTROL JOINTS IN CONCRETE SLAB NOT TO EXCEED 10' IN LENGTH.

*FIBERMESH MAY BE USED AS REINFORCING IN LIEU OF STEEL REINFORCING AND MUST BE REGIONALLY APPROVED BY AUTHORITY HAVING JURISDICTION AND McDONALD'S CONSTRUCTION MANAGER. FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE PAVEMENT COMPLYING WITH ASTM C 1116, TYPE 111, ½" LONG OR ASTM A820, DEFORMED MINIMUM 1.5 INCHES LONG AND ASPECT RATIO OF 45 TO 50.

CONCRETE PAVEMENT DETAIL N.T.S. 1

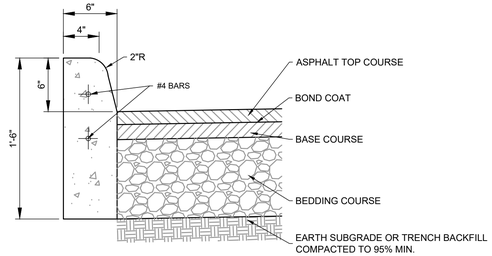


ASPHALT PAVEMENT DETAIL N.T.S. 2

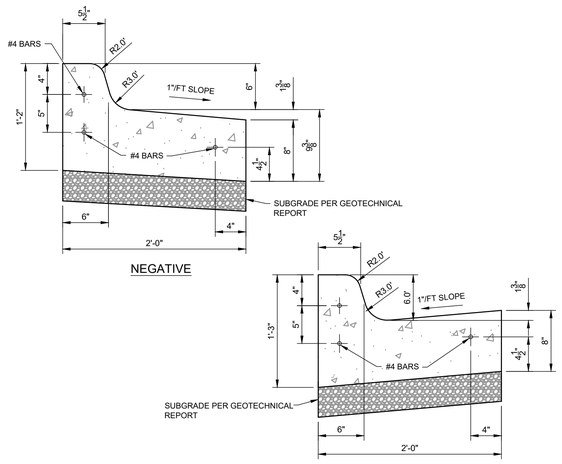


NOTE:
WORK UNDER THIS ITEM SHALL INCLUDE CUTTING OUT THE EXISTING BITUMINOUS SURFACE TO A MINIMUM DEPTH OF 1.5" AND WIDTH AS SHOWN, SO THE NEW SURFACE WILL KEY INTO THE EXISTING SURFACE.

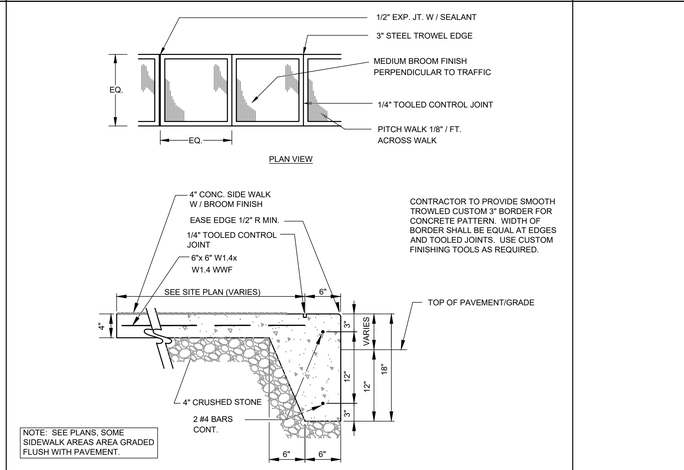
EDGE KEY DETAIL N.T.S. 3



6" HEADER CURB DETAIL N.T.S. 4



CURB AND GUTTER DETAIL N.T.S. 5

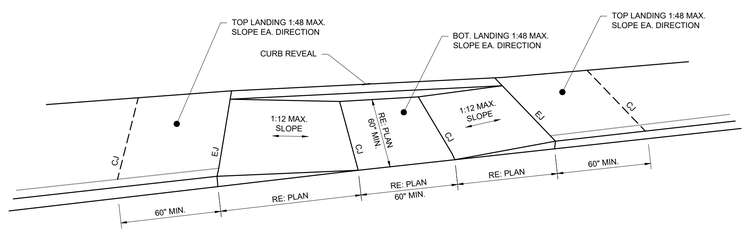


CONTRACTOR TO PROVIDE SMOOTH TROWLED CUSTOM 3" BORDER FOR CONCRETE PATTERN. WIDTH OF BORDER SHALL BE EQUAL AT EDGES AND TOOLED JOINTS. USE CUSTOM FINISHING TOOLS AS REQUIRED.

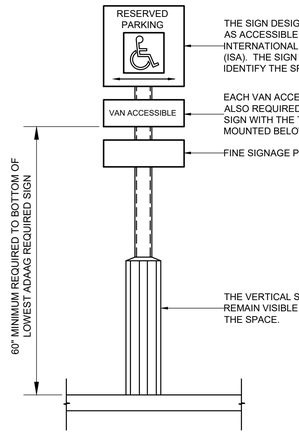
NOTE: SEE PLANS, SOME SIDEWALK AREAS AREA GRADED FLUSH WITH PAVEMENT.

ADA COMPLIANT SIDEWALK DETAIL N.T.S. 6

NOTES:
1. CROSS SLOPE NOTE TO EXCEED 1:48 (2%) ON ANY PORTION OF THE RAMP AND SIDEWALKS.
2. RAMPS SHALL BE CONSTRUCTED PER ADA & APPLICABLE STATE ACCESSIBILITY STANDARDS
3. CURB RAMPS SHALL BE MONOLITHIC CONCRETE PLACEMENT AND SEPARATED WITH A DOWELED EXPANSION JOINT.



CURB RAMP WITH CURB REVEAL DETAIL N.T.S. 7



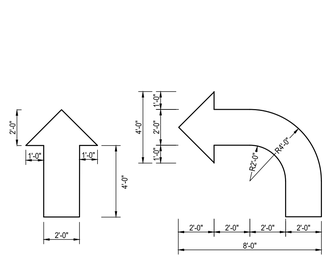
THE SIGN DESIGNATING THE PARKING SPACE AS ACCESSIBLE MUST DEPICT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA). THE SIGN MUST ALSO USE TEXT TO IDENTIFY THE SPACE AS RESERVED.

EACH VAN ACCESSIBLE PARKING AISLE IS ALSO REQUIRED TO BE IDENTIFIED WITH A SIGN WITH THE TEXT, "VAN ACCESSIBLE" MOUNTED BELOW THE ISA.

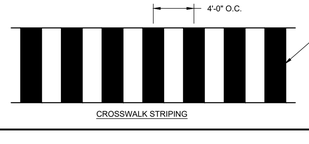
FINE SIGNAGE PER LOCAL ORDINANCE

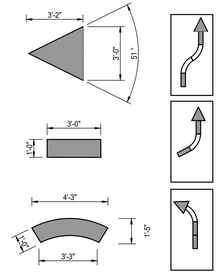
THE VERTICAL SIGNAGE IS REQUIRED TO REMAIN VISIBLE WITH A VEHICLE PARKED IN THE SPACE.

HANDICAP SIGN DETAIL N.T.S. 8



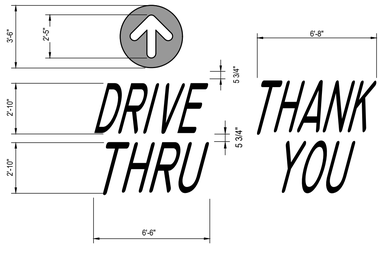
APPLY TWO COATS OF WATERBORNE PAINT (PER FS TT-P-1952) OR SOLVENT BORNE PAINT (PER FS A-A-2886 OR AASHTO M248). TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT WHITE OR AS REQUIRED BY CITY CODE.



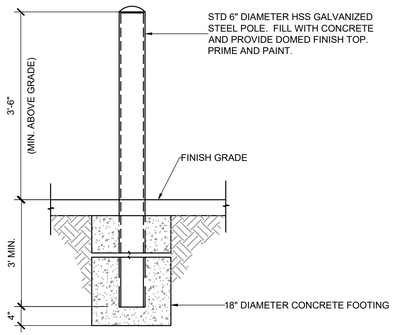


NOTES:
1. ALL PAINT MARKINGS TO BE APPLIED TO ASPHALT WHEN OUTDOOR TEMPERATURE EXCEEDS +8° MINIMUM.
2. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE.
3. ALL DRIVE-THRU MARKINGS SHALL BE PAINTED YELLOW (PMS123), INCLUDING 'DRIVE THRU,' 'THANK YOU,' ALL DIRECTIONAL ARROWS AND DRIVE THRU LANE MARKINGS.
4. BROADCAST GLASS BEADS UNIFORMLY INTO WET PAVEMENT MARKINGS AT A RATE OF 6LB/GAL.
5. CONTACT:
   "PAVEMENT STENCIL COMPANY"
   P.O BOX 915755
   LONGWOOD, FLORIDA 32791
   PHONE: 1-800-250-5547

TYPICAL PAVEMENT MARKINGS **DETAIL** N.T.S. 9



PAVEMENT BRANDING NOTES:
1. YELLOW PAINT (PMS123) IS USED FOR ALL DRIVE-THRU MARKINGS.
2. THE WORDS 'DRIVE-THRU' AND THE CIRCLE ARROW ARE PLACED AT ALL ENTRANCES TO THE LOT APPROX. 25' TO 30' FROM THE CURB OR SIDEWALK.
3. THE WORDS 'DRIVE-THRU' SHOULD BE CENTERED IN THE DRIVEWAY FOR ONE WAY TRAFFIC (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC).
4. THE CIRCLE DIRECTIONAL ARROW SHOULD BE CENTERED ABOVE THE WORD 'DRIVE' APPROX. 5' IN TO THE PARKING LOT.
5. IF FIVE OR MORE ARROWS ARE NEEDED TO DIRECT CARS TO THE DRIVE-THRU, PLAN THE CORRECT PLACEMENT OF THE ARROWS TO INCLUDE THE APPLICATION OF THE WORDS 'DRIVE THRU' WITH AN ARROW CENTERED ABOVE THE WORD 'DRIVE,' ORIENTED TO THE DECISION POINT.
6. THE DOUBLE-HEADED ARROW FOR A SIDE-BY-SIDE DRIVE-THRU SHOULD BE POSITIONED TO DIRECT TRAFFIC TO EITHER LANE, AS CARS APPROACH TO THE ISLAND. EACH ARROW MUST BE CUSTOMIZED TO FIT THE LANE CONFIGURATION.



PIPE BOLLARD DETAIL N.T.S. 10

REV	DATE	DESCRIPTION	BY

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65 Aberdeen Drive Glasgow KY 270.651.7220
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PREPARED FOR:
McDonald's USA, LLC®

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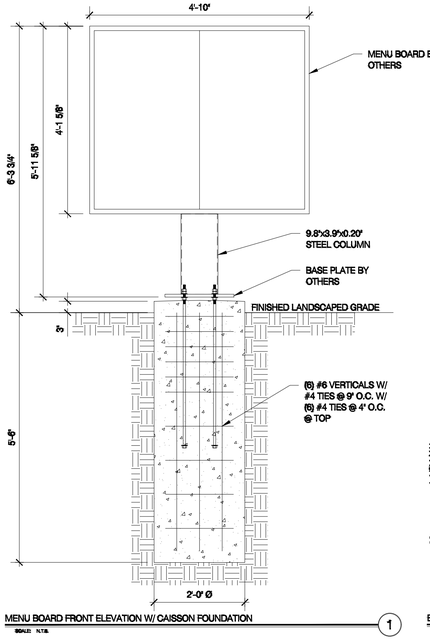
SCALE: NTS
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 1

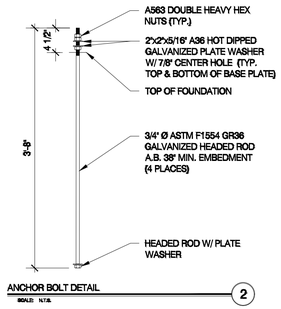
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

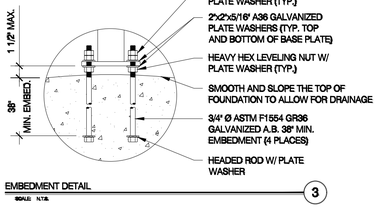
SHEET NO. SD-1



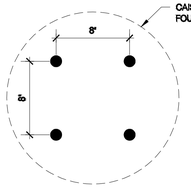
MENU BOARD FRONT ELEVATION W/ CAISSON FOUNDATION — 1



ANCHOR BOLT DETAIL — 2



EMBEDMENT DETAIL — 3



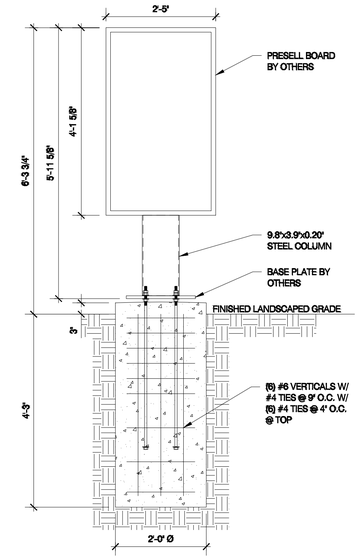
ANCHOR BOLT PATTERN — 4

* CLIENT - PERSONA
* 2018 / 2015 / 2012 IBC
* RISK CATEGORY II
* 130 MPH WIND SPEED, EXP. C
* (1) POLE, (1) FOOTING

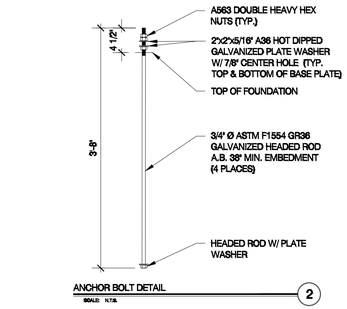
GENERAL NOTES:

1. SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAIL AND DIMENSIONS.
2. SIGN CABINET AND CONNECTION BY PERSONA.
3. ANCHOR BOLTS, NUTS & WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM SIGN/LIGHTING MANUFACTURER.
4. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF THE POLE.

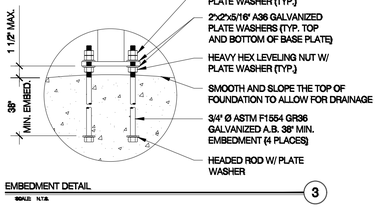
DIGITAL MENU BOARD
DETAIL — 1
N.T.S.



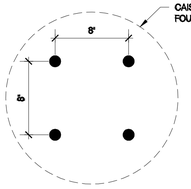
PRESELL BOARD FRONT ELEVATION W/ CAISSON FOUNDATION — 1



ANCHOR BOLT DETAIL — 2



EMBEDMENT DETAIL — 3



ANCHOR BOLT PATTERN — 4

* CLIENT - PERSONA
* 2018 / 2015 / 2012 IBC
* RISK CATEGORY II
* 130 MPH WIND SPEED, EXP. C
* (1) POLE, (1) FOOTING

GENERAL NOTES:

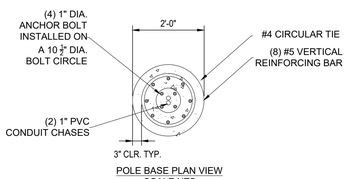
1. SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAIL AND DIMENSIONS.
2. SIGN CABINET AND CONNECTION BY PERSONA.
3. ANCHOR BOLTS, NUTS & WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM SIGN/LIGHTING MANUFACTURER.
4. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF THE POLE.

DIGITAL PRE-BROWSE BOARD
DETAIL — 2
N.T.S.

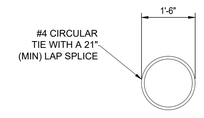
DESIGN CRITERIA
AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

FOUNDATION DESIGN PARAMETERS
1. MAXIMUM LIGHT POLE BASE REACTIONS:
BASE MOMENT = 16,845 LBS-FT
BASE SHEAR = 978 LBS
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120 MPH
3. MAXIMUM REQUIRED SOIL PARAMETERS:
COHESIVE SOILS:
- SHEAR STRENGTH = 750 LBS/FT
- 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
COHESIONLESS SOILS:
- ANGLE OF INTERNAL FRICTION = 27 DEGREES
- WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
- 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED BEFORE THIS DESIGN IS USED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEEDS HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8FT FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

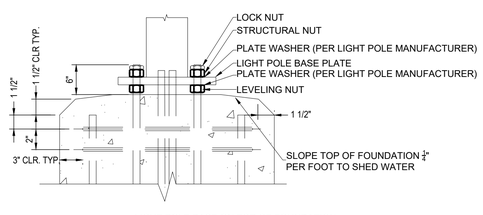
GENERAL NOTES:
1. CONCRETE COMPRESSIVE STRENGTH (F'C) SHALL BE A MINIMUM OF 3000PSI.
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329. THEY SHALL BE STRAIGHT AND NOT "I" SHAPED.
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153.
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153
7. ALL REINFORCING PER GENERAL CONTRACTOR.
8. STANDARD LOT POLE IS FULLY, HOT DIPPED, GALVANIZED STEEL POLE WITH A PLATINUM COLOR POWDER COAT. PAINTED STEEL LOT LIGHTS ARE NOT APPROVED.



POLE BASE PLAN VIEW
SCALE NTS

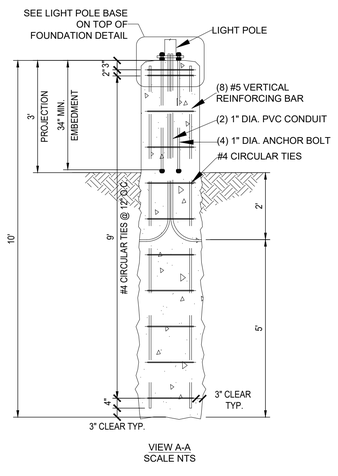


CIRCULAR TIE DETAIL
SCALE NTS

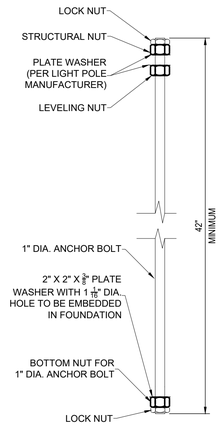


LIGHT POLE BASE ON TOP OF FOUNDATION
SCALE NTS

LIGHT POLE FOUNDATION
DETAIL — 3
N.T.S.



VIEW A-A
SCALE NTS



ANCHOR BOLT DETAIL
SCALE NTS

REV	DATE	DESCRIPTION	BY

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AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE:	NTS
DATE ISSUED:	04-24-24
DRAWN BY:	M. ALLEN
REVIEWED BY:	R. TUTT

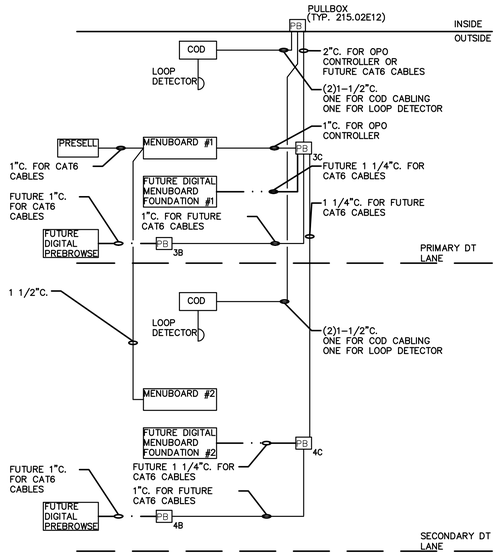
TITLE: STANDARD DETAILS - 2

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: SD-2



CONDUIT

CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)

PB XX — PULLBOX

SUBSCRIPT INDICATES RELATIVE LOCATION. REFER TO ODMB DRAWING.

GENERAL NOTES:

1. COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.

2. ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUAZTITE OR EQUAL.

ELECTRICAL POWER NOTES:

1. PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS

2. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

(A) 2#12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)

(B) 4#12 & 1#12 GND.,3/4"C TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).

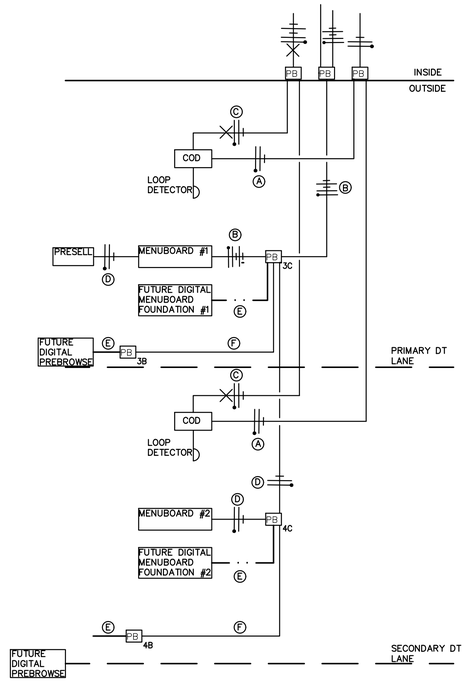
(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).

(D) 2#12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)

(E) FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL BOARD.

(F) 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.

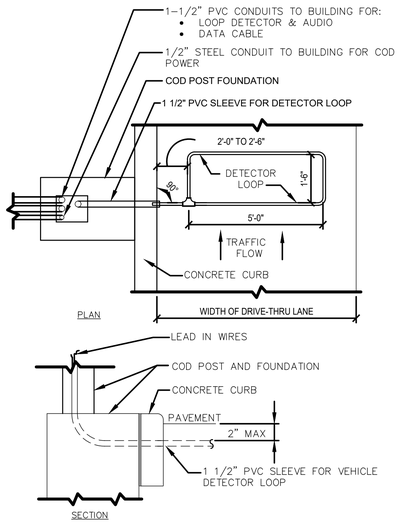
DT LOW VOLTAGE CONDUIT DIAGRAM
DETAIL 1
N.T.S.



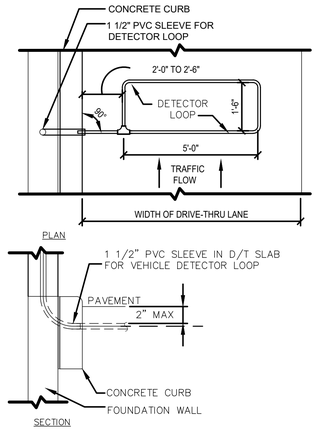
DT POWER DIAGRAM
DETAIL 2
N.T.S.

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

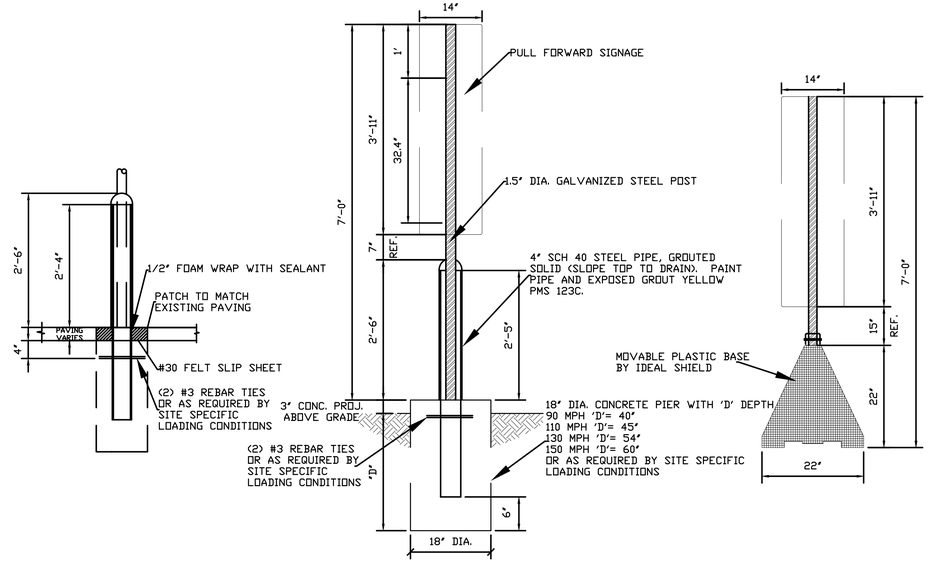


A – C.O.D. DETECTOR LOOP



B – DT WINDOW DETECTOR LOOP

DETECTOR LOOP
DETAIL 3
N.T.S.



DIRECT BURIAL IN EXISTING PAVEMENT OPTION

DIRECT BURIAL IN SOIL/ LANDSCAPING OPTION

BASE AND POST OPTION

RESERVED SIGN
DETAIL 4
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED FOR:
McDonald's USA, LLC®

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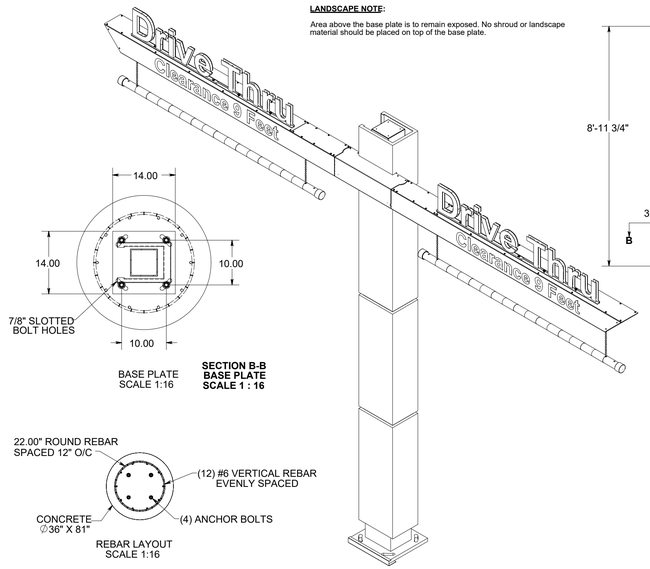
SCALE: NTS.
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 3
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-3

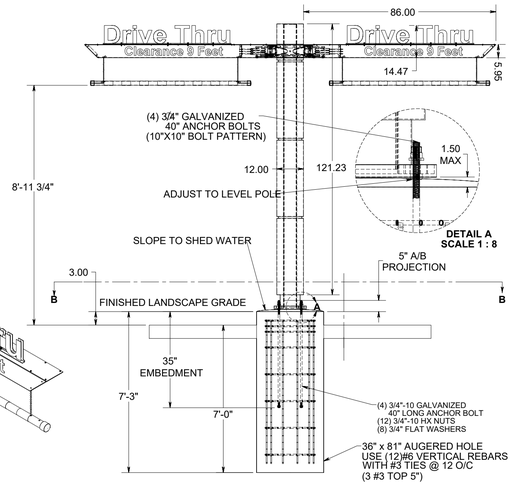
DESIGN NOTES

1.) ALL CONCRETE EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
2.) CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3.) ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4.) IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5.) THIS SIGN IS DESIGNED TO WITHSTAND IBC 2012 170 MPH RISK CATEGORY II EXPOSURE C WIND LOADS.



LANDSCAPE NOTE:

Area above the base plate is to remain exposed. No shroud or landscape material should be placed on top of the base plate.



BASE PLATE
SCALE 1:16

SECTION B-B
BASE PLATE
SCALE 1 : 16

REBAR LAYOUT
SCALE 1:16

DRIVE-THRU CANOPY
DETAIL
N.T.S.

1

ELECTRICAL:
CANOPY: 1.5 AMPS, 120 VOLTS, 60 Hz

CIRCUITS:
CIRCUIT 1: (CANOPY) 15 AMP MIN.

WEIGHT: CANOPY TOP: APPROX. 440 LBS.
SLIM POLE: APPROX. 405 LBS.

DESIGN NOTES:

1. ALL CONCRETE EXCEPT EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3. ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5. POLE AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2012 180 MPH EXPOSURE D WIND LOADS. CANOPY TOP IS DESIGNED TO WITHSTAND 115 MPH EXPOSURE C WIND LOADS.

LANDSCAPE NOTE:
AREA ABOVE THE BASE PLATE IS TO REMAIN EXPOSED. NO SHROUD OR LANDSCAPE MATERIAL SHOULD BE PLACED ON TOP OF THE BASE PLATE.

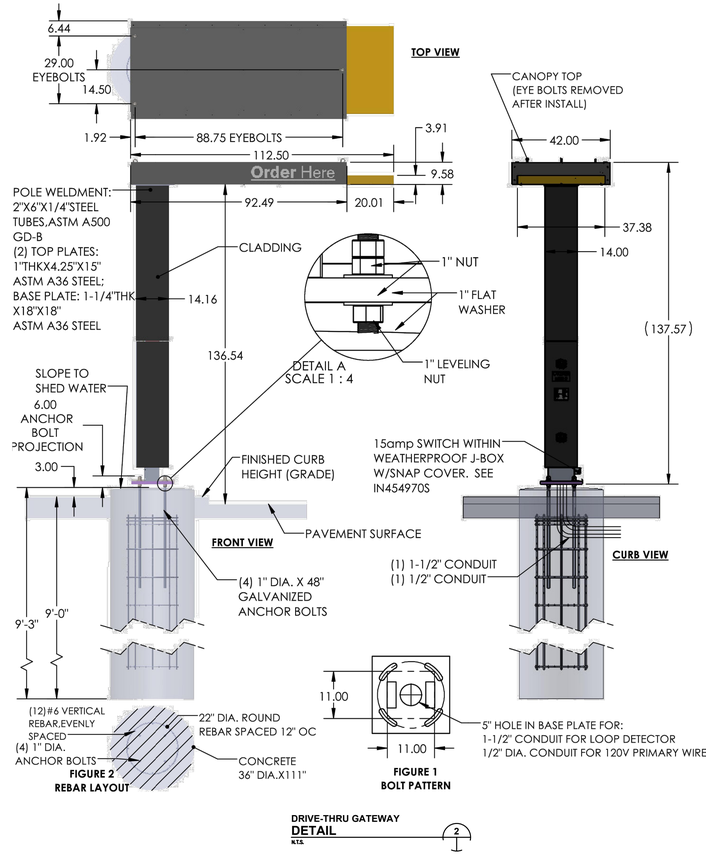


FIGURE 2
REBAR LAYOUT

FIGURE 1
BOLT PATTERN

DRIVE-THRU GATEWAY
DETAIL
N.T.S.

2

ALL PAVEMENT PAINTING-STRIPPING, LETTERING DIRECTIONAL ARROWS ARE TO BE WHITE IN COLOR.

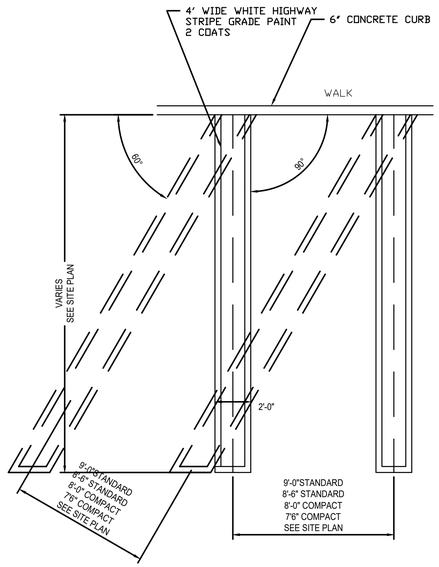
PAVEMENT AREAS TO BE STRIPPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE AND DIRT BY BRUSHING AND/OR BLOWING CLEAR WITH AIR OR WATER PRESSURE CARE SHOULD BE TAKEN NOT TO SPREAD SURFACE DEPOSITS OF OIL OR GREASE OVER TRADITIONAL AREAS IN THE CLEANING PROCESS; THESE SHOULD BE REMOVED WITH SOLVENTS OR COMMERCIAL DETERGENTS. OLD STRIPPING SHOULD BE WIRE-BRUSHED TO ASSURE NEW PAINT BOND, OR REMOVED ENTIRELY IF BADLY CRACKED, FLAKED OR PEELED. WHERE APPLICATION IS OVER PROTECTIVE SEALERS OF COATING, SUCH MATERIALS SHOULD BE ALLOWED TO CURE FOR AT LEAST 48 HOURS BEFORE PAINTING. A CHECK SHOULD BE MADE BY APPLYING A TEST STRIP TO DETERMINED THE READINESS FOR PAINTING.

THE PAVEMENT SURFACE SHOULD BE LAID OUT WITH CHALK MARKS FOR REQUIRED STRIPPING SO THAT MARKING WILL BE ACCURATE AND IN KEEPING WITH POSITIONING AND DIMENSIONING SHOWN ON THE SITE PLAN. ONE UNIFORM COAT OF PAINT SHOULD BE APPLIED BY BRUSH, ROLLER OR SPRAY, AT A RATE OF NOT LESS THAN ONE GALLON PER 200 SQUARE FEET. ONE GALLON WILL YIELD FROM 300 TO 500 LINEAR FEET OF 4" WIDE STRIPE.

PAINT SHOULD NOT BE APPLIED WHEN WEATHER IS RAINY, FOGGY, OR EXCESSIVELY HUMID (OVER 85% RELATIVE HUMIDITY), AND NOT WHEN AMBIENT OR PAVEMENT TEMPERATURE IS BELOW 50°F, AND NOT WHEN ABOVE CONDITIONS ARE ANTICIPATED FOR EIGHT HOURS AFTER APPLICATION.

PAINT SHOULD BE NOT OPENED TO TRAFFIC UNTIL ALL PAINT IS ALLOWED TO CURE FOR AT LEAST ONE HOUR. (CONSULT MANUFACTURER FOR SPECIFIC DRYING TIMES).

NOTE: ALL ANGLE PARKING SHOULD COMPLY WITH THE SAME STANDARD STRIPPINGS. VERIFY SITE PLAN (C3.0) FOR DETAILED LOCATION.



PARKING STALL
DETAIL
N.T.S.

