CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, July 8, 2025 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Lynn Ealey for Final Plat approval with surety for Heritage Green Phase 1 located off Baker Road at Tax Map 74 Parcel 37.

2. Request from T-Square Engineering for Final Plat approval with surety of Summit at Carter's West Phase 4 off Carter's Creek Station Road, being a portion of Tax Map 41 Parcel 15.05.

3. Request from Ragan Smith & Associates for Final Plat approval with surety for Marlons Creek Phase 1B, being a portion of Tax Map 73 Parcel 15 off Lasea Road.

4. Request from Adam Crunk for Rezoning approval of a portion of Tax Map 99 Parcel 60 off Tom J. Hitch Parkway from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

5. Request from Olivia DuPuy for Preliminary Plat and Final PUD Master Plan approval of a portion of Honey Farm Crossing Lot 6 at Nashville Highway and Honey Farm Way at Tax Map 51 Parcel 58.

6. Request from Damon Hill for Final PUD Master Plan revision approval of The Landing at Greens Mill, being a portion of Tax Map 51 Parcel 55 off Greens Mill Road.

7. Request from Mark Merrill for Final PUD Master Plan of Bear Springs Subdivision Phases 1A-B, 2A-C, and 3A being a portion of Tax Map 92 Parcel 12 off Bear Creek Pike.

II. Items for Additional Review

1. Request from TKC Architecture & Engineering for Final Plat approval with surety of Reserve at Hickory Ridge Subdivision Phase 1A, formerly part of Dabbs Subdivision, located off Bear Creek Pike at Tax Map 72 Parcel 66.

2. Request from Allen O'Leary for Final Plat approval with surety of Rutherford Lane Subdivision Phase 2 located at Tax Map 112 Parcel 3.06 off Rutherford Lane.

3. Request from M2 Group LLC for Final Plat approval with surety of Idlewild Farms Subdivision Phase 3 located off Hiwassee Drive, being Tax Map 89 Parcels 23.01 & 23.02.

Scale: 1"=200'

0' 100' 200' 400' 600'

GRAPHIC SCALE

GRID NORTH

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

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, Tennessee — Date

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, Tennessee — Date

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Heritage Green Subdivision - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date — Owner

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 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,Tennessee — Date

CERTIFICATE OF SURVEY ACCURACY

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

STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE COMMERCE 6-13-25 REGISTERED LAND SURVEYOR NUMBER TENNESSEE NO. 2381

James G. Terry — 06/13/2025
Registered Land Surveyor — Date

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, Tennessee — Date

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 2858, Page 1296, Maury County Register's 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(s)- Green Trails, LLC — Date

Title (if acting for corporation or partnership)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat entitled Heritage Green Subdivision - Phase 1 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

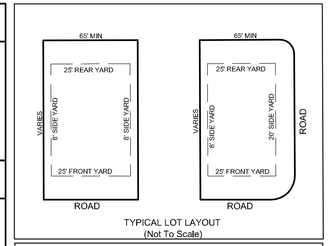
Date — Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

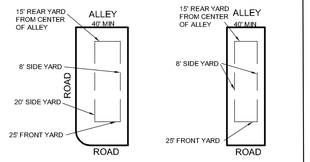
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2414, Page 695, Maury County Register's Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner(s)- Bobby Sands — Date

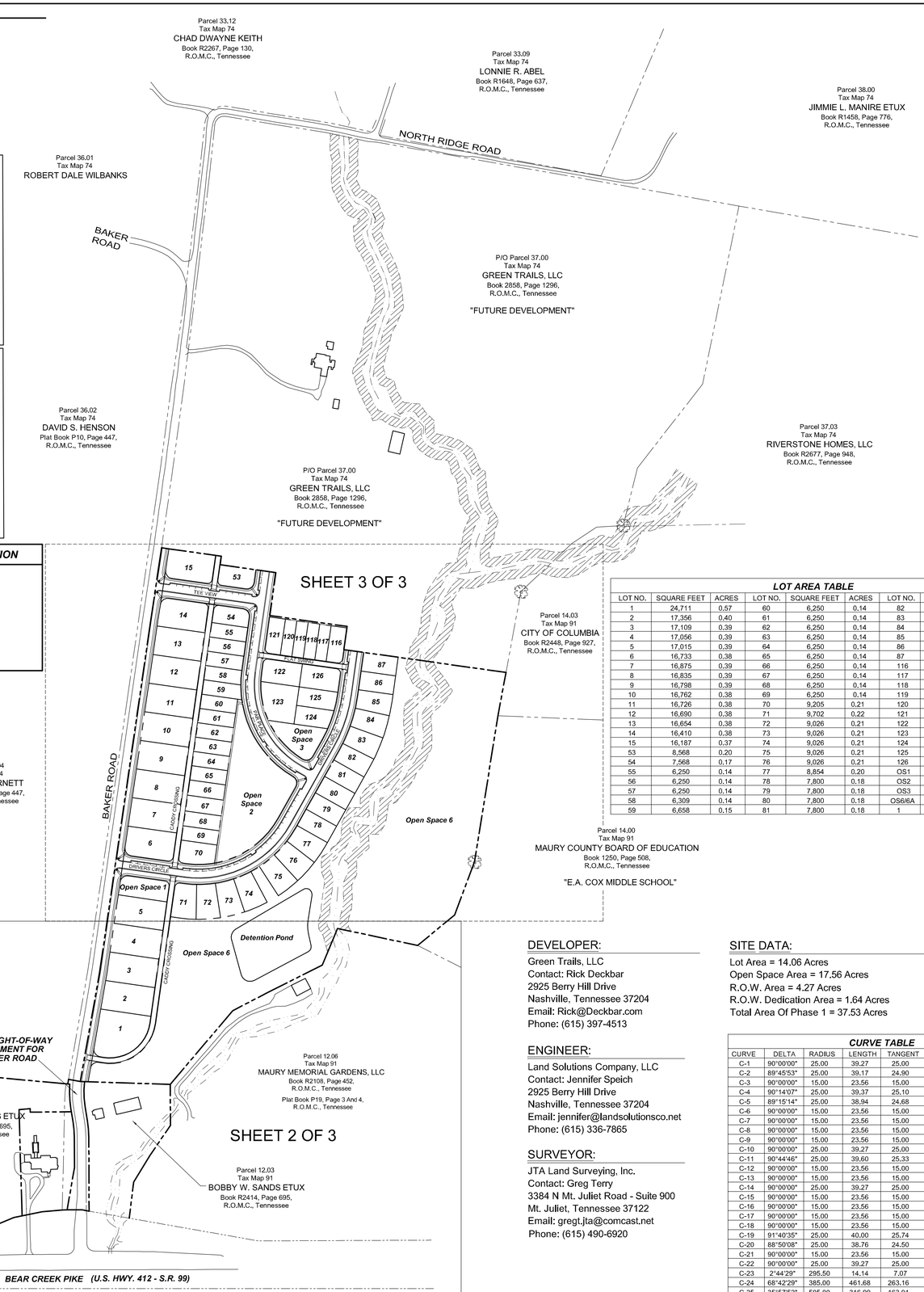
Title (if acting for corporation or partnership)



TYPICAL LOT LAYOUT
(Not To Scale)



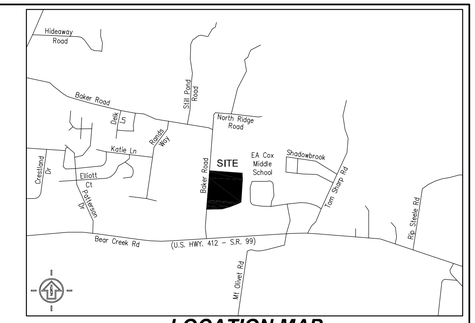
TYPICAL ALLEY LOT LAYOUT
(Not To Scale)



LEGEND:

IR(0) O	Existing Iron Rod – IR(0)
IR(N) ●	Iron Rod (New) – IR(N)
	Sanitary Manhole
	Fire Hydrant (F.H.)
	Catch Basin
	Storm Manhole
	Concrete Headwall
PUDE	Public Utility & Drainage Easement
R.O.M.C.	Registers' Office Maury County

ZONING: CD3



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 61 BUILDABLE LOTS, 4 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (37.00) ON MAURY COUNTY PROPERTY MAP 74.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC AS OF RECORD IN BOOK 2858, PAGE 1296 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN FEMA MAP NUMBER: 47119C 0190 E, PANEL NUMBER: 0190E DATED: 4/16/2007. FLOOD ZONE "A" DOES NOT DESIGNATE A BASE FLOOD ELEVATION.
6. THIS PROPERTY IS CURRENTLY ZONED: CD3.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. NO MOBILE HOMES SHALL BE PERMITTED.
11. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
12. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
13. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
14. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
15. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
16. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY HERITAGE GREEN HOMEOWNERS ASSOCIATION.
17. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
18. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK _____, PAGE _____, R.O.M.C., TN.
19. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
21. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
22. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

LOT AREA TABLE

LOT NO.	SQUARE FEET	ACRES	LOT NO.	SQUARE FEET	ACRES	LOT NO.	SQUARE FEET	ACRES
1	24,711	0.57	60	6,250	0.14	82	8,141	0.19
2	17,356	0.40	61	6,250	0.14	83	8,680	0.20
3	17,109	0.39	62	6,250	0.14	84	8,680	0.20
4	17,056	0.39	63	6,250	0.14	85	8,388	0.19
5	17,015	0.39	64	6,250	0.14	86	7,800	0.18
6	16,733	0.38	65	6,250	0.14	87	7,800	0.18
7	16,875	0.39	66	6,250	0.14	116	6,825	0.16
8	16,835	0.39	67	6,250	0.14	117	5,000	0.11
9	16,798	0.39	68	6,250	0.14	118	5,000	0.11
10	16,762	0.38	69	6,250	0.14	119	5,000	0.11
11	16,726	0.38	70	9,205	0.21	120	5,000	0.11
12	16,690	0.38	71	9,702	0.22	121	6,827	0.16
13	16,654	0.38	72	9,026	0.21	122	10,739	0.25
14	16,410	0.38	73	9,026	0.21	123	15,226	0.35
15	16,187	0.37	74	9,026	0.21	124	8,114	0.19
53	8,568	0.20	75	9,026	0.21	125	8,688	0.20
54	7,568	0.17	76	9,026	0.21	126	10,752	0.25
55	6,250	0.14	77	8,854	0.20	OS1	11,714	0.27
56	6,250	0.14	78	7,800	0.18	OS2	77,633	1.78
57	6,250	0.14	79	7,800	0.18	OS3	15,285	0.35
58	6,309	0.14	80	7,800	0.18	OS6/6A	661,604	15.19
59	6,658	0.15	81	7,800	0.18	1	24,711	0.57

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	90°00'00"	25.00	39.27	25.00	S38°15'51"E	35.36
C-2	89°45'53"	25.00	39.17	24.90	S50°02'13"W	35.28
C-3	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-4	90°14'07"	25.00	39.37	25.10	S39°57'47"E	35.43
C-5	89°15'14"	25.00	38.94	24.68	S50°17'33"W	35.12
C-6	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-7	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-8	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-9	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-10	90°00'00"	25.00	39.27	25.00	N40°04'50"W	35.36
C-11	90°44'46"	25.00	39.60	25.33	S39°42'27"E	35.58
C-12	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-13	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-14	90°00'00"	25.00	39.27	25.00	N49°55'10"E	35.36
C-15	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-16	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-17	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-18	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-19	91°40'35"	25.00	40.00	25.74	N72°02'58"E	35.87
C-20	88°50'08"	25.00	38.76	24.50	N18°12'23"W	34.99
C-21	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-22	90°00'00"	25.00	39.27	25.00	S51°44'09"W	35.36
C-23	2°44'29"	295.50	14.14	7.07	S05°21'55"W	14.14
C-24	68°42'29"	385.00	461.68	263.16	N60°33'55"E	434.51
C-25	35°57'52"	505.00	316.99	163.91	S76°56'14"W	311.81
C-26	21°17'31"	535.00	198.81	100.57	N15°33'55"E	197.67
C-27	27°41'22"	505.00	244.05	124.46	S40°03'22"W	241.68
C-28	67°01'54"	298.00	348.64	197.36	S28°35'48"E	329.09

DEVELOPER:

Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: Rick@Deckbar.com
Phone: (615) 397-4513

ENGINEER:

Land Solutions Company, LLC
Contact: Jennifer Speich
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: jennifer@landsolutionsco.net
Phone: (615) 336-7865

SURVEYOR:

JTA Land Surveying, Inc.
Contact: Greg Terry
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Email: gregt.jta@comcast.net
Phone: (615) 490-6920

SITE DATA:

Lot Area = 14.06 Acres
Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres

REVISIONS:

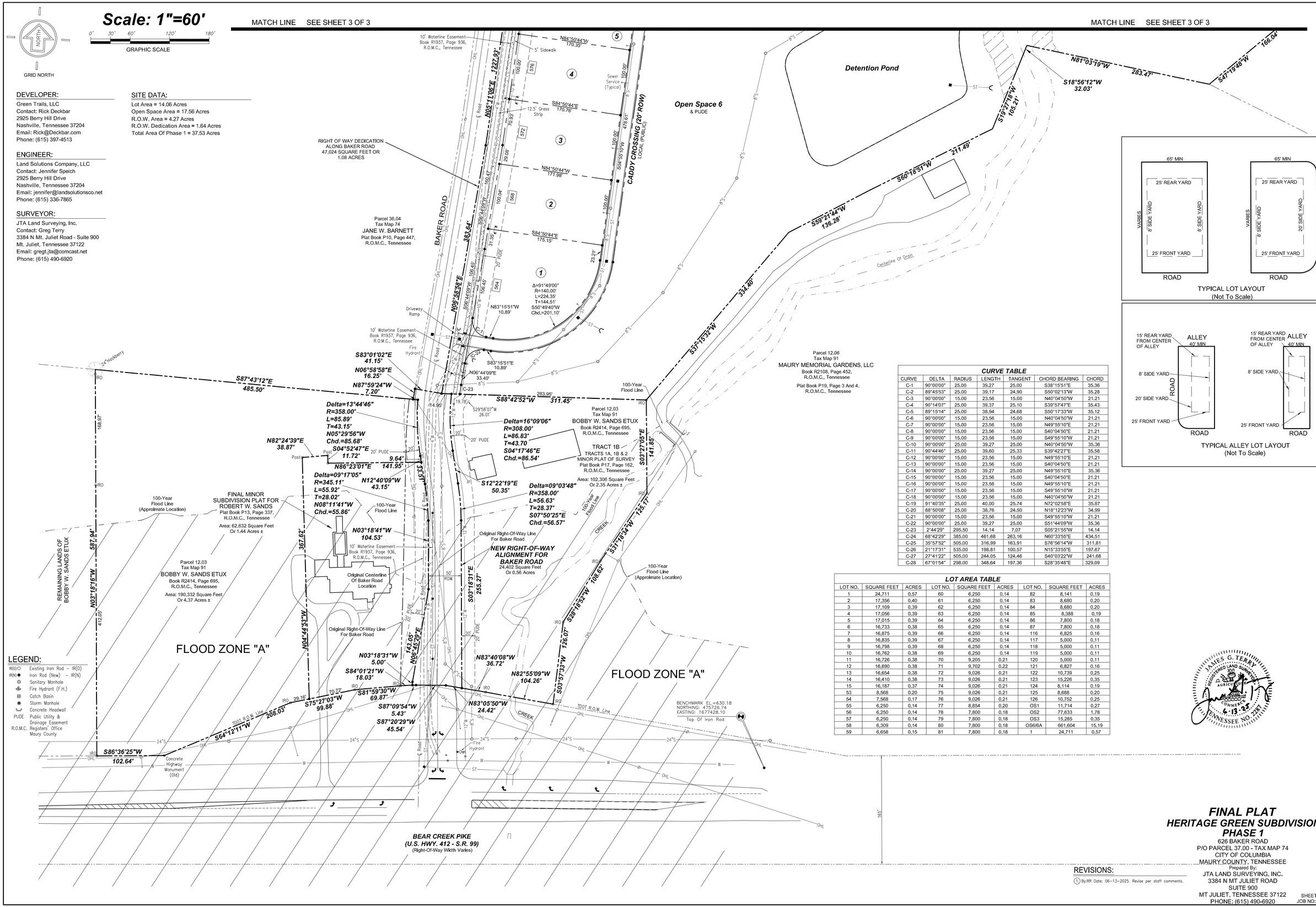
1 By:RR Date: 06–13–2025. Revise per staff comments.

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 1 OF 3
JOB NO: 2025-132


Scale: 1"=60'
0' 30' 60' 120' 180'
GRAPHIC SCALE
NORTH
GRID NORTH
MATCH LINE SEE SHEET 3 OF 3
MATCH LINE SEE SHEET 3 OF 3
DEVELOPER:
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: Rick@Deckbar.com
Phone: (615) 397-4513
ENGINEER:
Land Solutions Company, LLC
Contact: Jennifer Speich
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Contact: Greg Terry
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Phone: (615) 490-6920
SITE DATA:
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Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres
RIGHT OF WAY DEDICATION ALONG BAKER ROAD 47,024 SQUARE FEET OR 1.08 ACRES
BAKER ROAD
CADDY CROSSING (20' ROW) LOCAL (PUBLIC)
Open Space 6 & PUDE
Detention Pond
Parcel 36.04 Tax Map 74 JANE W. BARNETT Plat Book P10, Page 447, R.O.M.C., Tennessee
Parcel 12.06 Tax Map 91 MAURY MEMORIAL GARDENS, LLC Book R2108, Page 452, R.O.M.C., Tennessee Plat Book P19, Page 3 And 4, R.O.M.C., Tennessee
Parcel 12.03 Tax Map 91 BOBBY W. SANDS ETUX Book R2414, Page 695, R.O.M.C., Tennessee
TRACT 1B TRACTS 1A, 1B & 2 MINOR PLAT OF SURVEY Plat Book P17, Page 162, R.O.M.C., Tennessee Area: 102,306 Square Feet Or 2.35 Acres ±
FINAL MINOR SUBDIVISION PLAT FOR ROBERT W. SANDS Plat Book P13, Page 337, R.O.M.C., Tennessee Area: 62,632 Square Feet Or 1.44 Acres ±
Parcel 12.03 Tax Map 91 BOBBY W. SANDS ETUX Book R2414, Page 695, R.O.M.C., Tennessee Area: 190,332 Square Feet Or 4.37 Acres ±
REMAINING LANDS OF BOBBY W. SANDS ETUX
NEW RIGHT-OF-WAY ALIGNMENT FOR BAKER ROAD 24,402 Square Feet Or 0.56 Acres
Original Right-Of-Way Line For Baker Road
Original Centerline Of Baker Road Location
Original Centerline Of Drain
10' Waterline Easement Book R1937, Page 936, R.O.M.C., Tennessee
5' Sidewalk
12.5' Grass Strip
Sewer Service (Typical)
Driveway Ramp
Fire Hydrant
Concrete Highway Monument (Old)
100-Year Flood Line
100-Year Flood Line (Approimate Location)
Top Of Iron Rod
Δ=91°49'00" R=140.00' L=224.35' T=144.51' S50°49'40"W Chd.=201.10'
Delta=13°44'46" R=358.00' L=85.89' T=43.15' N05°29'56"W Chd.=85.68'
Delta=16°09'06" R=308.00' L=86.83' T=43.70 S04°17'46"E Chd.=86.54'
Delta=09°17'05" R=345.11' L=55.92' T=28.02' N08°11'41"W Chd.=55.86'
Delta=09°03'48" R=358.00' L=56.63' T=28.37' S07°50'25"E Chd.=56.57'
FLOOD ZONE "A"
FLOOD ZONE "A"
BENCHMARK EL.=630.18
NORTHING: 475726.74
EASTING: 1677428.10
Top Of Iron Rod
BEAR CREEK PIKE (U.S. HWY. 412 - S.R. 99) (Right-Of-Way Width Varies)
TDOT R.O.W. Line
CREEK
LEGEND:
IR(0)○ Existing Iron Rod – IR(O)
IR(N)● Iron Rod (New) – IR(N)
Sanitary Manhole
Fire Hydrant (F.H.)
Catch Basin
Storm Manhole
Concrete Headwall
PUDE Public Utility & Drainage Easement
R.O.M.C. Registers' Office Maury County
65' MIN
25' REAR YARD
VARIES
8' SIDE YARD
20' SIDE YARD
25' FRONT YARD
ROAD
TYPICAL LOT LAYOUT (Not To Scale)
15' REAR YARD FROM CENTER OF ALLEY
ALLEY 40' MIN
8' SIDE YARD
20' SIDE YARD
25' FRONT YARD
ROAD
TYPICAL ALLEY LOT LAYOUT (Not To Scale)
CURVE TABLE
CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD
C-1 | 90°00'00" | 25.00 | 39.27 | 25.00 | S38°15'51"E | 35.36
C-2 | 89°45'53" | 25.00 | 39.17 | 24.90 | S50°02'13"W | 35.28
C-3 | 90°00'00" | 15.00 | 23.56 | 15.00 | N40°04'50"W | 21.21
C-4 | 90°14'07" | 25.00 | 39.37 | 25.10 | S39°57'47"E | 35.43
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C-6 | 90°00'00" | 15.00 | 23.56 | 15.00 | N40°04'50"W | 21.21
C-7 | 90°00'00" | 15.00 | 23.56 | 15.00 | N49°55'10"E | 21.21
C-8 | 90°00'00" | 15.00 | 23.56 | 15.00 | S40°04'50"E | 21.21
C-9 | 90°00'00" | 15.00 | 23.56 | 15.00 | S49°55'10"W | 21.21
C-10 | 90°00'00" | 25.00 | 39.27 | 25.00 | N40°04'50"W | 35.36
C-11 | 90°44'46" | 25.00 | 39.60 | 25.33 | S39°42'27"E | 35.58
C-12 | 90°00'00" | 15.00 | 23.56 | 15.00 | N49°55'10"E | 21.21
C-13 | 90°00'00" | 15.00 | 23.56 | 15.00 | S40°04'50"E | 21.21
C-14 | 90°00'00" | 25.00 | 39.27 | 25.00 | N49°55'10"E | 35.36
C-15 | 90°00'00" | 15.00 | 23.56 | 15.00 | S40°04'50"E | 21.21
C-16 | 90°00'00" | 15.00 | 23.56 | 15.00 | N49°55'10"E | 21.21
C-17 | 90°00'00" | 15.00 | 23.56 | 15.00 | S49°55'10"W | 21.21
C-18 | 90°00'00" | 15.00 | 23.56 | 15.00 | N40°04'50"W | 21.21
C-19 | 91°40'35" | 25.00 | 40.00 | 25.74 | N72°02'58"E | 35.87
C-20 | 88°50'08" | 25.00 | 38.76 | 24.50 | N18°12'23"W | 34.99
C-21 | 90°00'00" | 15.00 | 23.56 | 15.00 | S49°55'10"W | 21.21
C-22 | 90°00'00" | 25.00 | 39.27 | 25.00 | S51°44'09"W | 35.36
C-23 | 2°44'29" | 295.50 | 14.14 | 7.07 | S05°21'55"W | 14.14
C-24 | 68°42'29" | 385.00 | 461.68 | 263.16 | N60°33'55"E | 434.51
C-25 | 35°57'52" | 505.00 | 316.99 | 163.91 | S76°56'14"W | 311.81
C-26 | 21°17'31" | 535.00 | 198.81 | 100.57 | N15°33'55"E | 197.67
C-27 | 27°41'22" | 505.00 | 244.05 | 124.46 | S40°03'22"W | 241.68
C-28 | 67°01'54" | 298.00 | 348.64 | 197.36 | S28°35'48"E | 329.09
LOT AREA TABLE
LOT NO. | SQUARE FEET | ACRES | LOT NO. | SQUARE FEET | ACRES | LOT NO. | SQUARE FEET | ACRES
1 | 24,711 | 0.57 | 60 | 6,250 | 0.14 | 82 | 8,141 | 0.19
2 | 17,356 | 0.40 | 61 | 6,250 | 0.14 | 83 | 8,680 | 0.20
3 | 17,109 | 0.39 | 62 | 6,250 | 0.14 | 84 | 8,680 | 0.20
4 | 17,056 | 0.39 | 63 | 6,250 | 0.14 | 85 | 8,388 | 0.19
5 | 17,015 | 0.39 | 64 | 6,250 | 0.14 | 86 | 7,800 | 0.18
6 | 16,733 | 0.38 | 65 | 6,250 | 0.14 | 87 | 7,800 | 0.18
7 | 16,875 | 0.39 | 66 | 6,250 | 0.14 | 116 | 6,825 | 0.16
8 | 16,835 | 0.39 | 67 | 6,250 | 0.14 | 117 | 5,000 | 0.11
9 | 16,798 | 0.39 | 68 | 6,250 | 0.14 | 118 | 5,000 | 0.11
10 | 16,762 | 0.38 | 69 | 6,250 | 0.14 | 119 | 5,000 | 0.11
11 | 16,726 | 0.38 | 70 | 9,205 | 0.21 | 120 | 5,000 | 0.11
12 | 16,690 | 0.38 | 71 | 9,702 | 0.22 | 121 | 6,827 | 0.16
13 | 16,654 | 0.38 | 72 | 9,026 | 0.21 | 122 | 10,739 | 0.25
14 | 16,410 | 0.38 | 73 | 9,026 | 0.21 | 123 | 15,226 | 0.35
15 | 16,187 | 0.37 | 74 | 9,026 | 0.21 | 124 | 8,114 | 0.19
53 | 8,568 | 0.20 | 75 | 9,026 | 0.21 | 125 | 8,688 | 0.20
54 | 7,568 | 0.17 | 76 | 9,026 | 0.21 | 126 | 10,752 | 0.25
55 | 6,250 | 0.14 | 77 | 8,854 | 0.20 | OS1 | 11,714 | 0.27
56 | 6,250 | 0.14 | 78 | 7,800 | 0.18 | OS2 | 77,633 | 1.78
57 | 6,250 | 0.14 | 79 | 7,800 | 0.18 | OS3 | 15,285 | 0.35
58 | 6,309 | 0.14 | 80 | 7,800 | 0.18 | OS6/6A | 661,604 | 15.19
59 | 6,658 | 0.15 | 81 | 7,800 | 0.18 | 1 | 24,711 | 0.57
JAMES G. TERRY REGISTERED LAND SURVEYOR TENNESSEE NO. 2381 4-13-25
FINAL PLAT
HERITAGE GREEN SUBDIVISION
PHASE 1
626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920
REVISIONS:
1 By:RR Date: 06-13-2025. Revise per staff comments.
SHEET 2 OF 3
JOB NO: 2025-132