3

REV	DATE	DESCRIPTION	BY

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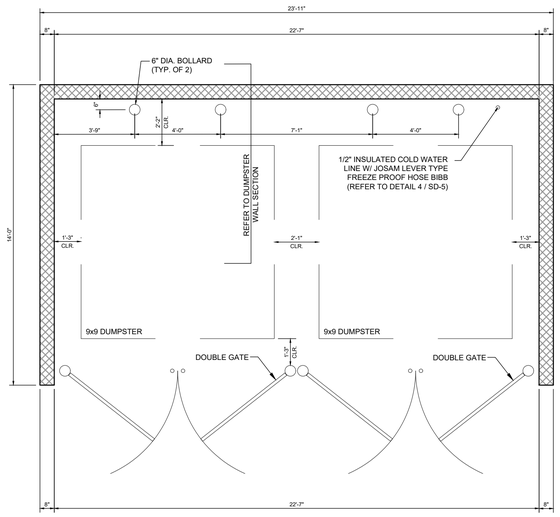
PREPARED FOR:
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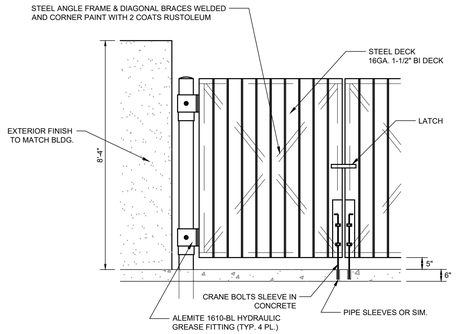
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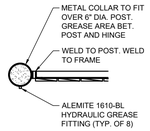
TITLE: STANDARD DETAILS - 4
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

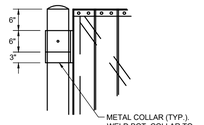
SHEET NO.: SD-4



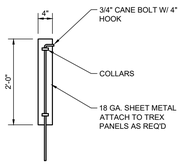


FRONT ELEVATION

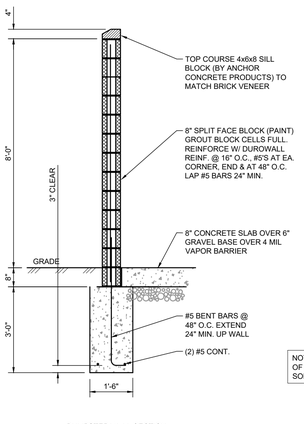




HINGE DETAILS

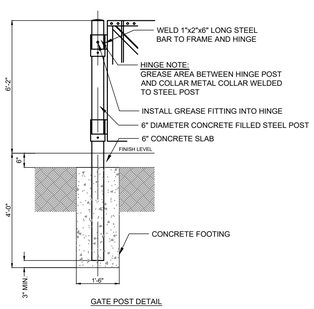


CANE BOLT DETAIL



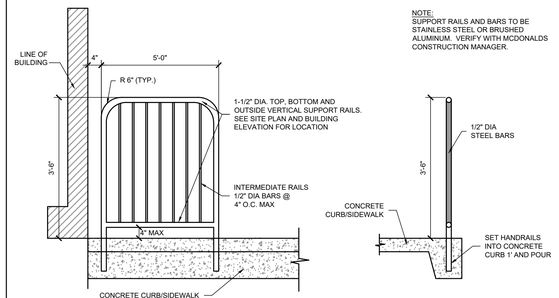
DUMPSTER WALL SECTION

NOTE: COMPRESSIVE STRENGTH OF CONCRETE = 3,500 PSI SOIL BEARING = 1,500 PSF



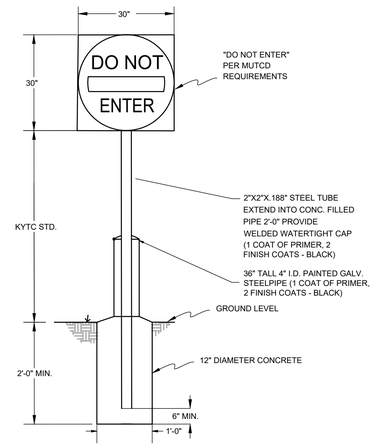
GATE POST DETAIL

DUMPSTER ENCLOSURE W/ STORAGE SHED
DETAIL 1
N.T.S.



ELEVATION SECTION

GUARDRAIL
DETAIL 2
N.T.S.



DO NOT ENTER SIGN
DETAIL 3
N.T.S.

NOTE:
INCLUDE COMPLETION PHOTOS OF MOUNTING / CONNECTION POINTS INCLUDING FOUNDATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WALL MOUNT, AND WELDING CONNECTIONS IF APPLICABLE.

INSTALLER TO FURNISH:
1. INSTALLER TO BE SURE SIGNS ARE PROPERLY CONNECTED AND GROUNDED.

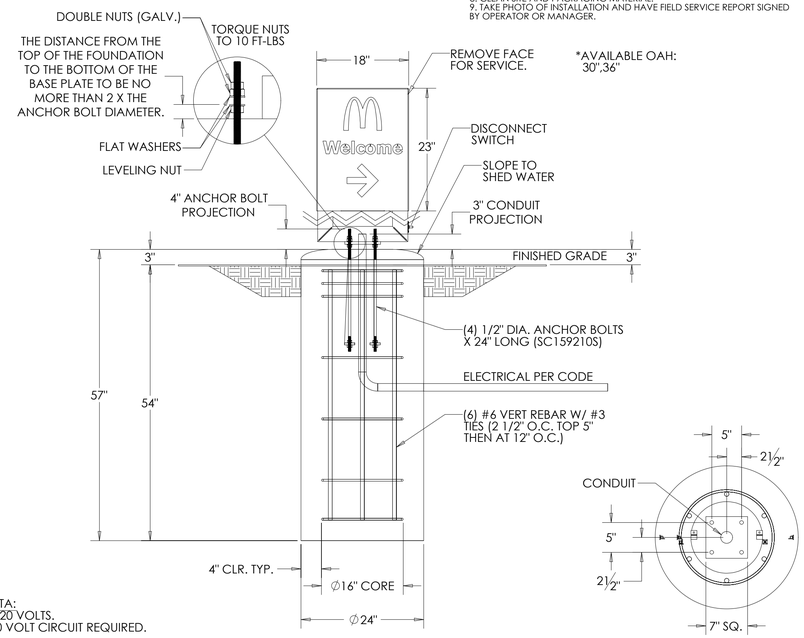
GENERAL CONTRACTOR TO FURNISH:
1. CONCRETE BASE.
2. ALL ELECTRICAL COMPONENTS REQUIRED.
3. PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE BREAKER BOX.

CONCRETE SPECIFICATIONS:
0.56 CU. YDS. TOTAL. CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION.

DESIGN NOTES:
1. CONCRETE FOUNDATION DESIGNED USING A NET ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC. PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.
2. ALL FOUNDATION EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. THE FOUNDATION IS DESIGNED TO WITHSTAND IBC 2006 150 MPH EXPOSURE C WIND LOADS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INSTALLATION INSTRUCTIONS:
1. STAKE FOUNDATION AREA AND EXCAVATE.
2. POUR FOUNDATION (24" X 57"), INSERT (4) 1/2"Ø X 24" ANCHOR BOLTS.
3. ALLOW CONCRETE CURE TIME AS REQUIRED.
4. PLACE (4) 1/2" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1" GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE.
5. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) 1/2" NUTS AND (4) WASHERS.
6. LEVEL POLE BY ADJUSTING THE 1/2" NUTS.
7. MAKE THE WIRING CONNECTION USING THE GREEN,WHITE AND BLACK WIRES PORTRUDING FROMTHE SIGN BASE.
8. CLEAN SITE AND PACKAGING MATERIAL.
9. TAKE PHOTO OF INSTALLATION AND HAVE FIELD SERVICE REPORT SIGNED BY OPERATOR OR MANAGER.



ANCHOR BOLT PATTERN

ELECTRICAL DATA:
1.30 AMPS @ 120 VOLTS.
(1) 20 AMP 120 VOLT CIRCUIT REQUIRED.

SIGN AREA:
BOXED: 2.875 SQ. FT.

DIRECTION SIGN FOUNDATION
DETAIL 4
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
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65 Aberdeen Drive Glasgow KY 270.651.7220
An EXP Company

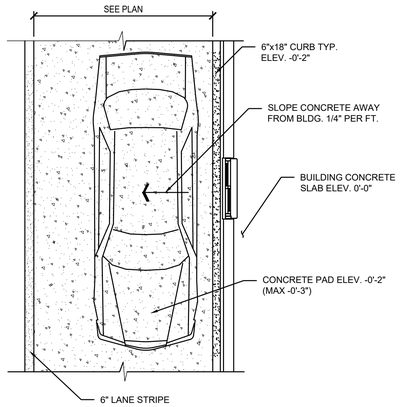
PREPARED FOR:
McDonald's USA, LLC®

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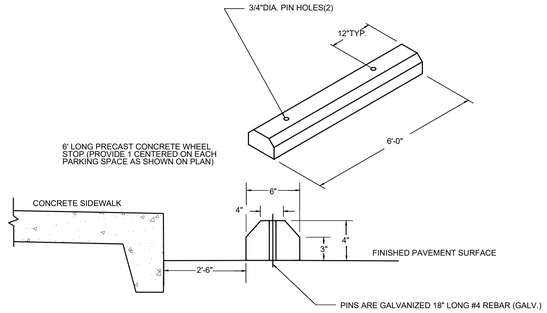
SCALE: NTS
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 5
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

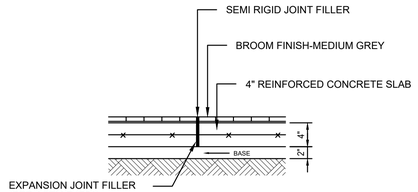
SHEET NO. SD-5



D/T CONCRETE PAD
DETAIL 1
N.T.S.

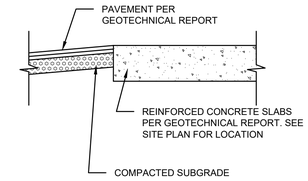


WHEEL STOP
DETAIL 2
N.T.S.

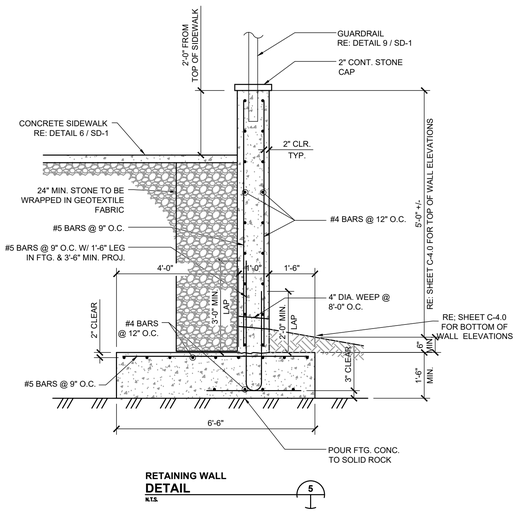


CONCRETE PAVEMENT
DETAIL 3
N.T.S.

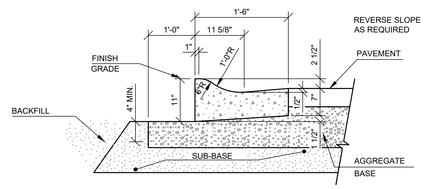
NOTE: SLOPE PAVEMENT TO FOLLOW LOT FLOW
FOR DRAINAGE (SEE SITE PLAN)



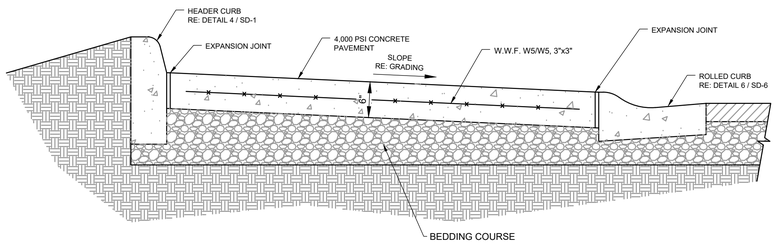
D/T AND TRASH CORRAL PAD DETAIL
DETAIL 8
N.T.S.



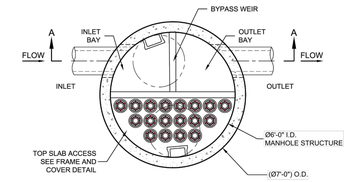
RETAINING WALL
DETAIL 5
N.T.S.



ROLLED CURB
DETAIL 6
N.T.S.



MOUNTABLE CONCRETE MEDIAN
DETAIL 7
N.T.S.



PLAN VIEW

KRAKEN FILTER DESIGN NOTES

KRAKEN FILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC TO FLOWRATE. PEAK CONVEYANCE CAPACITY TO BE CALCULATED BY ENGINEER OF RECORD.
AN Ø6'-0" MANHOLE KRAKEN FILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (18) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION.
ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	30"	20"	10"
RECOMMENDED HYDRAULIC DROP (H)	38.5"	28.5"	18.5"
SPECIFIC FLOW RATE (gpm/sf)	0.10	0.10	0.10
CARTRIDGE FLOW RATE (gpm)	17	10.6	4.9



FRAME AND GRATE
(SIZE MAY VARY)
(NOT TO SCALE)



FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

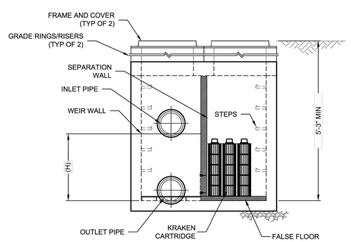
SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD



SECTION A-A

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. KRAKEN FILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE KRAKEN FILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 9,604,160;10,307,696; 10,369,496; 11,260,321; RELATED FOREIGN PATENTS OR OTHER PATENT PENDING

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

KFMH72
KRAKEN FILTER
STANDARD DETAIL

WQU
DETAIL 8
N.T.S.

REV	DATE	DESCRIPTION	BY

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65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

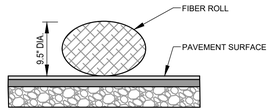
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SCALE: NTS
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

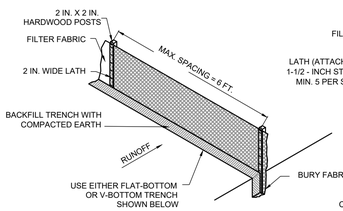
TITLE: STANDARD DETAILS - 6
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-6

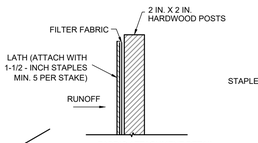
NOTE: FIBER ROLL PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE FIBER ROLL DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.



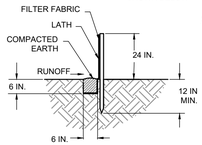
FIBER ROLL PROTECTION DETAIL 1
N.T.S.



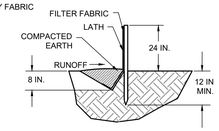
SILT FENCE INSTALLATION



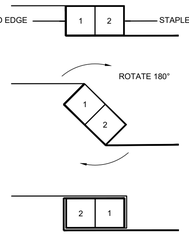
FABRIC ATTACHMENT DETAIL



FLAT BOTTOM TRENCH SECTION



V-SHAPED TRENCH SECTION

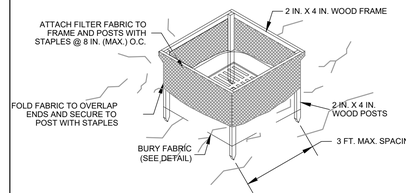


TEMPORARY SILT FENCE DETAIL 2
N.T.S.

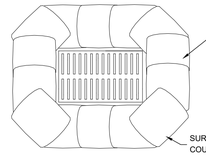
MATERIAL SPECIFICATION

SPECIFICATION	LIGHT DUTY SILT FENCE (SF-LD)
MIN. TENSEL STRENGTH (LBS) ASTM D-4632	WARP - 120 FILL - 100
MAX. ELONGATION (%) ASTM D-4632	40
APPARENT OPENING SIZE MAX. SIEVE SIZE (ASTM D-4751)	#30
MAX. FLOW RATE (GAL/MIN/SF) GDT - 87	25
ULTRAVIOLET STABILITY ASTM D-4632 AFTER 300 HOURS PER ASTM D-4355	80
MIN. BURSTING STRESS (PSI) ASTM D-3786	WARP - 120 FILL - 100
MIN. FABRIC WIDTH (IN)	36 IN.

CONSTRUCT DOWNSTREAM DIKE WHEN REQUIRED TO PREVENT BY-PASS FLOW.

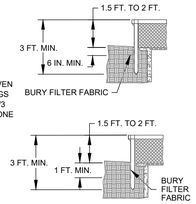


FILTER FABRIC INSTALLATION DETAIL



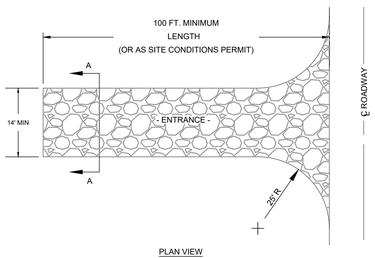
PAVED AREAS

THIS STRUCTURE IS FOR USE IN UNPAVED AREAS ONLY. MAXIMUM CONTRIBUTING DRAINAGE AREA = 1 ACRE

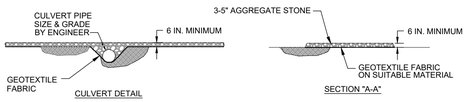


FILTER FABRIC BURIAL OPTIONS

INLET PROTECTION DETAIL 3
N.T.S.



PLAN VIEW



CULVERT DETAIL SECTION "A-A"

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

4. CLEANING OF ROADWAY IS REQUIRED IF MUD AND SEDIMENT ENTERS ROADWAY.

SIZING NOTES:

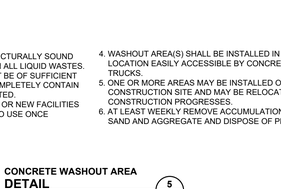
(1) WIDTH: AS DETAILED IN CITY OF CLARKSVILLE TRAFFIC MANUAL

(2) LENGTH:
(A) RESIDENTUAL LOTS 25' OR LESS WITH APPROVAL OF PUBLIC WORKS
(B) COMERICIAL 100'
(C) SUBDIVISION 100'

CONSTRUCTION ENTRANCE DETAIL 4
N.T.S.



TYPICAL SECTION



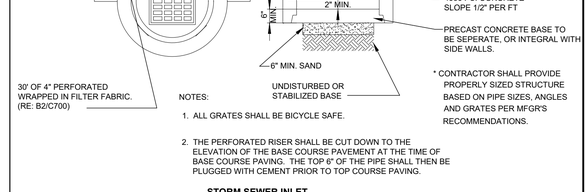
PLAN

WASHOUT SIGN

NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA DETAIL 5
N.T.S.

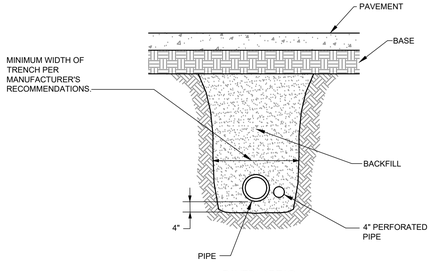
NOTE:
1. DROP BOX INLETS SHALL USE EAST JORDAN IRON WORKS GRATE 5235 OR APPROVED EQUAL
2. CURB INLETS SHALL USE EAST JORDAN IRON WORKS GRATE 7045 OR APPROVED EQUAL



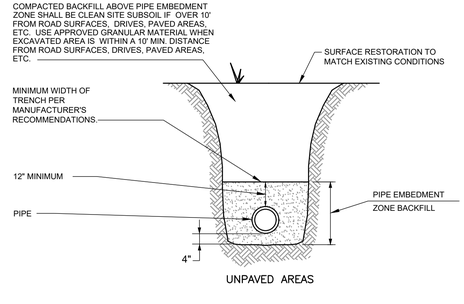
NOTES:
1. ALL GRATES SHALL BE BICYCLE SAFE.
2. THE PERFORATED RISER SHALL BE CUT DOWN TO THE ELEVATION OF THE BASE COURSE PAVEMENT AT THE TIME OF BASE COURSE PAVING. THE TOP 6" OF THE PIPE SHALL THEN BE PLUGGED WITH CEMENT PRIOR TO TOP COURSE PAVING.

STORM SEWER INLET DETAIL 6
N.T.S.

MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12"	30"
15" - 30"	O.D. +16"
36" - 60"	O.D. +24"

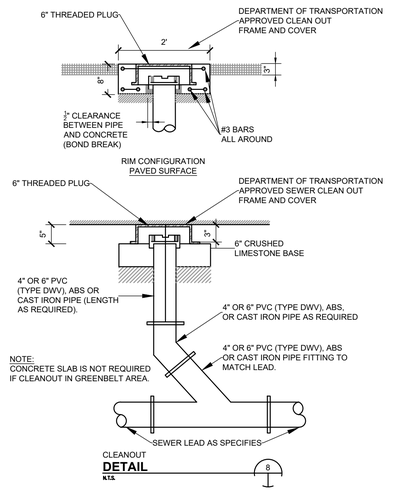


PAVED AREAS

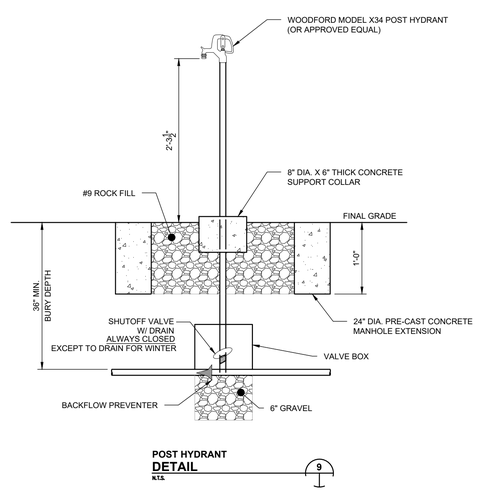


UNPAVED AREAS

PIPE BEDDING DETAIL 7
N.T.S.



CLEANOUT **DETAIL** 8
N.T.S.



POST HYDRANT DETAIL 9
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED FOR:
McDonald's USA, LLC®

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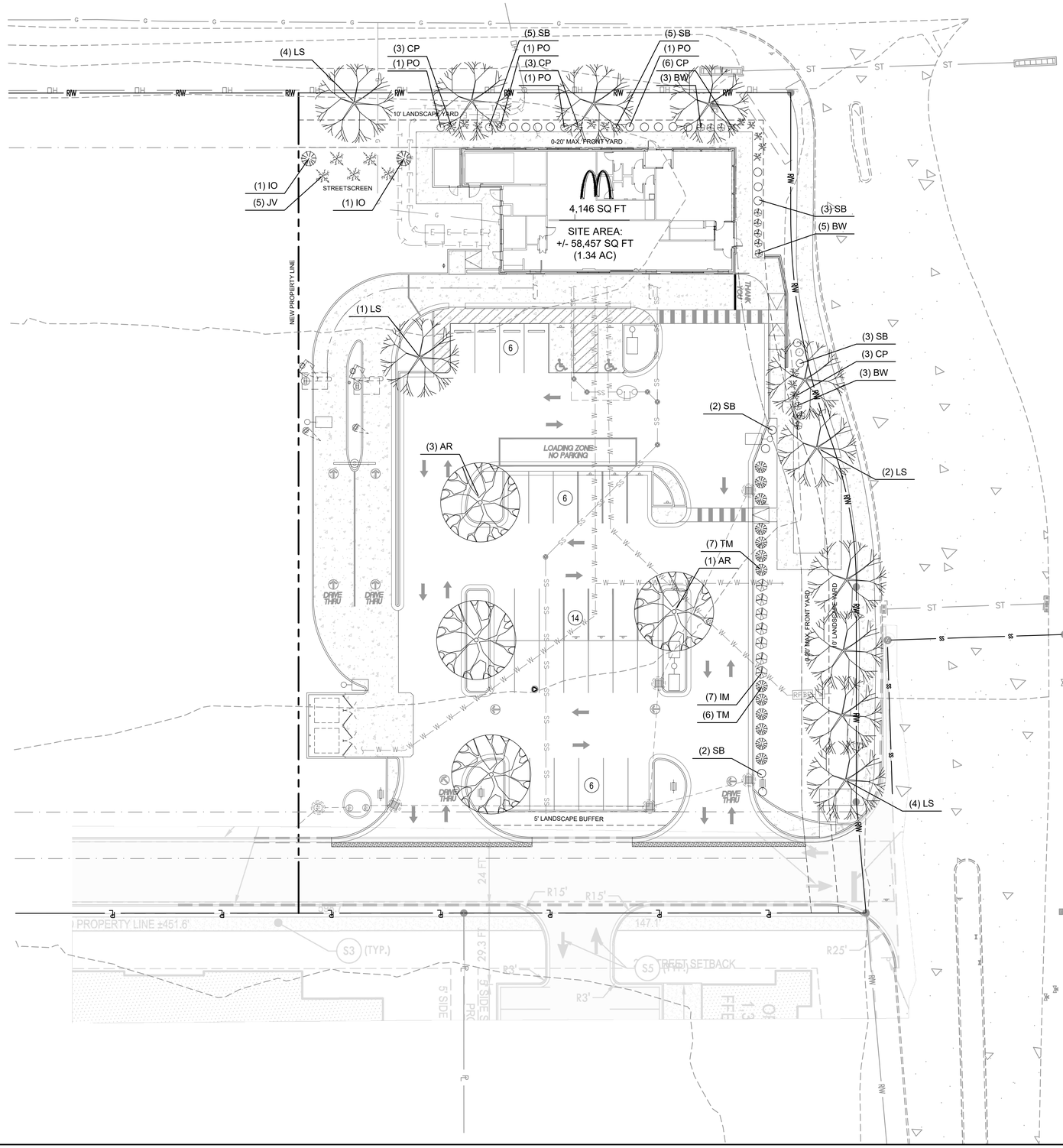
SCALE: NTS
DATE ISSUED: 04-24-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 7

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: SD-7



LANDSCAPE DATA

SITE AREA: 1.34 +/- ACRES ZONING: PUD-MU

STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 180' FRONTAGE = 180' / 50 = 3.6 OR 4 TREE HONEY FARM WAY - 275' FRONTAGE = 275' / 50 = 5.5 OR 6 TREES	 CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATORS APPROVAL 4 TREE 6 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT FRONTAGE SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (10,250 SF / 2,000 SF = 5.125 OR 5 TREES)	3 TREES IN ISLANDS 5 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

NOTE: PLANTS TO BE WATERED BY AND OUTSIDE POST HYDRANT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING.

PLANT SCHEDULE

QUANITY	ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
4	AR	Acer rubrum	Red Maple	2 1/2" Cal	Single stem, Well Branched, B & B
2	IO	Ilex opaca 'Greenleaf'	'Greenleaf American Holly	5-6' HT	Uniformly Branched, Full, No Holes, 8' spacing
5	JV	Juniperus virginiana 'Brodie'	Brodie Red Cedar	5-6' HT	Uniformly Branched, Full, No Holes, 8' spacing
4	LS	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2 1/2" Cal	Single stem, Well Branched, B & B
SHRUBS					
11	BW	Buxus x 'Winter Gem'	Winter Gem Boxwood	3 Gall. Cont	Full, 4' O.C., 30" Height / Spread
15	CP	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
7	IM	Ilex x meserveae 'Blue Boy'	Blue Boy Holly	3 Gall. Cont	Full, 5' O.C., 36" Height / Spread
7	PO	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
17	SB	Spirea x bumalda 'Goldflame'	Goldflame Spirea	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
13	TM	Taxus x media 'Densiformis'	Dense Spreading Yew	3 Gall. Cont	Full, 5' O.C., 36" Height / Spread
MULCH					
3" LANDSCAPE STONE ADJACENT TO BUILDING					
4" HARDWOOD MULCH PERIMETER BEDS					

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 04-24-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

SHEET NO. L-1.0
TITLE: LANDSCAPE PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

GENERAL LANDSCAPE NOTES:

1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF REQUIRED LANDSCAPE AREAS NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. IF ANY TREES OR VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE STANDARDS AND REQUIREMENTS.
3. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER THE ZONING ORDINANCE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THE VERGE ASSUMES THAT RESPONSIBILITY.
4. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
5. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH THE ZONING ORDINANCE REQUIREMENTS.
6. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
7. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT-OF-WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

GENERAL NOTES:

TURF:

ALL AREAS OF THE SITE WITH SLOPES GREATER THAN 3:1 SHALL BE HYDRO-SEEDED WITH A TURF TYPE FESCUE GROWN WITHIN THE LOCAL REGION THAT INCLUDES TACKIFIER ADDED TO SEED MIX. AREAS THAT ARE NOT ON A 3:1 SLOPE MAY BE SEEDED WITH A MIXTURE OF TURF TYPE FESCUE, BLUEGRASS AND ANNUAL RYE MIX. CONTRACTOR TO SEED ALL DISTURBED AREAS DURING CONSTRUCTION OF THIS PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO STAGING AREAS, ON SITE STORAGE OF MATERIALS AREAS AND ANY AREAS DISTURBED BY UTILITY INSTALLATION.

MULCH:

ALL PLANTING AREAS ADJACENT TO THE BUILDING SHALL BE MULCHED WITH LANDSCAPE ROCK TO 3" DEPTH, FREE OF MOLD AND DEBRIS. ALL SHRUBS THAT ARE SHOWN IN GROUPINGS, SHALL BE MULCHED TOGETHER WITH HARDWOOD MULCH TO 4" DEPTH, FREE OF MOLD AND DEBRIS.

TOPSOIL:

ALL BED AREAS ARE TO BE EXCAVATED TO A DEPTH OF 10", THIS WILL ALLOW FOR 6" OF NEW TOPSOIL (1/3 PEAT, 1/3 SAND, 1/3 TOPSOIL), AND REQUIRED SHREDDED HARDWOOD MULCH. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL, TYPICAL OF LOCALITY, OBTAINED FROM WELL-DRAINED AREAS. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL, AND SHALL BE FREE OF STONES, LUMPS, STICKS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR THAT WOULD INTERFERE WITH FUTURE MAINTENANCE. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THE SITE CONTRACTOR INSTALLS THE PROPER AMOUNT OF TOPSOIL. SITE CONTRACTOR TO NOTIFY LANDSCAPE CONTRACTOR WHEN SUBGRADE IS PREPPED FOR TOPSOIL INSTALLATION.

LANDSCAPE FABRIC:

DeWITT PRO 5 WEED BARRIER OR EQUAL, BLACK POLYPROPYLENE POLYESTER 5 OZ. WOVEN FABRIC. LANDSCAPE FABRIC SHALL BE SECURED WITH LANDSCAPE STAPLES.

SEED AND SOD NOTES:

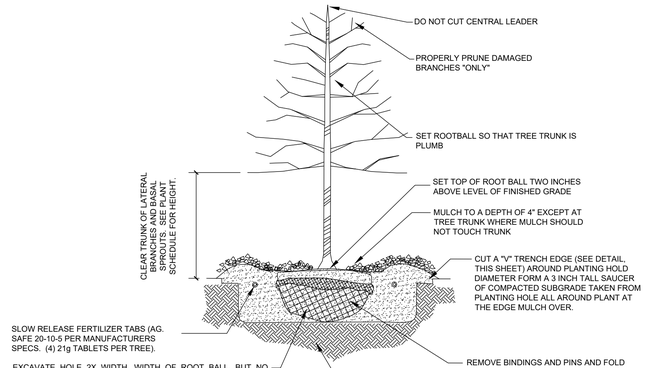
1. ALL DISTURBED AREAS, INCLUDING OUT LOTS AND WASTE AREAS TO BE SEEDED OR SODDED (IF NOT NOTED TO BE RIP-RAPPED, OR HARD SURFACED). THE AREA NOTED ON THE PLAN TO BE SEEDED SHALL BE SPREAD w/ 4" MINIMUM OF TOP SOIL. ALL AREAS TO BE DISKED, LEVELED, AND RAKED. SURFACE AREA SHALL BE ROLLED TO REMOVE LUMPS AND CLODS FOREIGN MATERIAL SUCH AS ROCKS, LIMBS, STICKS, ETC. TO BE COLLECTED AND REMOVED DURING CULTIVATION AND RAKING OPERATIONS.
2. INSTALLATION OF SEED SHALL BE BETWEEN MARCH 1 TO JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15. IF SEEDING IS DONE IN BETWEEN OCTOBER 15 TO MARCH 1, A SEED BLEND WILL BE USED CONSISTING OF 20% ANNUAL RYE.
3. GRASS SEED SHALL BE A TYPE WHICH WILL THRIVE IN THIS PROJECT AREA. SUBMIT PROPOSED SEED MIXTURE TO OWNER FOR APPROVAL. FERTILIZER SHALL BE 10-10-10 TYPE 1 GRADE A. USE APPROXIMATELY 5 LBS. OF GRASS SEED AND 10 LBS. OF FERTILIZER FOR EACH 1000 S.F. OF GROUND AREA TO BE SEEDED. COVER ALL SEEDED AREAS WITH 3 BALES OF WHEAT STRAW FOR EACH 1000 S.F. WATER DAILY FOR 15 DAYS OR AS REQUIRED BY WEATHER CONDITIONS. AFTER SEED HAS GERMINATED, ALL THIN SPOTS SHALL BE RE-SEEDED.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MOWING, AND OTHER MAINTENANCE TO SEEDED AREAS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. A MINIMUM 90% COVERAGE OF SOUND, HEALTHY GRASS SHALL BE REQUIRED FOR ACCEPTANCE.
5. EMBANKMENTS / SLOPES STEEPER OR EQUAL TO THAN 3:1 SHALL EITHER BE SEEDED AND COVERED WITH AN EROSION CONTROL MAT (JUTE MESH ENKAMAT) OR COVERED WITH SOD FOR PROPER STABILIZATION. SOD TO BE STAKED WITH EITHER WOOD STAKES OR U-SHAPED METAL PINS FLUSH WITH GRADE.
6. SOD SHALL BE REGIONALLY GROWN AND OF A SPECIES THAT WILL THRIVE IN THE PROJECT AREA.
7. THE SOD SHALL BE RELATIVELY FREE OF DISEASES AND WEEDS. STONES LARGER THAN 1/2" IN ANY DIMENSION, PLANT ROOTS AND OTHER MATERIAL DETRIMENTAL TO A HEALTHY STAND OF TURF TO BE REMOVED. DELIVERED SOD THAT HAS BECOME DRY, MOLDY OR YELLOW FROM HEATING, OR HAS IRREGULARLY SHAPED PIECES THAT ARE TORN OR HAVE UNEVEN ENDS SHALL BE REJECTED.
8. THE SOD BED WILL BE LOOSENED TO A DEPTH OF 3" AND SMOOTHED TO AN EVEN SURFACE. THE SOD BED SHALL BE FLUSH WITH ANY ADJACENT SEEDED OR TURFED AREA, PAVEMENT, CURB OR OTHER STRUCTURE EXCEPT WHEN OTHERWISE DIRECTED.
9. PRIOR TO PLACING THE SOD, 10-10-10 TYPE 1 GRADE A FERTILIZER SHALL BE APPLIED UNIFORMLY. THE FERTILIZER SHALL BE HARROWED, RAKED, OR OTHERWISE INCORPORATED INTO THE SOIL. THE SOIL BED, WHEN DRY, SHALL BE MOISTENED TO THE LOOSENED DEPTH.
10. SOD SHALL BE WETTED THOROUGHLY, ROLLED, AND TAMPED SUFFICIENTLY TO INCORPORATE THE ROOTS INTO THE SOD BED AND TO ENSURE TIGHT JOINTS BETWEEN THE SECTIONS OR STRIPS.
11. ALL SODDED AND SEEDED AREAS SHALL BE MAINTAINED (WATERED) AND REPAIRED AS NECESSARY BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR. ANY AREAS THAT ARE REPAIRED IN EXCESS OF 75 SF, SHALL BE MAINTAINED FOR THE SAME WARRANTY PERIOD OF ONE YEAR. FINAL ACCEPTANCE SHALL BE AT THE DISCRESSION OF THE OWNER AND/OR LANDSCAPE ARCHITECT FOR THE PROJECT.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEED ALL SEEDED OR SODDED AREAS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE THAT MAY CAUSE EROSION, NEGLECT BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.

PLANTING NOTES:

*LANDSCAPE CONTRACTOR TO PROVIDE ALL OF THE LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO FURNISH AND INSTALL THE LANDSCAPE PLANT MATERIAL FOR THE PROJECT.

THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND COORDINATE WORK WITH OTHER CONTRACTORS TO ASSURE AN EFFICIENT COMPLETION OF WORK.