Scale: 1"=60'

NORTH

GRAPHIC SCALE 0' 30' 60' 120' 180'

GRID NORTH

LOT AREA TABLE

LOT NO.	SQUARE FEET	ACRES
1	24,711	0.57
2	17,356	0.40
3	17,109	0.39
4	17,056	0.39
5	17,015	0.39
6	16,733	0.38
7	16,875	0.39
8	16,835	0.39
9	16,798	0.39
10	16,762	0.38
11	16,726	0.38
12	16,690	0.38
13	16,654	0.38
14	16,410	0.38
15	16,187	0.37
53	8,568	0.20
54	7,568	0.17
55	6,250	0.14
56	6,250	0.14
57	6,250	0.14
58	6,309	0.14
59	6,658	0.15
60	6,250	0.14
61	6,250	0.14
62	6,250	0.14
63	6,250	0.14
64	6,250	0.14
65	6,250	0.14
66	6,250	0.14
67	6,250	0.14
68	6,250	0.14
69	6,250	0.14
70	9,205	0.21
71	9,702	0.22
72	9,026	0.21
73	9,026	0.21
74	9,026	0.21
75	9,026	0.21
76	9,026	0.21
77	8,854	0.20
78	7,800	0.18
79	7,800	0.18
80	7,800	0.18
81	7,800	0.18
82	8,141	0.19
83	8,680	0.20
84	8,680	0.20
85	8,388	0.19
86	7,800	0.18
87	7,800	0.18
116	6,825	0.16
117	5,000	0.11
118	5,000	0.11
119	5,000	0.11
120	5,000	0.11
121	6,827	0.16
122	10,739	0.25
123	15,226	0.35
124	8,114	0.19
125	8,688	0.20
126	10,752	0.25
OS1	11,714	0.27
OS2	77,633	1.78
OS3	15,285	0.35
OS6	661,604	15.19

RIGHT OF WAY DEDICATION
ALONG BAKER ROAD
47,024 SQUARE FEET OR
1.08 ACRES

DEVELOPER:

Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: Rick@Deckbar.com
Phone: (615) 397-4513

ENGINEER:

Land Solutions Company, LLC
Contact: Jennifer Speich
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: jennifer@landsolutionsco.net
Phone: (615) 336-7865

SURVEYOR:

JTA Land Surveying, Inc.
Contact: Greg Terry
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Email: gregt.jta@comcast.net
Phone: (615) 490-6920

SITE DATA:

Lot Area = 14.06 Acres
Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres

P/O Parcel 37.00
Tax Map 74
GREEN TRAILS, LLC
Book 2858, Page 1296,
R.O.M.C., Tennessee

"Future Development"

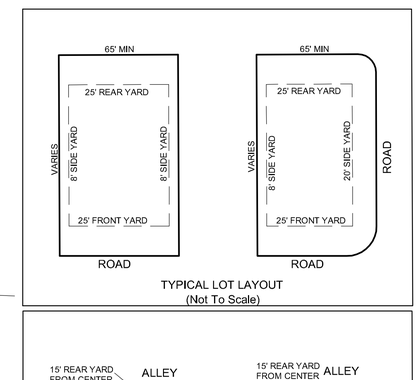
Parcel 14.03
Tax Map 91
CITY OF COLUMBIA
Book R2448, Page 927,
R.O.M.C., Tennessee

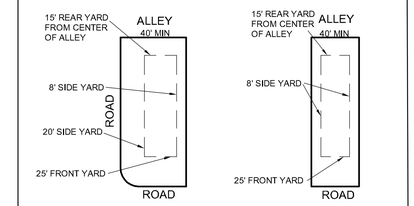
Parcel 36.04
Tax Map 74
JANE W. BARNETT
Plat Book P10, Page 447,
R.O.M.C., Tennessee

Parcel 14.00
Tax Map 91
MAURY COUNTY BOARD OF EDUCATION
Book 1250, Page 508,
R.O.M.C., Tennessee

"E.A. COX MIDDLE SCHOOL"

JAMES G. TERRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
6-13-25
TENNESSEE NO. 2297





CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	90°00'00"	25.00	39.27	25.00	S38°15'51"E	35.36
C-2	89°45'53"	25.00	39.17	24.90	S50°02'13"W	35.28
C-3	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-4	90°14'07"	25.00	39.37	25.10	S39°57'47"E	35.43
C-5	89°15'14"	25.00	38.94	24.68	S50°17'33"W	35.12
C-6	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-7	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-8	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-9	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-10	90°00'00"	25.00	39.27	25.00	N40°04'50"W	35.36
C-11	90°44'46"	25.00	39.60	25.33	S39°42'27"E	35.58
C-12	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-13	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-14	90°00'00"	25.00	39.27	25.00	N49°55'10"E	35.36
C-15	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-16	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-17	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-18	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-19	91°40'35"	25.00	40.00	25.74	N72°02'58"E	35.87
C-20	88°50'08"	25.00	38.76	24.50	N18°12'23"W	34.99
C-21	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-22	90°00'00"	25.00	39.27	25.00	S51°44'09"W	35.36
C-23	2°44'29"	295.50	14.14	7.07	S05°21'55"W	14.14
C-24	68°42'29"	385.00	461.68	263.16	N60°33'55"E	434.51
C-25	35°57'52"	505.00	316.99	163.91	S76°56'14"W	311.81
C-26	21°17'31"	535.00	198.81	100.57	N15°33'55"E	197.67
C-27	27°41'22"	505.00	244.05	124.46	S40°03'22"W	241.68
C-28	67°01'54"	298.00	348.64	197.36	S28°35'48"E	329.09

LEGEND:

- IR(0)○ Existing Iron Rod – IR(0)
- IR(N)● Iron Rod (New) – IR(N)
- Sanitary Manhole
- Fire Hydrant (F.H.)
- Catch Basin
- Storm Manhole
- Concrete Headwall
- PUDE Public Utility & Drainage Easement
- R.O.M.C. Registers' Office Maury County

REVISIONS:

1 By:RR Date: 06-13-2025. Revise per staff comments.

FINAL PLAT
HERITAGE GREEN SUBDIVISION
PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 3 OF 3
JOB NO: 2025-132

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 2 OF 3

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

25th day of APRIL, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Green Trails LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM and referred to as Heritage Green Phase 1 (hereinafter the "PROJECT"); and,

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

14th day of December, 2022,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

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

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

B4.2 As-Built Drawings and Post-Completion Items

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

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

PROJECT	
Completed by the Developer	*Completed by the City*
Green Trails LLC DEVELOPER NAME	
Rick Deckbar AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
April 25th 2025 DATE	DATE
2925 Berry Hill Dr STREET	
Nashville, TN 37204 CITY, STATE, ZIP	
615-397-4513 PHONE	
rick@deckbar.com EMAIL	
Attest	*Attest*
Mandy A. Allen ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
4/25/2025 DATE	DATE

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	626 Baker Rd		
	TAX MAP: 74	GROUP:	PARCEL: 37.00
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat for Heritage Green Phase 1. 61 lots and associated R.O.W. 37.53 Acres		

DATE OF PRE-APPLICATION CONFERENCE	n/a	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ Other: **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) ☑ Total Number of Lots/Residential Units ☐ Square Footage of Non-Residential Floor Space n/a ☑ Total acreage 37.53 Acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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 will go to the Applicant's email that is provided.

NAME	Lynn Ealey	PHONE	615-969-9202
ADDRESS	2925 Berry Hill Dr Nashville 37204	EMAIL	Lynn@landsolutionsco.net

PROPERTY OWNER NAME	Green Trails LLC	PHONE	Same
ADDRESS	Same	EMAIL	Same

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.

Lynn Ealey		4/21/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Rick Jackson		4/21/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

VICINITY MAP - NOT TO SCALE

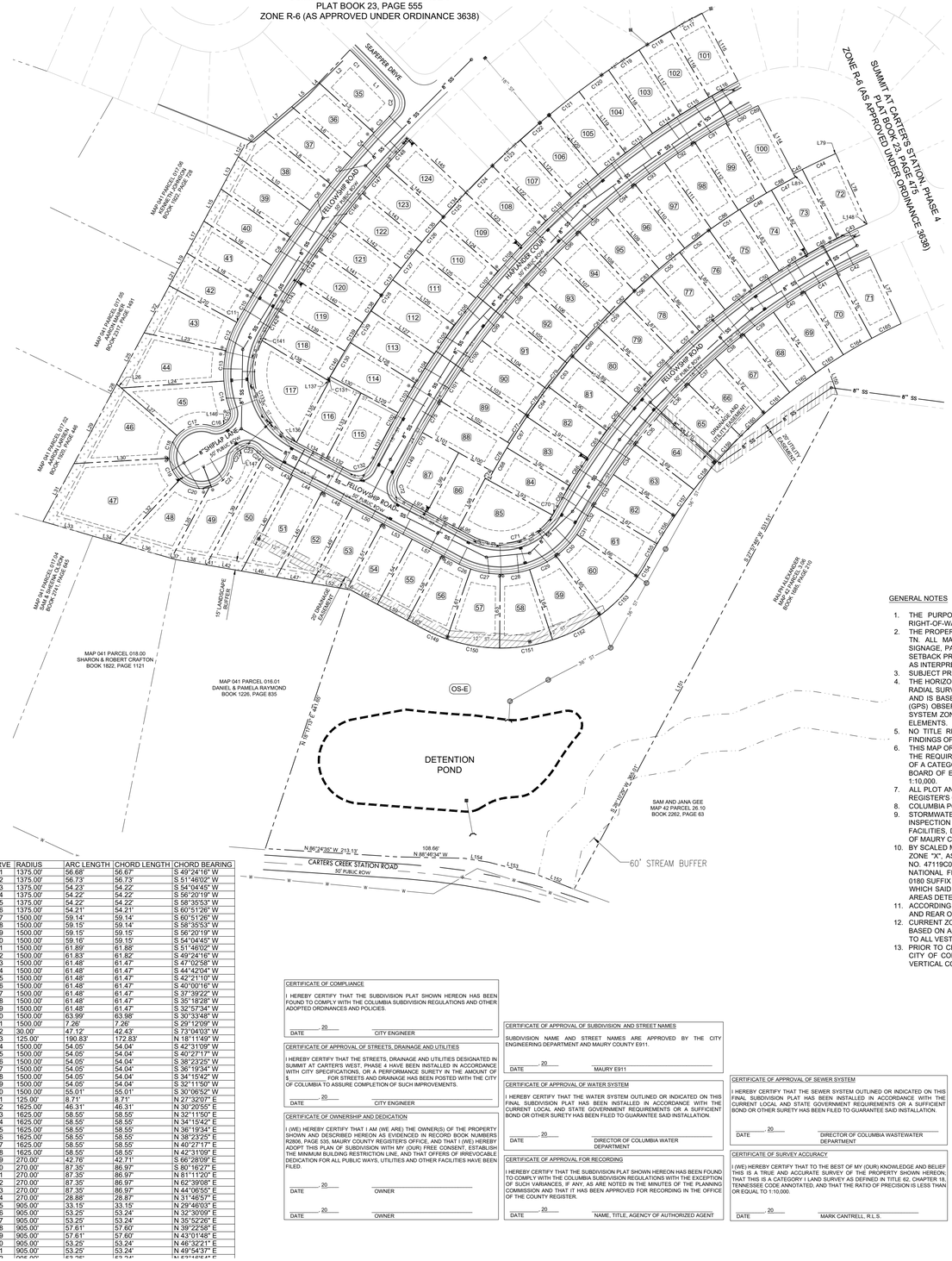
SITE DATA	
CURRENT ZONING:	R6
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	7.5'
TOTAL PHASE AREA:	25.46 ACRES
OPEN SPACE:	6.27 ACRES
NEW ROW:	3.36 ACRES

LOT	ACRES	SQ. FT.
35	0.19	8270.0
36	0.16	6988.9
37	0.17	7519.1
38	0.19	8133.9
39	0.18	7971.1
40	0.17	7555.6
41	0.17	7255.5
42	0.16	7154.9
43	0.20	8653.2
44	0.25	10946.4
45	0.22	9578.2
46	0.27	11899.7
47	0.45	19630.6
48	0.19	8377.9
49	0.24	10288.9
50	0.23	10211.0
51	0.21	9179.8
52	0.19	8184.5
53	0.17	7189.3
54	0.15	6597.5
55	0.15	6600.0
56	0.17	7360.1
57	0.19	8152.9
58	0.19	8152.9
59	0.19	8152.9
60	0.19	8152.9
61	0.16	6937.6
62	0.16	6813.6
63	0.16	6813.6
64	0.17	7371.1
65	0.17	7371.1
66	0.16	6813.6
67	0.16	6813.6
68	0.16	6813.6
69	0.16	6813.6
70	0.16	6813.6
71	0.16	6813.6
72	0.16	7133.8
73	0.16	6875.6
74	0.16	6781.1
75	0.16	6781.1
76	0.16	6781.1
77	0.16	6781.1
78	0.16	6781.1
79	0.16	6781.1
80	0.16	7095.1

LOT	ACRES	SQ. FT.
81	0.16	7089.3
82	0.16	6776.1
83	0.16	6776.1
84	0.16	6870.1
85	0.21	9351.2
86	0.15	6324.4
87	0.17	7209.8
88	0.17	7384.4
89	0.17	7383.8
90	0.17	7383.8
91	0.17	7383.8
92	0.17	7383.8
93	0.17	7383.8
94	0.17	7383.8
95	0.17	7383.8
96	0.17	7383.8
97	0.17	7383.8
98	0.17	7383.8
99	0.17	7383.8
100	0.17	7378.7
101	0.16	7084.9
102	0.16	7085.5
103	0.16	7086.1
104	0.16	7086.5
105	0.17	7413.6
106	0.17	7406.5
107	0.17	7364.7
108	0.17	7364.7
109	0.17	7364.7
110	0.17	7364.7
111	0.17	7364.7
112	0.17	7364.7
113	0.17	7364.7
114	0.17	7491.7
115	0.18	7911.4
116	0.15	6616.1
117	0.26	11387.1
118	0.16	6875.6
119	0.16	7037.1
120	0.16	7037.1
121	0.16	7037.1
122	0.16	7037.1
123	0.16	7037.1
124	0.16	7037.1

LOT	ACRES	SQ. FT.
OS-E	6.27	273180.9

SUMMIT AT CARTER'S WEST, PHASE 3
PLAT BOOK 23, PAGE 555
ZONE R-6 (AS APPROVED UNDER ORDINANCE 3638)


SEARSPEED DRIVE
FELLOWSHIP ROAD
50' WIDE ROW
HARVESTER COURT
FELLOWSHIP ROAD
50' WIDE ROW
SHIPLAP LANE
FELLOWSHIP ROAD
50' WIDE ROW
CARTERS CREEK STATION ROAD
50' PUBLIC ROW
SUMMIT AT CARTER'S STATION PHASE 4
PLAT BOOK 23, PAGE 475
ZONE R-6 (AS APPROVED UNDER ORDINANCE 3638)
MAP 041 PARCEL 017.00
SHARON & ROBERT CRAFTON
BOOK 1822, PAGE 1121
MAP 041 PARCEL 016.01
DANIEL & PAMELA RAYMOND
BOOK 1226, PAGE 835
MAP 041 PARCEL 017.02
MARK & BRENDA HOLT
BOOK 2317, PAGE 1491
MAP 041 PARCEL 017.01
MARK & BRENDA HOLT
BOOK 1933, PAGE 446
MAP 041 PARCEL 017.04
MARK & BRENDA HOLT
BOOK 2317, PAGE 1485
MAP 041 PARCEL 018.00
SHARON & ROBERT CRAFTON
BOOK 1822, PAGE 1121
MAP 041 PARCEL 016.01
DANIEL & PAMELA RAYMOND
BOOK 1226, PAGE 835
PALM ASSEMBLY
MAP 42 PARCEL 10.00
BOOK 2062, PAGE 310
SAM AND JANA GEE
MAP 42 PARCEL 26.10
BOOK 2262, PAGE 63
15' LANDSCAPE BUFFER
20' DRAINAGE EASEMENT
20' UTILITY EASEMENT
DETENTION POND
OS-E
60' STREAM BUFFER
N 87°17'55" E 451.05'
N 87°17'55" E 451.05'
N 87°17'55" E 451.05'

DOCUMENT PREPARED BY:

Name: Alexander Mollica
Company Crunk Engineering

Address: 7112 Crossroads Blvd.
Brentwood, TN 37027

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 041, Parcel 15.50
Project Name: Summit at Carter's Station - Phase 4

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this 16th day of June, 2025, by and between Pulte Group hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name CHRISTOPHER K. LEAVITT

Title VP LAND PLANNING + DEVELOPMENT

Signature

Owner PULTE GROUP

Address 100 WESTWOOD PLACE, SUITE 100

City, State ZIP BRENTWOOD TN 37027

STATE OF Tennessee
COUNTY OF Williamson

Before me, Farrah Burgett of the state and county mentioned, personally appeared Christopher K. Leavitt, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 16 day of June, 20 25.

FarrahBurgett
Notary Public

FARRAH BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 4/10/2027

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

Post Construction Long Term Maintenance Plan

Project Name: Summit at Carter's Station North – Phase 4

Columbia, TN

June 16, 2025

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped. The majority of this stormwater in Phase 4 will be conveyed to a detention pond at the south end of the site.

- 2,859 feet of grass lined open channel.
- 1,909 feet of storm pipe under 24", 1,238 feet of 30"/36" storm pipe, and 48 storm structures.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized, and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

Maintenance Procedures

1. **STORMWATER DETENTION PONDS**
   - **a.** The outlet structures shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
   - **b.** Check banks and bottom surface of basins for erosion and correct as necessary.
   - **c.** Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitos.
   - **d.** This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
   - **e.** Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
   - **f.** Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
   - **g.** Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
   - **h.** Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.
2. **1,909 feet of storm pipe under 24", 1,238 feet of 30"/36" storm pipe, and 48 storm structures.**
   - a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

NOTES:

1. GRADING TO MATCH ENGINEERS (1V:3H) AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO IDENTIFY THE LOCATION OF KARST FEATURES. ANY KARST FEATURES DISCOVERED WILL BE REMEDIATED AS NECESSARY.

0 50 100 150 300
GRAPHIC SCALE

N

C6.0
OVERALL GRADING & DRAINAGE PLAN

07/12/23
21027

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

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

MATCH LINE
SEE PHASE 1
SEE SHEET C6.2
MATCH LINE
SEE SHEET C6.3
MATCH LINE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
RETAINING WALL TO REMAIN OUTSIDE OF 15 FT LANDSCAPE BUFFER
BELLOWSHIP ROAD
KINGSTAR COVE
CLEVEDON LANE
N 50°49'20" W 423.22'
N 23°41'53" E 295.87'
220.92'
225.96'
A = 1.87 ACRE
0.30 ACRE
0.43 ACRE
0.10 ACRE
0.23 ACRE
0.49 ACRE
0.42 ACRE
0.47 ACRE
0.47 ACRE
0.47

GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	CB.1 - 3
G2	SINGLE CATCH BASIN	CB.1 - 4
G3	JUNCTION BOX	CB.1 - 2
G4	CONCRETE HEADWALL	CB.1 - 6
G5	RIPRAP OUTLET	CB.2 - 3
G6	SOUTH POND OUTLET STRUCTURE	CB.2 - 1
G7	12" NYOPLAST DRAIN	-
G8	PRECAST HEADWALL WITH ENERGY DISSIPATORS	CB.2 - 2

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

GRAPHIC SCALE: 0 10 20 30 40 50 100

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

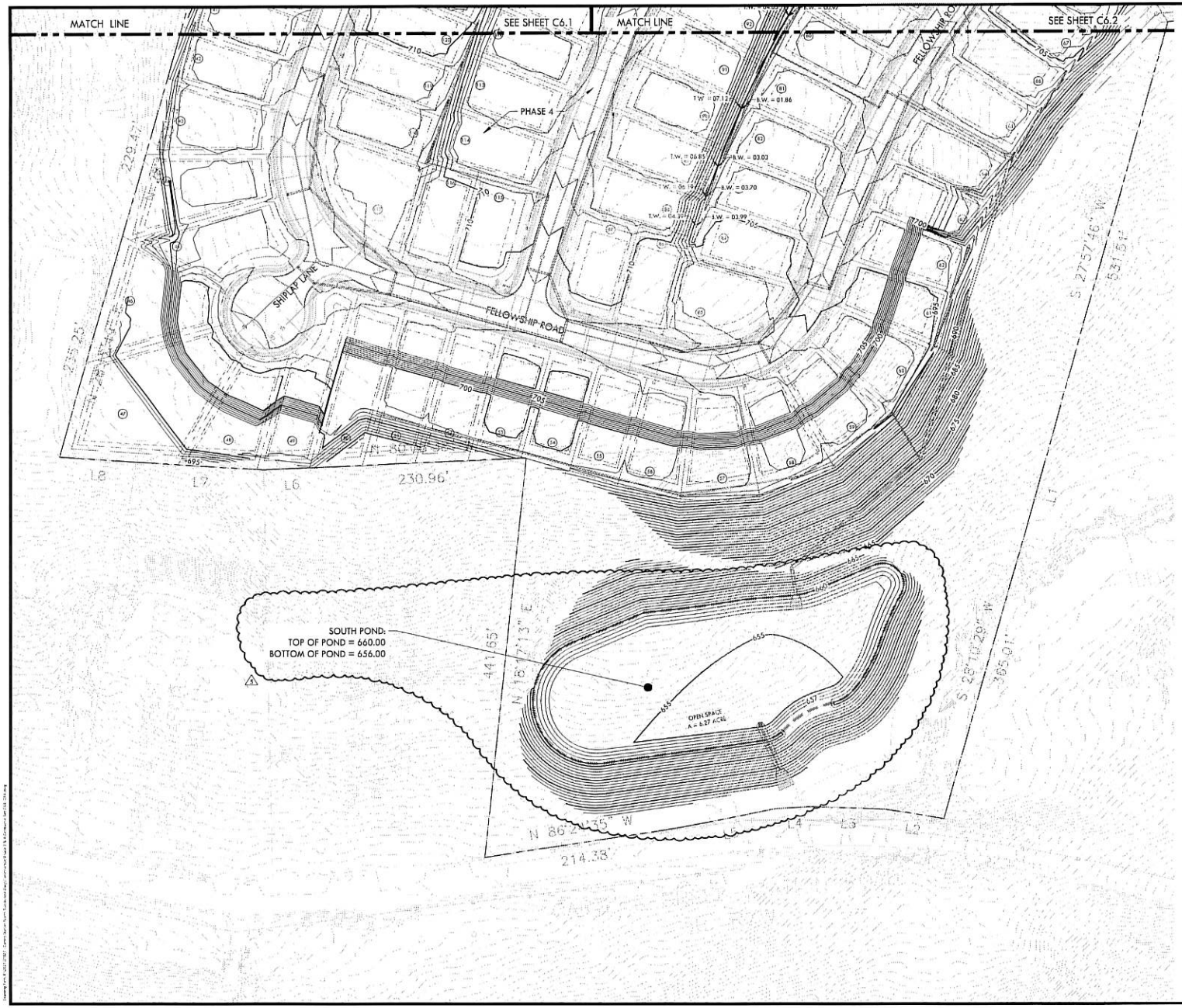
CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

C6.2
GRADING PLAN

07/12/23
21027

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



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	RIPRAP OUTLET	C8.2 - 3
G6	SOUTH POND OUTLET STRUCTURE	C8.2 - 1
G7	12" NYOPLAST DRAIN	-
G8	PRECAST HEADWALL WITH ENERGY DISSIPATORS	C8.2 - 2

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 60 100
GRAPHIC SCALE

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

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS	
No.	DATE
1	10/11/23
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24

07/12/23 21027

C6.3
GRADING PLAN

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

07/12/23
21027

C6.4
DRAINAGE PLAN

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

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

GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	RIPRAP OUTLET	C8.2 - 3
G6	SOUTH POND OUTLET STRUCTURE	C8.2 - 1
G7	17" NYOPLAST DRAIN	-
G8	PRECAST HEADWALL WITH ENERGY DISSIPATORS	C8.2 - 2

NOTES:
1. REFER TO SHEET C1.0 FOR NOTES

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- +55.10 PROPOSED SPOT ELEVATION
- A1 STORM STRUCTURE LABEL
- ST STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

N

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

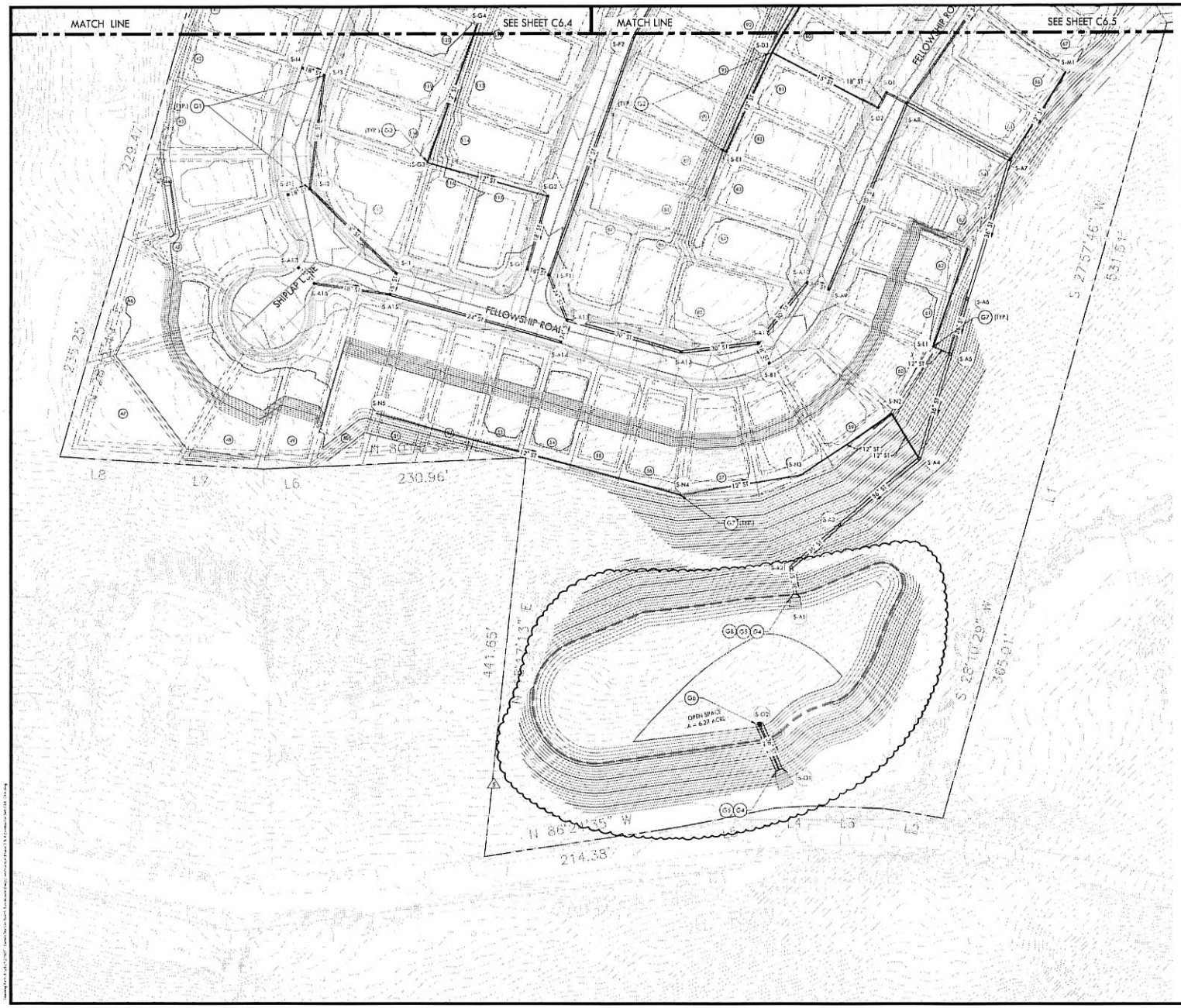
SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

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

C6.5
DRAINAGE PLAN

07/12/23
21027



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	RIPRAP OUTLET	C8.2 - 3
G6	SOUTH POND OUTLET STRUCTURE	C8.2 - 1
G7	12" NYOPLAST DRAIN	-
G8	PRECAST HEADWALL WITH ENERGY DISSIPATORS	C8.2 - 2

NOTES:
1. REFER TO SHEET C7.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS		
No.		DATE
1		10/11/23
2		11/17/23
3		01/18/24
4		03/01/24
5		04/12/24

07/12/23 21027

C6.6
DRAINAGE PLAN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BY-D5	667.23	12" HDPE (IN): 660.00 12" HDPE (IN): 660.00	12" NYLOPLAST
BY-D6	676.09	12" HDPE (IN): 667.60 12" HDPE (IN): 667.60	12" NYLOPLAST
BY-D7	683.59	12" HDPE (IN): 674.50 12" HDPE (IN): 674.50	12" NYLOPLAST
BY-D8	690.36	12" HDPE (IN): 682.00	12" NYLOPLAST
BY-E1	681.32	18" ADS (IN): 678.00	CONCRETE HEADWALL
BY-E2	682.35	18" ADS (IN): 678.50 18" ADS (IN): 678.40	SINGLE CURB INLET
BY-E3	682.35	18" ADS (IN): 678.90 18" ADS (IN): 679.00 18" ADS (IN): 679.80	SINGLE CURB INLET
BY-E4	683.67	18" ADS (IN): 679.30 18" ADS (IN): 679.20	SINGLE CATCH BASIN
BY-E5	686.23	18" ADS (IN): 683.00 18" ADS (IN): 682.60 18" ADS (IN): 682.50	SINGLE CURB INLET
BY-E6	686.23	12" HDPE (IN): 683.10 18" ADS (IN): 683.00	SINGLE CURB INLET
BY-E7	691.25	12" HDPE (IN): 688.00	12" NYLOPLAST
BY-F1	684.93	18" ADS (IN): 681.20 18" ADS (IN): 681.10	SINGLE CURB INLET
BY-F2	684.93	18" ADS (IN): 681.50	SINGLE CURB INLET
BY-G1	688.62	18" ADS (IN): 684.90 18" ADS (IN): 684.80	SINGLE CURB INLET
BY-G2	702.37	18" ADS (IN): 698.10 18" ADS (IN): 698.00	SINGLE CURB INLET
BY-G3	702.37	18" ADS (IN): 699.00	SINGLE CURB INLET
BY-H1	658.20	12" HDPE (IN): 649.40	12" NYLOPLAST
N-H6	666.72	18" ADS (IN): 663.10 18" ADS (IN): 663.10 18" ADS (IN): 663.00	SINGLE CURB INLET
N-H7	683.19	18" ADS (IN): 679.10 18" ADS (IN): 679.10 18" ADS (IN): 679.00	SINGLE CURB INLET
N-H8	697.58	18" ADS (IN): 693.80 18" ADS (IN): 693.70	SINGLE CURB INLET
N-H9	697.58	18" ADS (IN): 694.40 18" ADS (IN): 694.30	SINGLE CURB INLET
N-H10	700.79	18" ADS (IN): 695.50 18" ADS (IN): 695.40	SINGLE CURB INLET
N-H11	700.82	18" ADS (IN): 696.00 18" ADS (IN): 695.90	SINGLE CURB INLET
N-H12	706.54	18" ADS (IN): 702.10 12" HDPE (IN): 697.20 18" ADS (IN): 697.10	SINGLE CURB INLET
N-H13	717.24	18" ADS (IN): 713.50 18" ADS (IN): 713.40 18" ADS (IN): 713.40	SINGLE CURB INLET
N-H14	717.24	18" ADS (IN): 714.00	SINGLE CURB INLET
N-M1	714.02	12" HDPE (IN): 711.30 12" HDPE (IN): 711.30	12" NYLOPLAST
N-M2	718.01	12" HDPE (IN): 715.80	12" NYLOPLAST
N-O1	666.74	18" ADS (IN): 663.50	SINGLE CURB INLET
N-R1	683.19	18" ADS (IN): 679.50	SINGLE CURB INLET
N-S1	703.87	12" HDPE (IN): 698.80 12" HDPE (IN): 698.80	12" NYLOPLAST
N-S2	701.34	12" HDPE (IN): 699.20 12" HDPE (IN): 699.20 12" HDPE (IN): 699.20	12" NYLOPLAST
N-S3	703.07	12" HDPE (IN): 701.00	12" NYLOPLAST
N-X1	726.80	18" ADS (IN): 722.50 18" ADS (IN): 722.40	SINGLE CURB INLET
N-X2	728.70	18" ADS (IN): 723.50 18" ADS (IN): 723.50 18" ADS (IN): 723.40	SINGLE CURB INLET
N-X3	729.40	18" ADS (IN): 724.30 18" ADS (IN): 724.20	SINGLE CURB INLET
N-X4	729.14	18" ADS (IN): 725.10	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
N-Y1	728.31	18" ADS (IN): 723.00	SINGLE CURB INLET
S-A1	664.33	36" ADS (IN): 655.99	CONCRETE HEADWALL
S-A2	669.40	36" ADS (IN): 661.50 36" ADS (IN): 657.80	JUNCTION MANHOLE
S-A3	675.63	36" ADS (IN): 664.40 36" ADS (IN): 664.30	JUNCTION MANHOLE
S-A4	677.66	36" ADS (IN): 672.90 12" ADS (IN): 674.00 36" ADS (IN): 671.40	JUNCTION MANHOLE
S-A5	689.15	36" ADS (IN): 683.00 12" HDPE (IN): 686.00 36" ADS (IN): 678.50	JUNCTION MANHOLE
S-A6	688.86	36" ADS (IN): 683.90 36" ADS (IN): 683.91	JUNCTION MANHOLE
S-A7	699.72	12" HDPE (IN): 697.00 36" ADS (IN): 694.00 36" ADS (IN): 690.00	SINGLE CATCH BASIN
S-A8	700.16	18" ADS (IN): 695.30 18" ADS (IN): 695.50 30" ADS (IN): 694.75 36" ADS (IN): 694.65	SINGLE CURB INLET
S-A9	703.98	30" ADS (IN): 696.00 30" ADS (IN): 695.90	SINGLE CURB INLET
S-A10	703.98	30" ADS (IN): 696.30 30" ADS (IN): 696.20	SINGLE CURB INLET
S-A11	705.98	30" ADS (IN): 696.85 18" ADS (IN): 702.60 30" ADS (IN): 696.75	SINGLE CURB INLET
S-A12	707.59	30" ADS (IN): 697.45 30" ADS (IN): 697.35	SINGLE CURB INLET
S-A13	708.52	24" ADS (IN): 698.25 24" ADS (IN): 698.30 30" ADS (IN): 698.20	SINGLE CURB INLET
S-A14	708.52	24" ADS (IN): 698.55 24" ADS (IN): 698.45	SINGLE CURB INLET
S-A15	707.20	18" ADS (IN): 702.55 18" ADS (IN): 700.30 24" ADS (IN): 700.20	SINGLE CURB INLET
S-A16	706.48	18" ADS (IN): 703.25 18" ADS (IN): 703.15	SINGLE CURB INLET
S-A17	706.22	18" ADS (IN): 703.40	SINGLE CURB INLET
S-B1	705.98	18" ADS (IN): 702.90	SINGLE CURB INLET
S-C1	709.75	18" ADS (IN): 705.80 18" ADS (IN): 705.70	SINGLE CURB INLET
S-C2	709.75	18" ADS (IN): 706.10	SINGLE CURB INLET
S-D1	700.10	18" ADS (IN): 695.90 18" ADS (IN): 695.80	SINGLE CURB INLET
S-D2	700.16	15" HDPE (IN): 696.25 18" ADS (IN): 696.15	SINGLE CURB INLET
S-D3	699.93	12" HDPE (IN): 697.40 12" HDPE (IN): 697.40 15" HDPE (IN): 697.40	12" NYLOPLAST
S-D4	702.09	12" HDPE (IN): 699.75 12" HDPE (IN): 699.75	12" NYLOPLAST
S-D5	709.52	12" HDPE (IN): 707.00	12" NYLOPLAST
S-E1	701.79	12" HDPE (IN): 699.50	12" NYLOPLAST
S-F1	709.01	24" ADS (IN): 698.60 18" ADS (IN): 700.20 24" ADS (IN): 698.50	SINGLE CURB INLET
S-F2	712.19	24" ADS (IN): 699.83 24" ADS (IN): 699.75	SINGLE CURB INLET
S-F3	709.17	24" ADS (IN): 700.70 24" ADS (IN): 700.60	SINGLE CURB INLET
S-F4	709.17	24" ADS (IN): 700.90 24" ADS (IN): 700.80	SINGLE CURB INLET
S-F5	712.16	24" ADS (IN): 701.50 24" ADS (IN): 701.40	SINGLE CURB INLET
S-F6	705.43	24" ADS (IN): 702.13 24" ADS (IN): 702.03	SINGLE CATCH BASIN
S-F7	705.97	12" HDPE (IN): 702.45 18" ADS (IN): 702.35 24" ADS (IN): 702.25	SINGLE CATCH BASIN
S-F8	706.37	18" ADS (IN): 703.15 18" ADS (IN): 703.05	SINGLE CURB INLET
S-F9	706.37	18" ADS (IN): 703.30	SINGLE CURB INLET
S-G1	709.01	18" ADS (IN): 700.70 18" ADS (IN): 700.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
S-G2	710.51	12" HDPE (IN): 701.60 18" ADS (IN): 701.50	SINGLE CURB INLET
S-G3	705.61	12" HDPE (IN): 703.10 12" HDPE (IN): 703.10	12" NYLOPLAST
S-G4	708.94	12" HDPE (IN): 706.40	12" NYLOPLAST
S-I1	707.20	18" ADS (IN): 700.60 18" ADS (IN): 700.50	SINGLE CURB INLET
S-I2	705.03	18" ADS (IN): 701.70 18" ADS (IN): 701.80 18" ADS (IN): 701.70	SINGLE CURB INLET
S-I3	707.00	18" ADS (IN): 703.50 18" ADS (IN): 703.40	SINGLE CURB INLET
S-I4	707.00	18" ADS (IN): 703.80	SINGLE CURB INLET
S-J1	705.03	18" ADS (IN): 702.00	SINGLE CURB INLET
S-K1	708.86	12" HDPE (IN): 706.30 12" HDPE (IN): 706.30	12" NYLOPLAST
S-K2	710.90	12" HDPE (IN): 708.40	12" NYLOPLAST
S-L1	693.90	12" HDPE (IN): 687.80 12" HDPE (IN): 687.50	12" NYLOPLAST
S-L2	691.67	12" HDPE (IN): 689.00	12" NYLOPLAST
S-M1	702.93	12" HDPE (IN): 700.60	12" NYLOPLAST
S-N2	694.75	12" ADS (IN): 687.90 12" ADS (IN): 687.90	12" NYLOPLAST
S-N3	695.89	12" HDPE (IN): 689.20 12" ADS (IN): 689.20	12" NYLOPLAST
S-N4	697.10	12" HDPE (IN): 690.80 12" HDPE (IN): 690.80	12" NYLOPLAST
S-N5	697.42	12" HDPE (IN): 694.45	12" NYLOPLAST
S-O1	651.70	36" ADS (IN): 644.00 36" ADS (IN): 644.00	CONCRETE HEADWALL
S-O2	660.75	36" ADS (IN): 655.00 36" ADS (IN): 655.00	OUTLET STRUCTURE