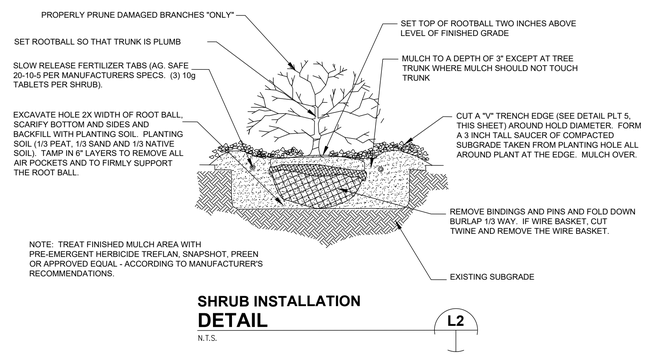
1. PREVENT DAMAGE TO EXISTING BUILDINGS, PAVEMENT, TREES, SHRUBS AND UNDERGROUND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING UTILITIES PRIOR TO BEGINNING INSTALLATION OF PLANT MATERIAL. NOTIFY GENERAL CONTRACTOR, OWNER OR THE PUBLIC UTILITIES FOR LOCATION. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IF THERE IS ANY DAMAGE.
2. PLANT MATERIAL OTHER THAN THOSE SPECIFIED IN THE PLANT SCHEDULE WILL NOT BE ACCEPTED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT BEFORE ORDERING. PLANT QUANTITIES INDICATED IN THE LANDSCAPE PLANT SCHEDULE ARE APPROXIMATE. IN CASE OF ANY DISCREPANCY THE PLAN WILL GOVERN.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, ABRASIONS OF THE BARK, DISEASES, INSECTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
4. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND COMPLY WITH "THE AMERICAN STANDARD FOR NURSERY STOCK" AS SET BY THE "AMERICANHORT"
5. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.
6. TREES AND SHRUBS TO BE INSTALLED AS INDICATED ON THE PLANTING DETAILS. NOTE DEPTH OF PIT, BACKFILL MIX, FERTILIZER AND MULCH. STAKING OF TREES WILL BE DONE AS NOTED.
7. FILL PLANTING PITS WITH PLANTING SOIL. PLANTING SOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM, AND SHALL BE FREE OF ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS AND TOXIC SUBSTANCES. PLANTING SOIL (1/3 PEAT, 1/3 SAND AND 1/3 NATIVE SOIL)
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANTING TO CORRECT GRADES (AS PER DETAILS). ALIGNMENT OF ALL PLANTS SHALL BE SET SO WHEN SETTLED, THEY WILL BEAR ON THE SAME ELEVATION AS FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS.
9. THE LANDSCAPE CONTRACTOR SHALL MAKE 'MINOR' ADJUSTMENTS IN THE LOCATION OF PLANTS WHERE NECESSARY DEPENDING ON EXISTING SITE CONDITIONS. UNIFORM SPACING SHALL BE MAINTAINED. ANY 'MAJOR' ADJUSTMENTS SHALL BE MADE AFTER COORDINATION HAS BEEN ESTABLISHED WITH THE LANDSCAPE ARCHITECT.
10. ALL DEBRIS AND COMPACTED SUBSOIL SHALL BE REMOVED FROM THE PLANTER AREA.
11. PRIOR TO MULCHING, TREAT ALL PLANTING AREAS WITH PRE-EMERGENT WEED KILLER, APPLIED ACCORDING TO THE MANUFACTURER'S DIRECTIONS, "TREFLAN" , "SNAPSHOT", "PREEN" OR APPROVED EQUAL.
12. ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL HAVE A MINIMUM OF 3" OF LANDSCAPE STONE. ALL REMAINING PLANTING BEDS TO HAVE A MINIMUM OF 4" OF HARDWOOD MULCH, THOROUGHLY WET DOWN TO PREVENT DISPLACEMENT BY WIND.
13. REMOVE FROM SITE ALL REFUSE AND DEBRIS GENERATED BY THIS PORTION OF WORK. CLEAN ALL SOIL FROM CURBS, WALKS AND PAVEMENT, WHICH AS MISPLACED OR STOCK PILED AT THE SITE.
14. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER THE DATE OF PROJECT COMPLETION. DEAD OR UNHEALTHY PLANTS TO BE REPLACED DURING THIS TIME PERIOD. PLANT MATERIAL WILL NOT BE REPLACED IF NEGLECTED BY THE OWNER OR DAMAGED BY ANIMALS OR MACHINES.



NOTE: TREAT FINISHED MULCH AREA WITH PRE-EMERGENT HERBICIDE TREFLAN, SNAPSHOT, PREEN OR APPROVED EQUAL - ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

TREE INSTALLATION DETAIL L1

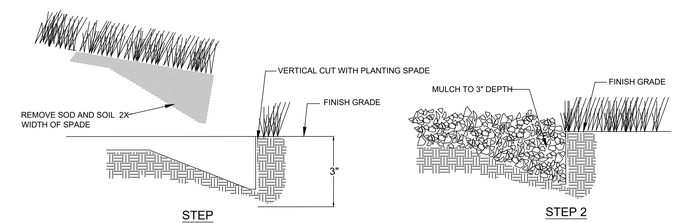
N.T.S.



NOTE: TREAT FINISHED MULCH AREA WITH PRE-EMERGENT HERBICIDE TREFLAN, SNAPSHOT, PREEN OR APPROVED EQUAL - ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

SHRUB INSTALLATION DETAIL L2

N.T.S.



"V" TRENCH/NATURAL EDGE DETAIL L3

N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:

McDonald's USA, LLC®

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SCALE:	PREPARED BY:
N.T.S.	
DATE ISSUED:	
04-24-24	
DRAWN BY:	
M. GONSALVES	
REVIEWED BY:	
M. GONSALVES	

TITLE: LANDSCAPE NOTES & DETAILS

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. L-2.0



US HIGHWAY 31
PRINCIPAL FRONTAGE

US31 – NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

SILTED HEADWALL

SILTED HEADWALL

STORM PIPE O.E.: 747.31'

S 36°31'05" E
180.00'

10' LANDSCAPE YARD

0-20' MAX. FRONT YARD

SCH. B PART II EXC. 29
20' STREET SETBACK
PB 23 PG 218

4,146 SQ FT

SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)

ELECTRICAL STUB UP, METER, AND JUNCTION BOX

STORM PIPE T.E.: 748.27'

3" GAS

THE HONEY FARM SIGN

IPCP FOUND "WEBB 2858"

S 63°25'16" E
CH=83.14'
A=83.56'
R=240.00'

EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED

EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED

EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED

HONEY FARM WAY
SECONDARY FRONTAGE

(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)
(SCH. B PART II)

S 63°25'17" W
CH=55.43'
A=55.43'
R=160.00'

LOADING ZONE
NO PARKING

NEW PROPERTY LINE

N 53°27'14" W
239.85'

PARCEL ID: 051 05800 000
ZONING: MU PUD

REBORD BOOK 2805 PAGE 1420
LOT 1
4.08 ACRES

DRIVE THRU

GRAVEL

0-20' MAX. FRONT YARD

10' LANDSCAPE YARD

CURB BOX WATER
BLK. ELEV. 745.94
F.F. ELEV. 749.07

CURB BOX WATER
BLK. ELEV. 745.59
F.F. ELEV. 749.69

24" RCP

6" PVC

SANITARY MANHOLE
RIM ELEV. 747.86'

SANITARY MANHOLE
RIM ELEV. 747.64'
INV. ELEV. 737.11'

CONCRETE FLAT BERM

051-058.00
REBORD BOOK 2923 PAGE 1047
LOT 6
33.36 ACRES

SCH. B PART II EXC. 29
37' PUDAE
PB 23 PG 218

5' LANDSCAPE BUFFER

N 58°28'04" W
40.76'

LEAFCUTTER BEE ROAD
PRIVATE ACCESS ROAD

N 36°30'29" E
60.46'

S 36°32'18" W
147.07'

R15'

R25'

R3'

R3'

PROPERTY LINE ±451.6'

S3 (TYP.)

S5 (TYP.)

STREET SETBACK

29.3 FT

5' SIDE

051-058.03
FREEBIRD PARTNERS X
REBORD BOOK 2923 PAGE 1047
LOT 3
2.26 ACRES

051-058.03
FREEBIRD PARTNERS X
REBORD BOOK 2923 PAGE 1047
LOT 2
0.79 ACRES

PARCEL ID: 051 05803 000
ZONING: MU PUD

SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD

TREE CANOPY BREAKDOWN

EXISTING TREE CANOPY	EXISTING TREE CANOPY RETENTION REQUIRED	EXISTING TREE CANOPY RETAINED
0% OR 0 ACRES	54% OR 0 ACRES	0% OR 0 ACRES

EXISTING TREE LIST

	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
2	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
3	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL

GENERAL NOTES

1. THERE ARE NO HERITAGE TREES ON THE PROPERTY.

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
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A Kimley»Horn Company

PREPARED FOR:

McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 04-24-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

TITLE: TREE PRESERVATION PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: T-1.0

MCDONALD'S RESTAURANT

US HWY 231 & HONEY FARM WAY
COLUMBIA, TN 38401

SITE CODE: 041-1210



LOCATION MAP
NOT TO SCALE

DEVELOPER

McDONALD'S USA, LLC

110 N CARPENTER ST.
CHICAGO, IL 60607

24-HOUR CONTACT
ACM: NATE WILSON
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SURVEYOR
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C-4.0	GRADING & DRAINAGE PLAN					
C-5.0	UTILITY PLAN					
C-5.1	PHOTOMETRIC PLAN					
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SD-2	STANDARD DETAILS - 2					
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SD-5	STANDARD DETAILS - 5					
SD-6	STANDARD DETAILS - 6					
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L-1.0	LANDSCAPE PLAN					
L-2.0	LANDSCAPE DETAILS					
T-1.0	TREE PRESERVATION PLAN					

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED FEDERAL, STATE AND LOCAL PERMITS AND APPROVALS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMIT AUTHORITIES. ALL PERMITS AND BONDS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NO SITE GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND MEET/EXCEED LOCAL AND STATE REQUIREMENTS.
3. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF CONSTRUCTION. ANY CONFLICTS DISCOVERED BETWEEN EXISTING AND PROPOSED UTILITIES PRIOR TO OR AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
8. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL WORK SHALL BE PERFORMED PER MCDONALD'S "PROJECT MANUAL FOR MCDONALD'S STANDARD BUILDING PROGRAM" CURRENT EDITION.
10. ANY AREAS DAMAGED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
11. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
12. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
14. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
15. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
17. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
18. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
19. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
20. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
21. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
22. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
23. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
24. CONTRACTOR SHALL PROTECT ALL PROPERTY LINES, CORNERS AND SURVEY PINS; ANY DAMAGES SHALL BE PAID BY THE CONTRACTOR AT THEIR EXPENSE.
25. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
26. THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN IS AN APPROXIMATION OF THEIR ACTUAL LOCATION AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO ASSUME ALL LIABILITY FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO PHYSICALLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
27. ALL PAVEMENT MARKINGS ON TDOT ROW SHALL BE THERMOPLASTIC.

JOB SITE SAFETY

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. AND NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF AEI OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION , DUTIES, AND RESPONSIBILITIES INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, TO PROCEDURES NECESSARY FOR PERFORMING SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKOWLEDGES AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

ACCESSIBILITY INFORMATION:

1. ALL RAMPS SIDEWALKS AND APRONS SHALL BE COMPLIANT WITH THE MOST CURRENT DEPARTMENT OF JUSTICE ADA REQUIREMENTS (ADA STANDARDS FOR ACCESSIBLE DESIGN, CODE OF FEDERAL REGULATIONS, CURRENT EDITION).
2. THE ELEVATION OF ALL EXTERIOR WALKS AND SLABS SHALL BE ADA COMPLIANT AND A ½" BELOW FINISH FLOOR AT ALL DOORS. AN ADA LANDING SHALL BE PROVIDED AT ALL DOORS.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE ADA COMPLIANT, NOT TO EXCEED 2% IN ANY DIRECTION.

GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND DESIGNER OF RECORD IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN TO THE AFOREMENTIONED PEOPLE, AND CHANGES APPROVED.
2. THIS PLAN HAS BEEN REVIEWED BY THE AUTHORITY HAVING JURISDICTION AND/OR ITS AUTHORIZED REPRESENTATIVE, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. MCDONALDS CONSTRUCTION MANAGER & THE AUTHORITY HAVING JURISDICTION SHALL BE INFORMED IN WRITING OF ANY CHANGES MADE DURING CONSTRUCTION PRIOR TO EXECUTION OF SAID CHANGE.
3. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION(S) PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY THE APPROPRIATE PROFESSIONAL(S) PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
4. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION OPERATIONS UNTIL ALL APPLICABLE UTILITY COMPANIES, COUNTY AND CITY AGENCIES HAVE BEEN NOTIFIED AND GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD. THE CONTRACTOR SHALL COORDINATE ALL FACILITIES MARKINGS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE AGENCIES, UTILITIES OR COMPANIES TO PROVIDE TEMPORARY ELECTRIC POWER, WATER SUPPLY AND SANITARY FACILITIES DURING DURATION OF CONSTRUCTION ACTIVITIES. ASSOCIATED COSTS SHALL BE INCIDENTAL TO PROJECT.
6. ALL WORK SHALL BE PER OSHA AND APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
7. THE CONTRACTOR SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR OTHER PERMITS FROM ALL GOVERNING AGENCIES BEFORE THE COMMENCEMENT OF WORK. CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES SHALL NOT BE CLOSED OR OBSTRUCTED WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS SHALL BE PROVIDED IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
8. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS. DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT; EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE FROM THE OWNER, ARCHITECT, OR ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY EXCEPT FOR THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
9. ALL GRADING TO BE IN ACCORDANCE WITH LOCAL ADOPTED CODES AND ASTM D1557. GRADING SHALL MATCH ALL SURROUNDING EXITING GRADES.
10. THE SITE SHALL BE EITHER UNIFORMLY GRADED BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, BETWEEN SUCH POINTS AND EXISTING FINISHED GRADES, OR CONFORM POINTS (SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES). IT SHALL COMPLY WITH THE GEOTECHNICAL'S REPORT COMPACTION REQUIREMENTS AND BE SLOPED TO DIRECT WATER AWAY FROM THE BUILDING AND TO PREVENT PONDING ANYWHERE ON SITE.
11. PRIOR TO PLACING AGGREGATE BASE OR PAVEMENT, THE SUBGRADE SHALL BE TREATED WITH A SOILS STERILIZATION TYPE WEED KILLER (EPA-REGISTERED) AND TERMITE CONTROL; WHERE REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR RESETTING EXISTING MONITORING WELLS, MANHOLES, CLEAN-OUTS AND ANY OTHER STRUCTURE TO FINISH GRADE AS NECESSARY.
13. EXISTING ASPHALT PAVING AND/OR CONCRETE SHALL BE CUT TO A NEAT, STRAIGHT LINE (WHEN APPLICABLE). ALL EXPOSED VERTICAL SURFACES SHALL BE TACKED COATED BELOW FINISH GRADE LINE WITH ASPHALT EMULSION PRIOR TO PAVING.
14. ALL NEW CONCRETE PAVING SHALL BE SEALED. JOINT SEALANT SHALL BE APPLIED TO ALL EXPANSIONS AND ISOLATION JOINTS; AND CONTROL JOINTS IN DRIVEWAY SLABS.
15. 'SAW-CUTTING' TO CREATE CONTROL JOINTS SHALL BE DONE WITHIN 1 TO 4 HOURS (PENDING TEMPERATURE) AFTER THE HARDENING SUFFICIENTLY, TO PREVENT RAVELING OR DISLODGING OF AGGREGATES, OF THE CONCRETE.
16. UNLESS OTHERWISE NOTED, ALL CURBS SHALL HAVE A 6" CURB FACE.
17. ASPHALT PRIME COAT SHALL BE APPLIED TO THE COMPACTED AGGREGATE BASE PRIOR TO PLACING ASPHALTIC CONCRETE. THE RATE OF APPLICATION SHALL BETWEEN 0.2 AND 0.5 GALLONS PER SQUARE YARD.
18. ASPHALT TACK COAT SHALL BE APPLIED BELOW FINISHED GRADE TO ALL VERTICAL SURFACES IN CONTACT WITH THE ASPHALT PAVEMENT AND TO THE SURFACE OF THE BASE COURSE WITH FINISH COURSE PLACED ON DIFFERENT DAYS. TACK COAT SHALL BE APPLIED AT A RATE BETWEEN 0.05 AND 0.15 GALLONS PER SQUARE YARD.
19. SEAL COAT SHALL BE APPLIED TO ALL NEW ASPHALTIC PAVEMENT PER MANUFACTURER SPECIFICATIONS AND MCDONALDS PROJECT MANUAL.
20. ANY WORK THAT IMPACTS ACCESSIBILITY SHALL BE RESTORED TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL ADOPTED CODES; MOST STRIGENT SHALL APPLY.
21. THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" PLAN WITH ALL MODIFICATIONS/CHANGES NOTED/SHOWN ON THE FINAL DRAWING SET.

Tennessee811

BEFORE YOU DIG

The contractor is instructed to call 1-800-351-1111 to reach TN 811, the one-call system for information on the location of existing underground utilities. The call is to be placed a minimum of two (2) and no more than ten (10) business days prior to excavation. The contractor should be aware that owners of underground facilities are not required to be members of the TN 811 one-call Before-U-Dig (BUD) service. The contractor must coordinate excavation with the utility owners, including those whom do not subscribe to KTN 811. It may be necessary for the contractor to contact the County Court Clerk to determine what utility companies have facilities in the area.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
An EXP Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE:
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: COVER & GENERAL NOTES
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-1.0



LOCATION MAP
NOT TO SCALE

US HIGHWAY 31
PRINCIPAL FRONTAGE

US31 – NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

N 36°31'05" E
180.00'

10' LANDSCAPE YARD

0-20' MAX. FRONT YARD

111.0'

20.0'

43.0'

EVERGREEN HEDGE
SCREETSCREEN

4,146 SQ FT

SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)

S 63°25'49" E
44.31'

S 63°25'16" E
CH=83.14'
A=83.56'
R=240.00'

(5 LF)

THANK YOU

NEW PROPERTY LINE

N 53°27'14" W
299.89'

PARCEL ID: 051 05800 000
ZONING: MU PUD

HONEY FARM WAY
(VARIABLE WIDTH R.O.W.)
(VARIABLE WIDTH PAVEMENT)
PLAT CABINET D SLIDE 67)
(PLAT CABINET 19 SLIDE 191)

SECONDARY FRONTAGE

S 63°25'11" W
CH=55.43'
A=55.43'
R=160.00'

McDonald's WB-62
Datum

DRIVE THRU

0-20' MAX. FRONT YARD

10' LANDSCAPE YARD

N 53°26'49" W
78.83'

5' LANDSCAPE BUFFER

SCH. B PART II EXC. 29
37' PUDAE
PB 23 PG 218

LEAFCUTTER BEE ROAD
PRIVATE ACCESS ROAD

R15'

598.7'

N 36°30'29" E
60.46'

S 36°32'18" W
147.1'

PROPERTY LINE ±451.6'

S3 (TYP.)

S5 (TYP.)

STREET SETBACK

R25'

R3'

5' SIDE

29.3 FT

SIDEWALK PROJECTION

PARCEL ID: 051 05803 000
ZONING: MU PUD

SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
LOT WIDTH	180 FT
REQUIRED FRONTAGE BUILDOUT	90% OR 162'
PROPOSED FRONTAGE BUILDOUT	ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 126' AND 20% STREETSCREET WIDTH = 25.2' 111' BUILDING WIDTH AND 43' STREETSCREEN WIDTH = 154'

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

1. NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
2. NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
3. NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
4. EDGE KEY (REFER TO DETAIL 3 / SD-1)
5. PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
6. PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
7. PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
8. PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
9. STANDARD/VAN ACCESSIBLE HANDICAP STALL
10. BOLLARD (REFER TO DETAIL 10 / SD-1)
11. HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE . (REFER TO DETAIL 8 / SD-1)
12. PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
13. PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
14. PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
15. PROPOSED SECONDARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
16. PROPOSED PRE-BROWSE BOARD (REFER TO DETAIL 2 / SD-2)
17. PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
18. PROPOSED DOUBLE GATEWAY SIGN (REFER TO DETAIL 1 / SD-4)
19. GUARDRAIL (REFER TO DETAIL 2 / SD-5)
18. TRAVERSE STRIPING (REFER TO DETAIL 9 / SD-1)
19. "DRIVE THRU" PAVEMENT MARKING WITH DRIVE THROUGH ARROW (REFER TO DETAIL 9 / SD-1)
20. PAVEMENT MARKINGS (REFER TO DETAIL 9 / SD-1)
21. 6" LANE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
22. 6" MERGE STRIPE (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
23. THANK YOU (REFER TO MCDONALD'S STANDARD DETAILS AND DETAIL 9 / SD-1)
24. 8" STOP BAR (REFER TO MCDONALD'S STANDARD DETAILS)
25. CROSSWALK STRIPING (REFER TO DETAIL 9 /SD-1)
26. 97'-9" DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE COD.
27. "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6' FROM THE BACK OF THE BUILDING
28. RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
29. RESERVE CURBSIDE/MOP SIGN. (REFER TO DETAIL 4 / SD-3)
30. MCDELIVERY COURIER SIGN. (REFER TO DETAIL 4 / SD-3)
31. PROPOSED DUMPSTER ENCLOSURE (REFER TO DETAIL 1 / SD-5)
32. PROPOSED DIRECTIONAL SIGNAGE (REFER TO DETAIL 4 / SD-5)
33. DO NOT ENTER SIGN (REFER TO DETAIL 3 / SD-5)
34. RETAINING WALL (REFER TO DETAIL 5 / SD-6)
35. LIGHT POLE (REFER TO DETAIL 3 / SD-2)
36. WHEEL STOPS (REFER TO DETAIL 2 / SD-6)
37. 10X50 LOADING SPACE

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: SITE LAYOUT PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-3.0

A.1 Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____ , Page _____ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

OWNER

DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

A.2 CERTIFICATE OF SURVEY ACCURACY

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

REGISTERED LAND SURVEYOR

NUMBER

DATE

A.3 Certificate of Approval of Water System

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

NAME DATE

TITLE AUTHORIZING AGENCY

A.4 Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities outlined or indicated on this final subdivision plat 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.

CITY ENGINEER
COLUMBIA, TN

DATE

A.5 Certificate of Approval for Recording

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

PLANNING DIRECTOR
COLUMBIA, TN

DATE

A.6 Certificate of Subdivision Name and Street Names

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

MAURY COUNTY E-911

DATE

A.7 Certificate of Sanitary Sewer System

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

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TN

DATE

A.8 Certificate of Compliance

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

CITY ENGINEER
COLUMBIA, TN

DATE

BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM WGS84. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). FEMA ELEVATIONS BASED ON NAVD88. AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION. MAY, 2023.

SURVEYOR'S CERTIFICATE

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:22,495 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, RLS #1611)

JANUARY 25, 2024
DATE OF SURVEY

PRELIMINARY

DON PEDIGO, TN R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1611

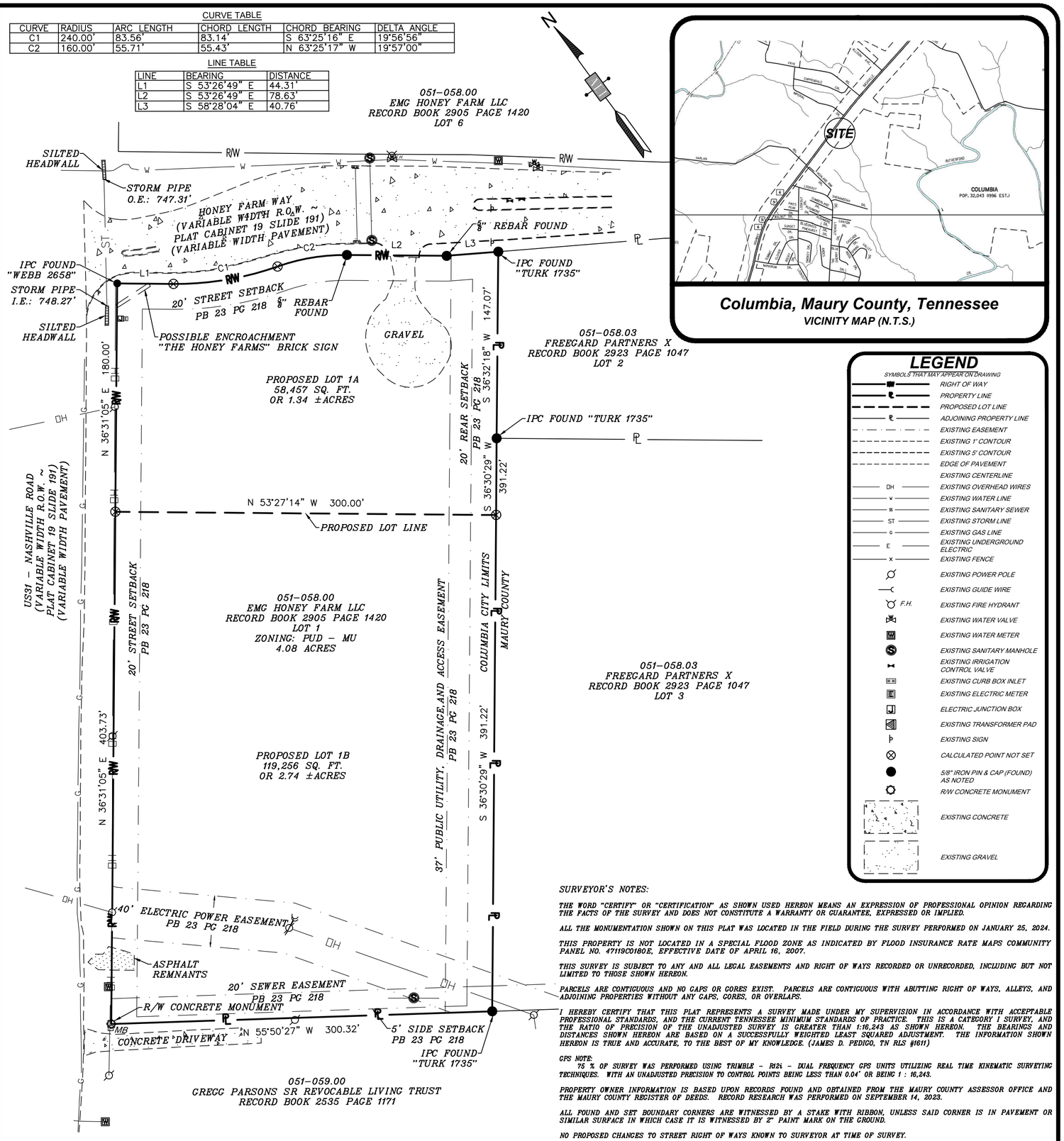
APRIL 10, 2024
DATE OF SIGNATURE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
C2	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°26'49" E	44.31'
L2	S 53°26'49" E	78.63'
L3	S 58°28'04" E	40.76'



Columbia, Maury County, Tennessee
VICINITY MAP (N.T.S.)

LEGEND

SYMBOLS THAY MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EDGE OF PAVEMENT
- EXISTING CENTERLINE
- DH — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- X — EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- F.H. — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- CALCULATED POINT NOT SET
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MONUMENT
- EXISTING CONCRETE
- EXISTING GRAVEL

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0180E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
75 % OF SURVEY WAS PERFORMED USING TRIMBLE - R8s - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 16,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE HONEY FARM CROSSING PLAT AS RECORDED IN PLAT BOOK P23 PAGE 218

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY
EMC HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
PORTION OF:
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

PROPERTY ADDRESS:
2248 NASHVILLE HWY,
COLUMBIA, TN 38401
TOTAL ACREAGE: 4.08 ACRES

PLANS PREPARED AND SUBMITTED BY:

AEI — an STV Company
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY
270.651.7220

PROJECT
AMENDMENT TO LOT 1
HONEY FARM CROSSING
352 W SAM RIDLEY PARKWAY
SMYRNA, TN 37167

CLIENT
MCDONALD'S CORPORATION
P.O. BOX 66207, AMF O'HARE
CHICAGO, ILLINOIS 60666

DATE: APRIL 10, 2024

SCALE: 1" = 80'

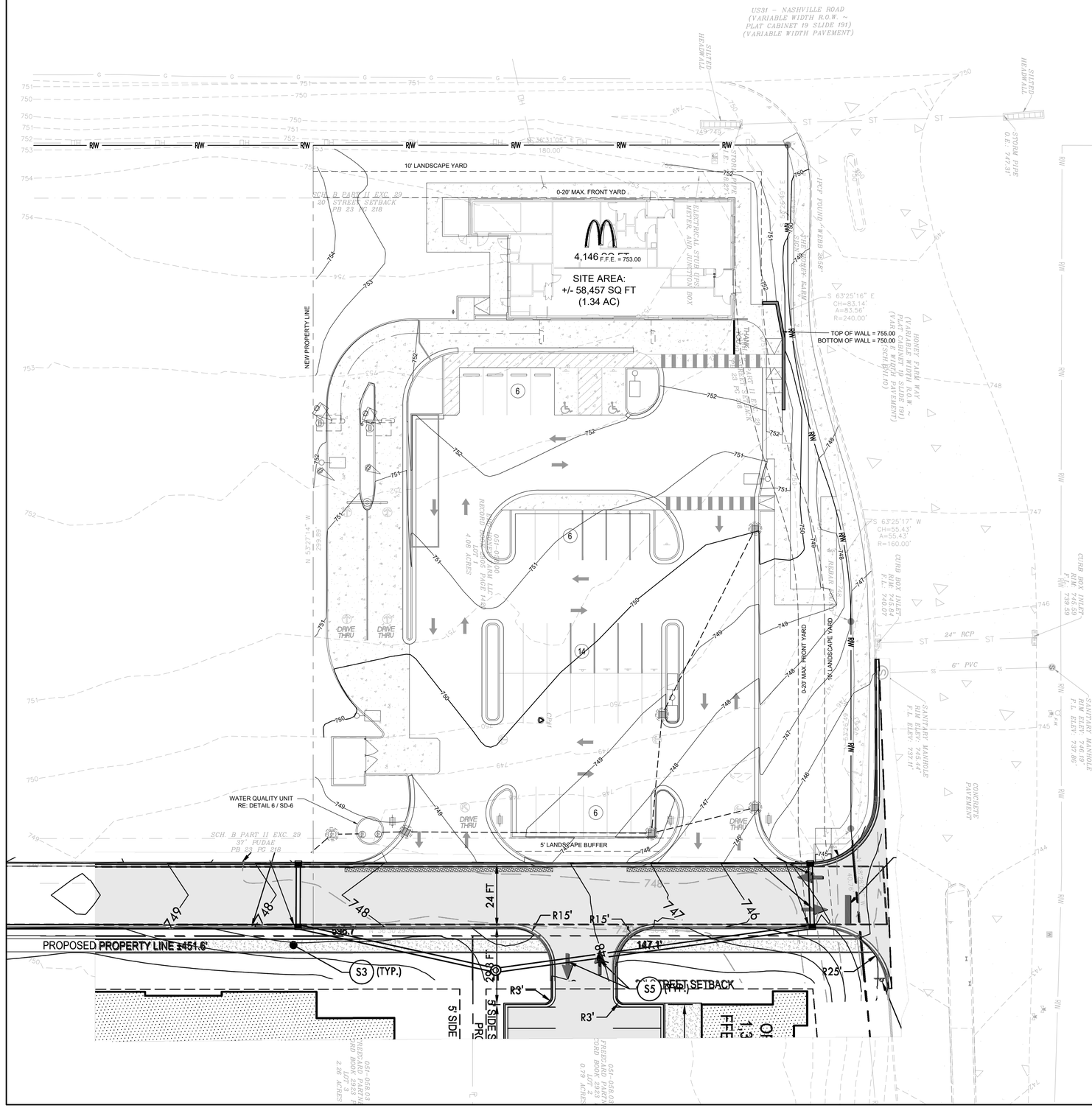
DRAWN BY: J. DAKIN

APPROVED BY: D. PEDIGO

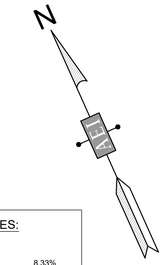
DRAWING FILE: T:\22 PROJECTS\ 222-281 McDonalds Columbia TN

PROJECT NO. 222-281
PHASE NO.

BOUNDARY
SHT 1 OF 1



SYMBOLS THAT MAY APPEAR ON THIS PLAN	
SYMBOL	ABBREVIATION
XXX.XX FG	FINISH GRADE
XXX.XX EX	TIE TO EXISTING
XXX.XX TC	TOP OF CURB
XXX.XX BC	BOTTOM OF CURB
XXX.XX TS	TOP OF SIDEWALK
XXX.XX BS	BOTTOM OF SIDEWALK
XXX.XX SW	SWALE ELEVATION



ADA GENERAL ACCESSIBILITY GUIDELINE NOTES:

1.	CURB RAMP:	
	MAXIMUM RUNNING SLOPE	8.33%
	DESIGNED MAX. RUNNING SLOPE	7.5%-8.0%
2.	ACCESSIBLE PARKING PAD:	
	MAX. CROSS SLOPE IN ANY DIRECTION	2.0%
	DESIGNED MAX. CROSS SLOPE IN ANY DIRECTION	1.5%-1.75%
3.	CROSSWALKS AND ACCESSIBLE ROUTES:	
	MAX. RUNNING SLOPE	5.0%
	DESIGNED MAX. RUNNING SLOPE	4.5%-4.75%
	MAX. CROSS SLOPE	2.0%
	DESIGNED MAX. CROSS SLOPE	1.5%-1.75%
4.	CLEAR FLOOR AREAS AT DOOR OPENINGS:	
	MAX. RUNNING SLOPE	2.0%
	DESIGNED MAX. RUNNING SLOPE	1.5%-1.75%
	MAX. CROSS SLOPE	2.0%
	DESIGNED MAX. CROSS SLOPE	1.5%-1.75%

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL SLOPE ALL FINISH SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.

2. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.

3. ALL LANDSCAPE ISLANDS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL CROWNED ABOVE THE TOP OF CURB/EDGE OF PAVEMENT.

4. ALL EARTHWORK SHALL BE **UNCLASSIFIED** EXCAVATION. THIS INCLUDES BOTTOM EXCAVATION FOR FOUNDATIONS, UTILITIES, ROADS, PARKING, SIDEWALKS, REQUIRED UNSUITABLE SOILS, UNDERCUTTING, AND/OR ROCK REMOVAL AS INDICATED OR NOTED IN THE GEOTECHNICAL REPORT.

5. SUITABLE FILL MATERIAL PLACED UNDER BUILDING AREAS SHALL BE PLACED IN MAXIMUM 8-INCH (LOOSE THICKNESS) VERTICAL LIFTS, WITH EACH LIFT BEING COMPACTED TO A MINIMUM OF 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT WITHIN 2 PERCENT OF OPTIMUM. THE COMPACTION REQUIREMENT MAY BE REDUCED TO 95 PERCENT IN PROPOSED PAVED AREAS, AND TO 92 PERCENT IN PROPOSED LANDSCAPE AREAS. WETTING OR DRYING OF THE SOILS MAY BE NECESSARY TO ACHIEVE A MOISTURE CONTENT SUITABLE FOR COMPACTION. REPRESENTATIVE AND ADEQUATE FIELD DENSITY TESTING SHALL BE PERFORMED BY INDEPENDENT TESTING AGENCY PROVIDED BY OWNER TO VERIFY THAT COMPACTION REQUIREMENTS HAVE BEEN MET.