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
BY-D5	660.00		649.10	143.48	7.60%	CIRCULAR	12	HDPE
BY-D6	667.60	BY-D5	660.00	106.66	7.13%	CIRCULAR	12	HDPE
BY-D7	674.50	BY-D6	667.60	110.00	6.27%	CIRCULAR	12	HDPE
BY-D8	682.00	BY-D7	674.50	128.97	5.82%	CIRCULAR	12	HDPE
BY-E2	678.40	BY-E1	678.00	18.43	2.17%	CIRCULAR	18	ADS
BY-E3	678.80	BY-E2	678.50	25.00	1.20%	CIRCULAR	18	ADS
BY-E4	679.20	BY-E3	678.90	34.31	0.87%	CIRCULAR	18	ADS
BY-E5	682.50	BY-E4	679.30	126.30	2.53%	CIRCULAR	18	ADS
BY-E6	683.00	BY-E5	682.60	25.00	1.60%	CIRCULAR	18	ADS
BY-E7	688.00	BY-E6	683.10	155.71	3.15%	CIRCULAR	12	HDPE
BY-F1	681.10	BY-E3	679.00	119.64	1.76%	CIRCULAR	18	ADS
BY-F2	681.50	BY-F1	681.20	25.00	1.20%	CIRCULAR	18	ADS
BY-G1	684.80	BY-E5	683.00	98.64	1.82%	CIRCULAR	18	ADS
BY-G2	698.00	BY-G1	684.90	168.59	7.77%	CIRCULAR	18	ADS
BY-G3	699.00	BY-G2	698.10	25.00	3.60%	CIRCULAR	18	ADS
BY-H1	649.40		649.10	6.11	4.91%	CIRCULAR	12	HDPE
N-H6	663.00		654.20	109.32	8.05%	CIRCULAR	18	ADS
N-H6	663.10	N-O1	663.50	25.00	1.60%	CIRCULAR	18	ADS
N-H7	679.10	N-R1	679.50	25.00	1.60%	CIRCULAR	18	ADS
N-H7	679.00	N-H6	663.10	224.32	7.09%	CIRCULAR	18	ADS
N-H8	693.80	N-H9	694.30	25.00	2.00%	CIRCULAR	18	ADS
N-H8	693.70	N-H7	679.10	204.43	7.14%	CIRCULAR	18	ADS
N-H10	695.40	N-H9	694.40	42.70	2.34%	CIRCULAR	18	ADS
N-H11	695.90	N-H10	695.50	25.00	1.60%	CIRCULAR	18	ADS
N-H12	697.10	N-H11	696.00	90.41	1.22%	CIRCULAR	18	ADS
N-H13	713.40	N-H12	702.10	159.37	7.09%	CIRCULAR	18	ADS
N-H14	714.00	N-H13	713.50	25.00	2.00%	CIRCULAR	18	ADS
N-M1	711.30	N-S2	699.20	118.58	10.20%	CIRCULAR	12	HDPE
N-M2	715.80	N-M1	711.30	107.82	4.17%	CIRCULAR	12	HDPE
N-S1	698.80	N-H12	697.20	153.80	1.04%	CIRCULAR	12	HDPE
N-S2	699.20	N-S1	698.80	36.01	1.11%	CIRCULAR	12	HDPE
N-S3	701.00	N-S2	699.20	89.02	2.02%	CIRCULAR	12	HDPE
N-X1	722.40	N-H13	713.40	168.59	5.40%	CIRCULAR	18	ADS
N-X2	723.40	N-X1	722.50	89.10	1.01%	CIRCULAR	18	ADS
N-X3	724.20	N-X2	723.50	66.01	1.06%	CIRCULAR	18	ADS
N-X4	725.10	N-X3	724.30	78.51	1.02%	CIRCULAR	18	ADS
N-Y1	725.00	N-X2	723.50	60.51	2.48%	CIRCULAR	18	ADS
S-A2	657.80	S-A1	655.99	30.48	5.94%	CIRCULAR	36	ADS
S-A3	664.30	S-A2	661.50	71.07	3.94%	CIRCULAR	36	ADS
S-A4	671.40	S-A3	664.40	113.94	6.14%	CIRCULAR	36	ADS
S-A5	678.50	S-A4	672.90	119.86	4.67%	CIRCULAR	36	ADS
S-A6	683.91	S-A5	683.00	63.24	1.44%	CIRCULAR	36	ADS
S-A7	690.00	S-A6	683.90	160.99	3.79%	CIRCULAR	36	ADS
S-A8	694.65	S-A7	694.00	129.60	0.50%	CIRCULAR	36	ADS
S-A8	694.75	S-A9	695.90	222.71	0.52%	CIRCULAR	30	ADS
S-A10	696.20	S-A9	696.00	25.00	0.80%	CIRCULAR	30	ADS
S-A11	696.75	S-A10	696.30	85.51	0.53%	CIRCULAR	30	ADS
S-A12	697.35	S-A11	696.85	85.32	0.59%	CIRCULAR	30	ADS
S-A13	698.20	S-A12	697.45	129.97	0.58%	CIRCULAR	30	ADS
S-A13	698.30	S-A14	698.45	24.85	0.60%	CIRCULAR	24	ADS
S-A15	700.20	S-A14	698.55	194.61	0.85%	CIRCULAR	24	ADS
S-A16	702.15	S-A15	702.55	84.11	0.71%	CIRCULAR	18	ADS
S-A17	703.40	S-A16	703.25	25.00	0.60%	CIRCULAR	18	ADS
S-B1	702.90	S-A11	702.60	25.00	1.20%	CIRCULAR	18	ADS
S-C1	705.70	S-A8	695.30	242.82	4.28%	CIRCULAR	18	ADS
S-C2	706.10	S-C1	705.80	25.00	1.20%	CIRCULAR	18	ADS
S-D1	695.80	S-A8	695.50	25.00	1.20%	CIRCULAR	18	ADS
S-D2	696.15	S-D1	695.90	19.04	1.31%	CIRCULAR	18	ADS
S-D3	697.40	S-D2	696.25	131.50	0.87%	CIRCULAR	15	HDPE
S-D4	699.75	S-D3	697.40	146.19	1.61%	CIRCULAR	12	HDPE

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
S-D5	707.00	S-D4	699.75	155.25	4.67%	CIRCULAR	12	HDPE
S-E1	699.50	S-D3	697.40	120.83	1.74%	CIRCULAR	12	HDPE
S-F1	698.50	S-A12	698.25	54.22	0.46%	CIRCULAR	24	ADS
S-F2	699.75	S-F1	698.60	278.65	0.41%	CIRCULAR	24	ADS
S-F3	700.60	S-F2	699.85	184.66	0.41%	CIRCULAR	24	ADS
S-F4	700.80	S-F3	700.70	25.00	0.40%	CIRCULAR	24	ADS
S-F5	701.40	S-F4	700.90	119.74	0.42%	CIRCULAR	24	ADS
S-F6	702.05	S-F5	701.50	137.50	0.40%	CIRCULAR	24	ADS
S-F7	702.25	S-F6	702.15	19.56	0.51%	CIRCULAR	24	ADS
S-F8	703.05	S-F7	702.35	137.50	0.51%	CIRCULAR	18	ADS
S-F9	703.30	S-F8	703.15	25.00	0.60%	CIRCULAR	18	ADS
S-G1	700.60	S-F1	700.20	25.00	1.60%	CIRCULAR	18	ADS
S-G2	701.50	S-G1	700.70	84.17	0.95%	CIRCULAR	18	ADS
S-G3	703.10	S-G2	701.60	137.53	1.09%	CIRCULAR	12	HDPE
S-G4	706.40	S-G3	703.10	160.77	2.05%	CIRCULAR	12	HDPE
S-I1	700.50	S-A15	700.30	25.00	0.80%	CIRCULAR	18	ADS
S-I2	701.70	S-I1	700.60	133.72	0.82%	CIRCULAR	18	ADS
S-I3	703.40	S-I2	701.80	128.98	1.27%	CIRCULAR	18	ADS
S-I4	703.80	S-I3	703.50	25.00	1.20%	CIRCULAR	18	ADS
S-J1	702.00	S-I2	701.70	25.00	1.20%	CIRCULAR	18	ADS
S-K1	706.30	S-F7	703.45	103.73	2.75%	CIRCULAR	12	HDPE
S-K2	708.40	S-K1	706.30	114.86	1.83%	CIRCULAR	12	HDPE
S-L1	687.50	S-A5	686.00	20.85	7.20%	CIRCULAR	12	HDPE
S-L2	689.00	S-L1	687.80	115.20	1.04%	CIRCULAR	12	HDPE
S-M1	700.60	S-A7	697.00	114.20	3.15%	CIRCULAR	12	HDPE
S-N2	687.90	S-A4	674.00	58.26	23.86%	CIRCULAR	12	ADS
S-N3	689.20	S-N2	687.90	121.20	1.07%	CIRCULAR	12	ADS
S-N4	690.80	S-N3	689.20	133.64	1.20%	CIRCULAR	12	HDPE
S-N5	694.45	S-N4	690.80	345.08	1.06%	CIRCULAR	12	HDPE
S-O2	655.00	S-O1	644.00	54.25	20.28%	CIRCULAR	36	ADS
S-O2	655.00	S-O1	644.00	55.61	19.78%	CIRCULAR	36	ADS

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7	06/04/24

07/12/23 21027

C6.7

STORM PIPE & STRUCTURE TABLES

NOTES:

1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 30% GRADE SHALL BE LABELED AS CRITICAL.
2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.
3. ALL SANITARY SEWER BACKFILL IN THE ROAD SHALL BE BACKFILLED WITH #67 CRUSHED STONE UP TO ROAD SUBGRADE.
4. SERVICES FOR EACH UNIT ARE TO BE INSTALLED ONLY UP TO THE PROPERTY LINE OF EACH LOT, SUCH THAT THE CLEANOUT INSTALLED BY THE HOMEBUILDERS WILL BE IN LINE WITH THE WATER METER.

0 80 160 320
GRAPHIC SCALE

N

C7.0
OVERALL UTILITY PLAN

07/12/23
21027

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

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

UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
(U1)	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
(U2)	ECCENTRIC SANITARY SEWER MANHOLE	CB.I - 2
(U3)	CLEANOUT	CB.I - 1
(U4)	PVC WATER LINE - SEE PLAN FOR SIZE	-
(U5)	GATE VALVE	CB.I - 5
(U6)	THRUST BLOCK	CB.I - 8
(U7)	TEE - SEE PLAN FOR SIZE	CB.I - 8
(U8)	FIRE HYDRANT ASSEMBLY	CB.I - 7
(U9)	WATER METER	CB.O - 12
(U10)	4" SANITARY SEWER FORCE MAIN	-
(U11)	LIFT STATION	-

NOTES:
1. REFER TO SHEET C7.0 FOR GENERAL NOTES.
2. ALL MAINS SHALL BE SDR 35 PVC AND ALL SEWER SERVICES TO BE SDR 26 OR SCHEDULE 40.
3. ALL SEWER SERVICES TO BE INSTALLED IN THE MIDDLE OF THE LOT UNLESS OTHERWISE NOTED. SEWER SERVICE DOES NOT CONFLICT WITH THE DRIVEWAY.
4. #67 STONE REQUIRED BACKFILL FOR SANITARY SEWER BACKFILL UP TO ROAD SUBGRADE.

PROPOSED UTILITY LEGEND

SS SANITARY SEWER LINE
W WATER LINE

GRAPHIC SCALE
0 10 20 30 40 50 100

C7.1
UTILITY PLAN

07/12/23
21027

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

CRUNK ENGINEERING LLC
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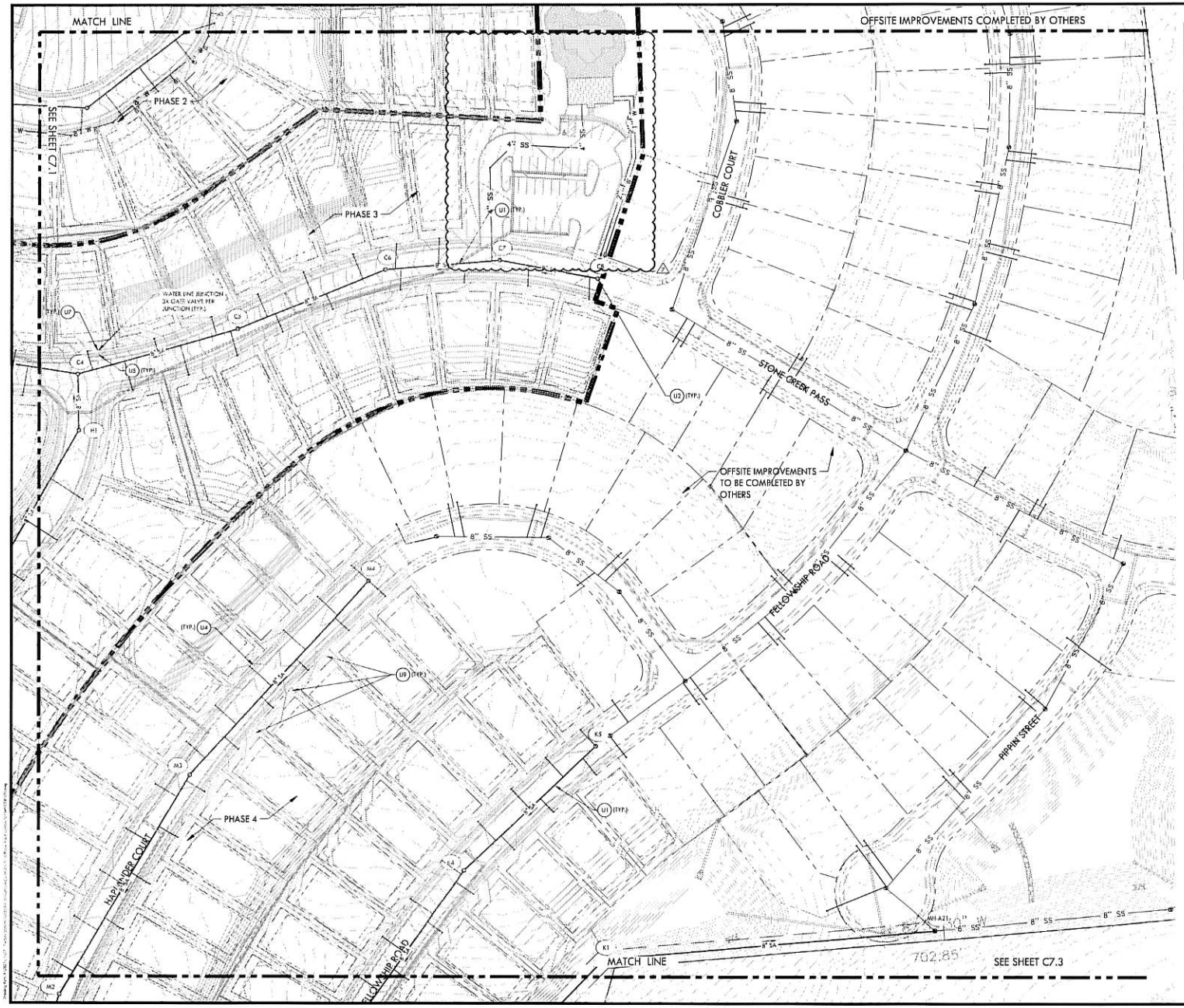


UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	ECCENTRIC SANITARY SEWER MANHOLE	C8.1 - 2
U3	CLEANOUT	C8.1 - 1
U4	PVC WATER LINE - SEE PLAN FOR SIZE	-
U5	GATE VALVE	C8.1 - 5
U6	THRUST BLOCK	C8.1 - 8
U7	TEE - SEE PLAN FOR SIZE	C8.1 - 8
U8	FIRE HYDRANT ASSEMBLY	C8.1 - 7
U9	WATER METER	C8.0 - 12
U10	4" SANITARY SEWER FORCE MAIN	-
U11	LIFT STATION	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. ALL SEWER MAINS TO BE SDR 26 PVC AND ALL SEWER SERVICES TO BE SDR 26 OR SCHEDULE 40.
3. ALL SEWER SERVICES TO BE INSTALLED IN THE MIDDLE OF THE PROPERTY SUCH THAT THE SERVICE DOES NOT CONFLICT WITH THE DRIVEWAY.
4. #67 STONE REQUIRED BACKFILL FOR SANITARY SEWER IN ROADS UP TO ROAD SUBGRADE.

PROPOSED UTILITY LEGEND

SS — SANITARY SEWER LINE

W — WATER LINE

GRAPHIC SCALE 0 10 20 30 40 50 100

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

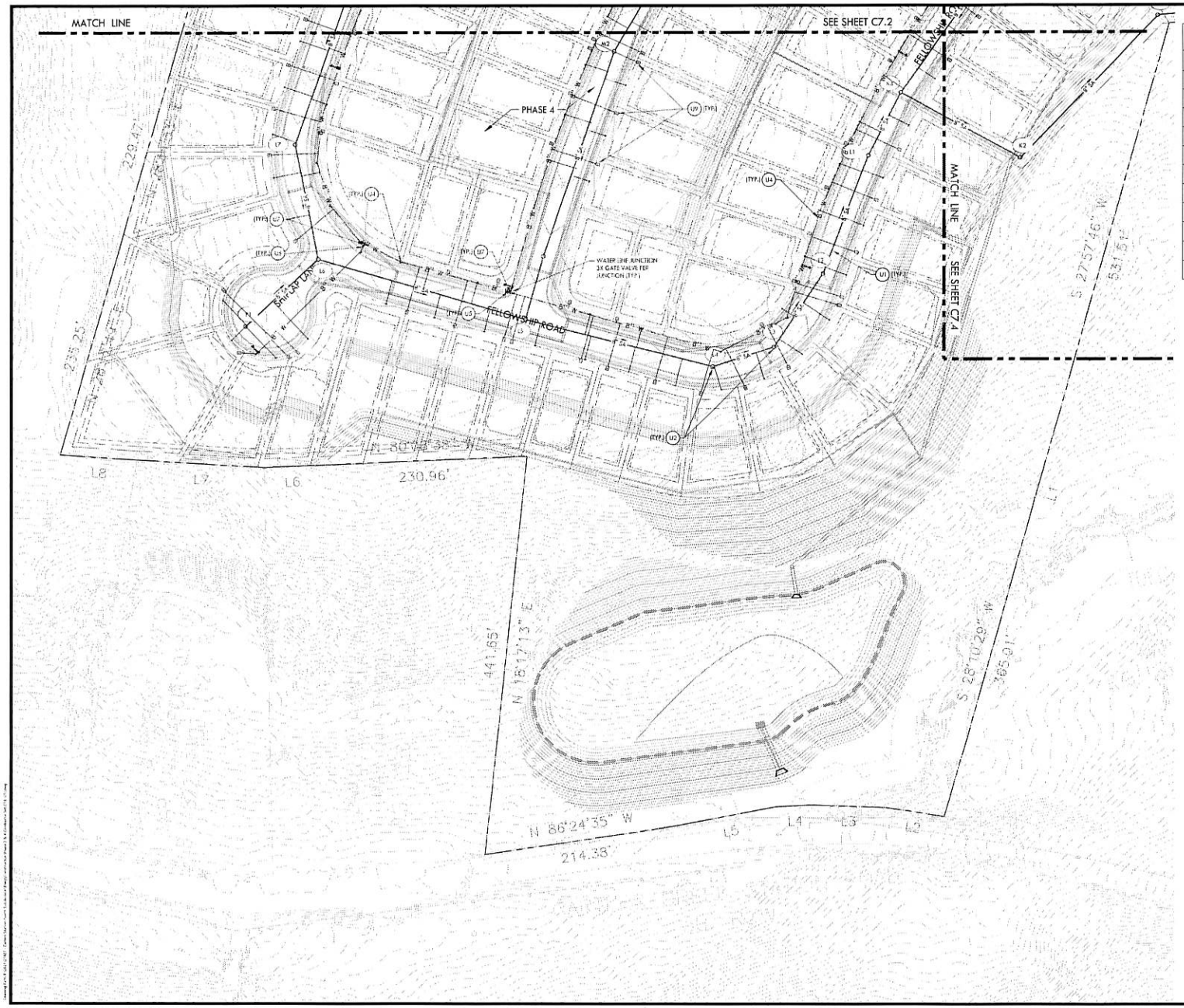
SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS		
No.		DATE
2		11/17/23
3		01/18/24
4		03/01/24
5		04/12/24
6		05/24/24
7		06/04/24

07/12/23 21027

C7.2
UTILITY PLAN



UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	ECCENTRIC SANITARY SEWER MANHOLE	C8.1 - 2
U3	CLEANOUT	C8.1 - 1
U4	PVC WATER LINE - SEE PLAN FOR SIZE	-
U5	GATE VALVE	C8.1 - 5
U6	THRUST BLOCK	C8.1 - 8
U7	TEE - SEE PLAN FOR SIZE	C8.1 - 8
U8	FIRE HYDRANT ASSEMBLY	C8.1 - 7
U9	WATER METER	C8.0 - 12
U10	4" SANITARY SEWER FORCE MAIN	-
U11	LIFT STATION	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. ALL SEWER MAINS TO BE SDR 26 PVC AND ALL SEWER SERVICES TO BE SDR 26 OR SCHEDULE 40.
3. ALL SEWER SERVICES TO BE INSTALLED IN THE MIDDLE OF THE PROPERTY SUCH THAT THE SERVICE DOES NOT CONFLICT WITH THE DRIVEWAY.
4. #67 STONE REQUIRED BACKFILL FOR SANITARY SEWER IN ROADS UP TO ROAD SUBGRADE.

PROPOSED UTILITY LEGEND

SS — SANITARY SEWER LINE

W — WATER LINE

0 10 20 30 40 50 100
GRAPHIC SCALE

N

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

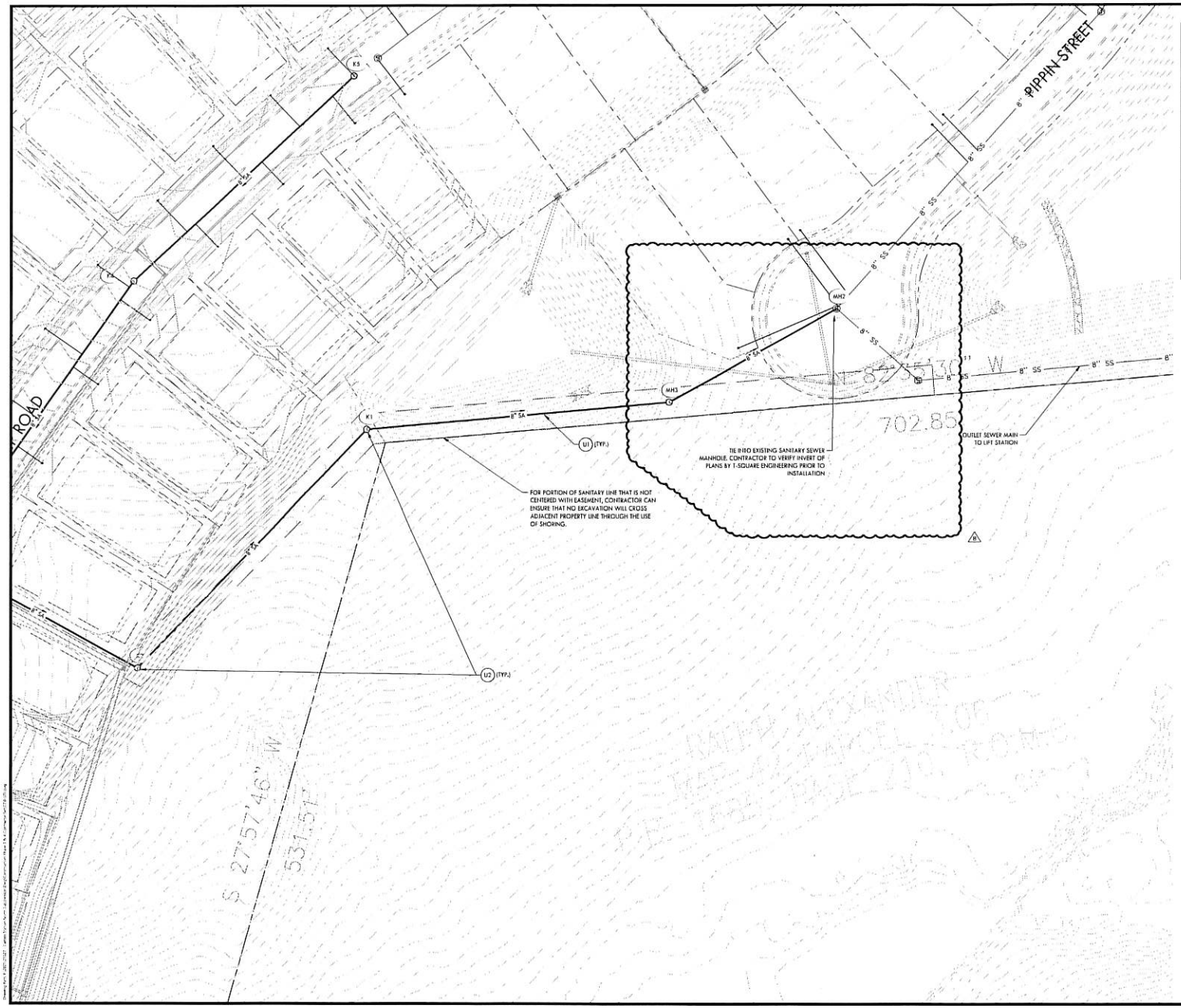
SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS		
No.		DATE
1		10/11/23
2		11/17/23
3		01/18/24
4		03/01/24
5		04/12/24

07/12/23 21027

C7.3
UTILITY PLAN



UTILITY PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U12	ECCENTRIC SANITARY SEWER MANHOLE	C8.1 - 2
U13	CLEANOUT	C8.1 - 1
U14	PVC WATER LINE - SEE PLAN FOR SIZE	-
U15	GATE VALVE	C8.1 - 5
U16	THRUST BLOCK	C8.1 - 8
U17	TEE - SEE PLAN FOR SIZE	C8.1 - 8
U18	FIRE HYDRANT ASSEMBLY	C8.1 - 7
U19	WATER METER	C8.0 - 12
U110	4" SANITARY SEWER FORCE MAIN	-
U11	LIFT STATION	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
2. ALL SEWER MAINS TO BE SDR 26 PVC AND ALL SEWER SERVICES TO BE SDR 26 OR SCHEDULE 40.
3. ALL SEWER SERVICES TO BE INSTALLED IN THE MIDDLE OF THE PROPERTY SUCH THAT THE SERVICE DOES NOT CONFLICT WITH THE DRIVEWAY.
4. #67 STONE REQUIRED BACKFILL FOR SANITARY SEWER IN ROADS UP TO ROAD SUBGRADE.