6. GRADE LINES SHOWN ARE **FINISHED GRADE**. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUBGRADE ELEVATIONS FOR PAVING AREAS.

7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF AMERICAN ENGINEERS, INC. (AEI). ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGE AND WARRANTS THAT AEI IS NOT RESPONSIBLE FOR SAFETY IN ANY WAY.

8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE AND PEDESTRIAN TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.

9. THERE WILL BE NO INCREASE IN THE Q50 RUNOFF FROM THE DEVELOPMENT ONTO TDOT ROW.

NOTE:

WATER DETENTION IS ACCOUNTED FOR IN THE REGIONAL BASIN BEHIND THE STORAGE UNITS.

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (504) 206-6797

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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SCALE:	1" = 20'
DATE ISSUED:	03-13-24
DRAWN BY:	M. ALLEN
REVIEWED BY:	R. TUTT

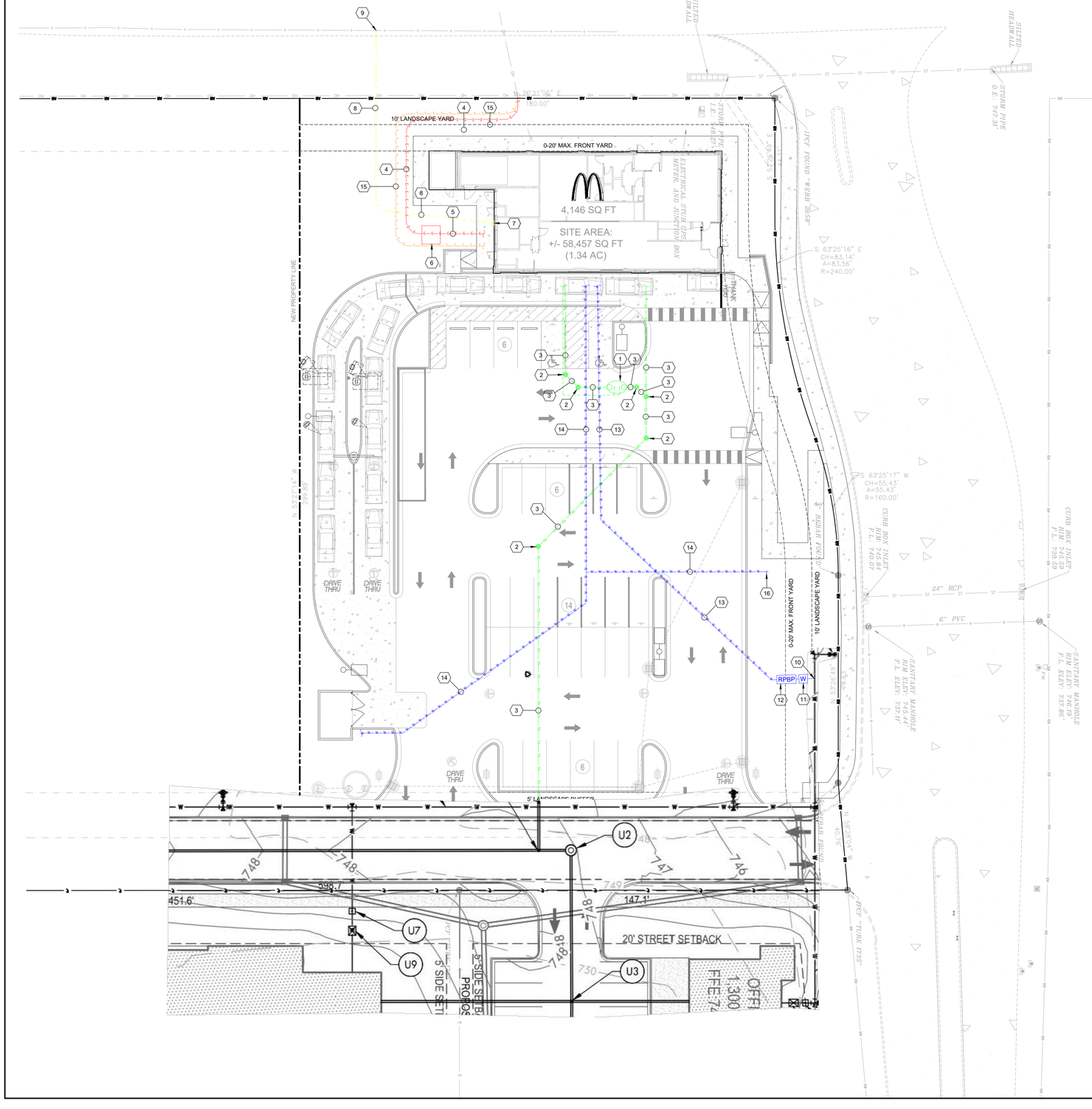
TITLE: GRADING & DRAINAGE PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-4.0



PROPOSED UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND GAS
- PROPOSED COMMUNICATIONS

UTILITY NOTES

1. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND , WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATED UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL ON-SITE SANITARY, STORM AND WATER LATERALS SHALL BE OWNED AND MAINTAINED BY THE OWNER, EXCEPT WHERE EASEMENTS ARE SHOWN.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES ARE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
5. PRIOR TO THE EXCAVATING NEAR GAS OR ELECTRIC LINES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY.
6. ALL NEW CONDUITS SHALL BE PUSHED UNDER EXISTING CURB UNLESS OTHERWISE SPECIFIED.
7. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
9. PROPOSED TELEPHONE SERVICE SHALL BE INSTALLED WITH NO 90° BENDS, ONLY 90° SWEEPS (MAX. OF 2 SWEEPS).
10. THE CONTRACTOR, AFTER COORDINATING WITH ALL UTILITY COMPANIES, SHALL INCLUDE ALL WORK EVEN IF NOT SHOWN ON PLANS TO PROVIDE ALL UTILITY SERVICES TO BUILDING.
11. ALL UTILITIES TO BE CONSTRUCTED TO PROVIDE SERVICE.
12. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
13. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
14. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 30".
15. INSPECTION FEES TO BE PAID BY CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE WATER SERVICES CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY CO.
17. ALL TRENCHING, PIPE LAYING AND BACK FILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
18. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
19. ALL GATE VALVES SHALL BE PROVIDED WITH VALVE BOX IN ACCORDANCE WITH WATER UTILITY STANDARDS.
20. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS AND SHALL BE CONSTRUCTED ACCORDING TO WATER DEPARTMENT STANDARDS.
21. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE STATE DIVISION OF WATER OR LOCAL WATER CO. STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN, SHALL BE CORRECTED AT CONTRACTORS EXPENSE.
23. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
24. BEFORE YOU DIG: CONTRACTOR SHALL NOTIFY BUD, 1-800-892-0123 48 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED RIGHT OF WAY.

UTILITY KEY NOTES

1. INSTALL 1,500 GALLON (MIN.) ZURN (GREEN TURTLE) GREASE TRAP/OIL INTERCEPTOR OR APPROVED EQUAL. REFER TO PLUMBING PLANS FOR DETAIL
2. INSTALL SANITARY SEWER CLEANOUT. (REFER TO DETAIL 10 / SD-6)
3. INSTALL 4" PVC SDR-35 SANITARY SEWER LINE AT 1.2% MINIMUM
4. INSTALL (3) 2" PVC PRIMARY ELECTRICAL CONDUIT TO TRANSFORMER. REFER TO ELECTRICAL PLANS
5. INSTALL SECONDARY ELECTRICAL SERVICE. REFER TO ELECTRICAL PLANS
6. PAD MOUNTED TRANSFORMER. REFER TO UTILITY COMPANY STANDARD DETAILS FOR CONCRETE PAD REQUIREMENTS. REFER TO ELECTRICAL PLANS FOR CONTINUATION. COORDINATE WITH UTILITY COMPANY FOR ADEQUACY.
7. GAS METER. REFER TO MECHANICAL PLANS
8. GAS SERVICE LINE TO BE INSTALLED BY UTILITY COMPANY. TAP FEE TO BE PAID BY CONTRACTOR
9. GAS TIE-IN TO EXISTING GAS MAIN (APPROXIMATE LOCATION). COORDINATE WITH GAS COMPANY
10. TAPPING SADDLE FOR WET TAP. COORDINATE WITH UTILITY COMPANY
11. NEW WATER 2" WATER METER. COORDINATE WITH UTILITY COMPANY
12. INSTALL REDUCED PRESSURE BACKFLOW PREVENTOR IN HOTBOX.
13. INSTALL 2" TYPE K COPPER DOMESTIC WATER SERVICE
14. INSTALL 3/4" DIA. TYPE K COPPER WATER DOMESTIC SERVICE LINE TO DUMPSTER ENCLOSURE HOSE BIBB
15. INSTALL 2" FIBER CONDUIT FROM THE VAULT INTO THE DESIGNATED AREA INSIDE THE BUILDING. REFER TO ELECTRICAL PLANS FOR CONTINUATION
16. POST HYDRANT. (REFER TO DETAIL 9 / SD-7)

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an EXP Company

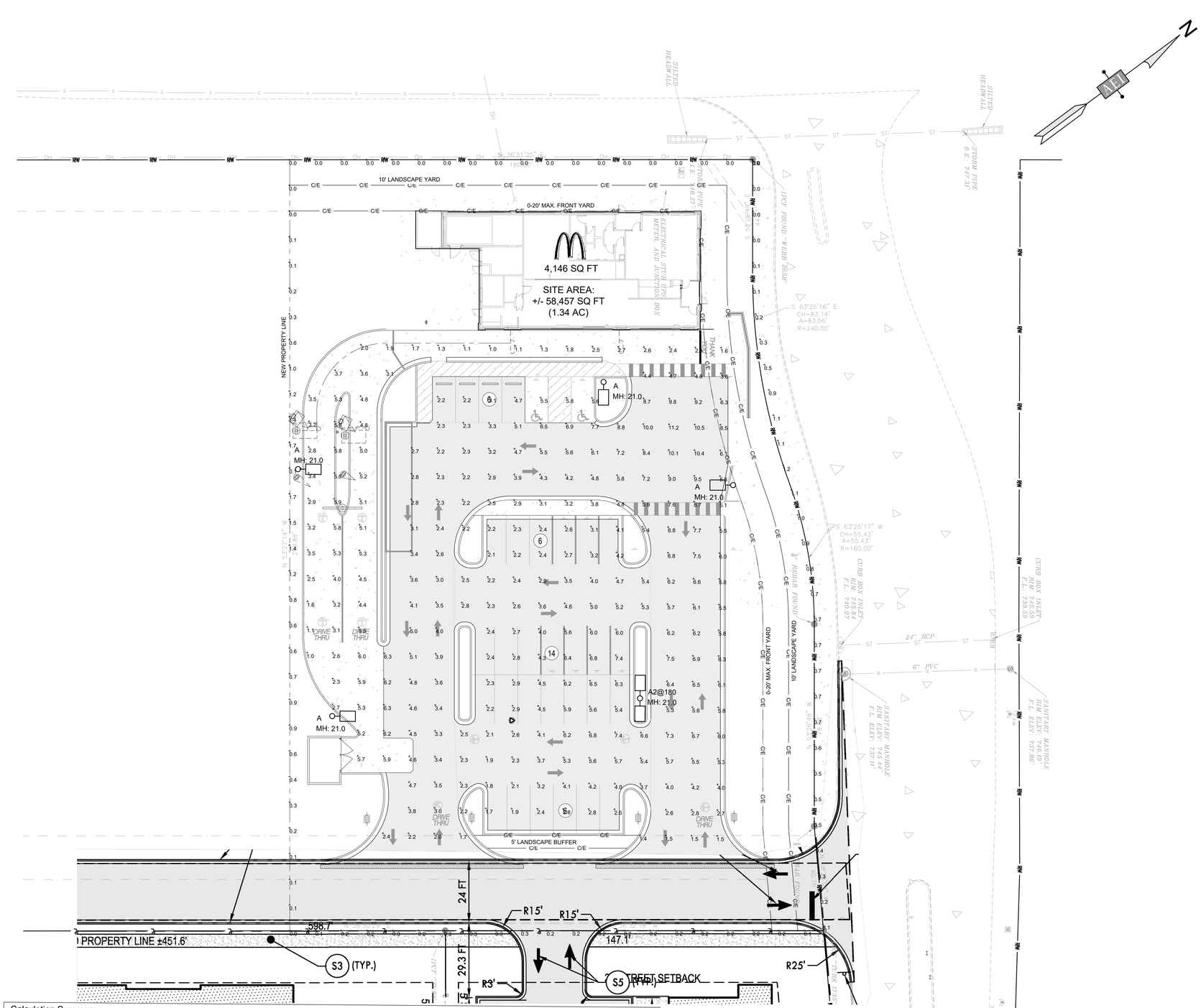
PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: UTILITY PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

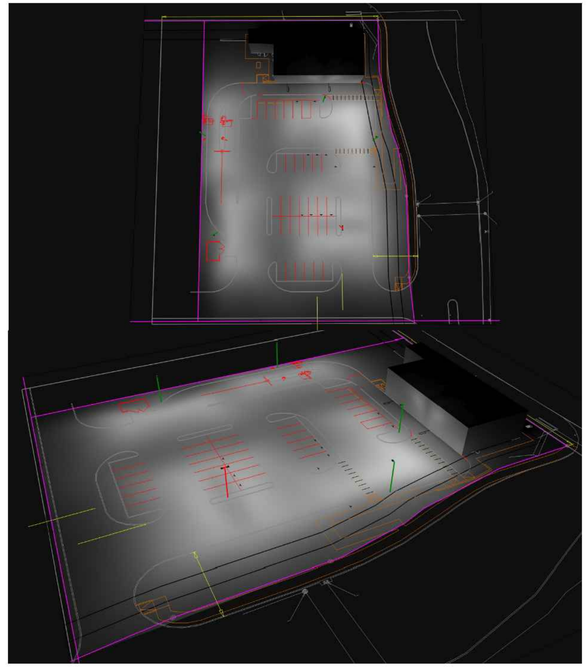
SHEET NO. C-5.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.36	11.2	1.0	4.36	11.20
Property Line	Illuminance	Fc	0.40	1.7	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
→	4	A	SINGLE	0.900	RAR2-480L-240-5K7-4W	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
← →	1	A2@180	BACK-BACK	0.900	RAR2-480L-240-5K7-4W	226.9	1.214	21	SES-18-40-1-TA-GL-xx (4")

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856



Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Tennessee811

20 10 0 20 40

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

Regional Drawing
41-1210

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"
DRAWN BY CLB

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
2248 NASHVILLE HWY
COLUMBIA, TN 38401

NATIONAL STORE NUMBER
40957

DATE 3/6/2024
DRAWING NUMBER A240459C.AGI

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an EXV Company

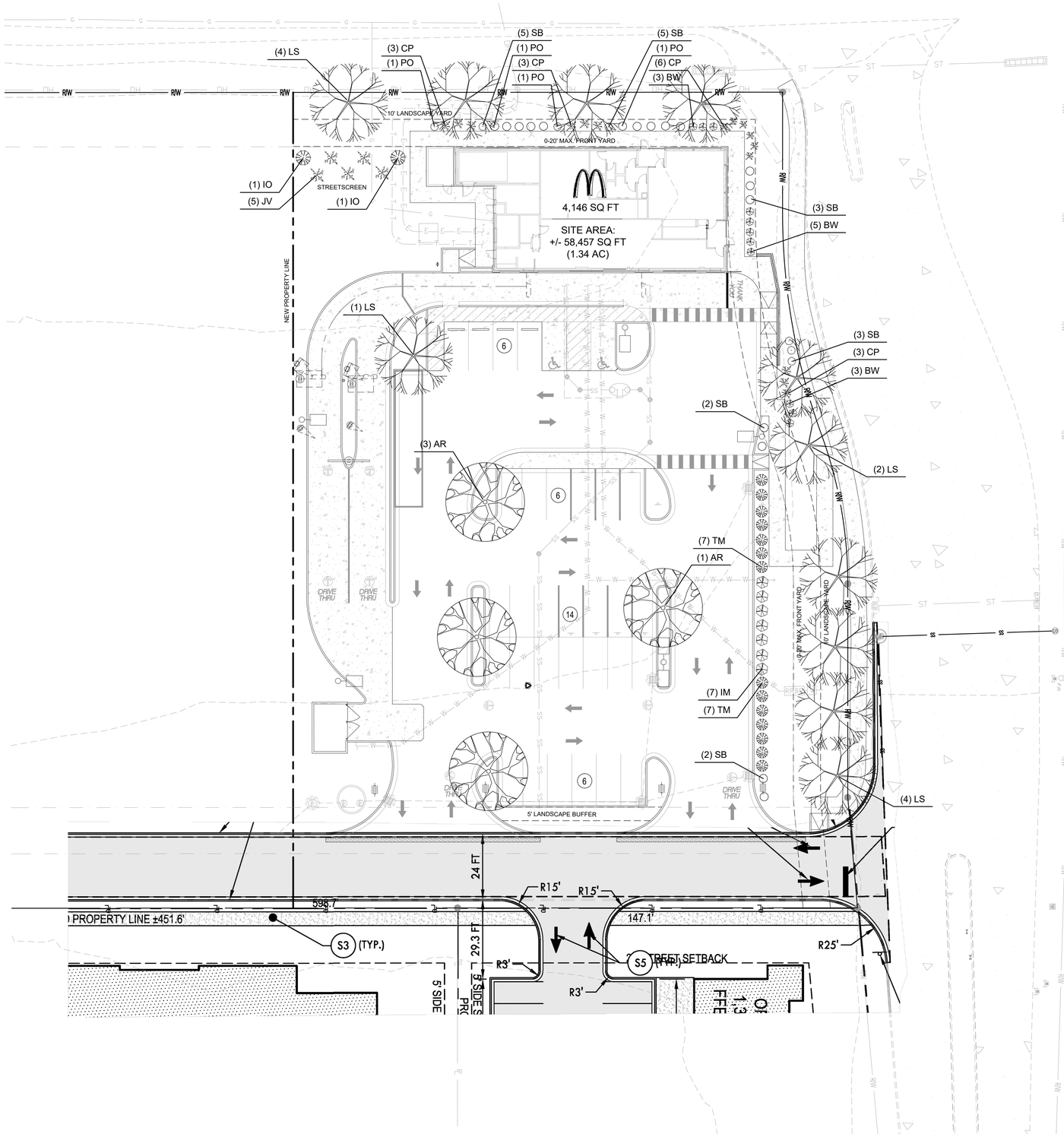
PREPARED BY:

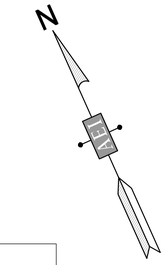
PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 03-13-24
DRAWN BY: V. HOLLAND
REVIEWED BY: V. HOLLAND

SHEET NO. C-5.1
TITLE PHOTOMETRIC PLAN
DESCRIPTION NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID 41-1210
SITE ADDRESS US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401





LANDSCAPE DATA

SITE AREA: 1.34 +/- ACRES ZONING: PUD-MU

STATISTIC	REQUIREMENT	PROVIDED
LANDSCAPING	MIN. 30% OF 1ST LAYER MUST BE LANDSCAPED IN COMPLIANCE WITH SECTION 4.3.16 WITH: CONTINUOUS SHRUBS AROUND FOUNDATION AT FACADE (1 SHRUB FOR EVERY 10 LINEAR FEET OF FACADE) PLUS 1 TREE FOR EVERY 50' FOR FRONTAGE (1ST LAYER OVER 15 FEET) US HIGHWAY 31 - 180' FRONTAGE = 180' / 50 = 3.6 OR 4 TREE HONEY FARM WAY - 275' FRONTAGE = 275' / 50 = 5.5 OR 6 TREES	 CONTINUOUS SHRUBS (1 PER 10') ALONG BACK OF SIDEWALK WITH ZONING ADMINISTRATORS APPROVAL 4 TREE 6 TREES
DRIVE AISLE	CONTINUOUS SHRUBS WHEN DRIVE AISLE IS WITHIN 1ST LAYER	CONTINUOUS SHRUBS ALONG DRIVE ISLAND IN 1ST LAYER
PARKING LOT FRONTAGE SCREENING	PARKING MUST BE SCREENED FROM FRONTAGE BY BUILDING OR STREETSCREEN	HEDGE STREETSCREEN
INTERIOR PARKING LOT LANDSCAPE	1 LANDSCAPE ISLAND FOR EVERY 10 PARKING SPACES 1 SHADE TREE PER ISLAND (32 PARKING SPACES = 3 TREES) 1 TREE FOR EACH 2,000 SF OF PARKING AREA (10,250 SF / 2,000 SF = 5.125 OR 5 TREES)	3 TREES IN ISLANDS 5 TOTAL PARKING AREA TREES
PARKING FRONTING ON INTERNAL DRIVE	5' BUFFER	5' BUFFER

NOTE: PLANTS TO BE WATERED BY AND OUTSIDE POST HYDRANT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING.

PLANT SCHEDULE

QUANTY	ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
4	AR	Acer rubrum	Red Maple	2 1/2" Cal	Single stem, Well Branched, B & B
2	IO	Ilex opaca 'Greenleaf'	Greenleaf American Holly	5-6' HT	Uniformly Branched, Full, No Holes, 8' spacing
5	JV	Juniperus virginiana 'Brodie'	Brodie Red Cedar	5-6' HT	Uniformly Branched, Full, No Holes, 8' spacing
4	LS	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2 1/2" Cal	Single stem, Well Branched, B & B
SHRUBS					
11	BW	Buxus x 'Winter Gem'	Winter Gem Boxwood	3 Gall. Cont	Full, 4' O.C., 30" Height / Spread
15	CP	Chamaecyparis pisifera 'Golden Mop'	Golden Mop False Cypress	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
7	IM	Ilex x meserveae 'Blue Boy'	Blue Boy Holly	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
7	PO	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
17	SB	Spirea x bumalda 'Goldflame'	Goldflame Spirea	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
14	TM	Taxus x media 'Densiformis'	Dense Spreading Yew	3 Gall. Cont	Full, 5' O.C., 30" Height / Spread
MULCH					
3" LANDSCAPE STONE ADJACENT TO BUILDING					
4" HARDWOOD MULCH PERIMETER BEDS					

24-HOUR CONTACT
ACM: NATE WILSON
ACN: (615) 714-5856

Tennessee 811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220

PREPARED FOR:

McDonald's USA, LLC®

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SCALE:	1" = 20'
DATE ISSUED:	03-13-24
DRAWN BY:	M. GONSALVES
REVIEWED BY:	M. GONSALVES

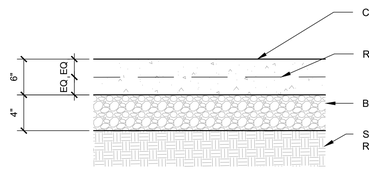
SHEET NO. L-1.0

TITLE: LANDSCAPE PLAN

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210

SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

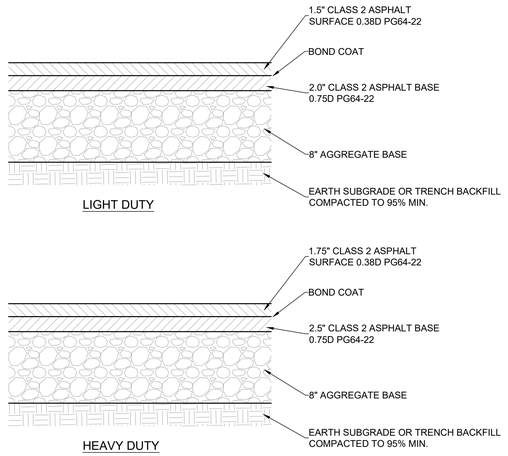


*MATCH DEPTH OF EXISTING ADJACENT AGGREGATE BASE UNDER CONCRETE DRIVE SLAB.

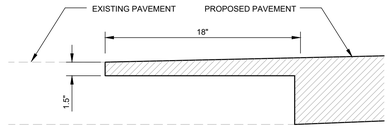
*CONCRETE TO BE A MIN. OF 4000 PSI AT 28 DAYS. 4-6% ENTRAINED AIR. PROVIDE EXPANSION JOINTS EVERY 100' LENGTH AND SAW CUT CONTROL JOINTS IN CONCRETE SLAB NOT TO EXCEED 10' IN LENGTH.

*FIBERMESH MAY BE USED AS REINFORCING IN LIEU OF STEEL REINFORCING AND MUST BE REGIONALLY APPROVED BY AUTHORITY HAVING JURISDICTION AND McDONALD'S CONSTRUCTION MANAGER. FIBRILLATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE PAVEMENT COMPLYING WITH ASTM C 1116, TYPE 111, $\frac{3}{4}$" LONG OR ASTM A820, DEFORMED MINIMUM 1.5 INCHES LONG AND ASPECT RATIO OF 45 TO 50.

CONCRETE PAVEMENT DETAIL N.T.S. — 1

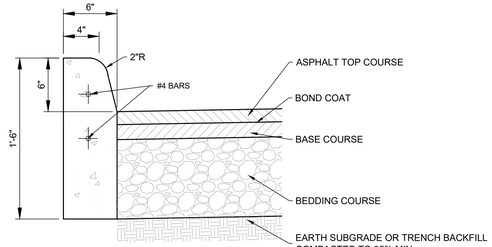


ASPHALT PAVEMENT DETAIL N.T.S. — 2

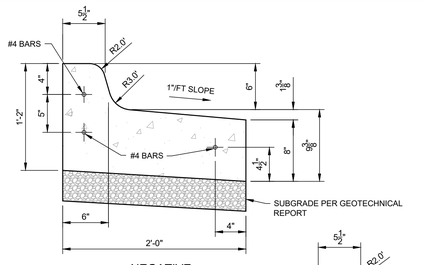


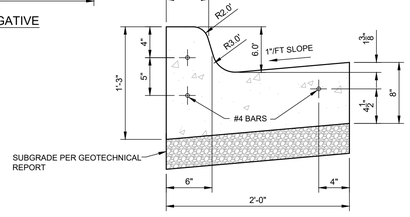
NOTE:
WORK UNDER THIS ITEM SHALL INCLUDE CUTTING OUT THE EXISTING BITUMINOUS SURFACE TO A MINIMUM DEPTH OF 1.5" AND WIDTH AS SHOWN, SO THE NEW SURFACE WILL KEY INTO THE EXISTING SURFACE.

EDGE KEY DETAIL N.T.S. — 3

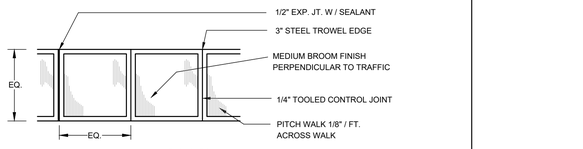


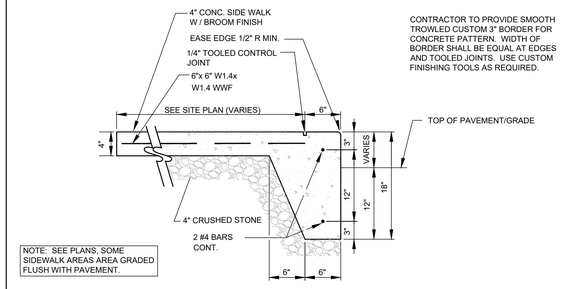
6" HEADER CURB DETAIL N.T.S. — 4





CURB AND GUTTER DETAIL N.T.S. — 5

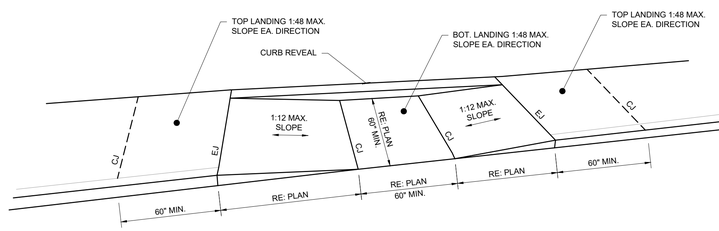




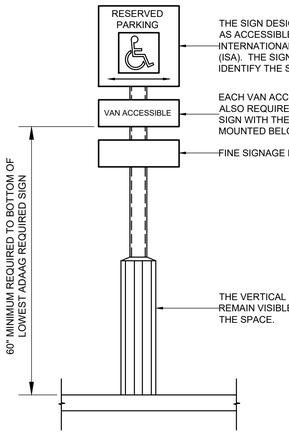
CONTRACTOR TO PROVIDE SMOOTH TROWLED CUSTOM 3" BORDER FOR CONCRETE PATTERN. WIDTH OF BORDER SHALL BE EQUAL AT EDGES AND TOOLED JOINTS. USE CUSTOM FINISHING TOOLS AS REQUIRED.

ADA COMPLIANT SIDEWALK DETAIL N.T.S. — 6

NOTES:
1. CROSS SLOPE NOTE TO EXCEED 1:48 (2%) ON ANY PORTION OF THE RAMP AND SIDEWALKS.
2. RAMPS SHALL BE CONSTRUCTED PER ADA & APPLICABLE STATE ACCESSIBILITY STANDARDS
3. CURB RAMPS SHALL BE MONOLITHIC CONCRETE PLACEMENT AND SEPARATED WITH A DOWELED EXPANSION JOINT.



CURB RAMP WITH CURB REVEAL DETAIL N.T.S. — 7



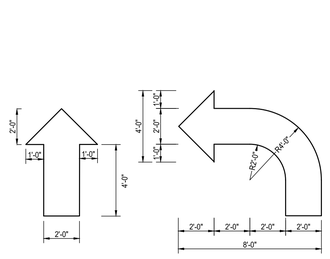
THE SIGN DESIGNATING THE PARKING SPACE AS ACCESSIBLE MUST DEPICT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA). THE SIGN MUST ALSO USE TEXT TO IDENTIFY THE SPACE AS RESERVED.

EACH VAN ACCESSIBLE PARKING AISLE IS ALSO REQUIRED TO BE IDENTIFIED WITH A SIGN WITH THE TEXT, "VAN ACCESSIBLE" MOUNTED BELOW THE ISA.

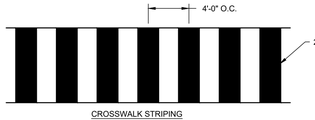
FINE SIGNAGE PER LOCAL ORDINANCE

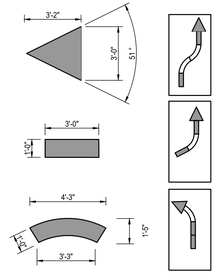
THE VERTICAL SIGNAGE IS REQUIRED TO REMAIN VISIBLE WITH A VEHICLE PARKED IN THE SPACE.

HANDICAP SIGN DETAIL N.T.S. — 8



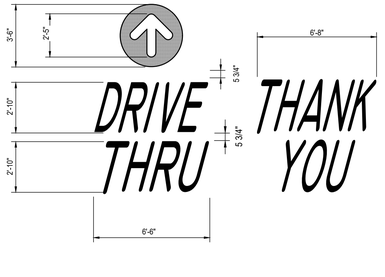
APPLY TWO COATS OF WATERBORNE PAINT (PER FS TT-P-1952) OR SOLVENT BORNE PAINT (PER FS A-A-2886 OR AASHTO M248). TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT WHITE OR AS REQUIRED BY CITY CODE.



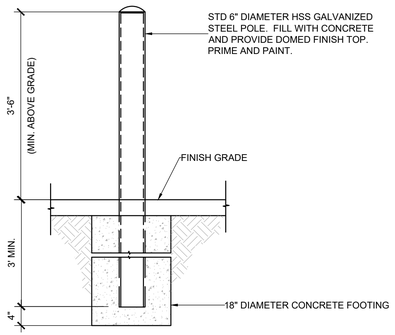


NOTES:
1. ALL PAINT MARKINGS TO BE APPLIED TO ASPHALT WHEN OUTDOOR TEMPERATURE EXCEEDS +8° MINIMUM.
2. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE.
3. ALL DRIVE-THRU MARKINGS SHALL BE PAINTED YELLOW (PMS123), INCLUDING 'DRIVE THRU,' 'THANK YOU,' ALL DIRECTIONAL ARROWS AND DRIVE THRU LANE MARKINGS.
4. BROADCAST GLASS BEADS UNIFORMLY INTO WET PAVEMENT MARKINGS AT A RATE OF 6LB/GAL.
5. CONTACT:
   "PAVEMENT STENCIL COMPANY"
   P.O BOX 915755
   LONGWOOD, FLORIDA 32791
   PHONE: 1-800-250-5547

TYPICAL PAVEMENT MARKINGS DETAIL N.T.S. — 9



PAVEMENT BRANDING NOTES:
1. YELLOW PAINT (PMS123) IS USED FOR ALL DRIVE-THRU MARKINGS.
2. THE WORDS 'DRIVE-THRU' AND THE CIRCLE ARROW ARE PLACED AT ALL ENTRANCES TO THE LOT APPROX. 25' TO 30' FROM THE CURB OR SIDEWALK.
3. THE WORDS 'DRIVE-THRU' SHOULD BE CENTERED IN THE DRIVEWAY FOR ONE WAY TRAFFIC (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC).
4. THE CIRCLE DIRECTIONAL ARROW SHOULD BE CENTERED ABOVE THE WORD 'DRIVE' APPROX. 5' IN TO THE PARKING LOT.
5. IF FIVE OR MORE ARROWS ARE NEEDED TO DIRECT CARS TO THE DRIVE-THRU, PLAN THE CORRECT PLACEMENT OF THE ARROWS TO INCLUDE THE APPLICATION OF THE WORDS 'DRIVE THRU' WITH AN ARROW CENTERED ABOVE THE WORD 'DRIVE,' ORIENTED TO THE DECISION POINT.
6. THE DOUBLE-HEADED ARROW FOR A SIDE-BY-SIDE DRIVE-THRU SHOULD BE POSITIONED TO DIRECT TRAFFIC TO EITHER LANE, AS CARS APPROACH TO THE ISLAND. EACH ARROW MUST BE CUSTOMIZED TO FIT THE LANE CONFIGURATION.