PROPOSED UTILITY LEGEND

SS — SANITARY SEWER LINE

W — WATER LINE

0 10 20 30 60
GRAPHIC SCALE

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SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4 - CONTRACTOR SET

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS	
No.	DATE
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24
8	06/14/24

07/12/23 21027

C7.4
SANITARY SEWER MAIN TIE-IN PLAN

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Pulte Homes Tennessee Limited Partnership
_____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

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

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

B4.2 As-Built Drawings and Post-Completion Items

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

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

Summit at Carter's West, Phase 4

PROJECT

Completed by the Developer	*Completed by the City*
Pulte Homes Tennessee Limited Partnership DEVELOPER NAME	
CHRISTOPHER K. LEAVITT AUTHORIZED AGENT NAME	_____ CITY ENGINEER
 SIGNATURE	_____ SIGNATURE
JUNE 16TH, 2025 DATE	_____ DATE
100 Westwood Place, Suite 100 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
615-435-2297 PHONE	
christopher.leavitt@pultegroup.com kim.storch@pultegroup.com EMAIL	
Attest	*Attest*
Kim Storch ATTEST NAME	_____ ATTEST NAME
Kim Storch ATTEST SIGNATURE	_____ ATTEST SIGNATURE
6-16-2025 DATE	_____ DATE

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	Carter's Creek Station Road, Columbia, TN		
	TAX MAP: 41	GROUP:	PARCEL: 15.05
SUMMARY OF NATURE OF REQUEST AND WORK	This application is to approve the final plat for phases of Summit at Carter's West, Phase 4.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat [4] 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:** [4] Project Name (include Sections & Phases) Summit at Carter's West, Phase 4 [4] Total Number of Lots 90 [4] Total acreage 25.46

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	T-Square Engineering	PHONE	615.678.8212
ADDRESS	111 SE Pkwy. Ct., Franklin, TN 37064	EMAIL	daniel.wolterman@T2-Eng.com

PROPERTY OWNER NAME	Pulte Homes Tennessee Limited Partnership	PHONE	615.435.2297
ADDRESS	100 Westwood Place, Suite 100 Brentwood, TN 37027	EMAIL	christopher.leavitt@pultegroup.com Kim.Storch@PulteGroup.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.

Daniel Wolterman	*Daniel Wolterman*	6/16/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE

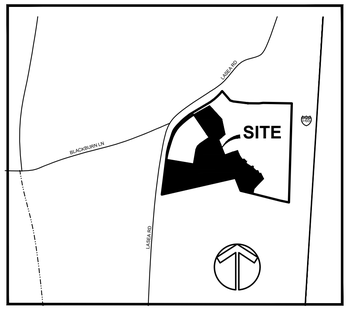
PULTE HOMES CHRISTOPHER K. LEAVITT		6-16-2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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	



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 27 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND TO DEDICATE RIGHT-OF-WAY.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS PROPERTY IS CURRENTLY ZONED CD3.

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE DATE OF 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

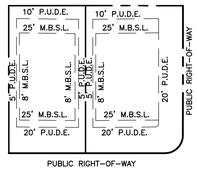
6. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

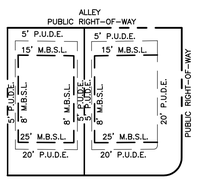
8. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3051, PAGE 1245 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

10. LOT 2 WILL NOT EXIST IN THIS SUBDIVISION.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
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TYPICAL LOT DETAIL
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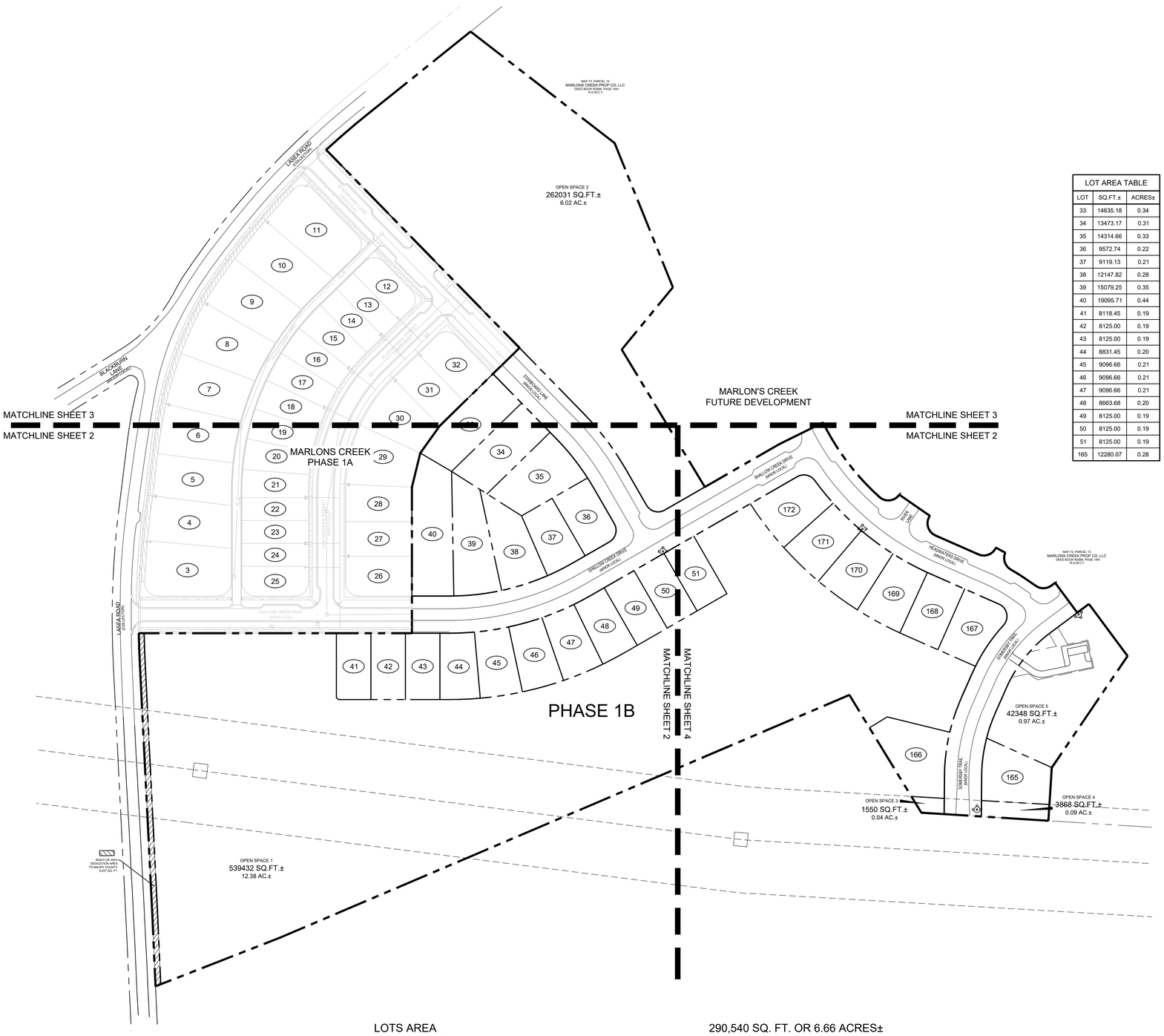


0 50 100

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
33	14635.18	0.34
34	13473.17	0.31
35	14314.66	0.33
36	9572.74	0.22
37	9119.13	0.21
38	12147.82	0.28
39	15079.25	0.35
40	19095.71	0.44
41	8118.45	0.19
42	8125.00	0.19
43	8125.00	0.19
44	8831.45	0.20
45	9096.66	0.21
46	9096.66	0.21
47	9096.66	0.21
48	8663.68	0.20
49	8125.00	0.19
50	8125.00	0.19
51	8125.00	0.19
165	12280.07	0.28

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
166	14683.98	0.34
167	10723.58	0.25
168	9686.25	0.22
169	10320.60	0.24
170	10320.60	0.24
171	10320.60	0.24
172	11249.42	0.26

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS1	539432.00	12.38
OS2	262031.33	6.02
OS3	1550.31	0.04
OS4	3868.30	0.09
OS5	42347.88	0.97

LOTS AREA	290,540 SQ. FT. OR 6.66 ACRES±
OPEN SPACE	769,029 SQ. FT. OR 19.50 ACRES±
CITY OF COLUMBIA RIGHT-OF-WAY DEDICATION	159,009 SQ. FT. OR 3.65 ACRES±
MAURY COUNTY RIGHT-OF-WAY DEDICATION	6,637 SQ. FT. OR 0.15 ACRES±
TOTAL AREA	1,305,415 SQ. FT. OR 29.96 ACRES±
PHASE 1A AREA	413,586 SQ.FT. OR 9.49 ACRES±
FUTURE DEVELOPMENT	2,970,389 SQ. FT. OR 68.19 ACRES±
TOTAL SITE AREA	3,797,561 SQ. FT. OR 87.18 ACRES±

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 DEED BOOK R2896, PAGE 1491, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

LYNN EALEY DATE

AUTHORIZED MEMBER, MARLON'S CREEK PROP CO, LLC

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

RAGAN-SMITH ASSOCIATES, LLC

TED J. STEVENSON, II, RLS NUMBER 2136 DATE

CERTIFICATE OF THE 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

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 DATE

COLUMBIA, TENNESSEE

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 UBDIVISION 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 DATE

COLUMBIA, TENNESSEE

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

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 DATE

COLUMBIA, TENNESSEE

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 DATE

COLUMBIA, TENNESSEE

FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

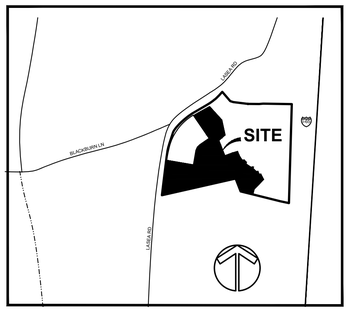
DATE: JUNE 16, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 1 of 4

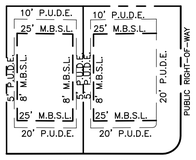
LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864
EMAIL: owen@freehillventures.net

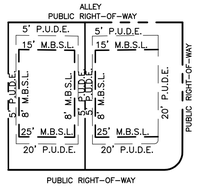
RaganSmith
a Pape-Dawson company



VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°35'24"E	39.08'
L2	N76°39'54"W	62.04'
L3	S10°29'37"W	42.73'
L4	N10°29'37"E	46.21'
L5	S38°15'17"E	5.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1481.74'	107.91'	4°10'22"	53.98'	107.89'	N59°24'33"E
C2	470.00'	177.11'	21°35'27"	89.62'	176.07'	S27°08'26"E
C3	25.00'	42.65'	97°44'56"	28.63'	37.66'	S86°48'38"E
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C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	N78°47'20"E
C6	25.00'	36.85'	84°27'03"	22.69'	33.60'	S08°26'11"E
C7	335.00'	29.63'	5°04'02"	14.82'	29.62'	S48°07'42"E
C8	25.00'	30.98'	71°00'00"	17.83'	29.04'	S81°05'41"E
C9	1646.76'	62.33'	2°10'07"	31.17'	62.33'	N07°58'45"E
C10	465.00'	242.83'	29°55'14"	124.25'	240.08'	N85°03'01"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	N25°05'24"E
C12	465.00'	116.82'	14°23'37"	58.72'	116.51'	N27°06'25"W
C13	535.00'	134.40'	14°23'37"	67.56'	134.05'	N27°06'25"W
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C16	25.00'	36.61'	83°54'14"	22.47'	33.43'	S67°57'29"E
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C18	25.00'	47.39'	108°36'25"	34.80'	40.61'	S01°54'27"E
C19	335.00'	108.79'	18°36'25"	54.88'	108.32'	S43°05'33"W
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C21	298.00'	121.16'	23°17'43"	61.43'	120.33'	N22°08'29"E
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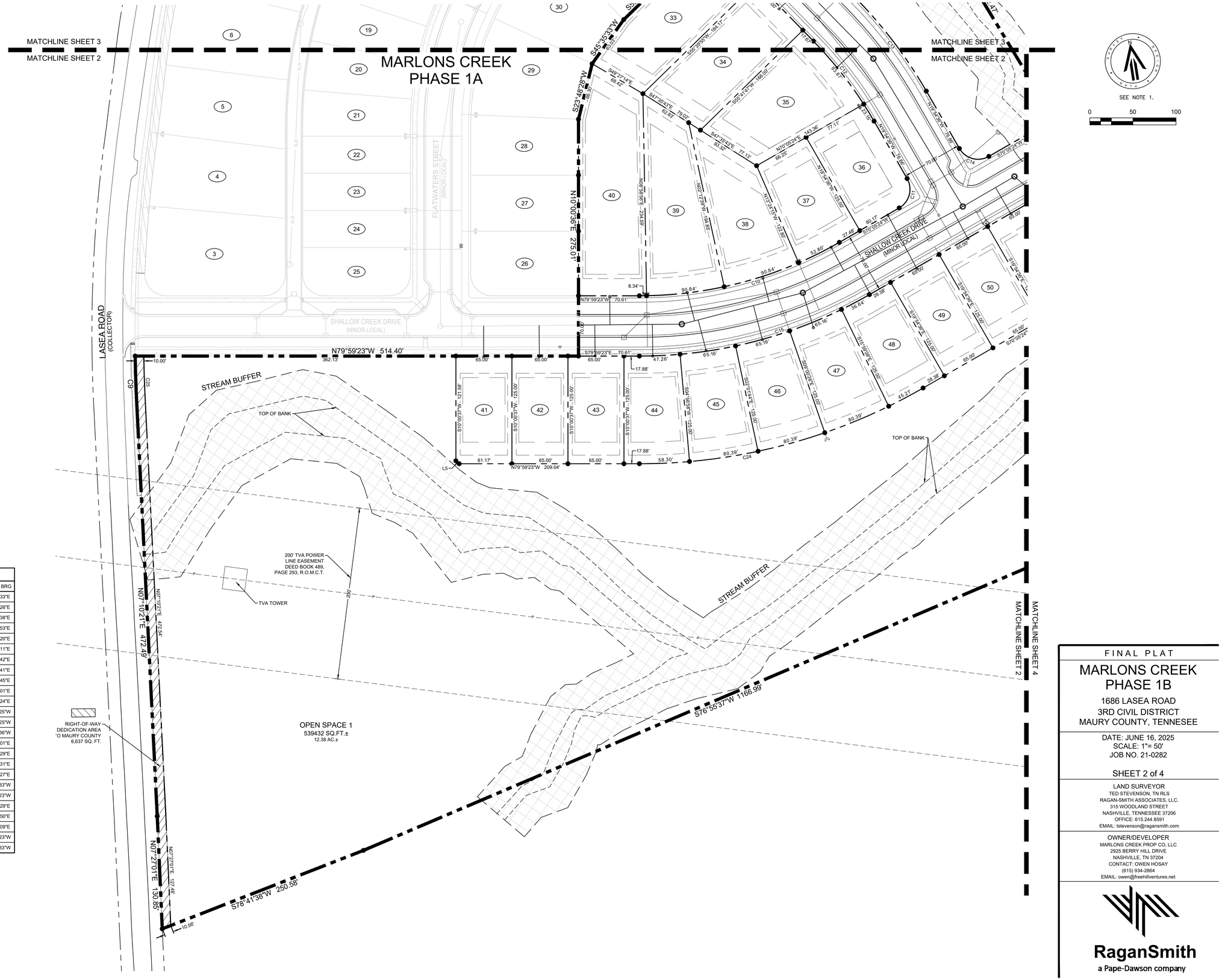
C24	660.00'	80.39'	6°58'42"	40.24'	80.34'	N88°32'23"W
C25	1636.76'	61.81'	2°09'49"	30.91'	61.81'	S07°58'33"W

LEGEND

- ●IR(N) IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN/CURB INLET
- —W— WATER LINE
- —S— SANITARY SEWER LINE
- —P— OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE



FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: JUNE 16, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 2 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

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RaganSmith
a Pape-Dawson company

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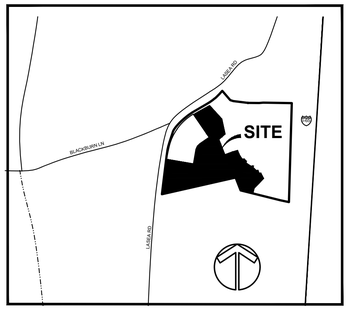

VICINITY MAP
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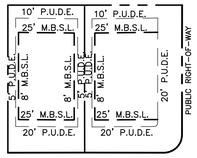
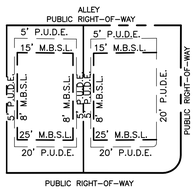


SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



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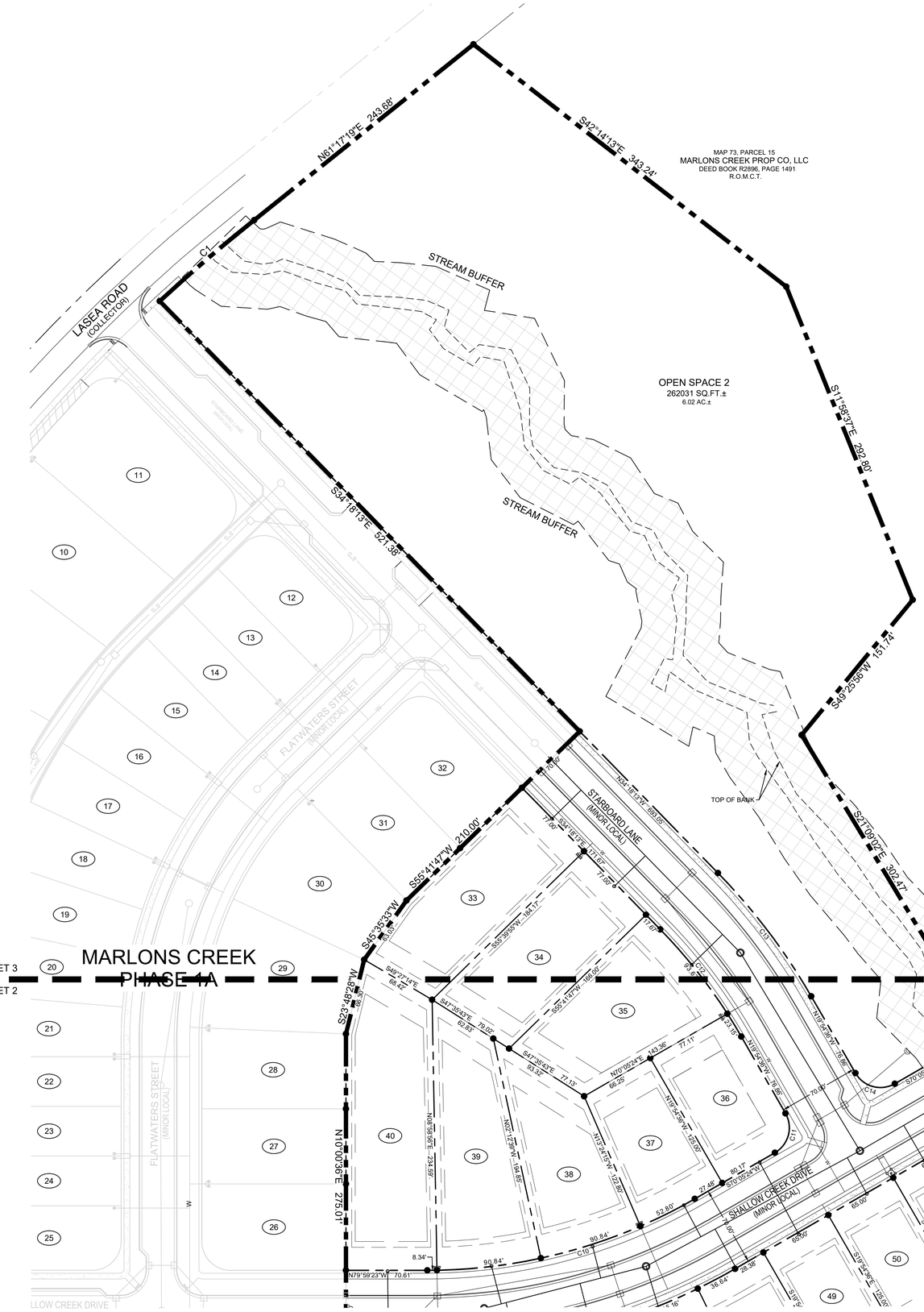

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- P — OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
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a Pape-Dawson company

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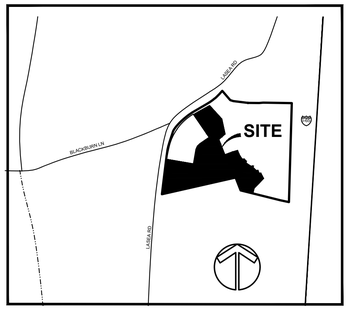
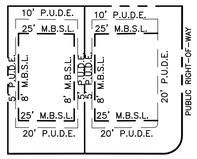
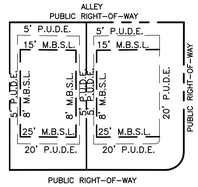


VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°35'24"E	39.08'
L2	N76°39'54"W	62.04'
L3	S10°29'37"W	42.73'
L4	N10°29'37"E	46.21'
L5	S38°15'17"E	5.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1481.74'	107.91'	4°10'22"	53.98'	107.89'	N59°24'33"E
C2	470.00'	177.11'	21°35'27"	89.62'	176.07'	S27°08'26"E
C3	25.00'	42.65'	97°44'56"	28.63'	37.66'	S86°48'38"E
C4	25.00'	43.86'	100°31'34"	30.07'	38.45'	S05°56'53"E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	N78°47'20"E
C6	25.00'	36.85'	84°27'03"	22.69'	33.60'	S08°26'11"E
C7	335.00'	29.63'	5°04'02"	14.82'	29.62'	S48°07'42"E
C8	25.00'	30.98'	71°00'00"	17.83'	29.04'	S81°05'41"E
C9	1646.76'	62.33'	2°10'07"	31.17'	62.33'	N07°58'45"E
C10	465.00'	242.83'	29°55'14"	124.25'	240.08'	N85°03'01"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	N25°05'24"E
C12	465.00'	116.82'	14°23'37"	58.72'	116.51'	N27°06'25"W
C13	535.00'	134.40'	14°23'37"	67.56'	134.05'	N27°06'25"W
C14	25.00'	39.27'	90°00'00"	25.00'	35.36'	N64°54'36"W
C15	535.00'	279.38'	29°55'14"	142.95'	276.22'	N85°03'01"E
C16	25.00'	36.61'	83°54'14"	22.47'	33.43'	S67°57'29"E
C17	540.00'	284.68'	30°12'18"	145.73'	281.39'	S41°06'31"E
C18	25.00'	47.39'	108°36'25"	34.80'	40.61'	S01°54'27"E
C19	335.00'	108.79'	18°36'25"	54.88'	108.32'	S43°05'33"W
C20	368.91'	155.15'	24°05'49"	78.74'	154.01'	S22°33'23"W
C21	298.00'	121.16'	23°17'43"	61.43'	120.33'	N22°08'29"E
C22	265.00'	136.98'	29°36'59"	70.06'	135.46'	N48°35'50"E
C23	665.00'	386.31'	33°17'03"	198.78'	380.90'	S39°34'09"E
C24	660.00'	80.39'	6°58'42"	40.24'	80.34'	N88°32'23"W
C25	1636.76'	61.81'	2°09'49"	30.91'	61.81'	S07°58'33"W