PIPE BOLLARD DETAIL N.T.S. — 10

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESI Company

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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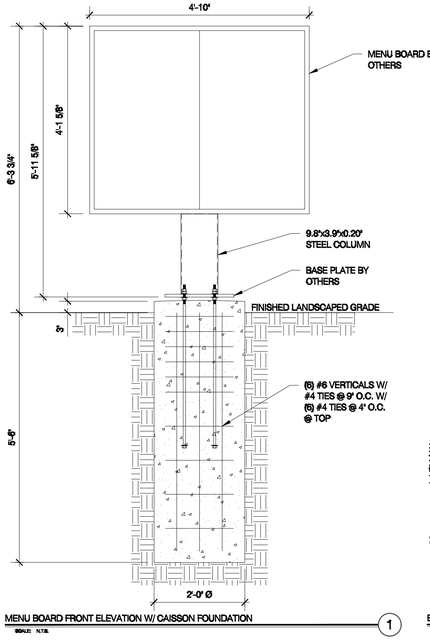
SCALE:	NTS
DATE ISSUED:	03-13-24
DRAWN BY:	M. ALLEN
REVIEWED BY:	R. TUTT

TITLE: STANDARD DETAILS - 1

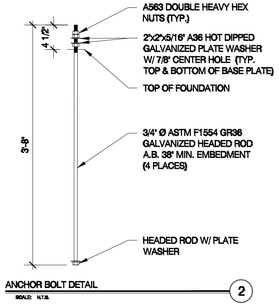
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-1



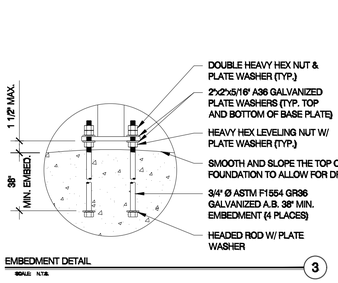
MENU BOARD FRONT ELEVATION W/ CAISSON FOUNDATION
SCALE: N.T.S. 1



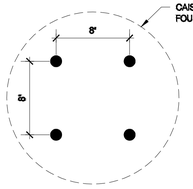
ANCHOR BOLT DETAIL
SCALE: N.T.S. 2

* CLIENT - PERSONA
* 2018 / 2015 / 2012 IBC
* RISK CATEGORY II
* 130 MPH WIND SPEED, EXP. C
* (1) POLE, (1) FOOTING

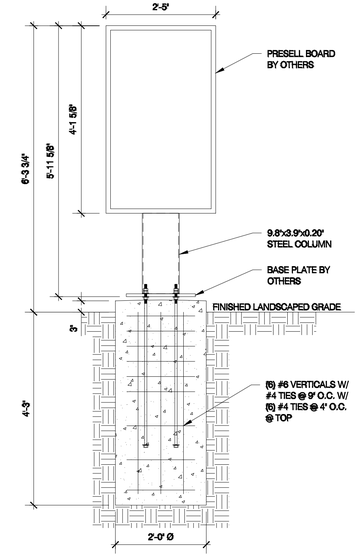
GENERAL NOTES:
1. SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAIL AND DIMENSIONS.
2. SIGN CABINET AND CONNECTION BY PERSONA.
3. ANCHOR BOLTS, NUTS & WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM SIGN/LIGHTING MANUFACTURER.
4. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF THE POLE.



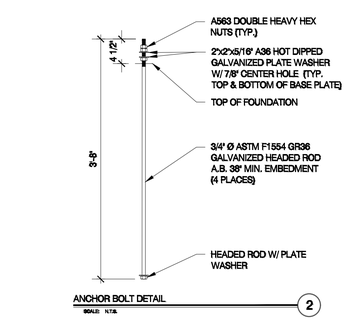
EMBEDMENT DETAIL
SCALE: N.T.S. 3



ANCHOR BOLT PATTERN
SCALE: N.T.S. 4



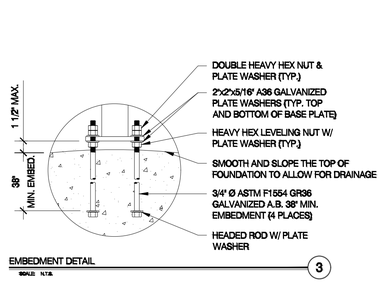
PRESELL BOARD FRONT ELEVATION W/ CAISSON FOUNDATION
SCALE: N.T.S. 1



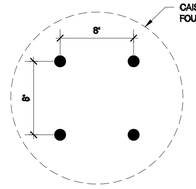
ANCHOR BOLT DETAIL
SCALE: N.T.S. 2

* CLIENT - PERSONA
* 2018 / 2015 / 2012 IBC
* RISK CATEGORY II
* 130 MPH WIND SPEED, EXP. C
* (1) POLE, (1) FOOTING

GENERAL NOTES:
1. SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAIL AND DIMENSIONS.
2. SIGN CABINET AND CONNECTION BY PERSONA.
3. ANCHOR BOLTS, NUTS & WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM SIGN/LIGHTING MANUFACTURER.
4. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF THE POLE.



EMBEDMENT DETAIL
SCALE: N.T.S. 3



ANCHOR BOLT PATTERN
SCALE: N.T.S. 4

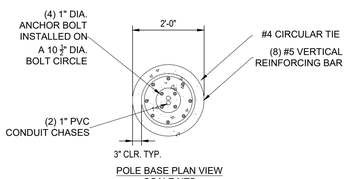
DIGITAL MENU BOARD
DETAIL
N.T.S. 1

DIGITAL PRE-BROWSE BOARD
DETAIL
N.T.S. 2

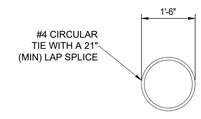
DESIGN CRITERIA
AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009

FOUNDATION DESIGN PARAMETERS
1. MAXIMUM LIGHT POLE BASE REACTIONS:
BASE MOMENT = 16,845 LBS-FT
BASE SHEAR = 978 LBS
2. MAXIMUM WIND SPEED (3 SECOND GUST) = 120 MPH
3. MAXIMUM REQUIRED SOIL PARAMETERS:
COHESIVE SOILS:
- SHEAR STRENGTH = 750 LBS/FT
- 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
COHESIONLESS SOILS:
- ANGLE OF INTERNAL FRICTION = 27 DEGREES
- WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
- 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
4. THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED BEFORE THIS DESIGN IS USED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEEDS HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8FT FROM A RETAINING WALL.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

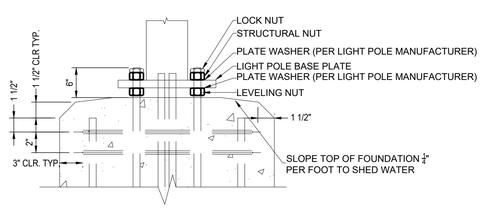
GENERAL NOTES:
1. CONCRETE COMPRESSIVE STRENGTH (F'C) SHALL BE A MINIMUM OF 3000PSI.
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329. THEY SHALL BE STRAIGHT AND NOT "I" SHAPED.
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
4. NUTS SHALL BE HEAVY HEX ASTM A563 GRADE DH, HOT DIP GALVANIZED PER ASTM A153.
5. PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153
7. ALL REINFORCING PER GENERAL CONTRACTOR.
8. STANDARD LOT POLE IS FULLY, HOT DIPPED, GALVANIZED STEEL POLE WITH A PLATINUM COLOR POWDER COAT. PAINTED STEEL LOT LIGHTS ARE NOT APPROVED.



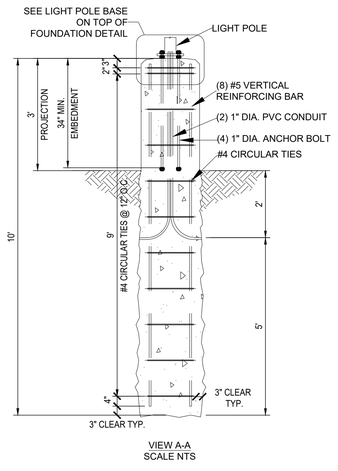
POLE BASE PLAN VIEW
SCALE NTS



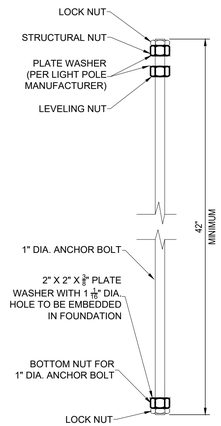
CIRCULAR TIE DETAIL
SCALE NTS



LIGHT POLE BASE ON TOP OF FOUNDATION
SCALE NTS



VIEW A-A
SCALE NTS



ANCHOR BOLT DETAIL
SCALE NTS

LIGHT POLE FOUNDATION
DETAIL
N.T.S. 3

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI Consulting

PREPARED FOR:
McDonald's USA, LLC®

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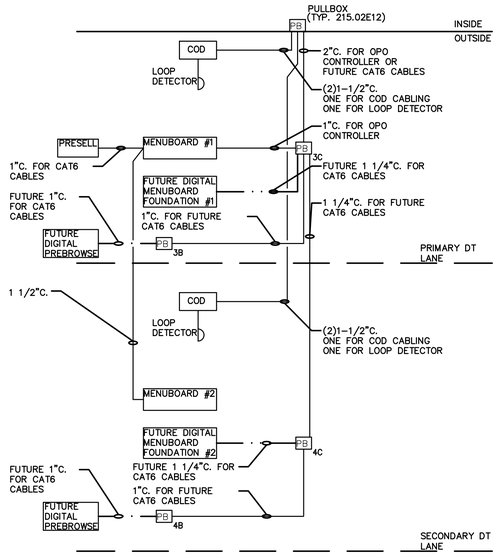
SCALE:	NTS
DATE ISSUED:	03-13-24
DRAWN BY:	M. ALLEN
REVIEWED BY:	R. TUTT

TITLE: STANDARD DETAILS - 2

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: SD-2



DT LOW VOLTAGE CONDUIT DIAGRAM
DETAIL 1
N.T.S.

CONDUIT

CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)

PB XX — PULLBOX

SUBSCRIPT INDICATES RELATIVE LOCATION. REFER TO ODMB DRAWING.

GENERAL NOTES:

1. COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.

2. ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUAZTITE OR EQUAL.

ELECTRICAL POWER NOTES:

1. PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS

2. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

(A) 2#12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)

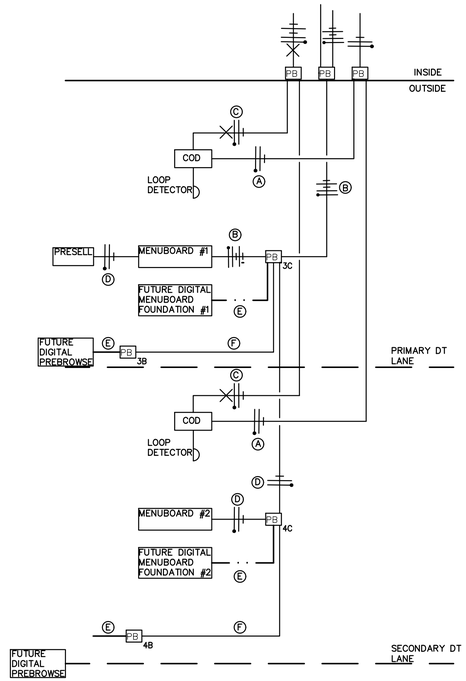
(B) 4#12 & 1#12 GND.,3/4"C TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).

(C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).

(D) 2#12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)

(E) FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL BOARD POWER.

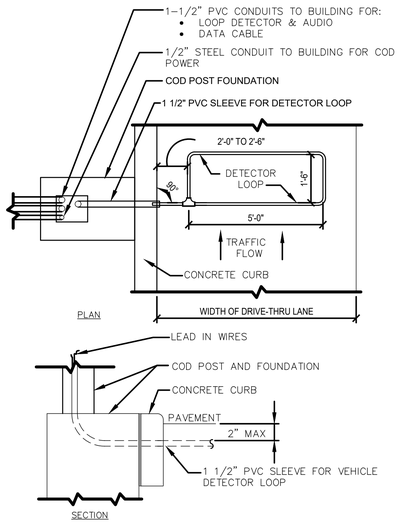
(F) 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.



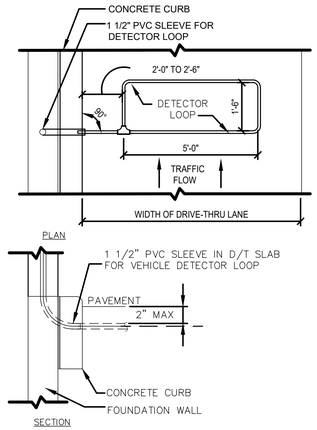
DT POWER DIAGRAM
DETAIL 2
N.T.S.

NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS:
   DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
   3M: 1-800-328-0033
   HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL:
   PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION:
   FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

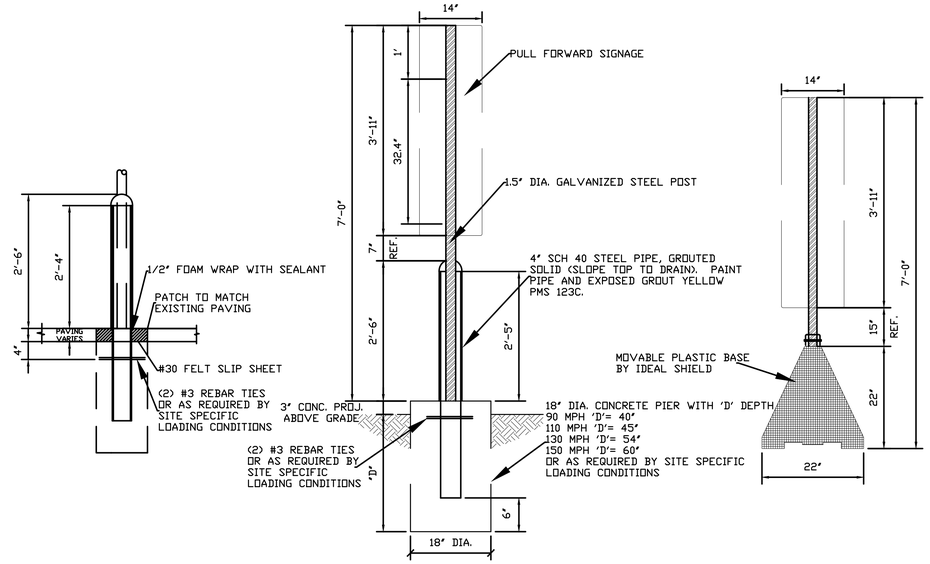


A – C.O.D. DETECTOR LOOP



B – DT WINDOW DETECTOR LOOP

DETECTOR LOOP
DETAIL 3
N.T.S.



DIRECT BURIAL IN EXISTING PAVEMENT OPTION

DIRECT BURIAL IN SOIL/ LANDSCAPING OPTION

BASE AND POST OPTION

RESERVED SIGN
DETAIL 4
N.T.S.

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65 Aberdeen Drive Glasgow KY 270.651.7220
AEI Consulting

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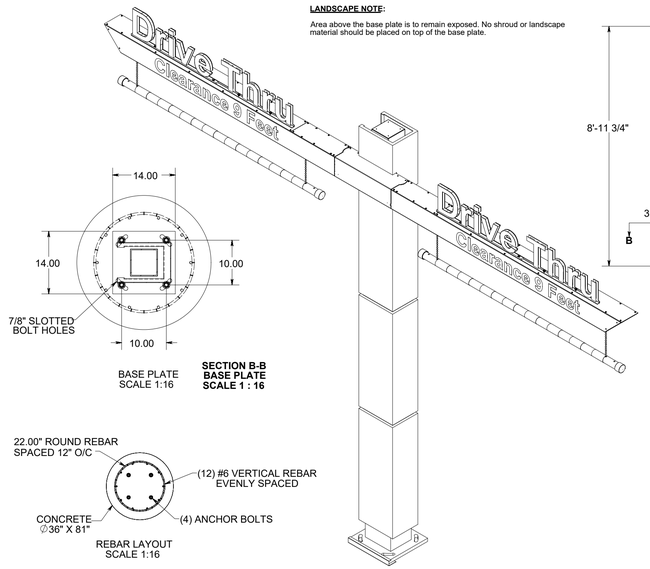
SCALE: NTS.
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 3
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: SD-3

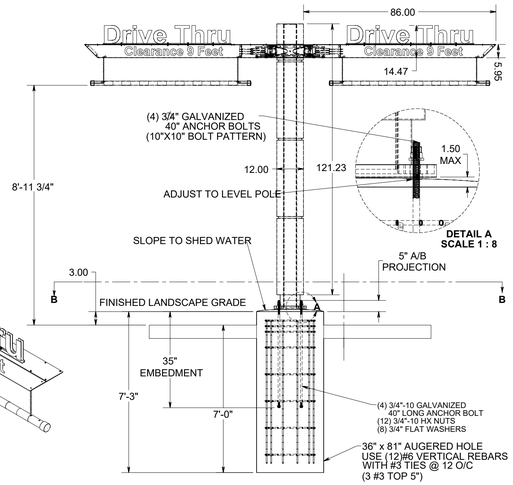
DESIGN NOTES

1.) ALL CONCRETE EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I.
2.) CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3.) ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4.) IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5.) THIS SIGN IS DESIGNED TO WITHSTAND IBC 2012 170 MPH RISK CATEGORY II EXPOSURE C WIND LOADS.



LANDSCAPE NOTE:

Area above the base plate is to remain exposed. No shroud or landscape material should be placed on top of the base plate.



BASE PLATE
SCALE 1:16

SECTION B-B
BASE PLATE
SCALE 1 : 16

REBAR LAYOUT
SCALE 1:16

DRIVE-THRU CANOPY
DETAIL
NTS.

ELECTRICAL:
CANOPY: 1.5 AMPS, 120 VOLTS, 60 Hz

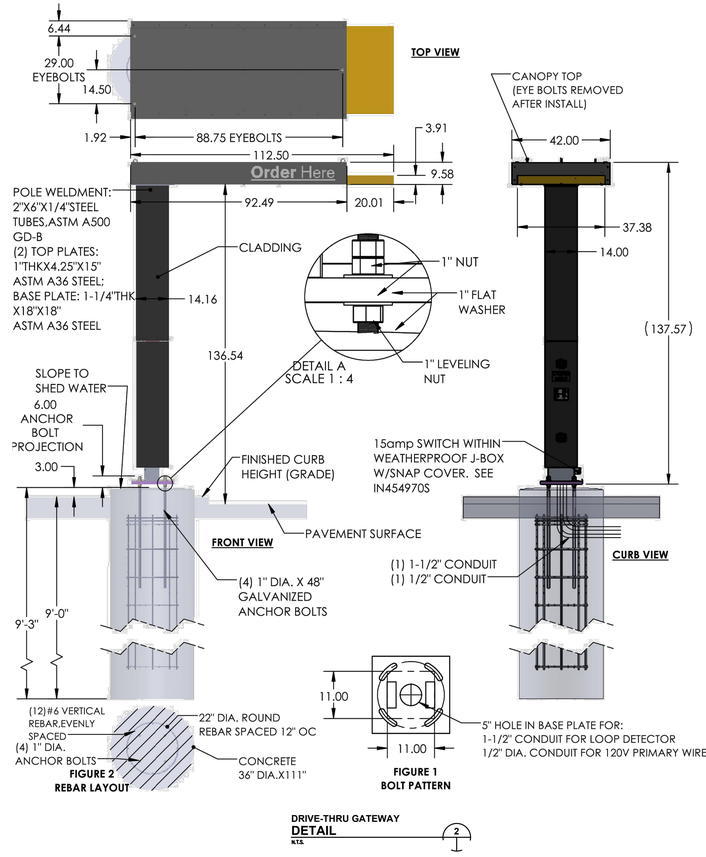
CIRCUITS:
CIRCUIT 1: (CANOPY) 15 AMP MIN.

WEIGHT: CANOPY TOP: APPROX. 440 LBS.
SLIM POLE: APPROX. 405 LBS.

DESIGN NOTES:

1. ALL CONCRETE EXCEPT EXCEPT CONCRETE USED FOR BACK FILL SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. CONCRETE BASE DESIGNED USING GOOD TO AVERAGE SOILS HAVING AN ALLOWABLE BEARING CAPACITY OF 200 P.S.F./FT.
3. ALL FOOTING EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. IF THESE CONDITIONS DO NOT EXIST, A NEW BASE MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
5. POLE AND FOUNDATION IS DESIGNED TO WITHSTAND IBC 2012 180 MPH EXPOSURE D WIND LOADS. CANOPY TOP IS DESIGNED TO WITHSTAND 115 MPH EXPOSURE C WIND LOADS.

LANDSCAPE NOTE:
AREA ABOVE THE BASE PLATE IS TO REMAIN EXPOSED. NO SHROUD OR LANDSCAPE MATERIAL SHOULD BE PLACED ON TOP OF THE BASE PLATE.



DRIVE-THRU GATEWAY
DETAIL
NTS.

ALL PAVEMENT PAINTING-STRIPPING, LETTERING DIRECTIONAL ARROWS ARE TO BE WHITE IN COLOR.

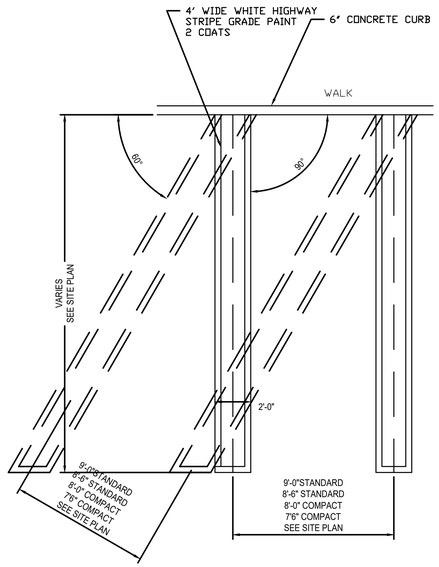
PAVEMENT AREAS TO BE STRIPPED MUST BE SOUND, AND FREE OF DUST, DIRT, OIL, GREASE AND ANY OTHER FOREIGN MATTER. REMOVE LOOSE AND DIRT BY BRUSHING AND/OR BLOWING CLEAR WITH AIR OR WATER PRESSURE CARE SHOULD BE TAKEN NOT TO SPREAD SURFACE DEPOSITS OF OIL OR GREASE OVER TRADITIONAL AREAS IN THE CLEANING PROCESS; THESE SHOULD BE REMOVED WITH SOLVENTS OR COMMERCIAL DETERGENTS. OLD STRIPPING SHOULD BE WIRE-BRUSHED TO ASSURE NEW PAINT BOND, OR REMOVED ENTIRELY IF BADLY CRACKED, FLAKED OR PEELED. WHERE APPLICATION IS OVER PROTECTIVE SEALERS OF COATING, SUCH MATERIALS SHOULD BE ALLOWED TO CURE FOR AT LEAST 48 HOURS BEFORE PAINTING. A CHECK SHOULD BE MADE BY APPLYING A TEST STRIP TO DETERMINED THE READINESS FOR PAINTING.

THE PAVEMENT SURFACE SHOULD BE LAID OUT WITH CHALK MARKS FOR REQUIRED STRIPPING SO THAT MARKING WILL BE ACCURATE AND IN KEEPING WITH POSITIONING AND DIMENSIONING SHOWN ON THE SITE PLAN. ONE UNIFORM COAT OF PAINT SHOULD BE APPLIED BY BRUSH, ROLLER OR SPRAY, AT A RATE OF NOT LESS THAN ONE GALLON PER 200 SQUARE FEET. ONE GALLON WILL YIELD FROM 300 TO 500 LINEAR FEET OF 4" WIDE STRIPE.

PAINT SHOULD NOT BE APPLIED WHEN WEATHER IS RAINY, FOGGY, OR EXCESSIVELY HUMID (OVER 85% RELATIVE HUMIDITY), AND NOT WHEN AMBIENT OR PAVEMENT TEMPERATURE IS BELOW 50°F, AND NOT WHEN ABOVE CONDITIONS ARE ANTICIPATED FOR EIGHT HOURS AFTER APPLICATION.

PAINT SHOULD BE NOT OPENED TO TRAFFIC UNTIL ALL PAINT IS ALLOWED TO CURE FOR AT LEAST ONE HOUR. (CONSULT MANUFACTURER FOR SPECIFIC DRYING TIMES).

NOTE: ALL ANGLE PARKING SHOULD COMPLY WITH THE SAME STANDARD STRIPPINGS. VERIFY SITE PLAN (C3.0) FOR DETAILED LOCATION.



PARKING STALL
DETAIL
NTS.

REV	DATE	DESCRIPTION	BY

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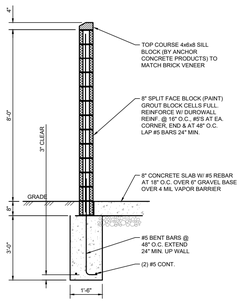
PREPARED FOR:
McDonald's USA, LLC®

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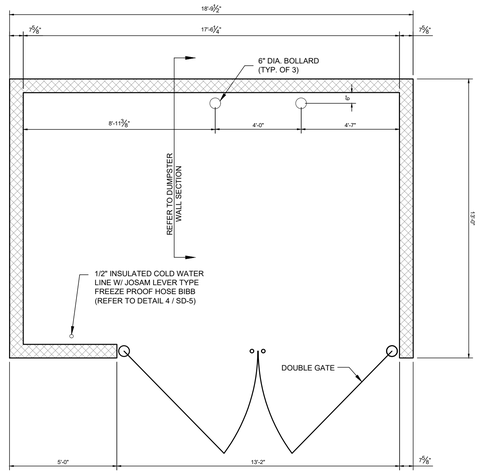
SCALE: NTS
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

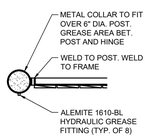
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DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

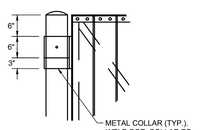
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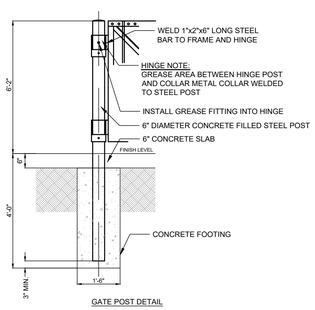
DUMPSTER WALL SECTION



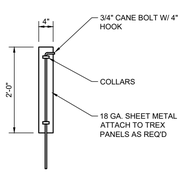




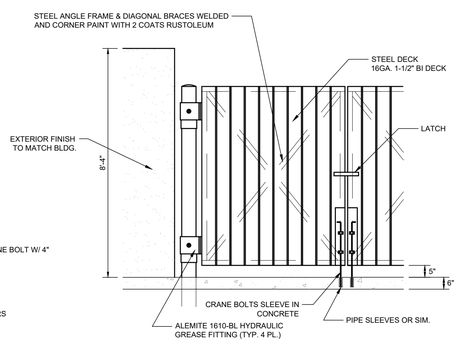
HINGE DETAILS



GATE POST DETAIL



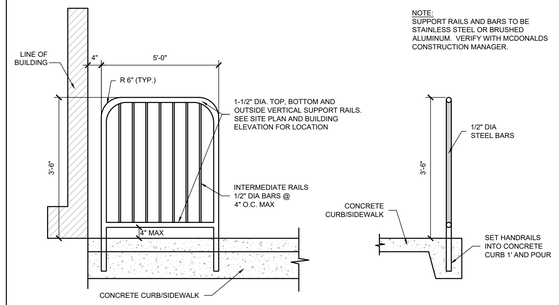
CANE BOLT DETAIL



FRONT ELEVATION

NOTE: COMPRESSIVE STRENGTH OF CONCRETE = 3,500 PSI SOIL BEARING = 1,500 PSF

DUMPSTER ENCLOSURE W/ STORAGE SHED
DETAIL 1
N.T.S.

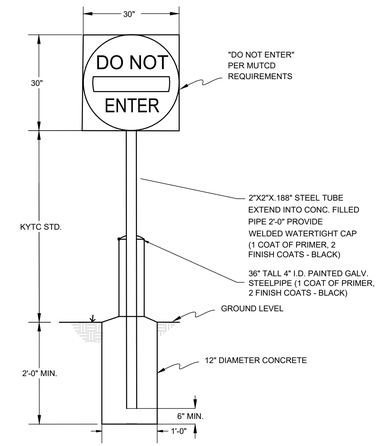


ELEVATION

NOTE:
SUPPORT RAILS AND BARS TO BE STAINLESS STEEL OR BRUSHED ALUMINUM. VERIFY WITH MCDONALDS CONSTRUCTION MANAGER.

SECTION

GUARDRAIL
DETAIL 2
N.T.S.



DO NOT ENTER SIGN
DETAIL 3
N.T.S.

NOTE:
INCLUDE COMPLETION PHOTOS OF MOUNTING / CONNECTION POINTS INCLUDING FOUNDATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WALL MOUNT, AND WELDING CONNECTIONS IF APPLICABLE.

INSTALLER TO FURNISH:
1. INSTALLER TO BE SURE SIGNS ARE PROPERLY CONNECTED AND GROUNDED.

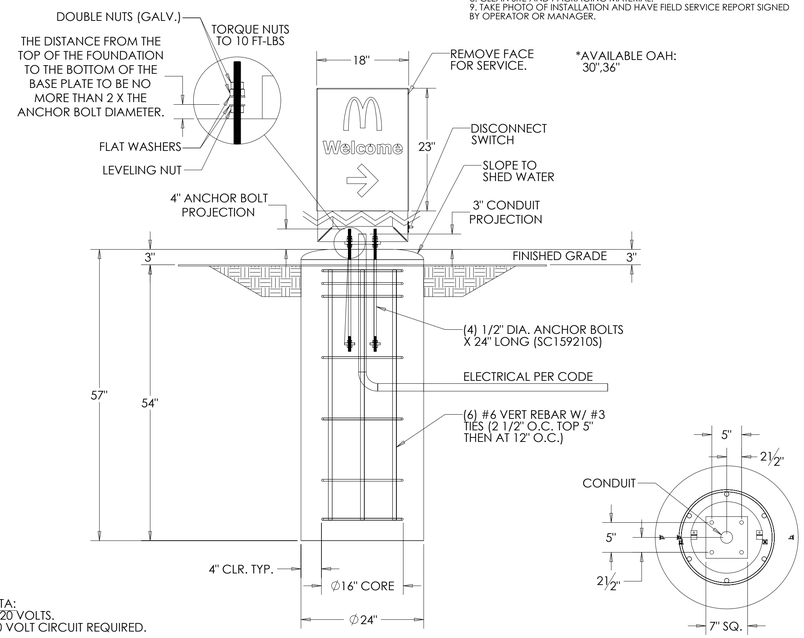
GENERAL CONTRACTOR TO FURNISH:
1. CONCRETE BASE.
2. ALL ELECTRICAL COMPONENTS REQUIRED.
3. PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE BREAKER BOX.

CONCRETE SPECIFICATIONS:
0.56 CU. YDS. TOTAL. CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION.

DESIGN NOTES:
1. CONCRETE FOUNDATION DESIGNED USING A NET ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC. PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.
2. ALL FOUNDATION EXCAVATIONS ARE TO BE FREE OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
3. THE FOUNDATION IS DESIGNED TO WITHSTAND IBC 2006 150 MPH EXPOSURE C WIND LOADS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INSTALLATION INSTRUCTIONS:
1. STAKE FOUNDATION AREA AND EXCAVATE.
2. POUR FOUNDATION (24" X 57"). INSERT (4) 1/2"Ø X 24" ANCHOR BOLTS.
3. ALLOW CONCRETE CURE TIME AS REQUIRED.
4. PLACE (4) Ø2" LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1" GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE POLE.
5. POSITION THE POLE ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (8) Ø2" NUTS AND (4) WASHERS.
6. LEVEL POLE BY ADJUSTING THE Ø2" NUTS.
7. MAKE THE WIRING CONNECTION USING THE GREEN,WHITE AND BLACK WIRES PORTRUDING FROMTHE SIGN BASE.
8. CLEAN SITE AND PACKAGING MATERIAL.
9. TAKE PHOTO OF INSTALLATION AND HAVE FIELD SERVICE REPORT SIGNED BY OPERATOR OR MANAGER.



ANCHOR BOLT PATTERN

ELECTRICAL DATA:
1.30 AMPS @ 120 VOLTS.
(1) 20 AMP 120 VOLT CIRCUIT REQUIRED.

SIGN AREA:
BOXED: 2.875 SQ. FT.

DIRECTION SIGN FOUNDATION
DETAIL 4
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
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DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESI Company

PREPARED FOR:
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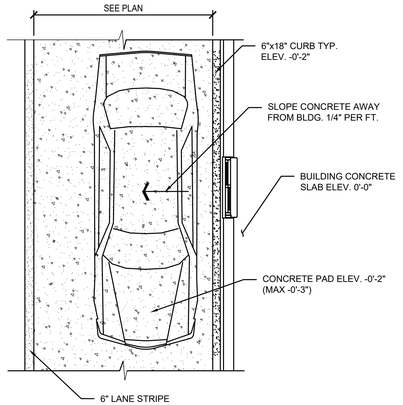
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DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 5

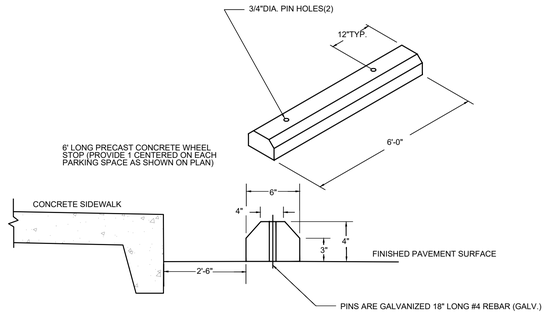
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

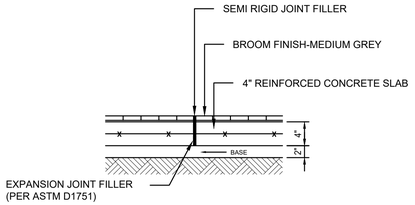
SHEET NO: SD-5



D/T CONCRETE PAD
DETAIL 1
N.T.S.

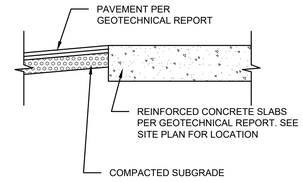


WHEEL STOP
DETAIL 2
N.T.S.

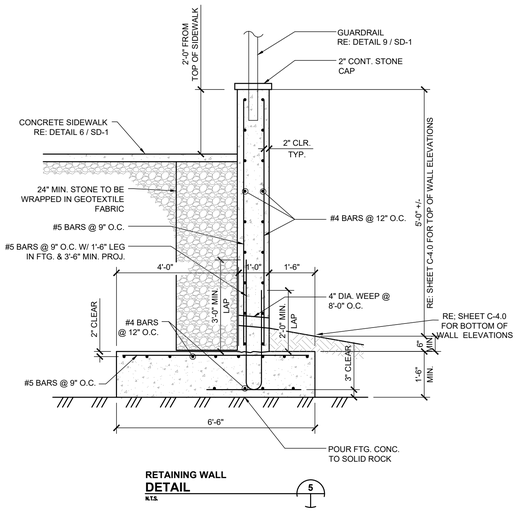


CONCRETE PAVEMENT
DETAIL 3
N.T.S.

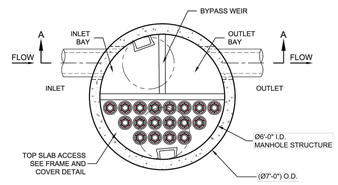
NOTE: SLOPE PAVEMENT TO FOLLOW LOT FLOW
FOR DRAINAGE (SEE SITE PLAN)



D/T AND TRASH CORRAL PAD DETAIL
DETAIL 8
N.T.S.



RETAINING WALL
DETAIL 5
N.T.S.



PLAN VIEW

KRAKEN FILTER DESIGN NOTES

KRAKEN FILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC TO FLOWRATE. PEAK CONVEYANCE CAPACITY TO BE CALCULATED BY ENGINEER OF RECORD.
AN Ø6'-0" MANHOLE KRAKEN FILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (18) AND IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR A RIGHT INLET CONFIGURATION.
ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS NOTED OTHERWISE.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	30"	20"	10"
RECOMMENDED HYDRAULIC DROP (ft)	38.5"	28.5"	18.5"
SPECIFIC FLOW RATE (gpm/sf)	0.10	0.10	0.10
CARTRIDGE FLOW RATE (gpm)	17	10.6	4.9

FRAME AND GRATE
(SIZE MAY VARY)
(NOT TO SCALE)



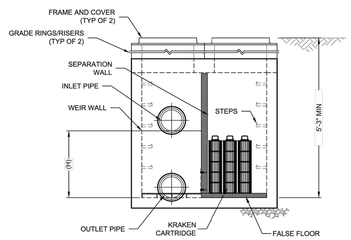
FRAME AND COVER
(30" ROUND)
(NOT TO SCALE)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			*
WATER QUALITY FLOW RATE (cfs)			*
PEAK FLOW RATE (cfs)			*
RETURN PERIOD OF PEAK FLOW (yrs)			*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)			*
NUMBER OF CARTRIDGES REQUIRED			*
CARTRIDGE FLOW RATE			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD



SECTION A-A

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. KRAKEN FILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 10' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE KRAKEN FILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER OPENING COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 9,604,160;10,307,696; 10,369,496; 11,260,321; RELATED FOREIGN PATENTS OR OTHER PATENT PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

KFMH72
KRAKEN FILTER
STANDARD DETAIL

WQU
DETAIL 6
N.T.S.