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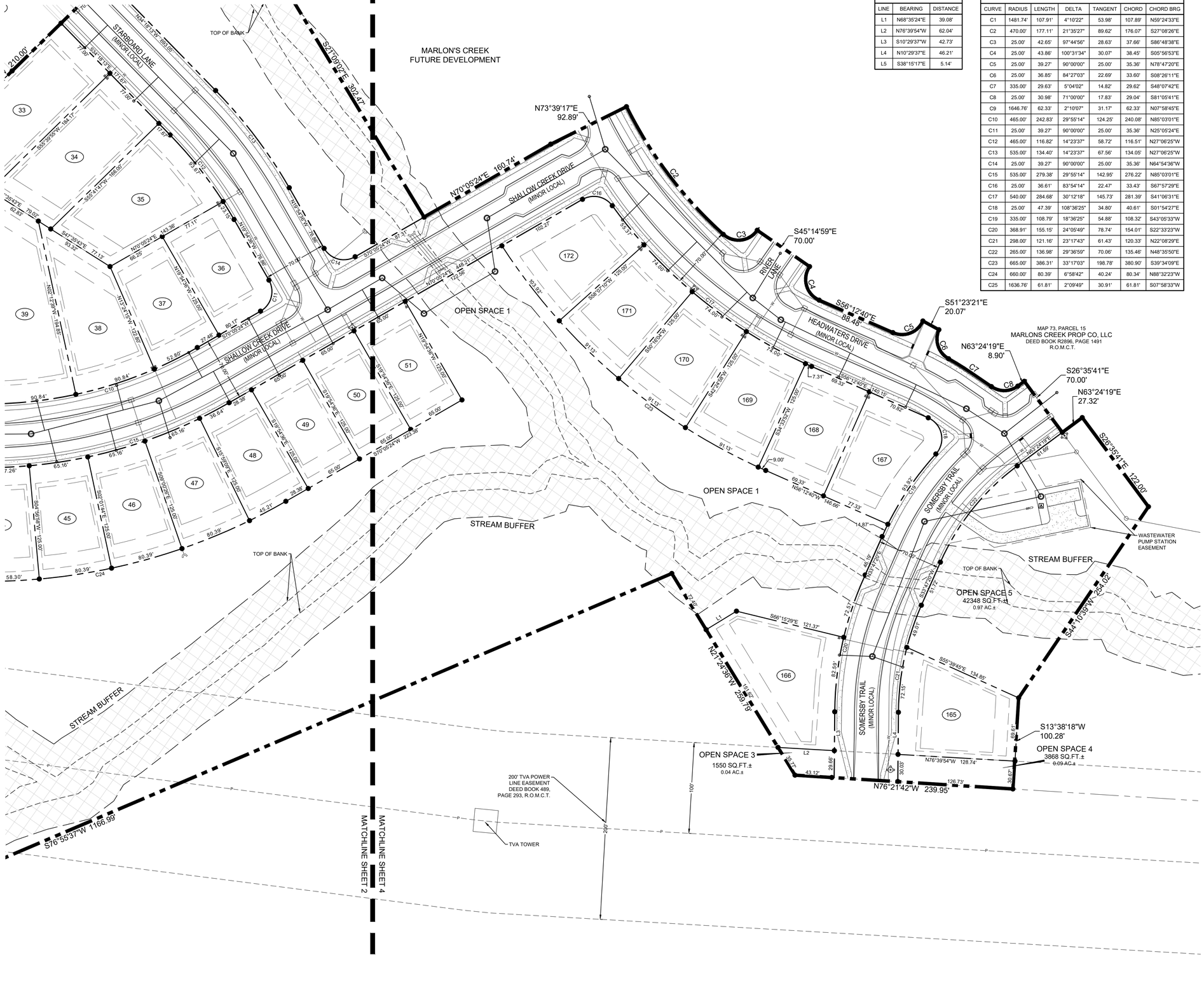

LEGEND

- ● IR(N) IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN/CURB INLET
- —W— WATER LINE
- —S— SANITARY SEWER LINE
- —P— OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: JUNE 16, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 4 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864
EMAIL: owen@freehillventures.net

RaganSmith
a Pape-Dawson company

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RaganSmith
a Pape-Dawson company

June 16, 2025
via Electronic Application Submittal
Charles Rush
Principal Planner
700 N Garden Street
Columbis, TN., 38401

RE: Marlons Creek, Phase 1B
1686 Lasea Road
Columbia, Tennessee

Dear Mr. Charles Rush,

Enclosed please find the above referenced Final Plat dated June 16, 2025, revised per comments in your email of June 12, 2025. Responses to the comments are addressed as follows:

Planning

Comment 1. *The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.*
Response: **Acknowledged.**

Comment 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 the Planning Commission should be included in your resubmittal.*
Response: **A response letter is included in this re-submittal.**

Comment 3. *Other phase should be grey scaled so only current phase is shown on the final plat.*
Response: **Now shown thereon.**

NASHVILLE
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

Comment 4. *4. Please get with the local Maury Count/Columbia TDEC office so they can review the septic requirements and provide a letter stating that these lots are fine. Or just remove the lots from the plat.*
Response: **Lot 1 has been removed from this phase and will be recorded at a future date.**

Engineering

Comment 5. *Letter of Credit provided in the amount of $560,000 prior to resubmittal date.*
Response: **Acknowledged.**

Comment 6. *Asphalt binder and curbing shall be installed prior to resubmittal date.*
Response: **Acknowledged.**

Comment 7. *Grading shall substantially conform to approved construction plans (within 1 ft.)*
Response: **Acknowledged.**

Comment 8. *Install street signage (stop, street names)*
Response: **Acknowledged.**

Comment 9. *Wastewater pump station easement in OS5 should encompass the access drive.*
Response: **Now shown thereon.**

Comment 10. *Label roadways as public.*
Response: **Now shown thereon.**

Comment 11. *Add Note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot..*
Response: **Now shown thereon.**

Comment 12. *Provide engineer certification letter for the box culvert*
Response: **Acknowledged.**

Fire

Comment 13. *No comment*
Response: **Acknowledged.**

Wastewater

Comment 14. *Sewer services are not shown.*
Response: **Now shown thereon.**

Comment 15. Final Plat signature is subject to fence installation, concrete drive installation, pumping out of the wet well, testing and final visual inspection.
Response: Acknowledged.

Maury County E911

Comment 16. As of 5/27/25 Austin Phelps knew street names for phase 1B need to be corrected, which are not reflected on this plat. Before 911 releases any addresses or signs off on PH 1B plate these issues must be corrected.
Response: New street names are shown on the survey and are under review by E911.

Comment 17. 17. Ragan Smith, do not wait until the last minute to send in these requests or you risk delay. 911 will not expedite any request which we denied moultire Ln in 2023. It is still labeled on this for review. Somersby Trail needs to change as well.
Response: New street names are shown on the survey and are under review by E911.

Maury County Schools

Comment 18. Howell Elementary, Cox Middle School, Battle Creek High School 24/25 SY 9-10th 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY).
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.
Response: Acknowledged.

Duck River Electric Membership Corp

Comment 19. DREMC will be the local power provider for Marlons Creek Subdivision. Distribution power will be provided in accordance with all DREMC Service policies, rules, and regulations.
Response: Acknowledged.

City Attorney

Comment 20. No comments provided.
Response: Acknowledged.

Building

Comment 21. No comments
Response: Acknowledged.

Columbia Power

Comment 22. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.
Response: Acknowledged.

Comment 23. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.
Response: Acknowledged.

ATT

Comment 24. ATT intends to serve
Response: Acknowledged.

Columbia Water

Comment 25. Coordinate walk-through, Bacteria pressure testing with CPWS.
Response: Acknowledged.

Comment 26. Show water meter/service locations on plat.
Response: Acknowledged.

Comment 27. Available Fire Flow Capacity in Marlon's Creek Subdivision is Less Than 1,000 gpm Until Offsite Improvements are Completed on Blackburn Lane at Clara Mathis.
Response: Acknowledged.

Comment 28. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
Response: Acknowledged.

Comment 29. Water system must be complete and active at time of plat signing.
Response: Acknowledged.

Police

Comment 30. No comments provided
Response: Acknowledged.

Public Works

Comment 31. No comment.
Response: Acknowledged.

Maury County Highway Dept.

Comment 31. No comment.
Response: Acknowledged.

Atmos Energy

Comment 31. No comments provided.
Response: Acknowledged.

Please call if you have any questions or comments.

Sincerely,
RaganSmith Associates, LLC

Ted J. Stevenson II, PLS
Survey Project Manager

BK/PG: R3051/1245-1261
25003177

17 PGS:AL-AGREEMENT
JANE BATCH: 347084 03/10/2025 - 10:10 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	85.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	87.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Plu Owen Hosay

DOCUMENT PREPARED BY:
Name: Hunter Fred
Company Ragan Smith
Address: 315 Woodland St.
Nashville TN, 37206

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 73, Parcel 15.00
Project Name: Marlons Creek Phase 1B

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2896, Page(s) 1491-1496.

THIS AGREEMENT, made this 10 day of March, 2025, by and between Marlons Creek Prop Co. LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S).

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide.

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name: Lynn Earley

Title: Member

Signature:

Owner: Marlons Creek Propco LLC

Address: 2925 Berry Hill Dr.

City, State ZIP: Nashville TN, 37204

STATE OF TN
COUNTY OF DAVIDSON

Before me, SUSAN GORMAN of the state and county mentioned, personally appeared Gary Lynn Earley, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 5th day of March, 2025.

Susan E. Gorman
Notary Public

My Commission Expires: 3/9/2027

SUSAN E. GORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: R. Neil Scruggs
R. NEIL SCRUGGS

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Kim Dale of the state and county mentioned, personally appeared Neil Scruggs, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 10 day of March, 2025.

Kim Dale
Notary Public
My Commission Expires: 5/20/2026

KIM DALE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

17th day of February, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Marlons Creek Prop Co, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

17th day of February, 2025,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

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

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

B4.2 As-Built Drawings and Post-Completion Items

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

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

Marlons Creek Subdivision
PROJECT

Completed by the Developer	*Completed by the City*
Marlons Creek Prop Co. LLC DEVELOPER NAME	
Owen Hosey AUTHORIZED AGENT NAME	_____ CITY ENGINEER
Owen Hosey SIGNATURE	_____ SIGNATURE
2-17-2025 DATE	_____ DATE
2925 Berry Hill Drive STREET	
Nashville, TN 37204 CITY, STATE, ZIP	
615-934-8264 PHONE	
owen@freehillventures.net EMAIL	
Attest	*Attest*
Mandy A. Allen ATTEST NAME	_____ ATTEST NAME
MAllen ATTEST SIGNATURE	_____ ATTEST SIGNATURE
02/17/2025 DATE	_____ DATE

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	1686 Lasea Road, Columbia, TN		
	TAX MAP: 73	GROUP:	PARCEL: 15
SUMMARY OF NATURE OF REQUEST AND WORK	Marlons Creek Phase 1B Final Plat		

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: **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

Marlons Creek Phase 1B Final Plat	**Plats/PUDs:** ☒ Project Name (include Sections & Phases)
27	☒ Total Number of Lots/Residential Units
N/A	☐ Square Footage of Non-Residential Floor Space
1,305,438 sq ft	☒ Total acreage

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

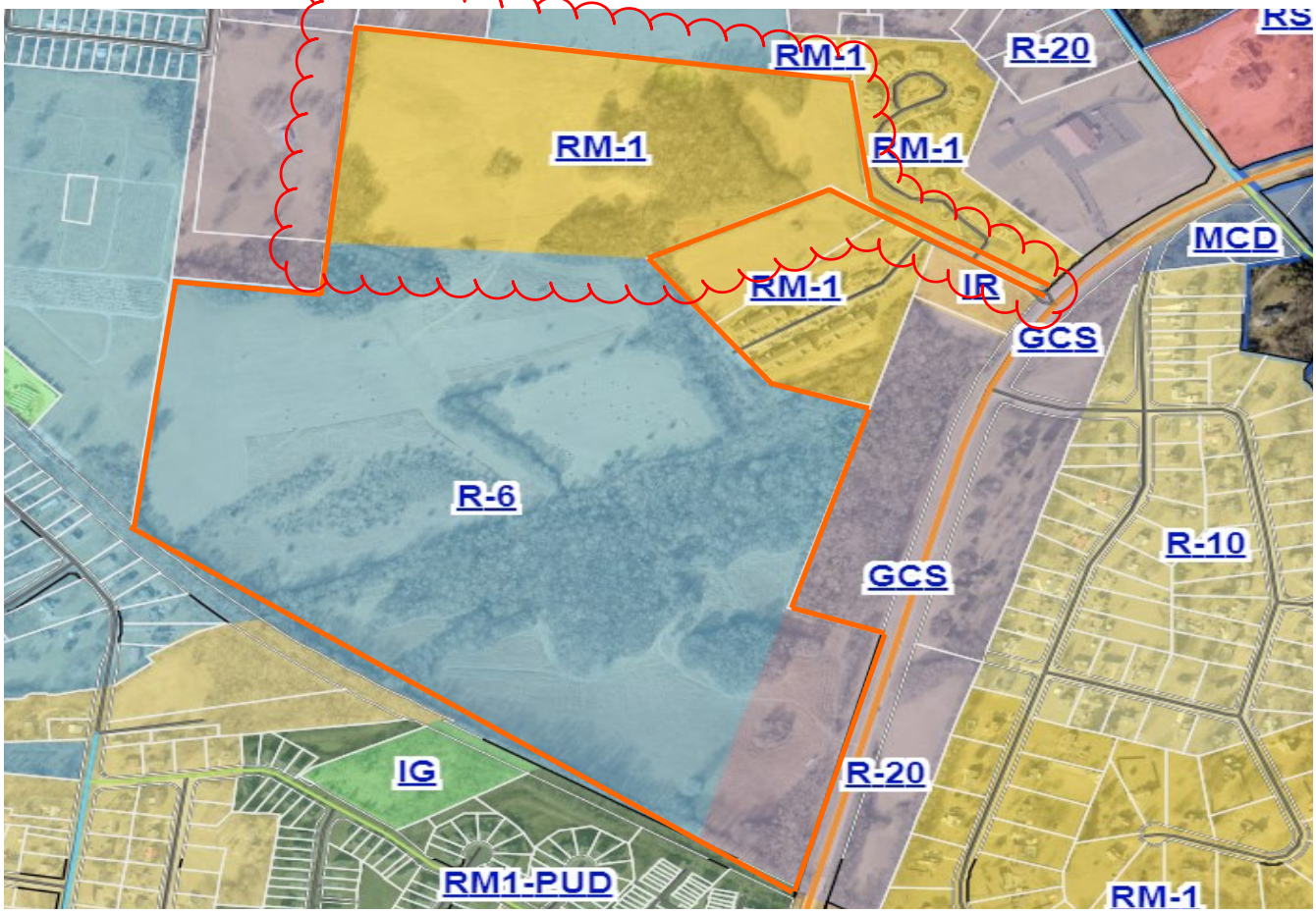
NAME	Owen Hosay	PHONE	615-934-8264
ADDRESS	2925 Berry Hill Dr.Nashville, TN	EMAIL	owen@freehillventures.net

PROPERTY OWNER NAME	Marlons Creek Prop Co, LLC	PHONE	615-934-8264
ADDRESS	2925 Berry Hill Dr.	EMAIL	owen@freehillventures.net

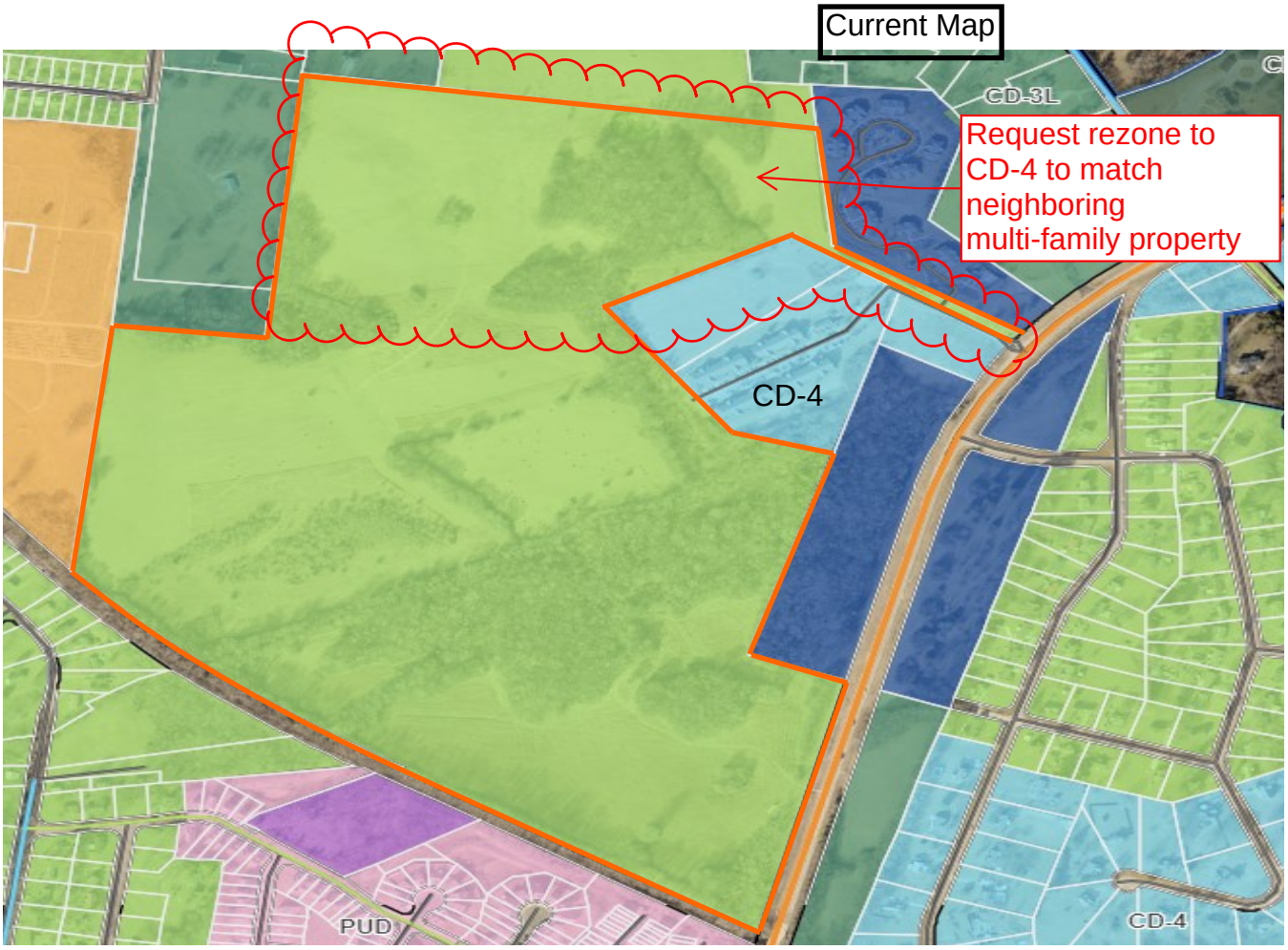
If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of 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.

Owen Hosay		06/16/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Owen Hosay		06/16/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Old Map



Current Map



Please find the legal description for the rezoning request located Map 99, Parcel 60.00:

Commence at the Point of Beginning at the property corner adjacent to Tom J Hitch Parkway and North of Map 99, Parcel 60.03; thence North 57° 05' 27" West, 413.66 feet, along the West line of said Map 99, Parcel 60.03; thence North 57° 25' 06" West, 185.46 feet; thence North 57° 24' 04" West, 239.54 feet; thence South 63° 30' 05" West, 702.13 feet; thence North 85° 58' 53" West, 1,080.50 feet; thence North 04° 56' 17" East, 933.64 feet; thence North 02° 23' 26" East, 46.19 feet; thence South 81° 49' 04" East, 445.03 feet; thence South 81° 13' 47" East, 577.31 feet; thence South 84° 11' 36" East, 234.19 feet; thence South 80° 36' 37" East, 251.07 feet; thence South 81° 44' 09" East, 207.50 feet; thence South 05° 00' 08" East, 510.73 feet; thence South 57° 23' 47" East, 734.46 feet; thence South 36° 29' 10" West, 52.30 feet, to the Point of Beginning.

06-13-2025

Tom J. Hitch Parkway
Columbia, TN
38401

City of Columbia

This letter serves as a formal request for the rezoning of a portion of parcel 60.00 on Tom J. Hitch Parkway from CD-3 Neighborhood Character District to CD-4 General Urban Character District.

According to Connect Columbia Future Land Use Map (Updated 2023), this parcel is located within the City Center Urban Village (CCUV), which includes the CD-4 General Urban Character District within its land use considerations.

This request is being made as a correction to the zoning map prior to the recent ordinance and map revisions of The City of Columbia in which this parcel was previously zoned as RM-1.

If there are any questions or concerns, please contact either myself or Pablo Dahbura at pablo@crunkeng.com

Thanks.

Adam Crunk, PE
Crunk Engineering LLC
615-873-1795
adam@crunkeng.com

Docusign Envelope ID: 45E7A36F-6C84-4E3D-85F3-061153673EC7

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	TOM J. HITCH PARKWAY		
	TAX MAP: 99	GROUP:	PARCEL: 60.00
SUMMARY OF NATURE OF REQUEST AND WORK	This application is for the rezoning of this property to correct the rezoning map. No development is proposed at this time.		

DATE OF PRE-APPLICATION CONFERENCE	06/04/2025	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ❑ ARC Alternative Compliance ❑ As Approved Plans ❑ Other: **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 N/A Columbia Water System Availability Letter N/A Columbia Waste Water Department Will Serve Letter

Docusign Envelope ID: 45E7A36F-6C84-4E3D-85F3-061153673EC7

	Plats/PUDs: ❑ Project Name (include Sections & Phases) ❑ Total Number of Lots/Residential Units ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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 will go to the Applicant's email that is provided.