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
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PREPARED FOR:
McDonald's USA, LLC®

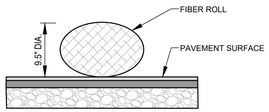
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SCALE: NTS
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

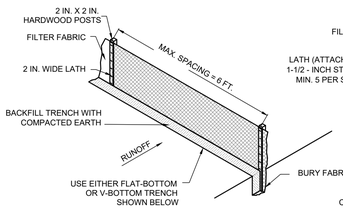
TITLE: STANDARD DETAILS - 6
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-6

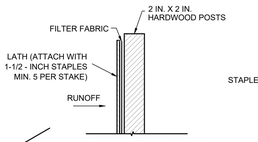
NOTE: FIBER ROLL PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE FIBER ROLL DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.



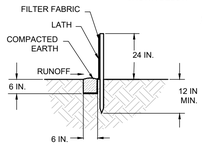
FIBER ROLL PROTECTION DETAIL 1
N.T.S.



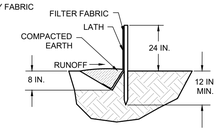
SILT FENCE INSTALLATION



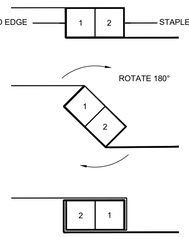
FABRIC ATTACHMENT DETAIL



FLAT BOTTOM TRENCH SECTION



V-SHAPED TRENCH SECTION

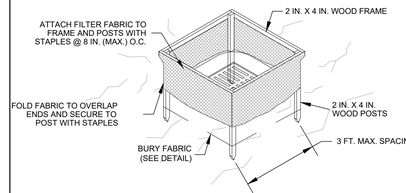


MATERIAL SPECIFICATION

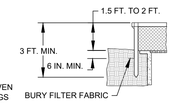
SPECIFICATION	LIGHT DUTY SILT FENCE (SF-LD)
MIN. TENSEL STRENGTH (LBS) ASTM D-4632	WARP - 120 FILL - 100
MAX. ELONGATION (%) ASTM D-4632	40
APPARENT OPENING SIZE MAX. SIEVE SIZE (ASTM D-4751)	#30
MAX. FLOW RATE (GAL/MIN/SF) GDT - 87	25
ULTRAVIOLET STABILITY ASTM D-4632 AFTER 300 HOURS PER ASTM D-4355	80
MIN. BURSTING STRESS (PSI) ASTM D-3786	WARP - 120 FILL - 100
MIN. FABRIC WIDTH (IN)	36 IN.

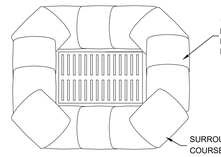
TEMPORARY SILT FENCE DETAIL 2
N.T.S.

CONSTRUCT DOWNSTREAM DIKE WHEN REQUIRED TO PREVENT BY-PASS FLOW.



FILTER FABRIC INSTALLATION DETAIL





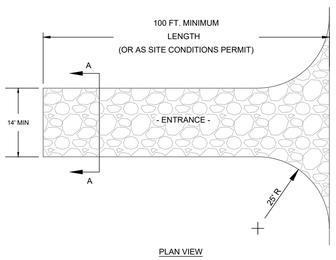
PAVED AREAS

THIS STRUCTURE IS FOR USE IN UNPAVED AREAS ONLY. MAXIMUM CONTRIBUTING DRAINAGE AREA = 1 ACRE

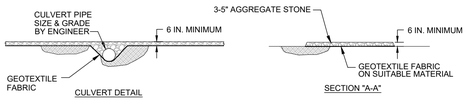


FILTER FABRIC BURIAL OPTIONS

INLET PROTECTION DETAIL 3
N.T.S.



PLAN VIEW



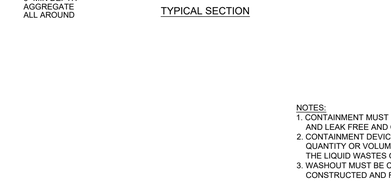
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. CLEANING OF ROADWAY IS REQUIRED IF MUD AND SEDIMENT ENTERS ROADWAY.

SIZING NOTES:

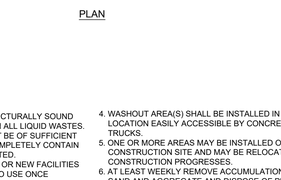
(1) WIDTH: AS DETAILED IN CITY OF CLARKSVILLE TRAFFIC MANUAL

(2) LENGTH:
(A) RESIDENTUAL LOTS 25' OR LESS WITH APPROVAL OF PUBLIC WORKS
(B) COMERICIAL 100'
(C) SUBDIVISION 100'

CONSTRUCTION ENTRANCE DETAIL 4
N.T.S.



TYPICAL SECTION



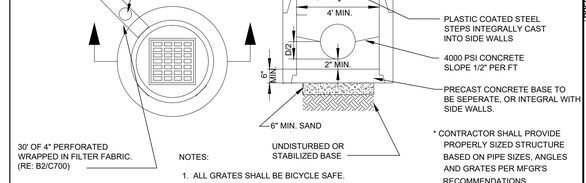
PLAN

WASHOUT SIGN

NOTES:
1. CONTAINMENT MUST BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA DETAIL 5
N.T.S.

NOTE:
1. DROP BOX INLETS SHALL USE EAST JORDAN IRON WORKS GRATE 5235 OR APPROVED EQUAL
2. CURB INLETS SHALL USE EAST JORDAN IRON WORKS GRATE 7045 OR APPROVED EQUAL

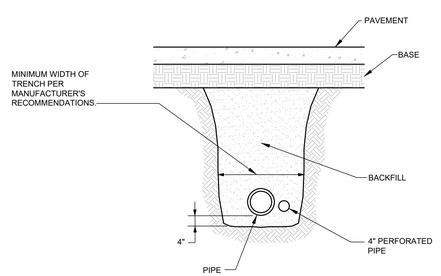


* CONTRACTOR SHALL PROVIDE PROPERLY SIZED STRUCTURE BASED ON PIPE SIZES, ANGLES AND GRATES PER MFGR'S RECOMMENDATIONS.

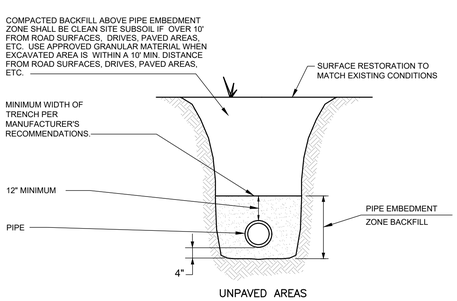
NOTES:
1. ALL GRATES SHALL BE BICYCLE SAFE.
2. THE PERFORATED RISER SHALL BE CUT DOWN TO THE ELEVATION OF THE BASE COURSE PAVEMENT AT THE TIME OF BASE COURSE PAVING. THE TOP 6" OF THE PIPE SHALL THEN BE PLUGGED WITH CEMENT PRIOR TO TOP COURSE PAVING.

STORM SEWER INLET DETAIL 6
N.T.S.

MAXIMUM TRENCH WIDTH	
PIPE SIZE	TRENCH WIDTH
6" - 12"	30"
15" - 30"	O.D. +16"
36" - 60"	O.D. +24"

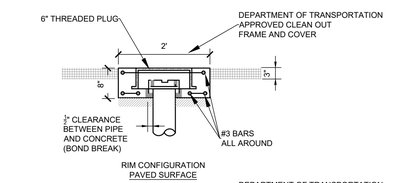


PAVED AREAS

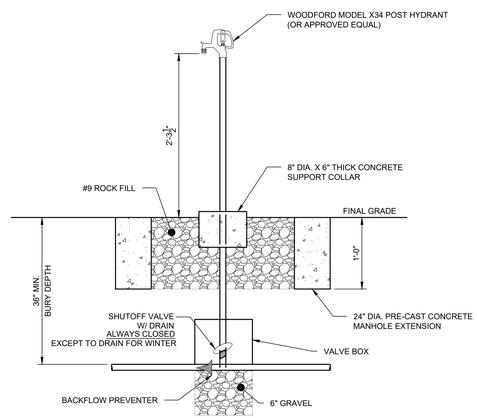


UNPAVED AREAS

PIPE BEDDING DETAIL 7
N.T.S.



CLEANOUT **DETAIL** 8
N.T.S.



POST HYDRANT DETAIL 9
N.T.S.

REV	DATE	DESCRIPTION	BY

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI An ESI Company

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC®

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SCALE: NTS
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: STANDARD DETAILS - 7

DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. SD-7



US HIGHWAY 31
PRINCIPAL FRONTAGE

US31 – NASHVILLE ROAD
(VARIABLE WIDTH R.O.W. ~
PLAT CABINET 19 SLIDE 191)
(VARIABLE WIDTH PAVEMENT)

SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	MU PUD

TREE CANOPY BREAKDOWN

EXISTING TREE CANOPY	EXISTING TREE CANOPY RETENTION REQUIRED	EXISTING TREE CANOPY RETAINED
0% OR 0 ACRES	54% OR 0 ACRES	0% OR 0 ACRES

EXISTING TREE LIST

	SCIENTIFIC NAME	COMMON NAME	SIZE
1	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
2	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL
3	Lagerstroemia sp.	Crape Myrtle	MULTI-LEADER / 12'-15' TALL

GENERAL NOTES

1. THERE ARE NO HERITAGE TREES ON THE PROPERTY.

10' LANDSCAPE YARD
0-20' MAX. FRONT YARD
SCH. B PART II EXC. 29
20' STREET SETBACK
PB 23 PG 218
4,146 SQ FT
SITE AREA:
+/- 58,457 SQ FT
(1.34 AC)
EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED
EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED
EXISTING MULTI-LEADER CRAPE MYRTLE
TO BE REMOVED
NEW PROPERTY LINE
PARCEL ID: 051 05800 000
ZONING: MU PUD
DRIVE THRU
5' LANDSCAPE BUFFER
SCH. B PART II EXC. 29
37' PUDAE
PB 23 PG 218
LEAFCUTTER BEE ROAD
PRIVATE ACCESS ROAD
PROPERTY LINE ±451.6'
598.7
147.1'
R15'
R25'
R3'
R3'
S3 (TYP.)
S5 (TYP.)
29.3 FT
5' SIDEWALK
5' SIDE
STREET SETBACK
HONEY FARM WAY
SECONDARY FRONTAGE
PARCEL ID: 051 05803 000
ZONING: MU PUD

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
AEI
an EXP Company

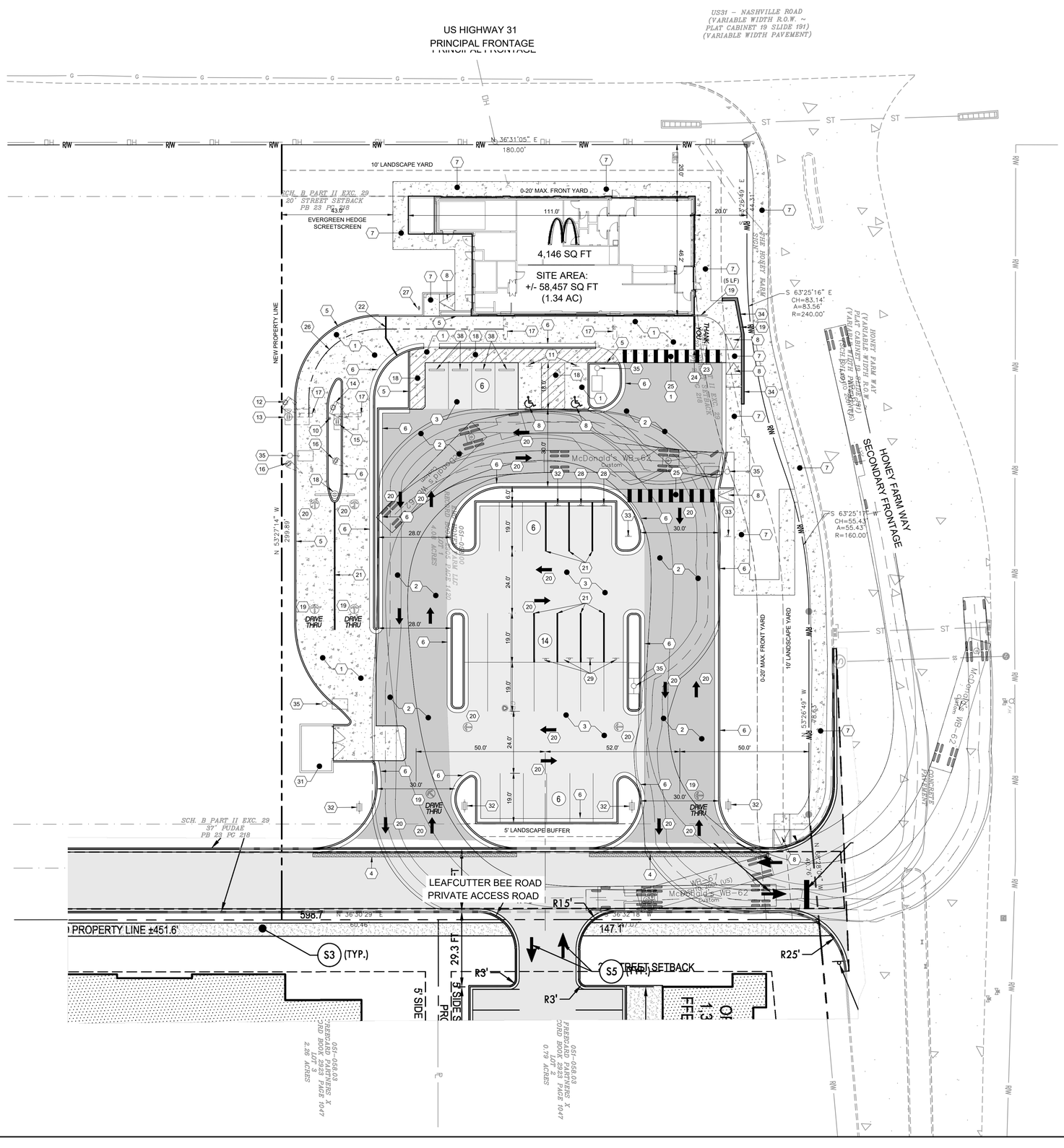
PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 03-13-24
DRAWN BY: M. GONSALVES
REVIEWED BY: M. GONSALVES

TITLE: TREE PRESERVATION PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: T-1.0



SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	PUD-MU
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE) MAX. 30% OVER MIN.	MIN. 2,890 SF / 100 = 29 SPACES MAX. 29 X 30% = 38
PROPOSED PARKING	32 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED FRONTAGE BUILDOUT	180 FT
REQUIRED FRONTAGE BUILDOUT	90% OR 162'
PROPOSED FRONTAGE BUILDOUT	ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 126' AND 20% STREETSCREET WIDTH = 25.2' 111' BUILDING WIDTH AND 43' STREETSCREEN WIDTH = 154'

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

1. NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
2. NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
3. NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
4. EDGE KEY (REFER TO DETAIL 3 / SD-1)
5. PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
6. PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
7. PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
8. PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
9. STANDARD/VAN ACCESSIBLE HANDICAP STALL
10. BOLLARD (REFER TO DETAIL 10 / SD-1)
11. HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE . (REFER TO DETAIL 8 / SD-1)
12. PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
13. PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
14. PROPOSED SECONDARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
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17. PROPOSED LOOP DETECTOR (REFER TO DETAIL 3 / SD-3). SEE DETAIL 2 / SD-3 FOR DRIVE THRU SITE WIRING. REFER TO ELECTRICAL PLANS
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27. "PLEASE HAVE YOUR PAYMENT READY" BOLLARD SIGN MUST BE 30" MIN. FROM FACE OF CURB AND 6' FROM THE BACK OF THE BUILDING
28. RESERVE DRIVE-THRU SIGN. (REFER TO DETAIL 4 / SD-3)
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33. DO NOT ENTER SIGN (REFER TO DETAIL 3 / SD-5)
34. RETAINING WALL (REFER TO DETAIL 5 / SD-6)
35. LIGHT POLE (REFER TO DETAIL 3 / SD-2)
36. WHEEL STOPS (REFER TO DETAIL 2 / SD-6)

24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:
McDonald's USA, LLC®

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SCALE: 1" = 20'
DATE ISSUED: 03-13-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

TITLE: SITE LAYOUT PLAN
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281
SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO. C-3.0

April 15, 2024

McDonald's Columbia TN
Development Review Response Letter

Response: AEI will update the plans per the comments and responses noted below.

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with question about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
    a. **Response: No response**
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to Planning Commission should be included in your resubmittal.
    a. **Response: No response**
3. Please revise the application to indicate that the request is for a Preliminary PUD Master Plan rather than a Preliminary Plat. Please also provide a completed checklist with all necessary documentation. The checklist is available online at https://www.columbiatn.com/ 786/Development-Review-Process (near the bottom of the page).
    a. **Response: Revised accordingly by Permit Solutions**
4. Note that the site plan review is under an MU PUD with Zoning Ordinance 4400
    a. **Response: No response**
5. Correct Site Data note to list proposed frontage build-out width. Current note indicated lot width of 180'.
    a. **Response: Updated Site Data table**
6. Indicate call out for parking stall width and length.
    a. **Response: Added dimensions to plan**
7. Provide location inset map with existing zoning on all adjacent property.
    a. **Response: Added adjacent property zoning information to site plan and added vicinity map**
8. 1 off street loading space required to be a dimension of 10 X 50 that is clearly marked and identified
    a. **Response: Added loading space to site plan**
9. Provide a tree canopy cover retention sheet. As there are no heritage trees on the site; please inventory any existing trees.
    a. **Response: Sheet T-1.0, Tree Preservation Plan has been added to the set.**

10. It has been noted that 1 tree has been provided at frontage of Nashville Highway. It is noted that one tree shall be provided for every 50' of frontage i.e. 4 trees facing Nashville Highway frontage & 6 trees Honey Farm Way.
    a. **Response: Updated accordingly**
11. Parking lots and parking areas must be screened from frontage by Streetscreen. Site plan shall include streetscreen down Honey Farm Way screening parking area from street. See pg. 177 for hedge screen height/streetscreen height.
    a. **Response: Updated accordingly**
12. Provide narrative of what second elevation of building will consist of.
    a. **Response by Slobodan Ozimica/Taylor Kempkes Architects : We design building with the exterior look of the 2 (two) story building to meet requirements, but we do not have intentions to have a 2nd floor plan. Windows on the building elevations above the first floor are not transparent and they are made of Spandrel glass on the high roof parapet walls to screen roof equipment and to give the appearance of a 2 (two) story building.**
13. Please provide concrete sidewalk in area where crosswalk terminates into landscape island for cross access.
    a. **Response: Added sidewalk as requested**
14. Coordinate with engineering regarding any future realignment of Honey Farm Way that may impact development site.
    a. **Response: No response**
15. Provide list of deviations from PUD-MU standards (e.g. driveway greater than 24') in tablular form similar to Table 4.3.1-L.
    a. **Response: Deviation – Driveway entrance/exit widths and parking island width**
16. Add note about parking landscape island not adhering to the code requirement that is one parking space.
    a. **Response: Request deviation**

Engineering

17. Subject to TIS and Construction Plans
    a. **Response: No response**
18. West Access reduce to 24 ft wide, make entrance only. East access reduce to 16 ft wide, make exit only. Heavy duty asphalt pavement area should flow one-way clockwise.
    a. **Response: Deviation – Driveway entrance/exit widths**

Wastewater

19. Manhole shown on PUD does not show the main that travels southeast to the downstream manhole.
    a. **Response: The noted manhole is located outside the survey scope area and therefore not shown**

Public Works

20. Please reference the attached City of Columbia Public Works Dumpster Guidelines and Accessibility Requirements.
    a. **Response: Updated accordingly.**

ATT

21. AT&T plans to serve.
    a. Response: No response

Columbia Power

22. 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. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
    a. Response: No response

Maury County Schools

23. School buses struggle to enter and exit Honey Farms Way. Red light needed.
    a. Response: No response

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Applications which remain incomplete following two resubmittal deadlines will be closed.

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0140

DESCRIPTION: New McDonald's Restaurant

COMMENTS:

Columbia Water

1. A water availability letter was issued on March 15, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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.

Maury County E911

2. Contact Maury County 911 for any road names to be reserved.

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 9, 2024

ITEM NO.
24-0140

DESCRIPTION: New McDonald's Restaurant

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with question about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to Planning Commission should be included in your resubmittal.
3. Note that the site plan review is under an MU PUD with Zoning Ordinance 4400
4. Correct Site Data note to list proposed frontage build-out width. Current note indicated lot width of 180'.
5. Indicate call out for parking stall width and length.
6. Provide location inset map with existing zoning on all adjacent property.
7. 1 off street loading space required to be a dimension of 10 X 50 that is clearly marked and identified
8. Provide a tree canopy cover retention sheet. As there are no heritage trees on the site; please inventory any existing trees.
9. It has been noted that 1 tree has been provided at frontage of Nashville Highway. It is noted that one tree shall be provided for every 50' of frontage i.e. 4 trees facing Nashville Highway frontage & 6 trees Honey Farm Way.
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Wastewater

16. Manhole shown on PUD does not show the main that travels southeast to the downstream manhole.

Engineering

17. Subject to TIS and Construction Plans
18. West Access reduce to 24 ft wide, make entrance only. East access reduce to 16 ft wide, make exit only. Heavy duty asphalt pavement area should flow one-way clockwise.

Fire

19. No comments

Building

20. No comments.

Police

21. No comments provided.

Public Works

22. Please reference the attached City of Columbia Public Works Dumpster Guidelines and Accessibility Requirements.

ATT

23. PLAN TO SERVE

Columbia Power

24. 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.
    • Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Maury County Schools

25. School buses struggle to enter and exit Honey Farms Way. Red light needed.

Columbia Water

26. "A water availability letter was issued on March 15, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public 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."

Atmos Energy

27. No comments provided.

Maury County E911

28. Contact Maury County 911 for any road names to be reserved.

Duck River Electric Membership Corp

29. No comments provided.

Maury County Highway Dept.

30. No comments provided.

CPWS BB

31. Plan to Serve

ATTACHMENTS: PUD-MU

NOTE: All submittals shall be compliant with City standards prior to Planning Commission review. Items that are not adhering to the regulations and/or comments for that request will not be forwarded to the next agenda until such items are amended.

CITY OF COLUMBIA
TENNESSEE

ITEM # I.6

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

April 9, 2024

NAME OR DEPARTMENT: Public Works

Case Number: 24-0140

Request from Permit Solutions, Inc. for Mixed-Use Planned Unit Development (PUD-MU) Master Plan approval for an approximately 1.34 acre portion of the Honey Farm development located at 2248 Nashville Highway.

COMMENTS:

Please reference the attached City of Columbia Public Works Dumpster Guidelines and Accessibility Requirements.

CITY OF COLUMBIA
TENNESSEE

PUBLIC WORKS DEPARTMENT

DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

DUMPSTER AND COMPACTOR STANDARDS

GENERAL

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

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, with special approval needed for every other week (EOW) collection. 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 2 feet and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
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-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet 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 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended 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 1-1/2 inches above the surrounding pavement.

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. City of Columbia 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.

CITY OF COLUMBIA
TENNESSEE

QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Waste Management Association, multi-family units produce, on average, 0.08 cubic yards of uncompacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of uncompacted 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, increase collection frequency or increase number of dumpsters or compactors on the premises.

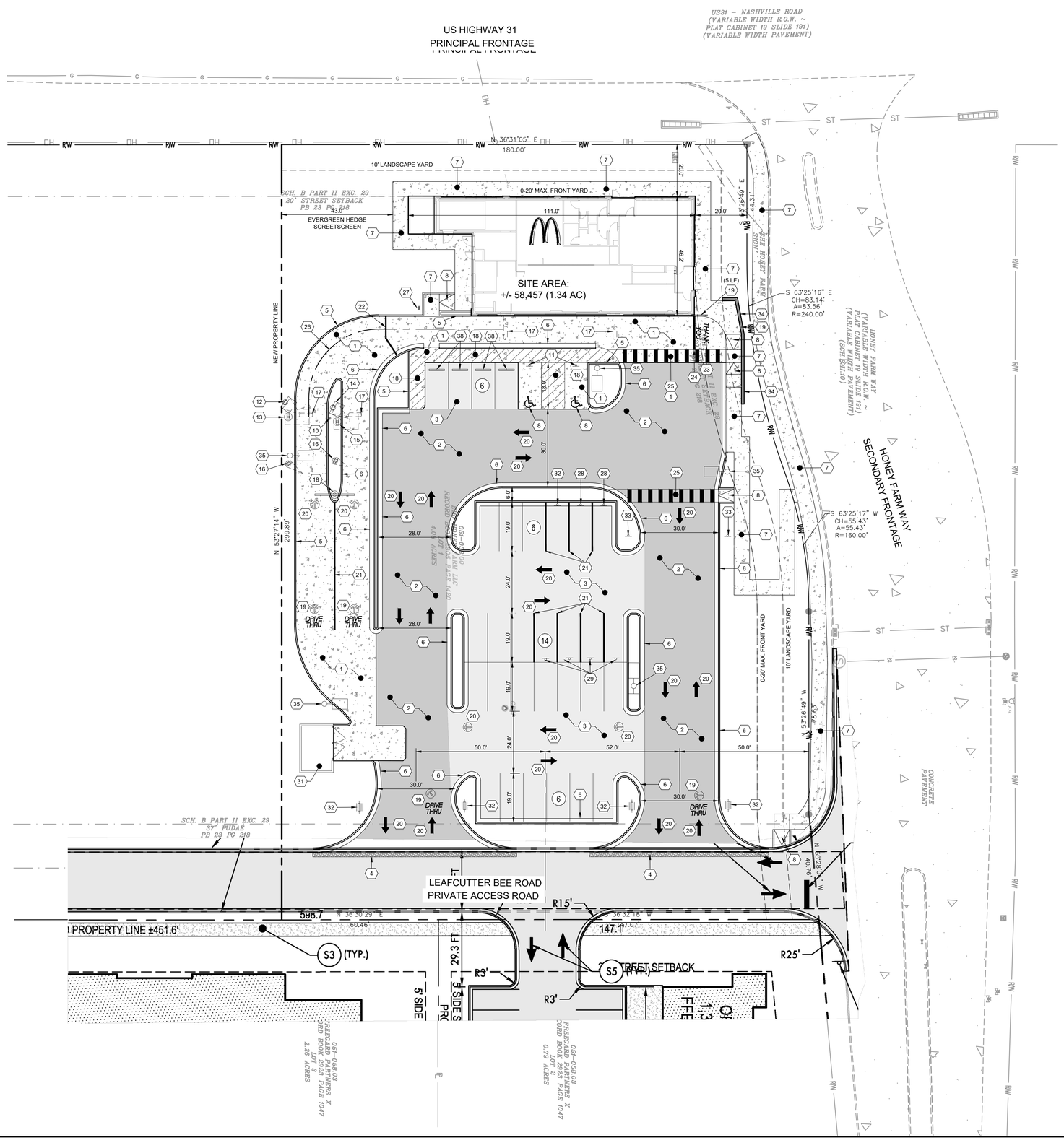
# of Housing Units	# & Size of Dumpsters
5	1 x 3 cu yd
6	1 x 4 cu yd
7	1 x 4 cu yd
8	1 x 5 cu yd
9	1 x 6 cu yd
10	1 x 6 cu yd
11 to 14	1 x 8 cu yd
15 to 28	2 x 8 cu yd
29 to 42	3 x 8 cu yd
43 to 57	4 x 8 cu yd
58 to 71	5 x 8 cu yd
72 to 85	6 x 8 cu yd
86 to 100	7 x 8 cu yd
101 to 114	8 x 8 cu yd

# of Housing Units	# & Size 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

Current Enrollment / Capacity

	Facility Name	Date Constructed	Sq. Ft.	Acreage	Capacity
Elementary	Baker	1960	43,920	12	340
	Battle Creek	2019	90,000	30	700
	Brown	1968	56,720	20	405
	Highland	1986	47,800	4.5	380
	Howell	1999	81,600	17.5	700
	Mt. Pleasant	1978	80,021	22	630
	Riverside	1984	71,150	14	500
	Spring Hill	1984	69,000	10	540
	Woodard	1990	76,200	17	600
	Wright	2005	97,765	18	740
					5535
Middle	Battle Creek	2019	125,000	45	900
	Cox	1997	137,200	25	900
	Mt. Pleasant	2001	113,938	29.2	550
	Spring Hill	2010	158,106	39.49	950
	Whitthorne	1979	175,600	17	1050
					4350
High	Central	2016	296,740	55	1700
	Mt. Pleasant	1969	110,759	31	600
	Spring Hill	1993	181,800	57	1200
					3500
Unit	Culleoka	1969	205,800	34	1020
	Hampshire	1978	83,410	13.12	500
	Santa Fe	1964	94,225	24	650
					2170
Other	Central Office	1960	15,400	1.5	
	College Hill	1958	42,211	2.26	
	Maintenance	1987	9,400	4.7	
	McDowell		46,165	7	
			2,509,930	**550.27**	**15555**

Current Enrollment	Capacity Used
320	94.1%
638	91.1%
366	90.4%
319	83.9%
595	85.0%
571	90.6%
402	80.4%
449	83.1%
565	94.2%
601	81.2%
4826	***87.2%***
732	81.3%
646	71.8%
415	75.5%
523	55.1%
980	93.3%
3296	***75.8%***
1372	80.7%
366	61.0%
1195	99.6%
2933	***83.8%***
873	85.6%
415	83.0%
512	78.8%
1800	***82.9%***
174	
13029	



SITE DATA INFORMATION

LOT SIZE	58,457 SQ FT / 1.34 ACRES
PROPOSED USE	QUICK SERVE RESTAURANT
ZONING	PUD-MU
PROPOSED BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1 PER 100 USABLE SPACE)	2,600 SF / 100 = 26 SPACES
PROPOSED PARKING	41 SPACES
QUEUING REQUIREMENTS	MIN. 8 SPACES
PROPOSED QUEUING	19 SPACES
PROPOSED IMPERVIOUS AREA	50,500 SQ. FT. (70%)
REQUIRED LOT WIDTH	18 FT MIN AND 180 FT MAX
PROPOSED FRONTAGE BUILDOUT	180 FT
REQUIRED FRONTAGE BUILDOUT	90% OR 162'
PROPOSED FRONTAGE BUILDOUT	ADMINISTRATIVE 20% BUILDOUT ADJUSTMENT = 126' AND 20% STREETSCREET WIDTH = 25.2' 111' BUILDING WIDTH AND 43' STREETSCREEN WIDTH = 154'

NOTE: REPAIR/REPLACE ANY PUBLIC INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.

CONSTRUCTION LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK

KEY NOTES

1. NEW CONCRETE PAVEMENT (REFER TO DETAIL 1 / SD-1)
2. NEW HEAVY DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
3. NEW LIGHT DUTY ASPHALT PAVEMENT (REFER TO DETAIL 2 / SD-1)
4. EDGE KEY (REFER TO DETAIL 3 / SD-1)
5. PROPOSED 6" HEADER CURB (REFER TO DETAIL 4 / SD-1)
6. PROPOSED CURB AND GUTTER (REFER TO DETAIL 5 / SD-1)
7. PROPOSED ADA COMPLAINT SIDEWALK (REFER TO DETAIL 6 / SD-1)
8. PROPOSED CURB RAMP (REFER TO DETAIL 7 / SD-1 AND GRADING PLAN)
9. STANDARD/VAN ACCESSIBLE HANDICAP STALL
10. BOLLARD (REFER TO DETAIL 10 / SD-1)
11. HANDICAP PARKING SIGN IN BOLLARD WITH POLY SLEEVE - 2 VAN ACCESSIBLE . (REFER TO DETAIL 8 / SD-1)
12. PROPOSED PRIMARY MENU BOARD (REFER TO DETAIL 1 / SD-2)
13. PROPOSED PRIMARY C.O.D. WITH CANOPY (REFER TO DETAIL 2 / SD-4)
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24-HOUR CONTACT
ACM: NATE WILSON
PHONE: (615) 714-5856

Tennessee811

20 10 0 20 40

REV	DATE	DESCRIPTION	BY

PREPARED BY:

AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY 270.651.7220
an ESC Company

PREPARED FOR:

McDonald's USA, LLC

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SCALE: 1" = 20'
DATE ISSUED: 03-08-24
DRAWN BY: M. ALLEN
REVIEWED BY: R. TUTT

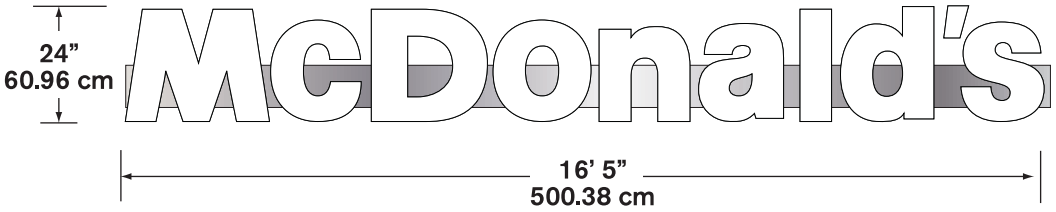
TITLE: SITE LAYOUT PLAN

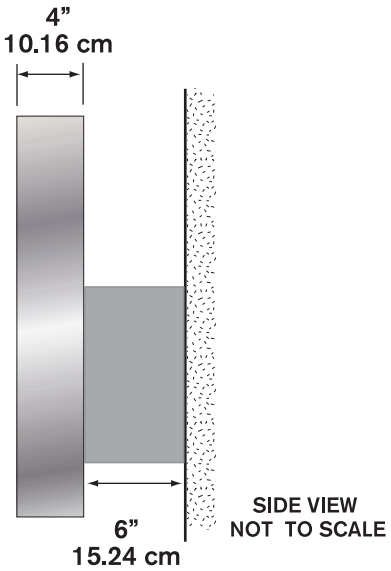
DESCRIPTION: NEW RESTAURANT
AEI PROJECT NO. 222-281

SITE ID: 41-1210
SITE ADDRESS: US HWY 231 & HONEY FARM WAY, COLUMBIA, TN 38401

SHEET NO.: C-3.0

NextGen 24” Wordmark





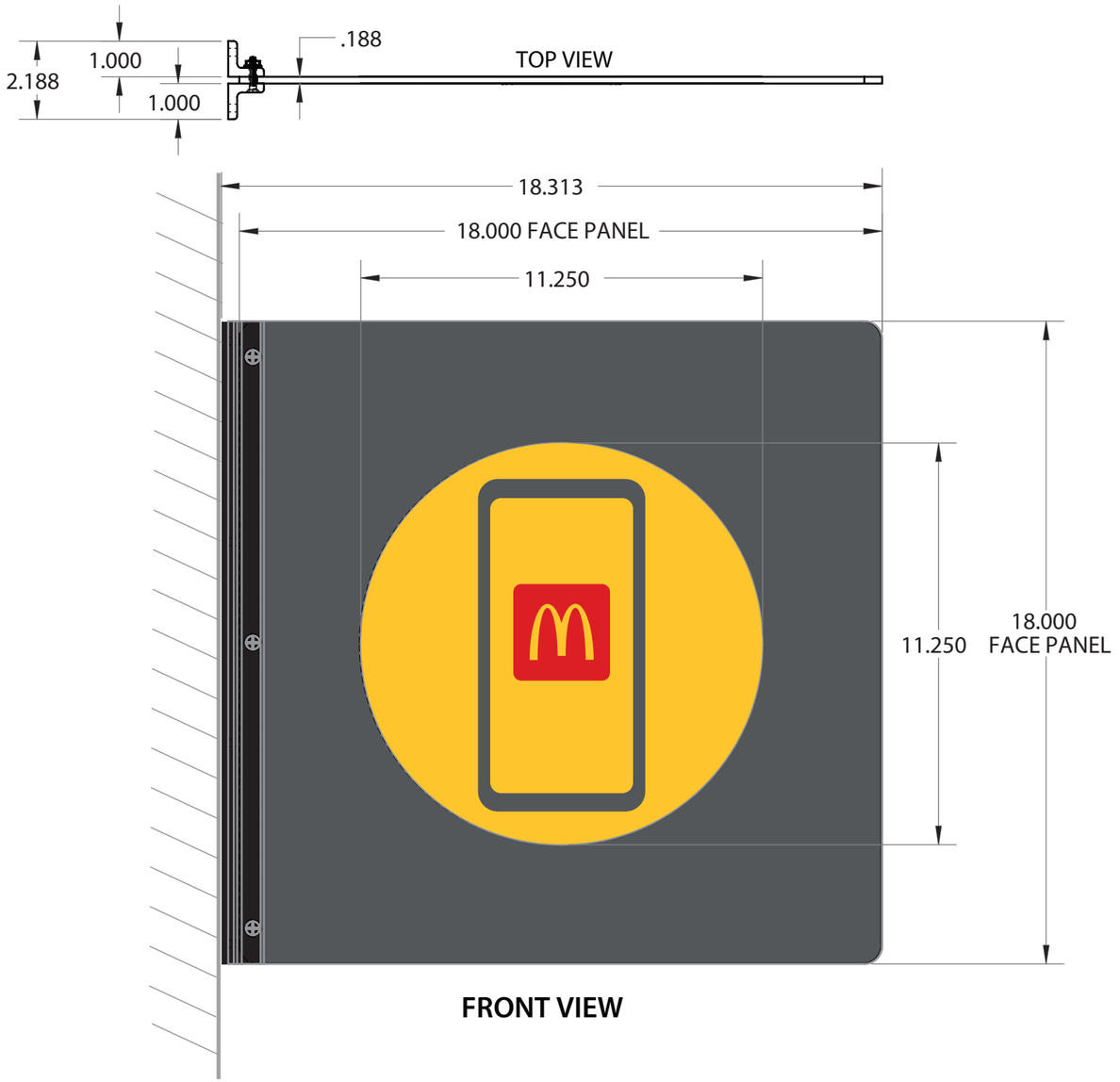
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

Next Gen 18” x 18” Non-Illuminated Mobile Order Blade Sign



FRONT VIEW

GENERAL SPECIFICATIONS:

FACE: Painted aluminum face w/ vinyl graphics on both sides

ILLUMINATION: Non-illuminated

AREA: 2.25 SQ. FT.

Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:

Description: 18” x 18” NG NI Mobile Order Blade Sign w/ 1”x1” angle mtg.

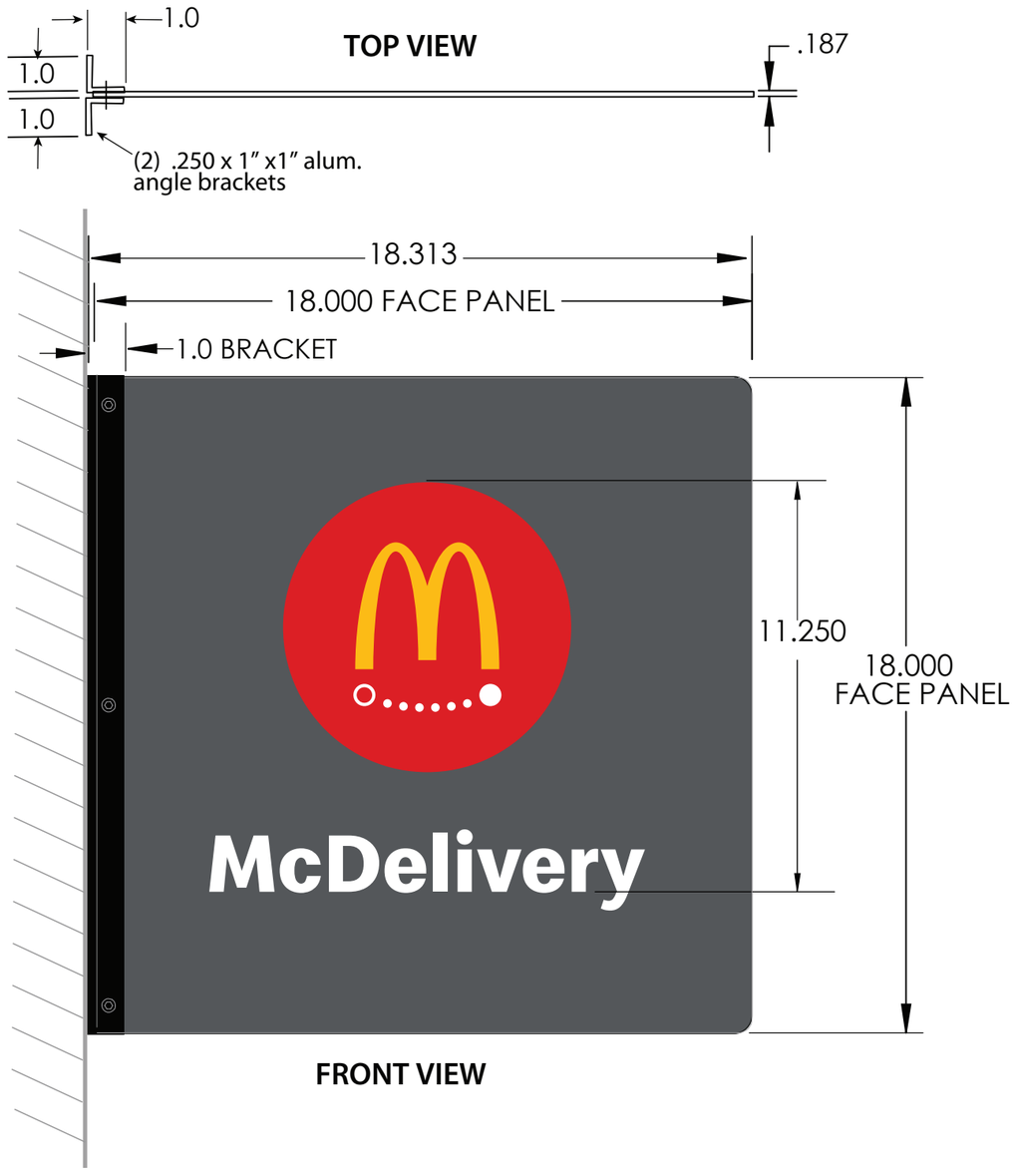
Project No: 479884-4

Drawn By: CMH

Date: 08/08/23

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Next Gen 18” x 18” Non-Illuminated McDelivery Blade Sign



GENERAL SPECIFICATIONS:

FACE: Painted aluminum face w/ vinyl graphics on both sides

ILLUMINATION: Non-illuminated

AREA: 2.25 SQ. FT.

Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:

Description: 18” x 18” NG NI McDelivery Blade Sign w/ 1”x1” angle mtg.

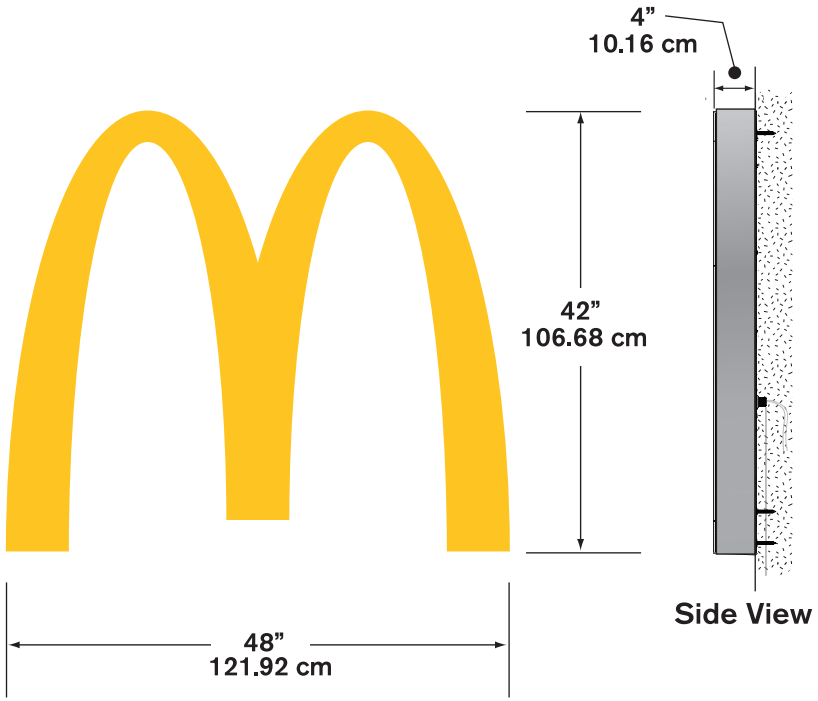
Project No: 472647-6

Drawn By: CMH

Date: 08/03/23

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42” NextGen Illuminated Building Arch - LED



Illumination: LED

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

Coates ODMB

Double screen unit

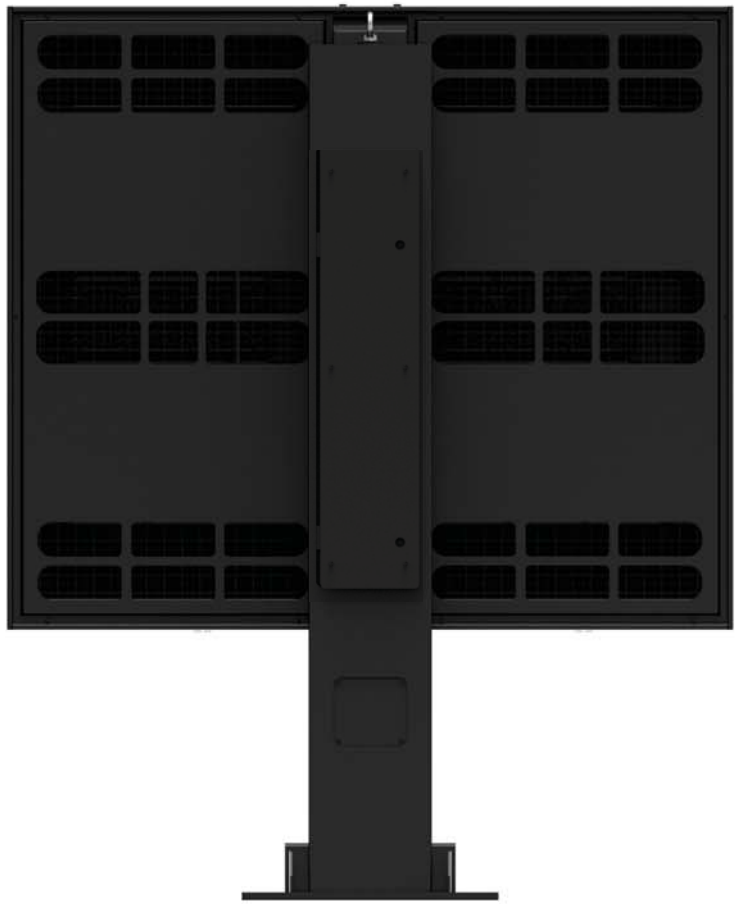
MENU BOARD

Area of display

Area of display







Coates ODMB

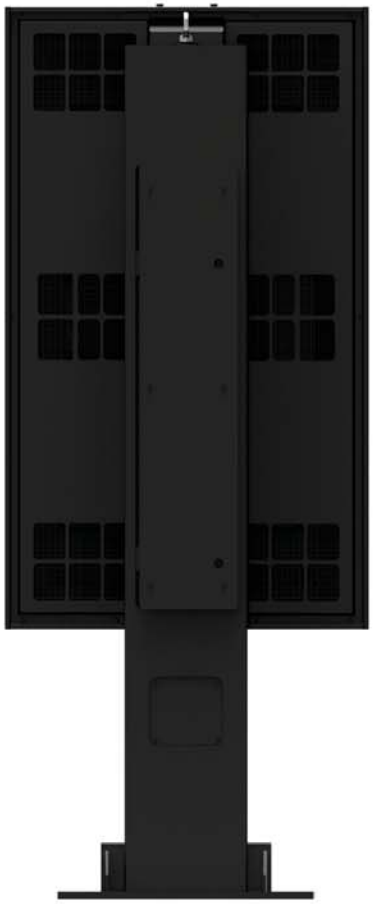
Single screen unit

PRE-BROWSE BOARD

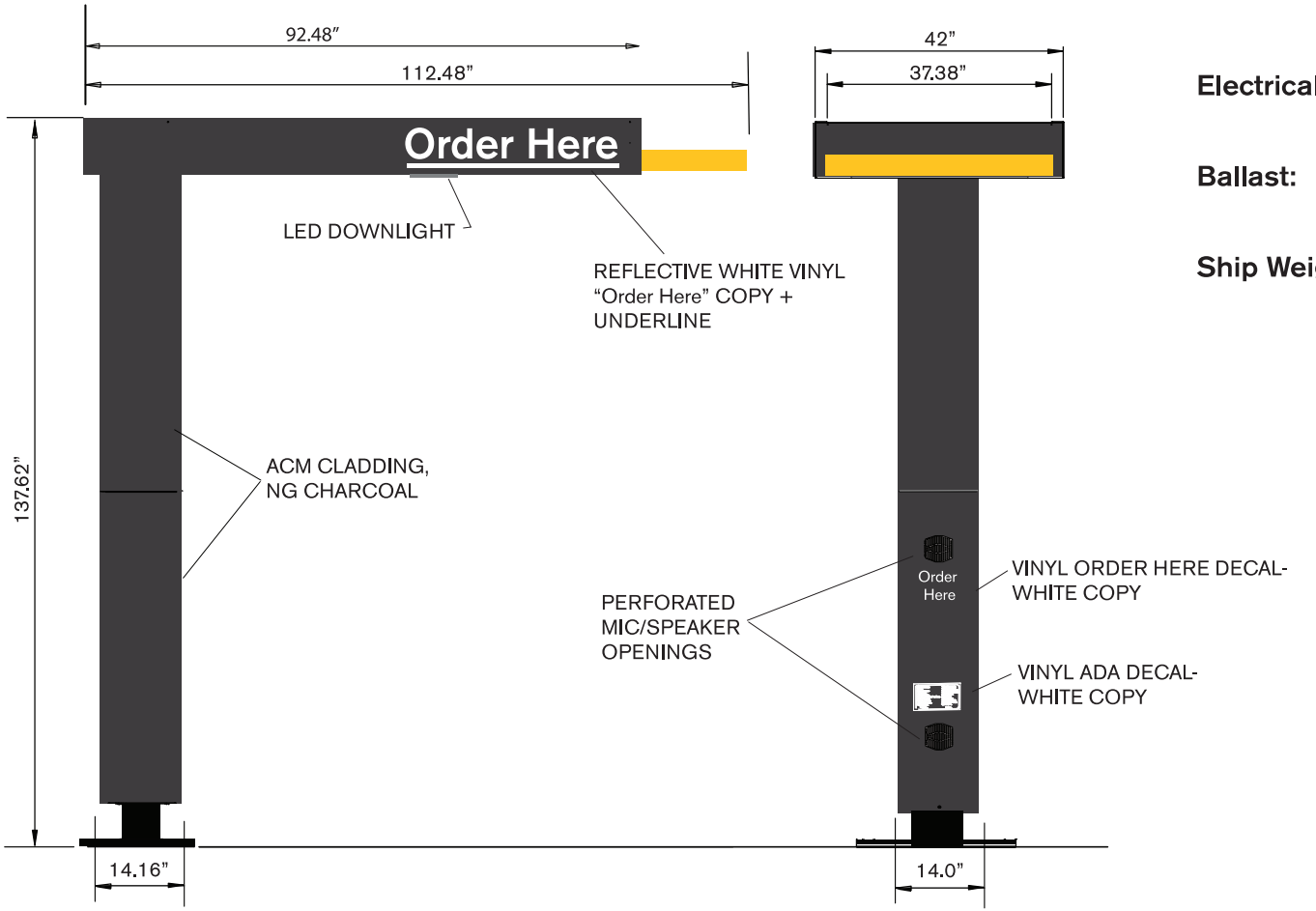
Area of display







Slim Springboard Canopy w/Audio Only - Yellow



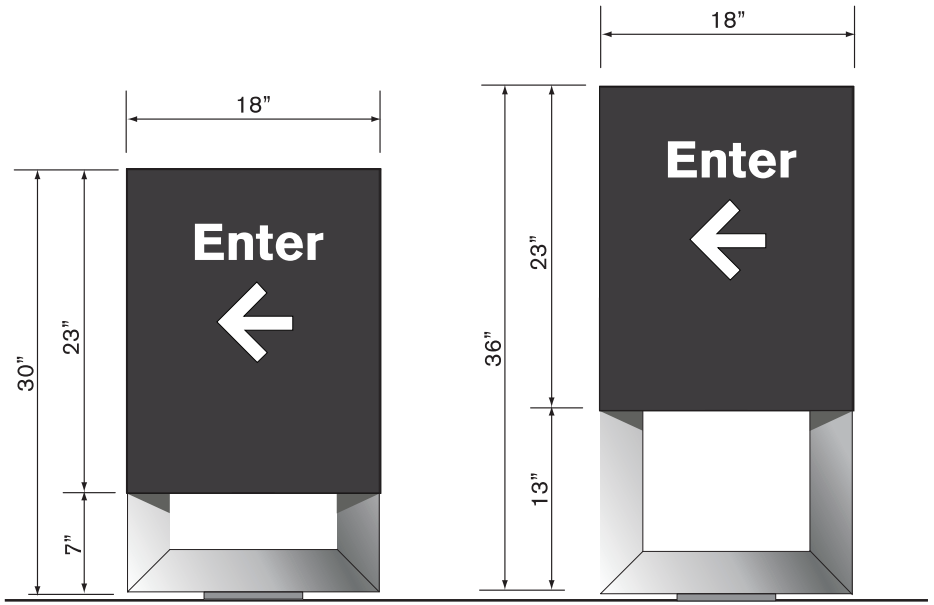
Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

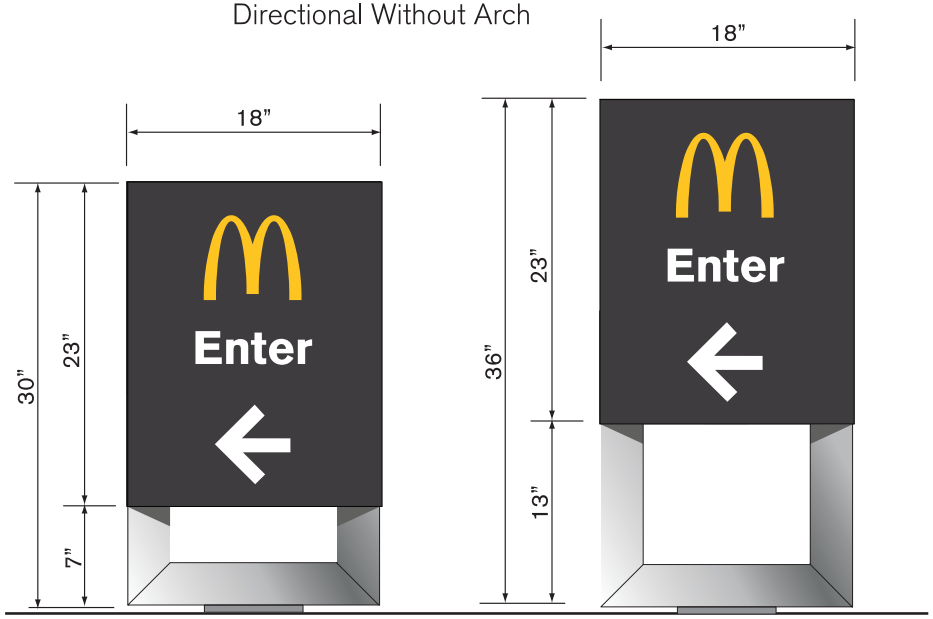
Ballast:

Ship Weight:

Next Gen 3 Sq. Ft. Directionals



Directional Without Arch



Directional With Arch

Illumination: LED

Electrical: .25 amps

Power Supply: Amperor ANP90-30P1

Ship Weight:

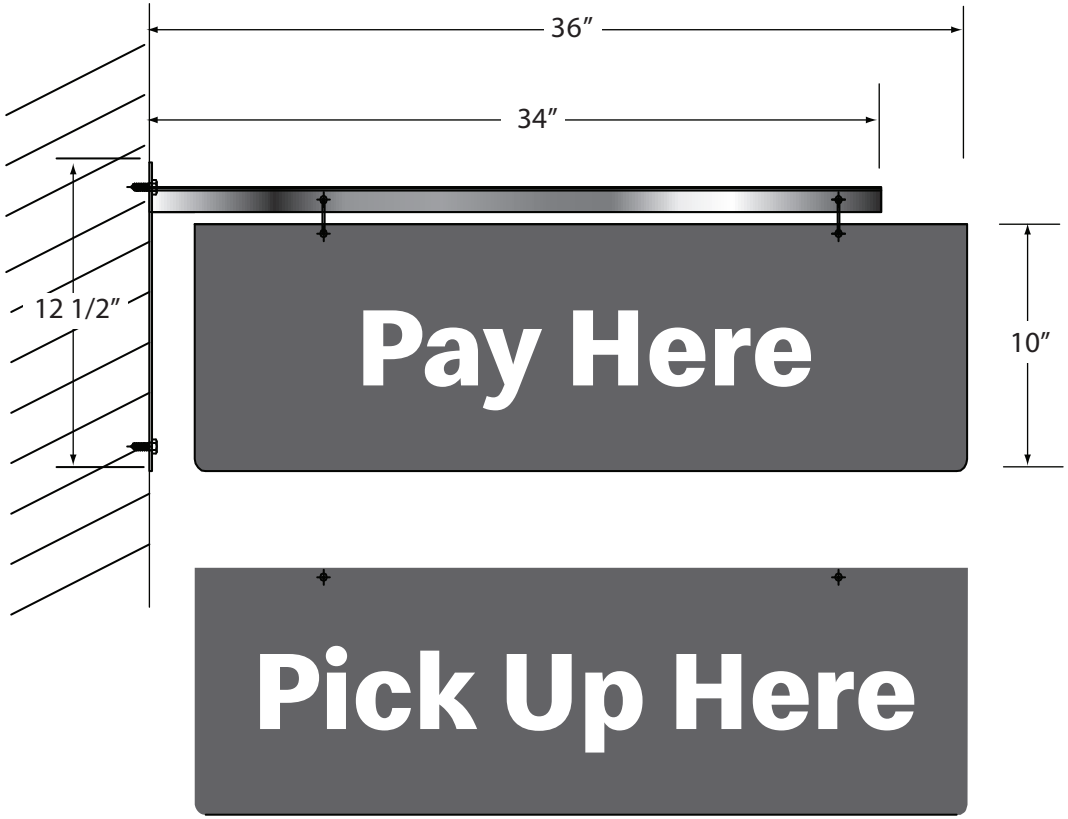
Face Details: Laser cut aluminum faces painted charcoal, white illuminated copy and arrow. Optional illuminated gold arch.

Available Copy:
Enter
Exit
Welcome
Thank You
Drive Thru

Available Height Options:
36”
30”

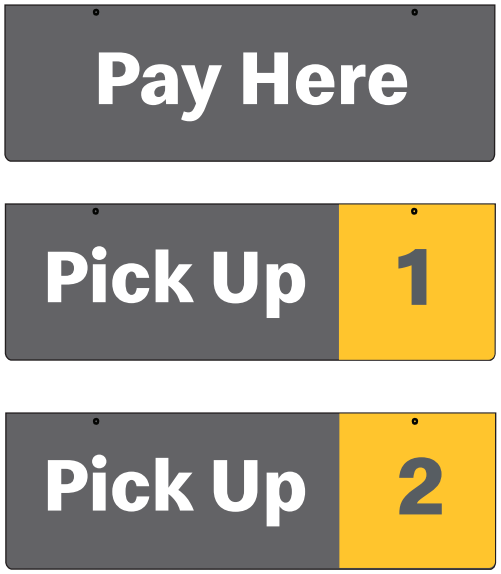
NextGen Window Position Signs

Window Kit for Single Window



Illumination: N/A

Custom 3 Window Kit Option



Everbrite, LLC.
4949 S. 110th Street, Greenfield, WI 53228
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No:

Description: Window Position Signs (WPS)

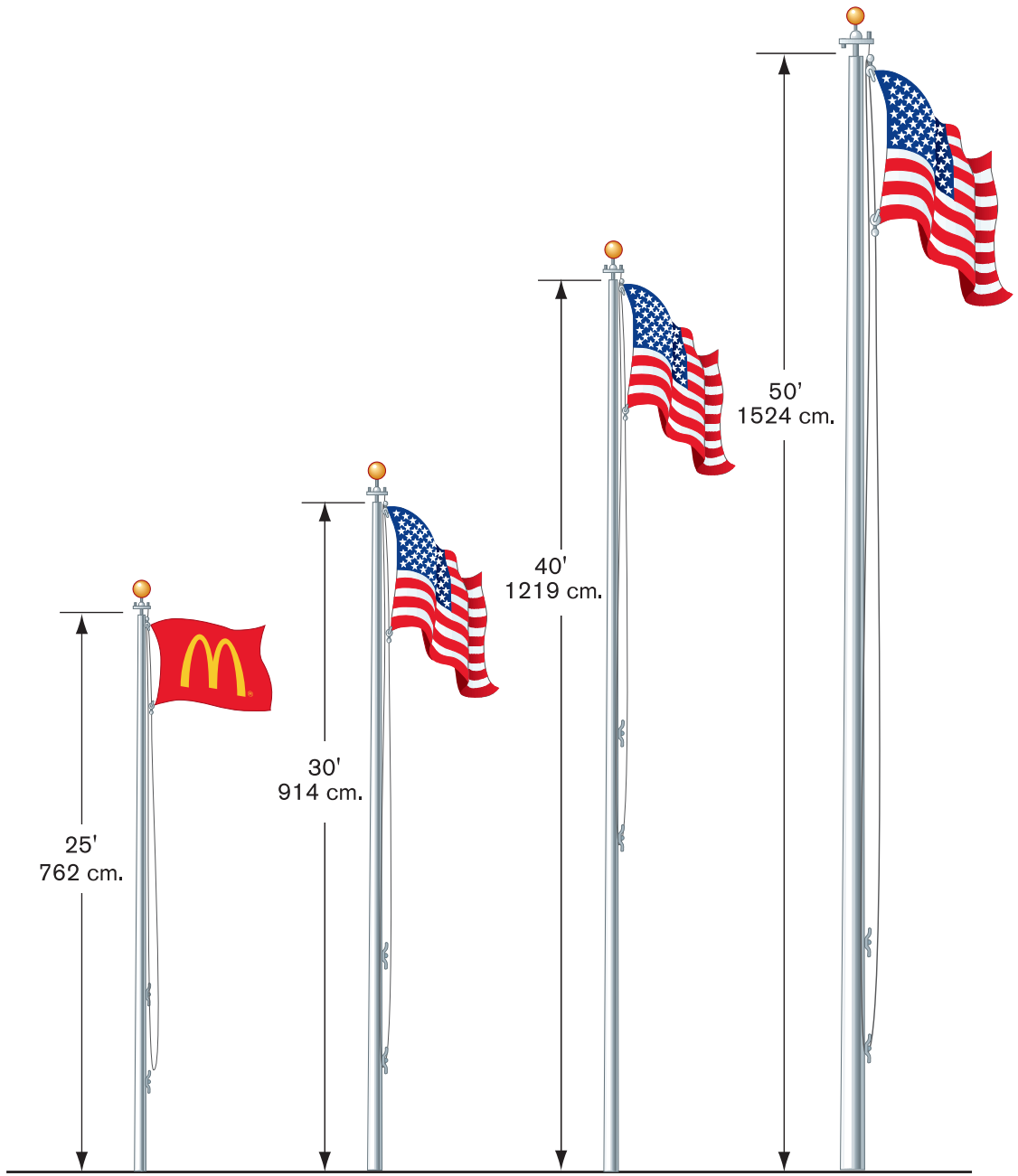
Project No: 480741

Drawn By: CMH

Date: 02/08/2023

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Flag Poles



Available Heights: 25' (762 cm.)
30' (914 cm.)
40' (1219 cm.)
50' (1524 cm.)

Construction: Spun aluminum

Includes: Halyard, rope and cleat

Max. allowable sq. ft. of flag: (flag not included)
25' - 40 sq. ft. 5' x 8' flag
30' - 60 sq. ft. 6' x 10' flag
40' - 96 sq. ft. 8' x 12' flag
50' - 150 sq. ft. 10' x 15' flag

Other:

- 25', 30', 40' AND 50' flag poles- standard with ball top. Eagle top available upon request.
- Pole mount Stonco or roof mount Ruud flood light available

MODULAR BRICK
"EBONY BLACK" SMOOTH BY BELDEN

MODULAR BRICK
"BEAVER BLEND" SMOOTH BY BELDEN

ALPOLIC METAL PANEL
COLOR: DON GRAY

CANOPY
COLOR: "RAL 7022" UMBRA GRAY

METAL FASCIA
COLOR: WEATHERED ZINC



1 / A2.0 **FRONT ELEVATION**
1/4" = 1'–0"



2 / A2.0 **NON–DRIVE–THRU ELEVATION**
1/4" = 1'–0"

KEY NOTES (IRON COLOR SCHEME, CUSTOM):

- AP — ALPOLIC METAL PANEL (COLOR: DON GRAY)
- BR — MODULAR FACE BRICK
  - B1 — COLOR:
    - B1 = "EBONY BLACK" SMOOTH BY BELDEN
    - B2 = "BEAVER BLEND" SMOOTH BY BELDEN
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: RAL 7022 UMBRA GRAY
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022 UMBRA GRAY
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT: "COOPER HARBOR" 6634 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330–7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543–4600, mcdonaldsdecor@gfxi.com
- FB — C02 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE–FAB ANCHOR–TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1–888–743–7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- ST — C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE–THRU WINDOW BY READY ACCESS
  XX — MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- WS — 1" SPANDREL GLAZING
  COLOR: DARK BRONZE

NO.	DESCRIPTION	DATE	BY

PREPARED BY:
Robert Kempkes
ARCHITECT
2615 CENTRAL AVE, STE 2A
BOULDER, CO 80301
FAX 303.443.8586 PHONE 303.443.8679

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PREPARED FOR:
McDonald's USA, LLC

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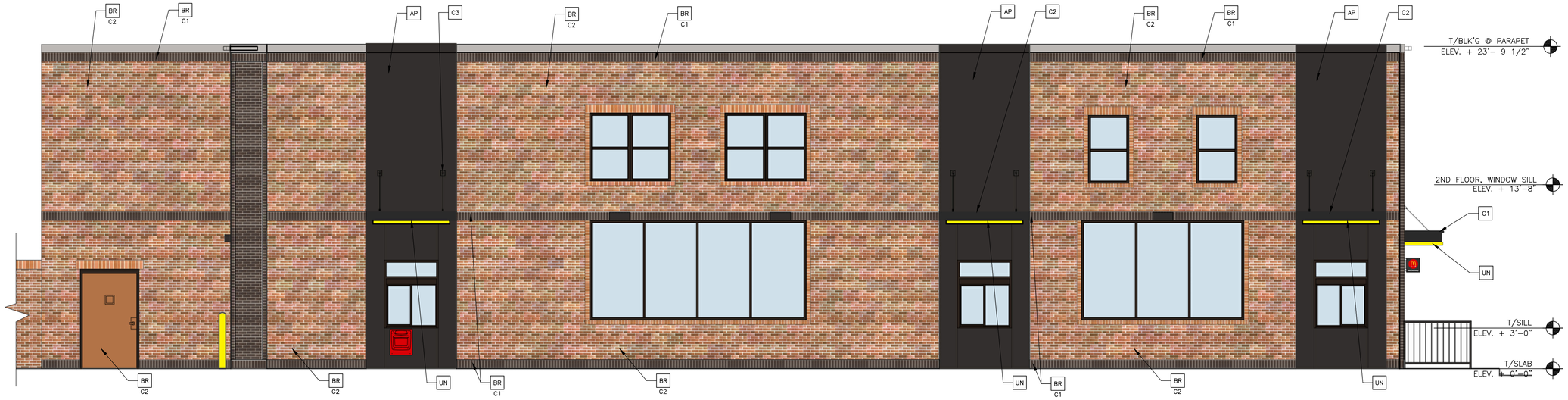
DRAWN BY	REVIEWED BY	DATE ISSUED
SO	RK	10 12 2023
STD ISSUE DATE 2023_12		

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/ – REAR ENTRANCE

DESCRIPTION:
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
E.I.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041–1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041–1210.00.0
A2.0
ELEVATIONS



1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

KEY NOTES (IRON COLOR SCHEME, CUSTOM):

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  COLOR: RAL 7022 UMBRA GRAY
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022 UMBRA GRAY
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  COLOR: RAL 7022
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  - 1 — TYPE: 1 = EIFS
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  - C1 — COLOR:
    - C1 = WEATHERED ZINC
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  PAINT: "COOPER HARBOR" 6634 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
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- LE — ACCENT LIGHTING - SEE ELECTRICAL
  - L1 — LED LIGHT:
    - L1 = SLIM LED (DOWN ONLY)
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    - 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
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- PT — (RMHC) COIN COLLECTOR
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  COLOR: GOLD
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  COLOR: DARK BRONZE
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  COLOR: DARK BRONZE