NAME	ADAM CRUNK	PHONE	615-873-1975
ADDRESS	7112 CROSSROADS BLVD, SUITE 201, BRENTWOOD, TN, 37027	EMAIL	ADAM@CRUNKENG.COM

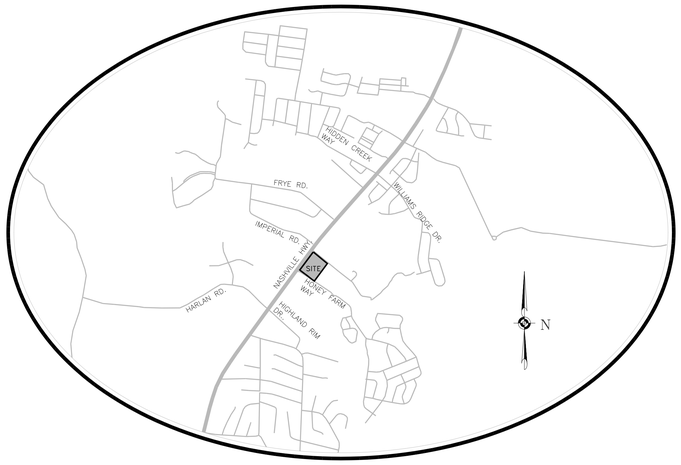
PROPERTY OWNER NAME	Heller Management Company	PHONE	615-429-8775
ADDRESS	801 Rodney Dr, Nashville, TN, 37205	EMAIL	danielzheller@gmail.com

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.

ADAM CRUNK		6/13/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Heller Management Company Daniel Heller	Signed by: Dan Heller	6/13/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

PRELIMINARY PUD
WALMART NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, TENNESSEE
HONEY FARM WAY & NASHVILLE HWY

ADDRESS INFORMATION:
#03908-1000 WALMART NEIGHBORHOOD MARKET 2248 NASHVIILLE HWY COLUMBIA, TN 38401



VICINITY MAP
NTS

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	INTERNAL DRIVE LAYOUT
SHEET 4	PUD DEVIATION REQUESTS
SHEET 5	GRADING PLAN
SHEET 6	UTILITY PLAN
SHEET 7	PLANTING PLAN
SHEET 8	PHOTOMETRICS PLAN

DEVELOPED BY:

Walmart
Save money. Live better.

WAL-MART REAL ESTATE BUSINESS TRUST
702 SW 8TH STREET
MAIL STOP 0505
BENTONVILLE, AR 72716-0505
(479) 360-4749
LEAH.TOMLINSON@WALMART.COM

ENGINEER:

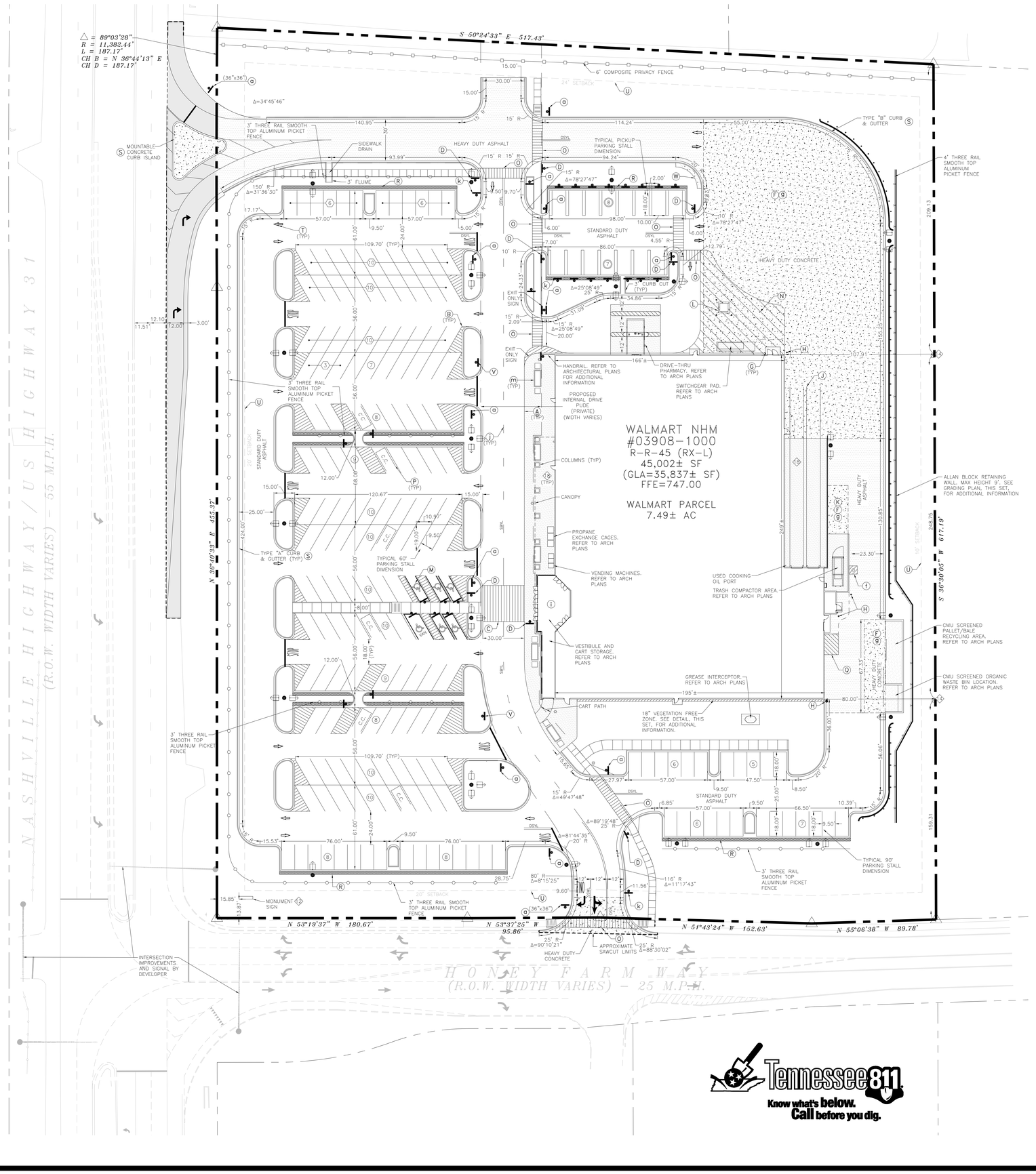
CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons, Bartlett, TN 38133
Phone (901) 384-0404 • Fax (901) 384-0710
oliviadupuy@carlsonconsulting.net

THE SITEWORK FOR THE WALMART'S PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS.'"

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

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



SITE ANALYSIS TABLE	
	PROPOSED (TOTAL)
TOTAL BUILDING AREA	45,002 S.F.
RETAIL FOOD SALES USABLE FLOOR AREA (UFA)	22,628 S.F.
GENERAL RETAIL SALES USABLE FLOOR AREA (UFA)	6,936 S.F.
REQUIRED PARKING RATIO FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	1 SPACE PER 200 UFA
REQUIRED PARKING FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	114 SPACES
REQUIRED PARKING RATIO FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	1 SPACE PER 500 UFA
REQUIRED PARKING FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	14 SPACES
TOTAL REQUIRED PARKING (PER CITY OF COLUMBIA)	128 SPACES
CUSTOMER AND ASSOCIATE PARKING	172 SPACES
ACCESSIBLE PARKING	8 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	15 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS/6 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	180 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	4.00/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	195 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	4.33/1,000 S.F.

SITE LEGEND

(A) FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.

(B) AREA STRIPED AT 5SYL/4" AT 45° @ 2'-0" O.C.

(C) VESTIBULE CROSSWALK STRIPING. 6" WHITE STRIPES 90°–2' O.C. (TYP), W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.

(D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.

(E) RESERVED

(F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).

(G) EXIT PORCH; SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/ OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.

(H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.

(J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.

(K) HEAVY DUTY CONCRETE "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.

(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

(M) ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"–INDICATES VAN ACCESSIBLE SPACE).

(N) AREA STRIPED AT 5SYL/4" AT 45° @ 5'–0" O.C.

(O) 7'–4" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.

(P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.

(Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'–0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.

(R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.

(S) ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

(T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.

(U) BUILDING SETBACK LINE PER ZONING ORDINANCE.

(V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.

(W) 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.

(X) RESERVED.

(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.

(Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.

(o) "STOP" SIGN. SEE DETAIL SHEET.

(b) SPECIAL "FUEL TRUCK ROUTE" SIGN. SEE DETAIL SHEET.

(c) USED COOKING OIL ON TANK PIPE STUB.

(d) RESERVED

(e) RESERVED

(f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.

(h) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.

(i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.

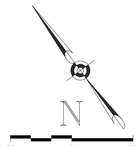
(j) 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.

(k) PICKUP WAYFINDING SIGN. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(m) RAISED PLANTER BOX. REFERENCE PLANTING PLAN & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON–SITE OR OFF–SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

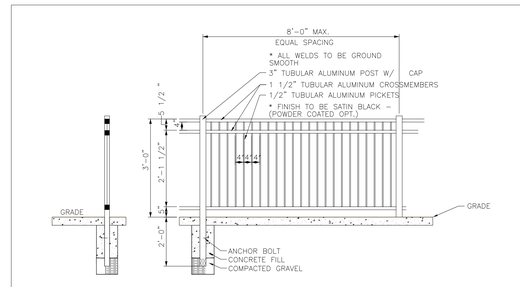


LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- 2' WIDE BUFFER FOR CAR OVERHANG
- 18" VEGETATION FREE ZONE
- ROAD WIDENING
- SIDEWALK DRAIN
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- XX CUSTOMER PARKING COUNT (STRIPED YELLOW)
- XX PICKUP PARKING COUNT
- XX ASSOCIATE PARKING COUNT (STRIPED WHITE)
- C.C. CART CORRAL
- DSYL DOUBLE SOLID YELLOW LINE
- SSWL SINGLE SOLID WHITE LINE
- SSYL SINGLE SOLID YELLOW LINE
- SBYL SINGLE BROKEN YELLOW LINE
- EOP EDGE OF PAVEMENT
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW
- SIPHONIC MANHOLE

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL RADII TO BE 5' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCIATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS.
12. MONUMENT SIGN TO BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO THE MONUMENT SIGN LOCATION AND TO THE FUTURE MONUMENT SIGN LOCATION AS A PART OF THIS CONTRACT.
13. SEE THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
14. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING AND AT THE ENDS OF THE TRUCKWELL.
18. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. CROSS SLOPE ON ALL ADA ACCESSIBLE ROUTES (SIDEWALKS AND CROSSWALKS) SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.



THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE

SITE PLAN

REVISIONS	BY

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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110147
STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908–1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	3/24/25
SCALE	1"=30'
JOB No.	03908–1000
SHEET	2 OF 8 SHEETS

Tennessee811
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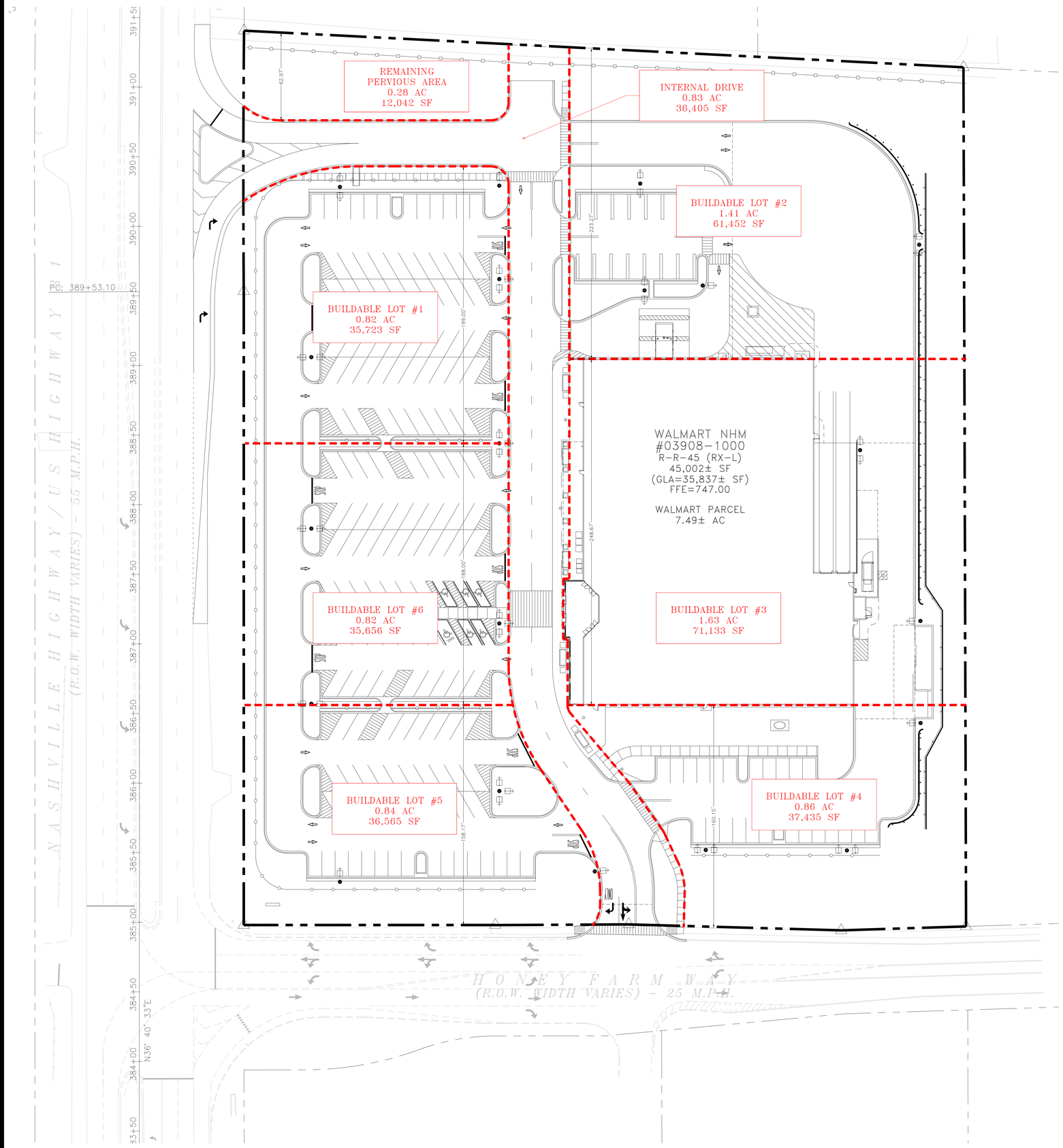

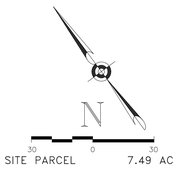

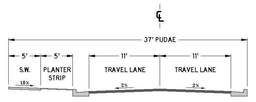

NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PAVEMENT SECTION SHALL FOLLOW THE MINOR LOCAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
7. SHALL BE ENCOMPASSED IN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE). ADDITIONAL EASEMENTS MAY BE REQUIRED.
8. ADDITIONAL ELEMENTS SUCH AS PLANTER STRIPS, TREE WELLS, PLANTERS, DECORATIVE LIGHTING, AND ANGLE PARKING MAY BE PROVIDED. DIMENSIONS AND PLACEMENT OF SUCH ELEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
9. PLANTER STRIPS MAY BE SUBSTITUTED WITH AN EQUIVALENT WIDTH OF SIDEWALK WITH TREE WELLS OR PLANTERS.
10. SIDEWALK AND PLANTER STRIPS SHALL BE PROVIDED ON AT LEAST ONE SIDE AND ON ALL SIDES WHERE BUILDING ENFRONT THE INTERNAL DRIVE

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	INTERNAL DRIVE COMMERCIAL AND MIXED-USE	DATE 7/1/2024
STANDARD DETAILS	(NTS)	DS-39

INTERNAL DRIVE LAYOUT

REVISIONS	BY

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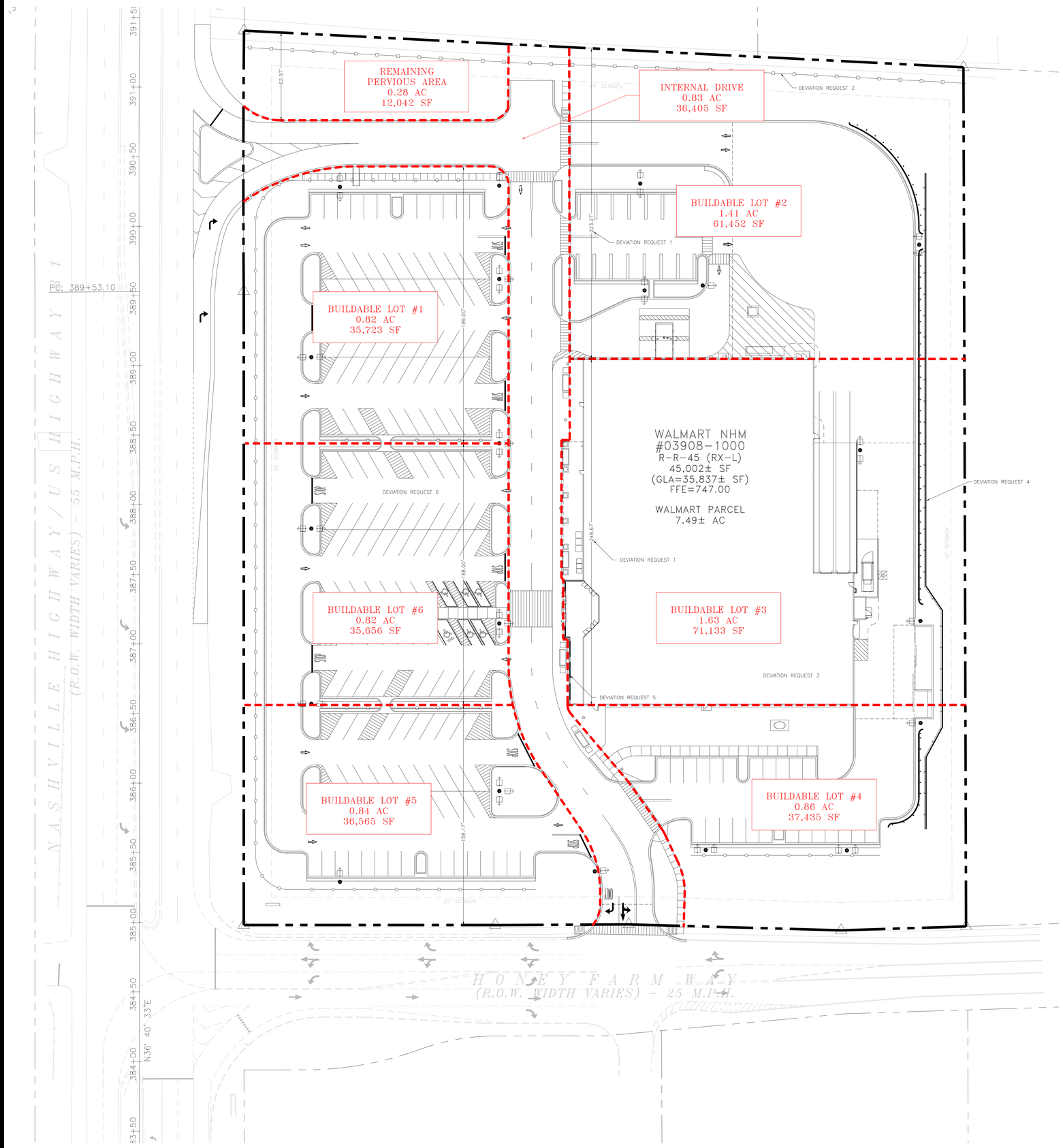

PUD DEVIATION REQUESTS

REVISIONS	BY

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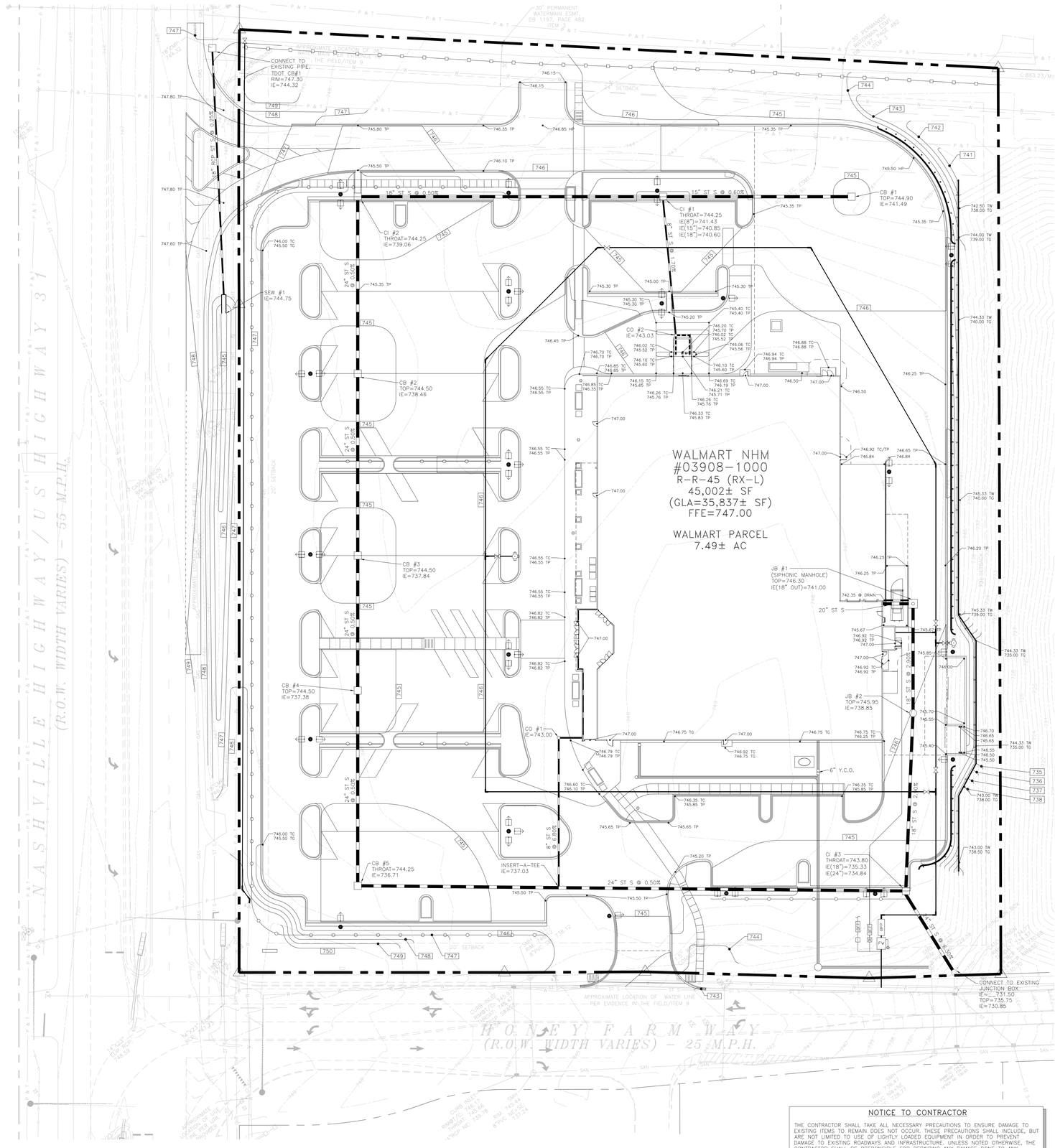