REV	DATE	DESCRIPTION	BY

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Robert Kempkes
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2615 CENTRAL AVE., STE 2A
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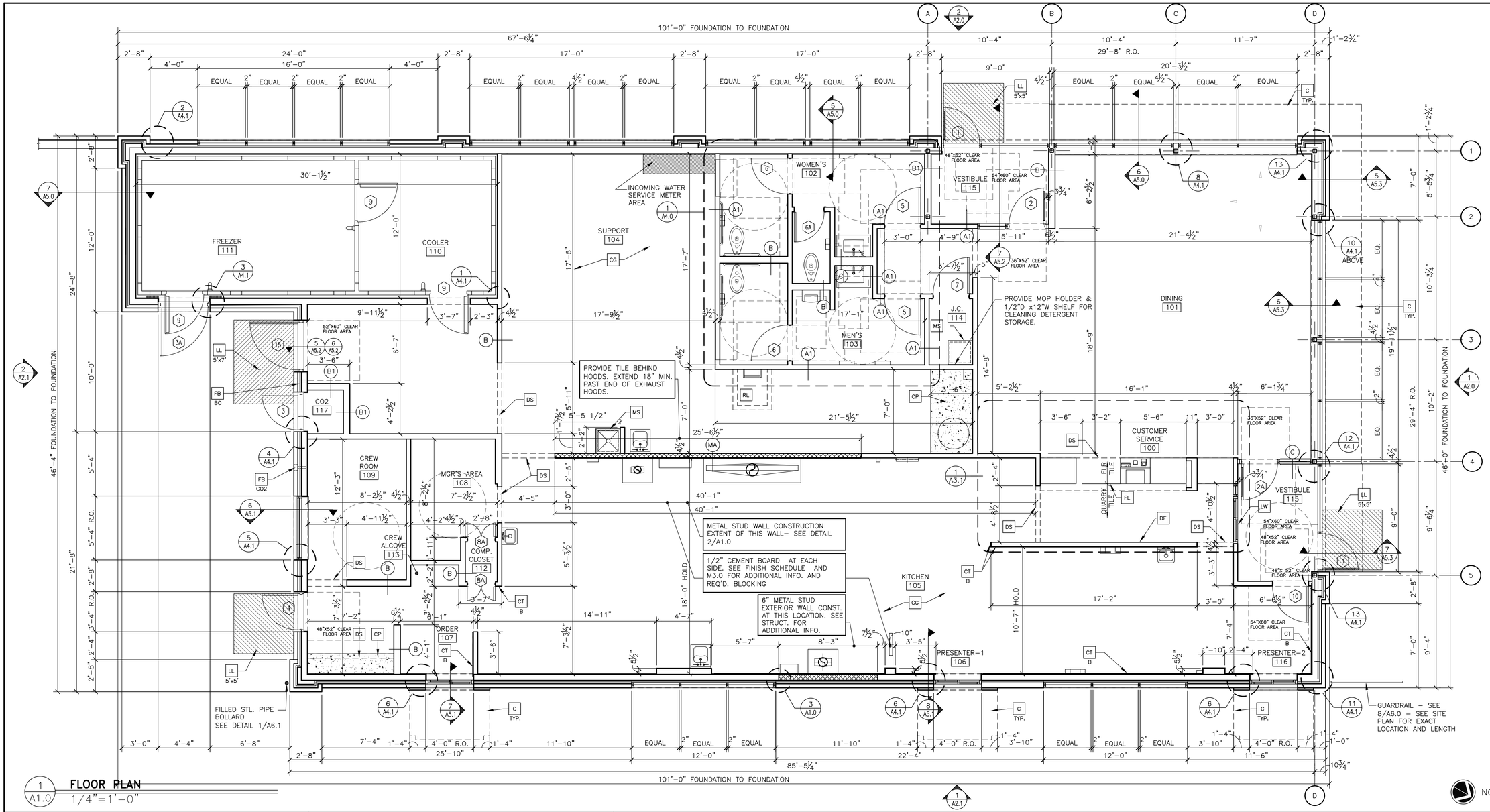
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SO	2023_12	RK	10 12 2023

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4584-W/W - REAR ENTRANCE

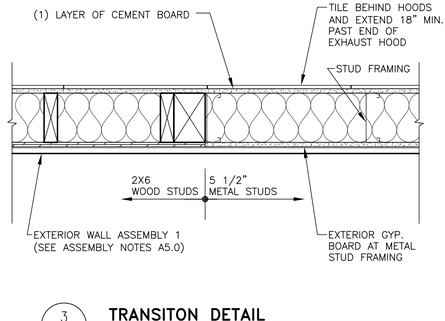
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WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & Ci
WOOD ROOF TRUSS FRAMING
E.I.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH

SITE ID: 041-1210
SITE ADDRESS: 2248 Nashville HWY Columbia, TN

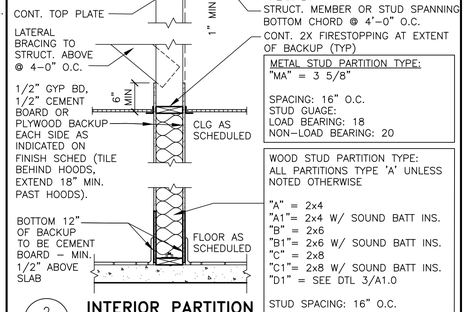
SHEET NO: 041-1210.00.0
A2.1
ELEVATIONS



1 A1.0 **FLOOR PLAN**
1/4"=1'-0"



3 A1.0 **TRANSITON DETAIL**
1 1/2"=1'-0"



2 A1.0 **INTERIOR PARTITION**
3/4"=1'-0"

KEY NOTES

- C — ALUMINUM CANOPY SYSTEM ABOVE – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS AND FASCIA LOCATIONS
- CG — G.C. TO PROVIDE 4"x4"x5'–0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
- CP — CONCRETE EQMT PAD – SEE STRUCTURAL
- CT B — WALL TILE: CROSSVILLE – COLOR BY NUMBERS COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: RUNNING BOND GROUT: MAPEI 02 PEWTER – JOINT TO BE 1/16" MAX. USE THIS TILE WHEN HIGH LRV IS REQUIRED COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DE — DECOR ELEMENT – VERIFY SIZE AND PLACEMENT WITH DECOR PLANS
- DF — DECOR FINISH TO BE ORDERED/INSTALLED BY GC AND MANUFACTURED BY DECOR; REFER TO PORTFOLIO.
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE – CHANGE IN MATERIAL – SEE DECOR DRAWINGS
- FP — FIBERGLASS REINFORCED PLASTIC (FRP) – PANOLAM, GRAY SMOOTH, CLASS A, .075. REFER TO ROOM FINISH SCHEDULE SHEET A6.1 FOR INSTALLATION LOCATIONS. FOR ORDERING, CONTACT KIMBERLY LAWSON Kimberly_Lawson@panolam.com 1–866–925–4377
- LL 5'x5' — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING SIZE OF LANDING
- LW — LATE–NIGHT WINDOW (OPTIONAL) BY READYACCESS, MANUAL OPEN/SELF CLOSE. SEE SHEET A3.1 FOR NOTES.
- MS — MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS

SYMBOL LEGEND

- A — PARTITION TYPE TAG SEE 2/A1.0
- DRAFT STOPPING – SEE 2/A1.2
- 7 — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- X — KEY NOTE

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF MASONRY UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE/S2K 1–800–423–5247 www.frankesupply.com email: fs–frankesupply.us@franke.com
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

REV	DATE	DESCRIPTION	BY
-	-	-	-

PREPARED BY: Robert Kempkes
ARCHITECT
2615 CENTENNIAL AVE., STE 2A
BIRMINGHAM, AL 35243
FAX 205.822.2003 PHONE 205.822.2679

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PREPARED FOR: McDonald's USA, LLC

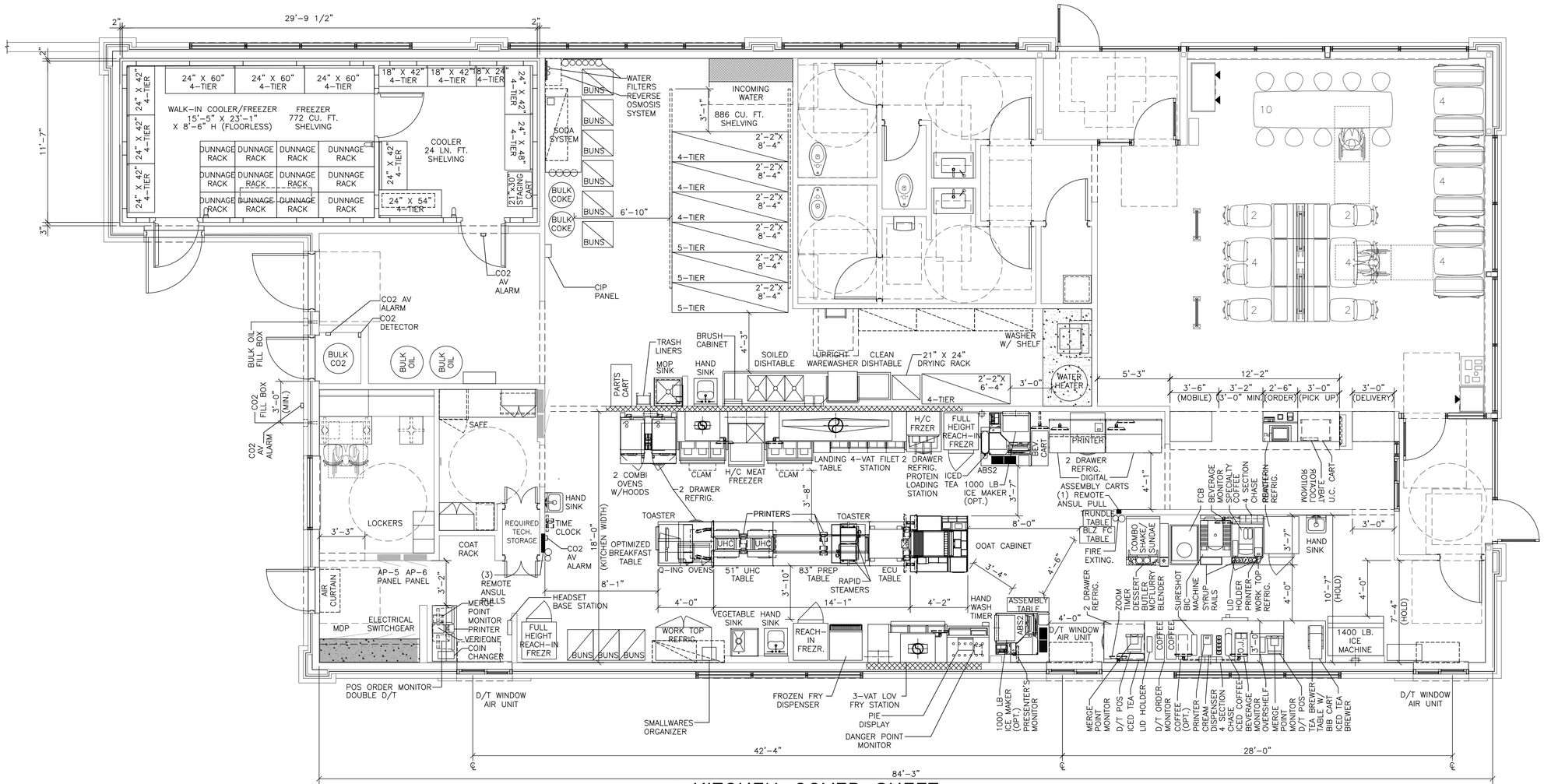
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DRAWN BY	REVIEWED BY:	DATE ISSUED
SO	RK	10 12 2023
STD. ISSUE DATE		
2023_12		

TITLE: 2023 STANDARD BUILDING – BB20
4584–W/W – REAR ENTRANCE

DESCRIPTION	
WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI	
WOOD ROOF TRUSS FRAMING	
E.I.F.S./BATTEN/METAL PANEL/BRICK EXTERIOR FINISH	
SITE ID: 041–1210	SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO. A1.0
041–1210.00.0
FLOOR PLAN



1 K1.0 KITCHEN COVER SHEET

1/4" = 1'-0"

KEYED NOTES

K1 CUSTOMER KIOSK & DECOR LAYOUT FOR REFERENCE ONLY. VERIFY KIOSK PLACEMENT PER USRD APPROVED KIOSK REVIEW

REV	DATE	DESCRIPTION	BY

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

© 2024 McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for reuse in other locations. Reproduction of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY	MZ
STD ISSUE DATE	2022_07
REVIEWED BY	–
DATE ISSUED	02 14 2024

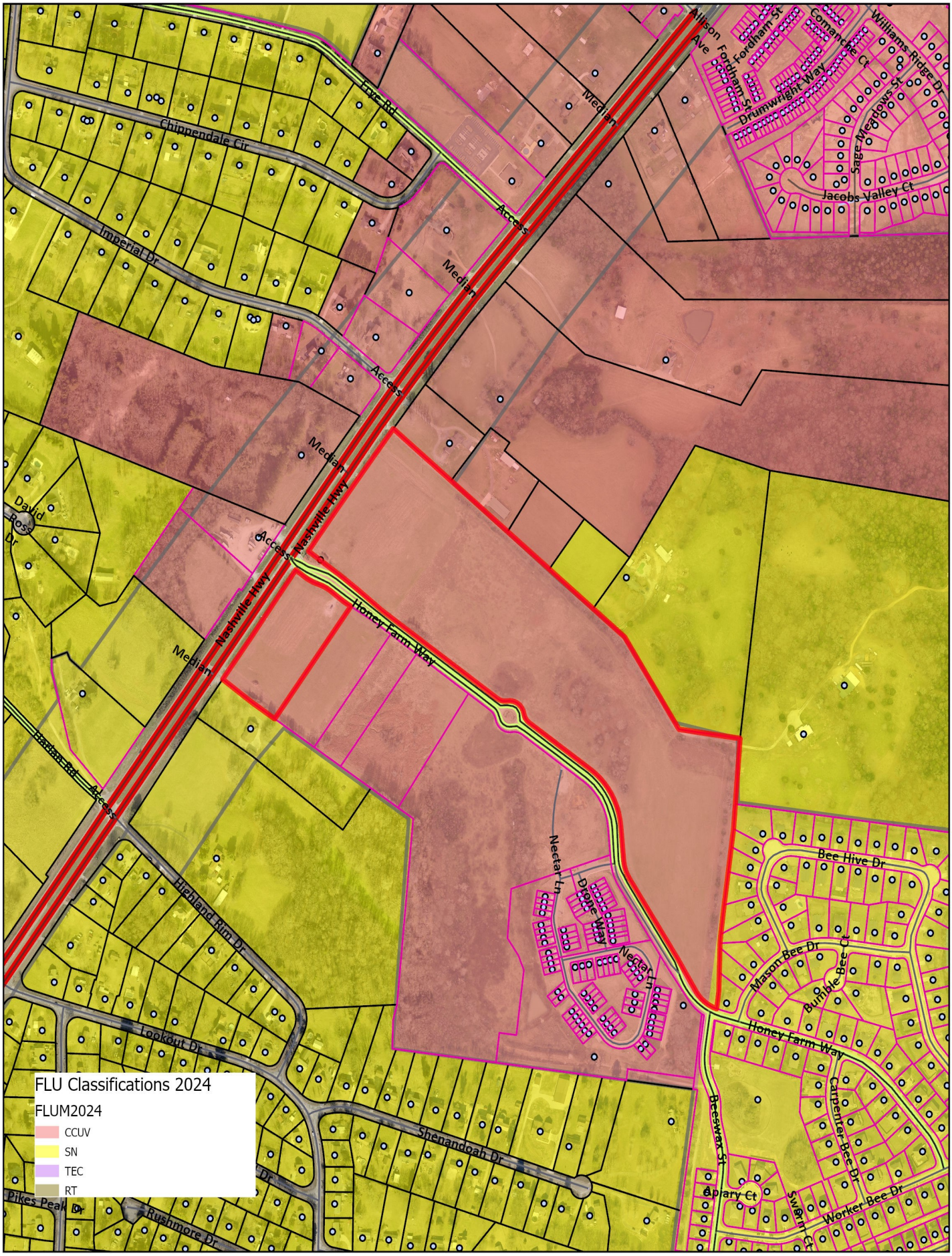
TITLE: 2023 STANDARD BUILDING – BB20 38111–WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI
WOOD ROOF TRUSS FRAMING
E.I.F.S./BATTEN/METAL PANEL/HARDIE BOARD EXTERIOR FINISH

SITE ID: 041–1210

SITE ADDRESS: 2248 Nashville HWY Columbia, TN

SHEET NO.: 041–1210.00.0 K1.0 KITCHEN COVER SHT



Case #24-0140
Honey Farm PUD
2248 Nashville Highway

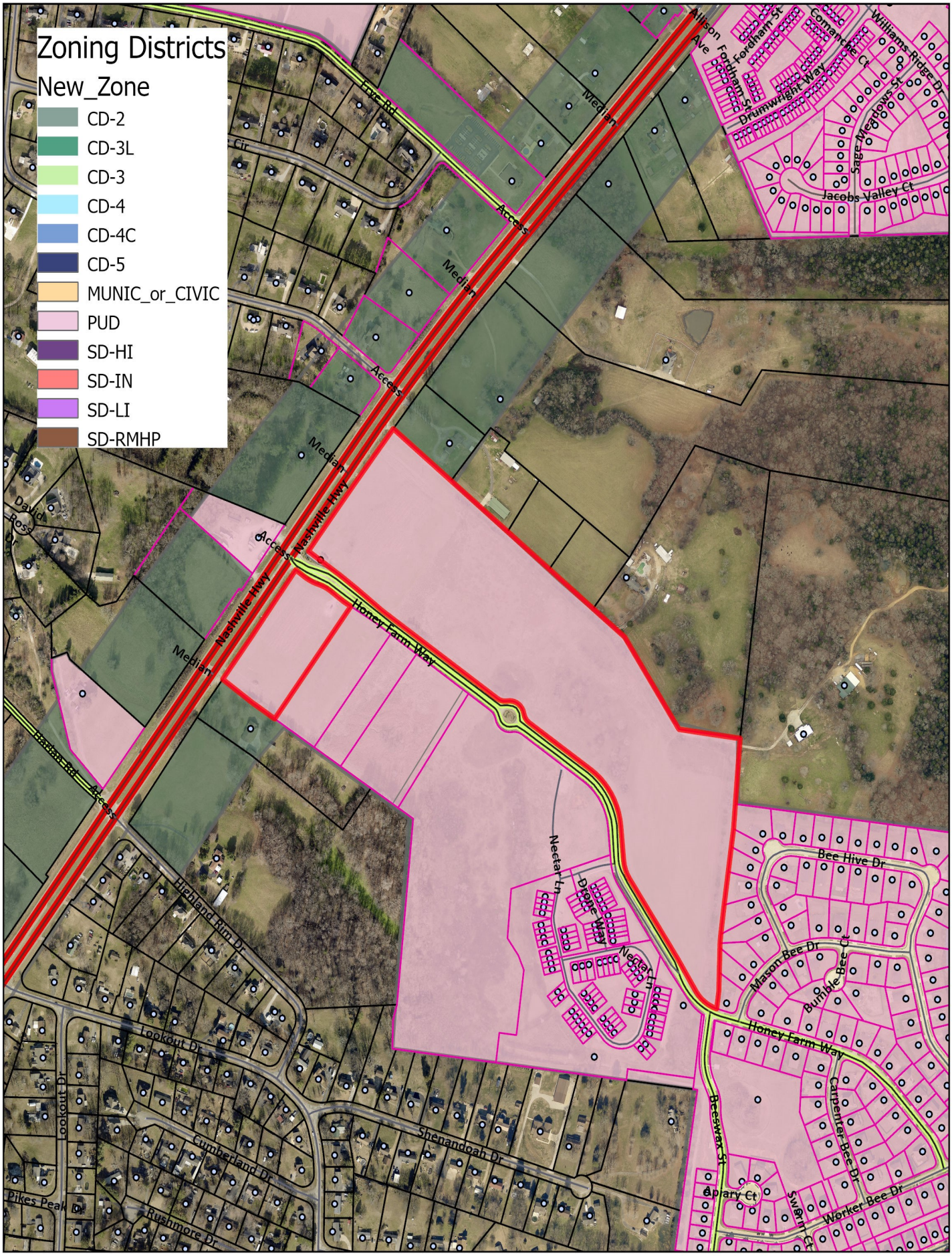
City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560



Case #24-0140
Honey Farm PUD
2248 Nashville Highway

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

CITY OF COLUMBIA
TENNESSEE



Case #24-0140
Honey Farm PUD
2248 Nashville Highway

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560

CITY OF COLUMBIA TENNESSEE

CPWS

March 15, 2024

Mr. Matt Allen
AEI
65 Aberdeen Dr.
Glasgow, KY 42141
Sent via email: mattallen@aei.cc

RE: Water Availability Letter
McDonald's
2248 Nahville Highway
Tax Map 51, Parcel 58
Columbia, Maury County, TN

Dear Mr. Allen:

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, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development 4,208 square-foot fast food restaurant. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,750 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 12-inch mains on Honey Farm Way.

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:

- Remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (14.3 SFUs)	$6,791.00

- Submit site utility drawings indicating proposed locations of water meter for review and comment by CPWS.
- Upon resolution of all comments and approval by CPWS, applicant may then schedule a pre-construction meeting. Meter and impact fees are due prior to the preconstruction meeting as follows:

Meter Fee: $710 per 1" meter (1 meters)	$710.00
Impact Fee: $7,500 per 1" meter (1 meters)	$7,500.00
Total Meter and Impact Fees Due =	**$8,210.00**

- 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.

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

Sincerely,

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-013

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

February 13, 2024

Permit Solutions US
Cathy Stephens
cstephens@permitsolutionsus.com

Re: 2248 Nashville Highway, McDonald's Restaurant

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.

- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

Gmail

Cathy Stephens <cstephens@permitsolutionsohio.com>

RE: [Caution External Email] - Re: Proposed McDonald's : 2248 Nashville Hwy, Columbia, TN 38401

1 message

Donnie Boshers <dboshers@columbiatn.com> Thu, Feb 8, 2024 at 9:47 AM
To: Cathy Stephens <cstephens@permitsolutionsohio.com>

Hello Cathy,

This is the response from our wastewater engineer. If you need a formal will-serve letter, follow the link below.

"A connection can be made within the Honey Farm development near Honey Farm Way. A requirement for any subdivision of the property is the creation of easements to ensure sewer access, or installation of sewer in public ROW. A sewer extension might be required to access this sewer."

We are now requiring Wastewater Availability Letter requests to go through the City website.

https://www.columbiatn.com/FormCenter/Development-Services-12/Wastewater-WillServeLetter-Request-80

Regards,

Donnie

Donald J. Boshers, Director

CITY OF COLUMBIA TENNESSEE

DBoshers@ColumbiaTN.com
931.560.1001

Columbia Wastewater System
1244 Treatment Plant Road
Columbia, TN 38401

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

Drew Smith 1:53 PM (11 minutes ago)

to me, Hicks

Cathy,

EMG Honey Farm, LLC is the owner of the subject property. There are no other parties that have interest in the property.

Drew Smith | Senior Vice President
6148 Lee Highway, Suite 300 | Chattanooga, TN 37421
c: 469.585.7913
drew.smith@equitasmg.com | www.equitasmg.com

LIST OF VARIANCES REQUESTED

1. Maximum driveway width requirement.
2. 2-Story building requirement

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **Chicago Title Insurance Company, a Florida corporation** (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insuranceand the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 90 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any

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Commitment No. 20230076CTN

abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I-Requirements;
   f. Schedule B, Part II-Exceptions.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;
ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
iii. acquire the Title or create the Mortgage covered by this Commitment.

   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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Commitment No. 20230076CTN

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE

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Commitment No. 20230076CTN

PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Commitment No. 20230076CTN

Transaction Identification Data, which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: N/A
Issuing Office: Chicago Title Insurance Company
Issuing Office's ALTA® Registry ID: 0000933
Loan ID Number:
Commitment Number: 20230076CTN
Issuing Office File Number: 20230076CTN
Property Address: 2248 Nashville Highway, Columbia, TN 38401

Revision Number: 12-1-2023

SCHEDULE A

1. Commitment Date: November 14, 2023, at 08:00 AM

2. Policy or Policies to be issued:

2021 ALTA® Owner's Policy

Proposed Insured: McDonald's USA, LLC, a Delaware limited liability company

Proposed Amount of Insurance: $750,000.00
The estate or interest to be insured: Leasehold

3. The estate or interest in the land at the Commitment date is:

Leasehold

4. The Title is, at the Commitment Date, vested in:

EMG Honey Farm, LLC, a Tennessee limited liability company

5. The land referred is described as follows:
See Exhibit "A" attached hereto and made part hereof.

CHICAGO TITLE INSURANCE COMPANY

By: _____
Authorized Signatory

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by **CHICAGO TITLE INSURANCE COMPANY** *This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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Commitment No. 20230076CTN

SCHEDULE B, PART I
Requirements

Commitment No.: 20230076CTN

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

5. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   Lease by and between EMG Honey Farm, LLC and McDonalds USA, LLC, a Delaware limited liability company, describing the property set out in Schedule A. Memorandum of Lease to be recorded in the Register's Office for Maury County, Tennessee.

7. Taxes for the year 2022: Map/Parcel 051 058.00
   Maury County: $349.00 PAID
   City of Columbia: $151.00 PAID

   Taxes for the year 2023: Map/Parcel 051 058.00
   Maury County: $4,112.00; due and payable. UNPAID
   City of Columbia: $1,776.00; due and payable. UNPAID

8. The land has been classified as Greenbelt for assessment, levy, and collection purposes, and may be subject to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq.

9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

10. We must be furnished with a copy of the Articles of Organization and Operating Agreement for McDonalds USA, LLC, a Delaware limited liability company, all amendments thereto, and proper resolutions authorizing the proposed transaction and appointing signatories authorized to legally

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SCHEDULE B, PART I
Requirements (Continued)

Commitment No.: 20230076CTN

bind the company. Any conveyance or encumbrance must be made in compliance with the terms of said instruments.

11. Intentionally deleted.

12. We will require a satisfactory ALTA/NSPS survey certified to the Company of the property set out in schedule A prior to the proposed conveyance. This commitment will be subject to the findings of said survey, and additions, exclusions, and or changes may be made to this commitment based on the review of said survey. Said changes include, but are not limited to, the following: legal description of the property, requirements for closing, and exclusions from coverage.

    Depending on the transaction details, the recording of a satisfactory plat of the property to be insured may be required.

13. We must be furnished with a standard Company Owner's Affidavit. We reserve the right to make additional requirements and exceptions upon review of said Affidavit.

14. If construction, demolition, or the delivery of materials therefore has occurred on the land within the last 120 days, we require satisfactory compliance with the Tennessee Notice of Completion statute, including the recordation of a proper Notice of Completion, notice to appropriate parties, the running of the applicable claim period, and the satisfactory resolution of any claims submitted in accordance therewith, prior to closing.

15. Tennessee Deed of Trust, Security Agreement, Absolute Assignment of Rents and Leases, and Fixture Filing by EMG Honey Farm, LLC, a Tennessee limited liability company, trustor, to Joshua D. Hankins, trustee, for the benefit of Sandra Eatherly Cantrell, Executrix of the Estate of Jessie Douglas Eatherly, beneficiary, to secure a note in the original amount of $5,500,000.00 secured thereby, dated 2/28/2023, of record as Book R2905, Page 1434, Register's Office for Maury County, Tennessee.

    Absolute Assignment of Rents and Leases of record in Book R2905, Page 1462, Register's Office for Maury County, Tennessee.

    Partial Release of Deed of Trust and Absolute Assignment of Rents and Leases of record in Book R2923, Page 1054, Register's Office for Maury County, Tennessee.

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Commitment No. 20230076CTN

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. 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.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2023, a lien, due or payable.

9. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

10. Subject to all matters shown on the Plans of record in Plat Book P16, Pages 251-252; Plat Book P18, Pages 191-192, Register's Office for Maury County, Tennessee.

11. Applications for Greenbelt Assessment - Agricultural of record in Book R2179, Page 777 and Book R2179, Page 778, in the Register's Office for Maury County, Tennessee.

12. Intentionally deleted.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.

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SCHEDULE B, PART II
Exceptions (Continued)

Commitment No.: 20230076CTN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.

16. Intentionally deleted.

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.

18. Intentionally deleted.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book T, Page 366 and Quitclaim of common areas of record in Book R2083, Page 11, in the Register's Office for Maury County, Tennessee.

22. Intentionally deleted.

23. Intentionally deleted.

24. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

25. Subject to the flow of any creeks, streams, or branches across subject property.

26. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book R2913, Page 916, Register's Office for Maury County, Tennessee.

27. Declaration of Drainage Easement of record in Book R2923, Page 1024, Register's Office for Maury County, Tennessee.

28. Declaration of Easements and Restrictions of record in Book R2923, Page 1009, Register's Office for Maury County, Tennessee.

29. Subject to all matters shown on the Plan of record in Plat Book P23, Page 218, Register's Office for Maury County, Tennessee.

30. All matters shown on Survey No. _____ prepared by Jeffrey C. Smith, TN RLS #3279 of American Engineers, Inc. and dated May 22, 2023, last revised _____.

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EXHIBIT A

LEGAL DESCRIPTION OF THE LEASEHOLD TRACT TO BE BASED ON INFORMATION PROVIDED BY THE CUSTOMER AND WILL BE A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

LAND in Maury County, Tennessee, being Lot No. 1, on the Plan of Honey Farm Crossing for EMG Honey Farm, LLC, as shown on plat of record in Plat Book P23, Page 218, in the Register's Office for Maury County, Tennessee, to which plat reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to EMG Honey Farm, LLC by Deed of record in Book R2905, Page 1420, Register's Office for Davidson County, Tennessee.

WIRE SAFE™ | Inquire before you wire!

CHICAGO TITLE INSURANCE COMPANY

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

This notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

Realtors®, Real Estate Brokers, Closing Attorneys, Buyers and Sellers are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain new wiring instructions or routing information, and will request that the Buyer send funds to a fraudulent account.

PLEASE BE ADVISED THAT WE ONLY PROVIDE WIRE INSTRUCTIONS THROUGH VERBAL VERIFICATION. If funds are to be wired in conjunction with this transaction, call us at 615-224-7400 to obtain our wire information. If you receive another email or unsolicited call purporting to alter these instructions, please immediately call us at 615-224-7400.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.



NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the courses of a transaction.



DO NOT FORWARD wire instructions to other parties without first verbally verifying the instructions from the sending party.



ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds. DO NOT RELY on other parties calling you.

Obtain the number of your Realtor®, Real Estate Broker and your escrow officer as soon as an escrow account is opened.

DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: http://www.fbi.gov *Internet Crime Complaint Center:* http://www.ic3.gov

ACKNOWLEDGEMENT OF RECEIPT

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer 1		**Buyer 2**	
Signature		**Signature**	
Printed Name		**Printed name**	
Address		**Address**	
Date	**Phone Number**	**Date**	**Phone Number**

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure ;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
PARSONS GREGG SR REVOCABLE LIVING TRUST
GREGG PARSONS TRUSTEE
2220 NASHVILLE HWY
COLUMBIA TN 38401

Current Owner
2220 NASHVILLE HWY
COLUMBIA TN 38401

NASHVILLE HWY 2220

Ctrl Map:	Group:	Parcel:	PI:	SI:
051		059.00		001

Value Information

Land Market Value:	$38,500
Improvement Value:	$333,500
Total Market Appraisal:	$372,000
Assessment Percentage:	25%
Assessment:	$93,000

Additional Information

ALSO SEE SI000 FOR OUTSIDE CITY

General Information

Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 03
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 06 - INDIVIDUAL - MANUFACTURED GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: C99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0 **Calculated Acres:** 1.1 **Total Land Units:** 1.1

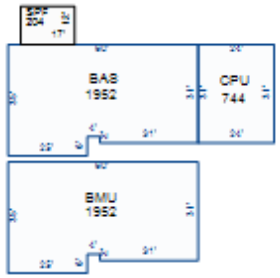
Land Code	Soil Class	Units
04 - IMP SITE		1.10

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
2 - ABOVE AVERAGE
Square Feet of Living Area:
1952
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Stories:
1.00
Actual Year Built:
1980
Plumbing Fixtures:
6
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,952
BMU - BASEMENT UNFINISHED	1,952
CPU - CARPORT UNFINISHED	744
SPF - SCREEN PORCH FINISHED	204

Outbuildings & Yard Items

Building #	Type	Description	Units
1	DRW - DRIVEWAY		1
1	FSP - FARM SHOP	30X30	900
1	ASH - ATTACHED SHED	12X30	360
1	ISH - IMPLEMENT SHED		720

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/5/2018	$0	R2535	1171		QC - QUITCLAIM DEED	-
11/6/2006	$267,500	R1951	502	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
7/3/2003	$163,000	R1724	520	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/18/1980	$0	665	52		-	-

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
FREEGARD PARTNERS X
109 MURPHY CT
NASHVILLE TN 37203

Current Owner
109 MURPHY CT
NASHVILLE TN 37203

HONEY FARM WAY

Ctrl Map:	Group:	Parcel:	PI:	SI:
051		058.03		000

Value Information

Land Market Value:	$115,500
Improvement Value:	$0
Total Market Appraisal:	$115,500
Assessment Percentage:	25%
Assessment:	$28,875

Subdivision Data

Subdivision:
HONEY FARM CROSSING

Plat Book:	Plat Page:	Block:	Lot:
23	218		3 & 2

Additional Information

General Information

Class: 00 - Residential
City #: 156
Special Service District 1: 000
District: 03
Number of Buildings: 0
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: Z22
Number of Mobile Homes:
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/31/2023	$1,500,000	R2923	1047	V - VACANT	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
2/28/2023	$0	R2905	1420		-	-

Land Information

Deed Acres: 3.05 **Calculated Acres:** **Total Land Units:** 3.05

Land Code	Soil Class	Units
03 - SMALL TRACT		3.05

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"x11"

ADDRESS/LOCATION	2248 Nashville Hwy, Columbia, TN 3840		
	TAX MAP: 051	GROUP:	PARCEL: 051.058.00
SUMMARY OF NATURE OF REQUEST AND WORK	Construction of a new 4,450 sf McDonald's Restaurant with double drive-through lanes		

DATE OF PRE-APPLICATION CONFERENCE	January 24, 2024	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ☒ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☑ Written Legal Description copy ❑ Requested Zone Listed ☑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ☑ Plans and/or Plats conforming to City standards with check list completed ☑ Columbia Water System Availability Letter **Plats/PUDs:** ☑ Project Name (include Sections & Phases) McDonald's ☑ Total Number of Lots 1 ☑ Total acreage Approximately 1.34 acres

Rev. 4/14/2022

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	Cathy Stpehens	PHONE	330.327.1023
ADDRESS	100 North Ave. Tallmadge OH 44278	EMAIL	cstephens@permitsolutionsohio.com

PROPERTY OWNER NAME	EMG Honey Farm, LLC	PHONE	469-585-7913
ADDRESS	6148 Lee Highway, Suite 300 Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.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.

Cathy Stephens	Cathy Stephens	March 14, 2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
EMG Honey Farm, LLC		March 14, 2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

CITY OF COLUMBIA TENNESSEE

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COLUMBIA, TN 38401
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Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farms- McDonald's

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
- n/a ☐ Proposed phasing and timetable for all phases of development
- n/a ☐ 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.

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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
- n/a ☐ 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
- n/a ☐ 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.
- n/a ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- n/a ☐ 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
- n/a ☐ 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

- n/a ☐ 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.
- n/a ☐ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- n/a ☐ Any amenity features and structures for private or public benefit.
- n/a ☐ Location, dimension, and materials of fences and walls
- n/a ☐ 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.

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COLUMBIA
TENNESSEE

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COLUMBIA, TN 38401
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PUD Specific Items

- ☑ Legal Description of Property
- n/a ☐ 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:

Cathy Stephens	*Cathy Stephens*	March 14, 2024
Print Name	Signature	Date