SITE BUILDING AREA–FOUNDATION SUBSURFACE PREPARATION
WAL-MART– NEIGHBORHOOD MARKET #03908
COLUMBIA, TENNESSEE
5/13/2025

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GREENHOUSE CANOPIES, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. APPURTENANCES SHALL ALSO INCLUDE SCREENWALLS AT THE COMPACTOR, TRUCK DOCK AND THE BALE/PALLET STORAGE AREA(S). THE INTERIOR SLAB–ON–GRADE BASE AND THE VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REMEDIATION OF EXISTING FILL MATERIAL WILL BE REQUIRED. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB–ON–GRADE, THE 4" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. FOR APPURTENANCE SLABS (EXTERIOR SLABS), THE 8" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. THE EXISTING FILL MATERIAL SHOULD BE COMPLETELY REMOVED WITHIN THE BUILDING FOOTPRINT AND DELETERIOUS MATERIALS SHOULD BE REMOVED PRIOR TO REPLACEMENT AS FILL MATERIAL. THE EXISTING FILL MATERIAL MAY BE USED TO A DEPTH OF 2 FEET BELOW FINISHED SLAB SUBGRADE AND BOTTOM OF FOUNDATIONS. ONCE THE ELEVATION IS AT 2 FEET BELOW FINISHED SUBGRADE, THE TOP 12 INCHES OF REPLACED FILL MATERIAL SHOULD BE CHEMICALLY STABILIZED USING A LIME TREATMENT PROCESS CONSISTING OF 3 TO 4 PERCENT LIME. THE REMAINING TWO FEET OF FILL MATERIAL SHOULD CONSIST OF APPROVED FILL MATERIAL. THE SUBGRADE MATERIAL SHOULD PROOFROLL AS FIRM AND UNYIELDING. THE UPPER 1 FOOT OF SUBGRADE SHOULD BE COMPACTED TO AT LEAST 100% MAXIMUM DRY DENSITY PER ASTM D698. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW–GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL; ASPHALT, AND SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, UPPER 2 FEET	<25 MAX.>	<45 MAX.>
BUILDING AREA, BELOW UPPER 2 FEET	<30 MAX.>	<50 MAX.>

SUBGRADE MATERIAL, BELOW THE UPPER 12 INCHES, SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

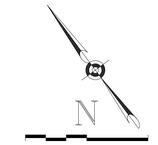
THE UPPER 12 INCHES OF SUBGRADE SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 100 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL–MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED MAY 13, 2025 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION)

NOTES:

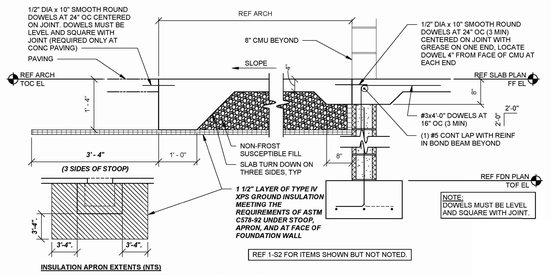
1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT–OF–WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES SHALL BE USED UNLESS OTHERWISE APPROVED BY CEC.
5. ACCEPTABLE STORM SEWER MATERIALS (THERE WILL BE NO SUBSTITUTIONS ALLOWED FOR PIPES SHOWN TO BE RCP):
   1) REINFORCED CONCRETE PIPE
   2) SPIRAL RIB METAL PIPE
   3) CORRUGATED POLYETHYLENE (N–12)
   4) POLYVINYL CHLORIDE (PVC) – ONLY PERMITTED IN 15" DIAMETER OR LESS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. SEE PLANTING DETAILS FOR BERM REQUIREMENTS WITHIN LANDSCAPED ISLANDS.
8. ALL CONCRETE FLUMES ARE TO BE 5' WIDE U.N.O.
9. THE CONTRACTOR SHALL HAVE ANY RIGHT–OF–WAY MONUMENTS LOCATED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES WITHIN THE RIGHT–OF–WAY. ANY MONUMENTS WHICH ARE DESTROYED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES SHALL BE FLUSH WITH FINAL GRADE; AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
12. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTORS.
13. THE PAVEMENT SHALL BE FLUSH WITH THE TOP OF THE CONCRETE STOOPS AT ALL EXITS (TYP). THE SLOPES OF PAVEMENT AREAS UP TO THESE STOOPS SHALL NOT EXCEED 1:20.
14. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS SHALL RECEIVE 4" TOPSOIL, SEED (SOD WHERE INDICATED ON PLANTING PLAN) AND MULCH. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
19. SEE FOUNDATION SUBSURFACE PREPARATION NOTE FOR GRANULAR MATERIAL UNDER FLOOR SLAB.
20. SEE PROJECT SITE WORK SPECIFICATIONS FOR SITE PREPARATION PROCEDURES FOR ALL AREAS EXCLUSIVE OF THE BUILDING PADS.
21. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH A STABILIZATION FABRIC.
22. ALL EARTHWORK TO BE PERFORMED ON AN OUTLOT OR LEASE PARCEL SHALL BE IN ACCORDANCE WITH THE PAVEMENT AREA OR OUTLOT AREA (AS APPLICABLE) REQUIREMENTS DESCRIBED IN SECTION 02300 OF THE SITEWORK SPECIFICATIONS.
23. THROAT ELEVATIONS SHOWN ON CURB INLETS INCLUDE 3" SUMP.
24. SLOPE ON ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20.
25. ELEVATION OF NEW EDGE OF PAVEMENT TO MATCH EXISTING. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.



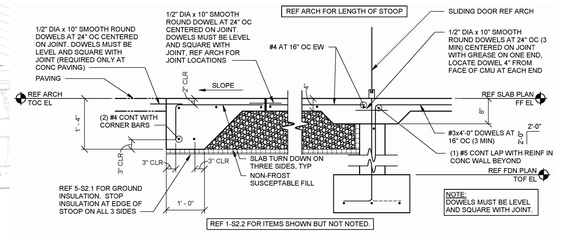
SITE PARCEL 7.49 AC

LEGEND

- PROPERTY LINE
- STORM SEWER
- CURB INLET/CATCH BASIN
- JUNCTION BOX
- CLEAN OUT
- HEADWALL
- RIP–RAP
- CONCRETE DITCH
- XXX.XX – SPOT ELEVATION
- HP – HIGH POINT
- TC – TOP OF CURB
- TG – TOP OF GROUND
- TP – TOP OF PAVEMENT
- TREE PROTECTION FENCE
- SLOPE ARROW



5 SLAB AT OPENING WITH STOOP



6 SLAB AT VESTIBULE STOOP

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON–SITE OR OFF–SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

DEWATERING/GROUNDWATER NOTICE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED REGARDING THE PRESENCE OF GROUNDWATER ON THIS SITE. WHEN PERFORMING GRADING OPERATIONS CONTRACTOR SHALL PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. REFER TO MASTER SITE SPECIFICATIONS. THE CONTRACTOR'S BASE BID SHALL INCLUDE PROVISIONS FOR ADDRESSING THIS CONDITION.

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

GRADING PLAN

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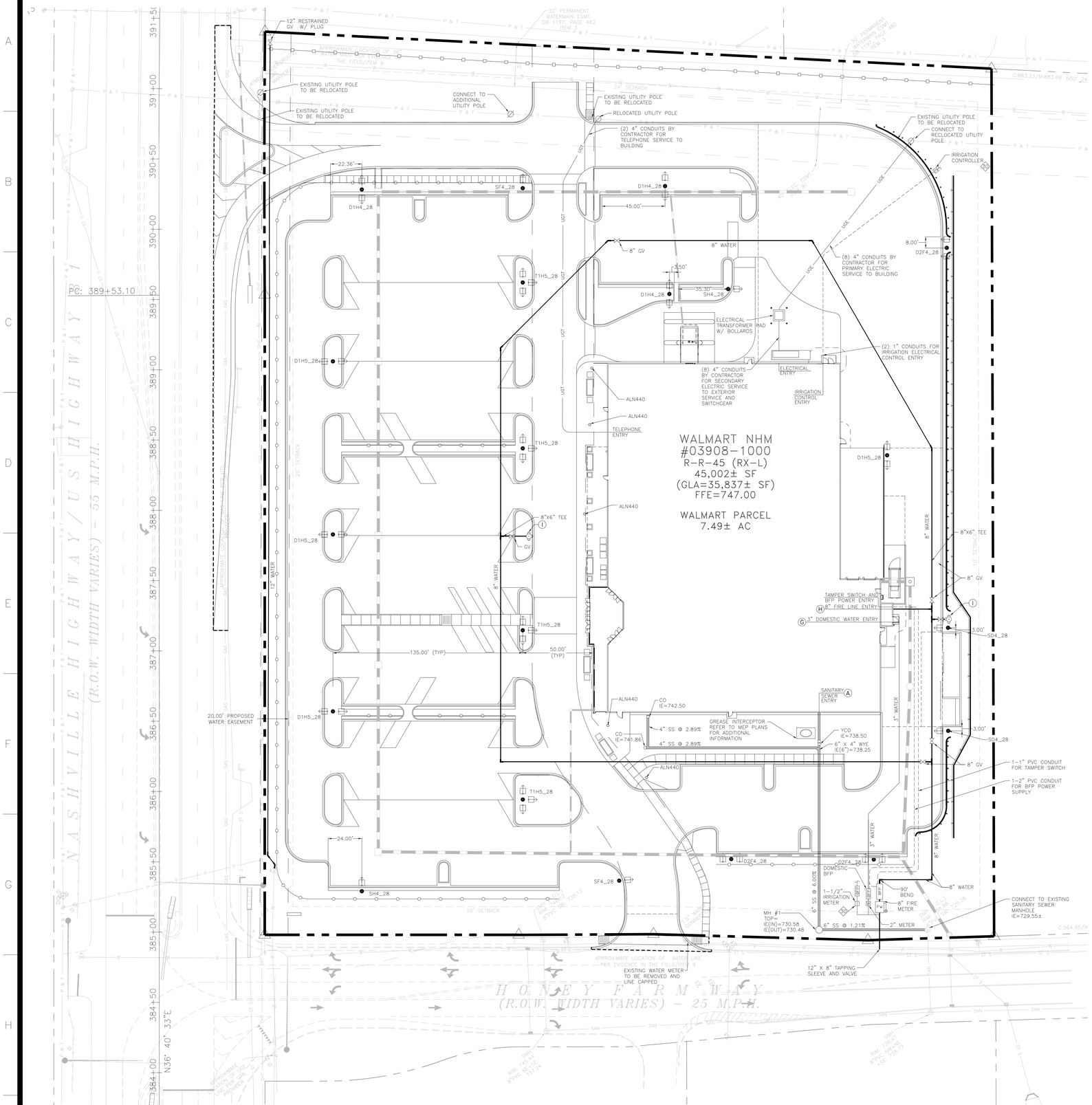
SHEET	5 OF 8 SHEETS



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SITE PARCEL 7.49 AC

LEGEND

- PROPERTY LINE
- FO — FIBER OPTIC
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- UGE & T — UNDERGROUND ELECTRIC/TELEPHONE
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- OHE & T — OVERHEAD ELECTRIC/ TELEPHONE
- GAS LINE
- SANITARY SEWER PIPE
- PIPE BOLLARD
- IC — IRRIGATION CONTROLLER

◯ UTILITY LEGEND

(A) 6" SANITARY SEWER LATERAL.

(B) RESERVED

(C) RESERVED

(D) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.

(E) UNDERGROUND TELEPHONE. REFER TO UTILITY RESPONSIBILITES MATRIX ON THE TITLE SHEET FOR SPECIFIC REQUIREMENTS.

(F) RESERVED

(G) 3" DOMESTIC WATER LINE ENTRY.

(H) SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE.

(I) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET.

(J) REMOTE GARDEN CENTER UTILITY PIPE BOLLARD. SEE DETAIL SHEET.

(K) ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS. IF USING A PULL BOX TO CHANGE DIRECTION, THE MINIMUM BOX SIZE SHALL BE 48" X 48" X 24" PRE-CAST CONCRETE WITH SEPARATE MANHOLE LID AND COLLAR.

(L) SECURITY CAMERA CONDUIT – ONE (1) 2" CONDUIT. ALL CONDUIT SHALL BE CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTERGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT. CONDUIT SHALL BE PLACED IN SAME TRENCH AS THE SITE LIGHTING TRENCH.

(M) 2" LOSS PREVENTION SHALL BE SEPERATED FROM THE 480VAC LIGHT FIXTURE POWER BY A DIVIDER PLACED IN THE LIGHT POLE BASE JUNCTION BOX.

(N) RESERVED

◇ NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN A TRENCH CONDITION IN ACCORDANCE WITH THE UTILITY TRENCHING DETAIL, THIS SET.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS A MINIMUM OF 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
3. SANITARY SEWER PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
4. WATER LINE PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. WATER AND SEWER LINES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN MINIMUM BURIAL DEPTHS AS REQUIRED BY THE UTILITY PROVIDER AND THE PROJECT SPECIFICATIONS.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL GRADE.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE, INCURRED BY ANY UTILITY COMPANY, TO THEIR LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS; ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MOST STRINGENT REQUIREMENTS OF THE UTILITY COMPANY OR THE WALMART SPECIFICATIONS.
18. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
19. CONTRACTOR SHALL VERIFY AS-BUILT INVERT ELEVATION AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER THE UTILITY COMPANY REQUIREMENTS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AROUND UTILITY ENTRANCES AND METER LOCATIONS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR EXACT REQUIREMENTS.
23. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTORS.
24. PLUG ENDS OF UTILITY STUBS AND MARK AS PER UTILITY MARKING DETAIL SHOWN ON DETAIL SHEET.
25. SEE SURVEY FOR DESCRIPTION OF EXISTING EASEMENTS.
26. LIGHT POLE TO BE LOCATED 2.50' OFF RETAINING WALL AND 6.00' BACK FROM END OF TRUCKWELL.
27. REFER TO TITLE SHEET FOR SCOPE OF WORK REQUIREMENTS FOR UTILITY IMPROVEMENTS.
28. ALL CHANGES IN DIRECTION OF THE SECURITY CAMERA CONDUIT SHALL UTILIZE STANDARD SWEEPS WITH A MINIMUM BENDING RADIUS AS LISTED IN THE NEC. NO MORE THAN TWO (2) 90 DEGREE BENDS WILL BE ALLOWED BETWEEN PULLING POINTS, OR A TOTAL OF 180 DEGREES COMBINED IN SEVERAL BENDS. PULL BOXES SHALL BE LOCATED EVERY 400' UNLESS THE COMBINED TOTAL OF BENDS REQUIRES ADDITIONAL BOXES. CONDUIT SHALL ENTER AND EXIT THE PULL BOXES 180 DEGREES APART.
29. PYLON SIGN TO BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO THE PYLON AS A PART OF THIS CONTRACT.
30. REFER TO IRRIGATION PLAN, THIS SET, FOR CONTINUATION OF THIS LINE.

Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D1H4_28	D180	0.837	2-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	280	40000	B3-U0-G3
	4	D1H5_28	D180	0.837	2-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	280	40000	B4-U0-G2
	3	D2F4_28	ROTATED OPTICS	0.837	1-EALS035F4AF750NDD1BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 25ft pole on 3ft	232	30000	B2-U0-G2
	2	SD4_28	SINGLE	0.837	1-EALS035D4AF750NDD1BLCKF 25ft pole on 3ft base	70	10000	B2-U0-G2
	2	SF4_28	SINGLE	0.837	1-EALS035F4AF750NDD1BLCKF 25ft pole on 3ft base	116	15000	B2-U0-G2
	2	SH4_28	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	140	20000	B3-U0-G3
	4	T1H5_28	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	420	60000	B4-U0-G2
	5	ALN440-Y5-32LED-5K-700	SINGLE	0.837	ALN440-Y5-32LED-5K-700-BLT 12ft pole	74.9	5700	B3-U3-G3

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

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

UTILITY PLAN

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BENTONVILLE, AR 72713
PH: (501) 384-0424 FAX: (501) 384-0710
TN CORPORATION #3556431

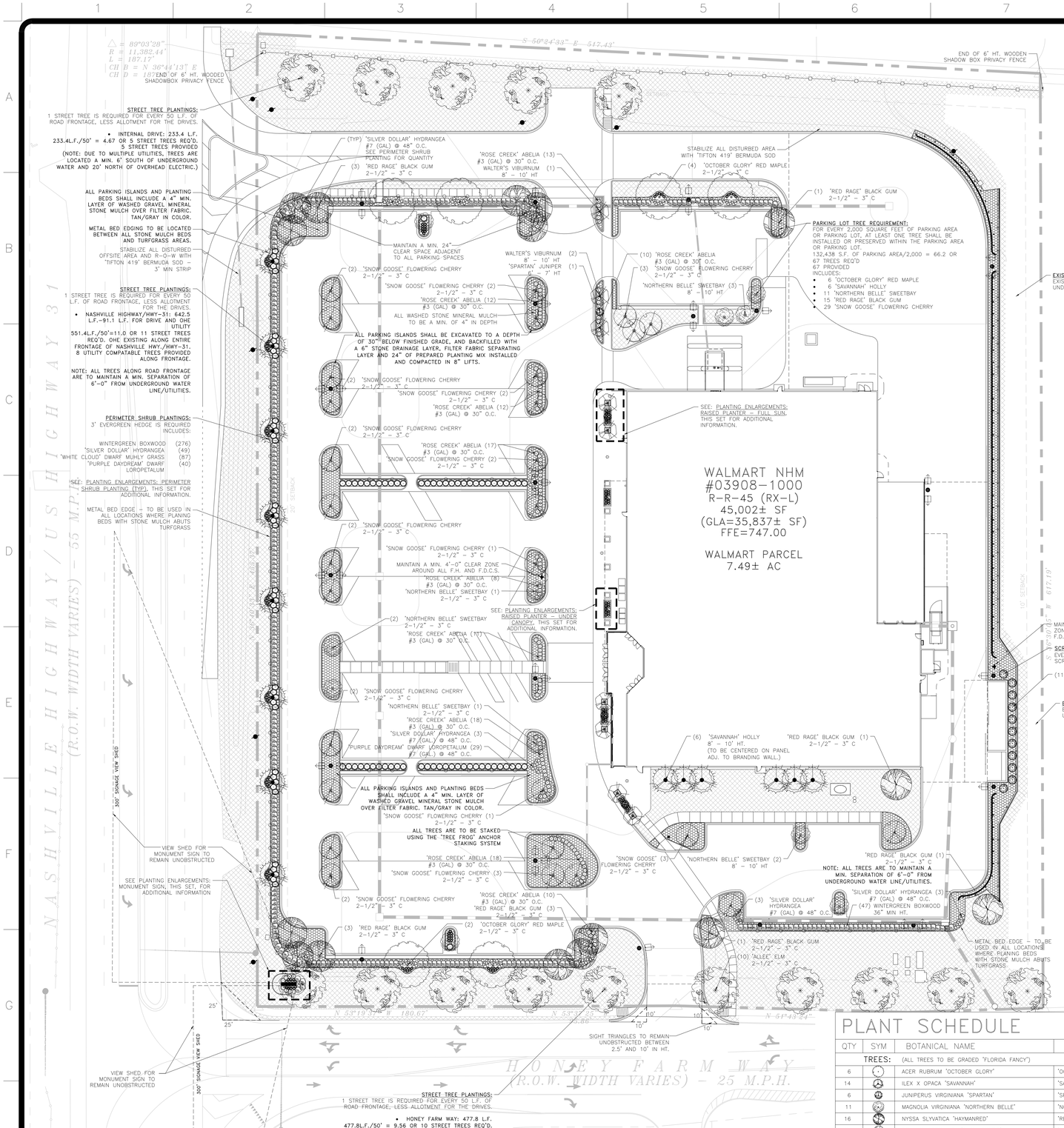
JOSEPH S. PARHAM — 128738 — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 110147 — STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	3/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	6 OF 8 SHEETS



MUNICIPAL CODE REQUIREMENTS:

LANDSCAPING
REQUIRED IF 1ST LAYER ≥ 3FT, 30% OF 1ST LAYER MUST BE LANDSCAPED, WITH CONTINUOUS SHRUBS ALONG FOUNDATION AT FAÇADE AND ADDITIONALLY IF 1ST LAYER ≥ 15 FT, SOD, AND 1 TREE PER 50 FT. OF FRONTAGE, WIDTH, PLANTED IN 1ST LAYER. LANDSCAPING MUST COMPLY WITH SECTION 4.3.16.

NA IN FRONT IF ≤ 3 FT FRONT SETBACK.

ADDITIONALLY, ANY YARD ADJACENT TO A STREET MUST BE LANDSCAPED AND MAINTAINED FOR A DISTANCE OF 10 FT. FROM LOT LINE OR BUILDING SITE LINE ADJACENT TO THE STREET, EXCEPT FOR PORTIONS THAT ADJOIN LOTS OR BUILDING SITES IN RESIDENTIAL USE, WHICH SHALL BE SO LANDSCAPED AND MAINTAINED FOR THE FULL WIDTH OR DEPTH OF THE REQUIRED YARDS WITHIN 25 FEET OF ADJOINING LOT LINES OR BUILDING SITE LINES.

SIDE YARDS ADJACENT TO LOTS OR BUILDING SITES IN RESIDENTIAL USE SHALL BE SIMILARLY LANDSCAPED AND MAINTAINED FOR THEIR FULL REQUIRED MINIMUM WIDTH. NO SUCH REQUIRED LANDSCAPED AREA SHALL BE USED FOR PARKING OR LOADING.

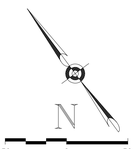
H. LOT/BUILDING SITE/PARCEL BUFFER REQUIREMENTS
1. FOR PROJECT BUFFERS APPLICABLE TO DEVELOPMENT PARCELS, SEE SECTION 5.8.
2. IF A PROJECT BUFFER EXISTS OR IS REQUIRED PURSUANT TO SECTION 5.7, A LOT/BUILDING SITE/ PARCEL BUFFER IS NOT REQUIRED UNDER THIS SECTION 4.3.11.H.
3. EXCEPT AS PROVIDED IN PARAGRAPH 4.3.11.H.2 OR AS OTHERWISE SPECIFICALLY PROVIDED IN THIS ORDINANCE, A LOT/BUILDING SITE/ PARCEL BUFFER MUST BE PROVIDED FOR ANY NEW DEVELOPMENT OR STRUCTURE WITHIN DISTRICTS CD-4C, CD-5C, PUD-R, PUD-MU, OR ANY SPECIAL DISTRICT, ALONG THE COMMON LOT, BUILDING SITE, OR PARCEL BOUNDARY OF SUCH DEVELOPMENT OR STRUCTURE AND THAT OF ANY LOT, BUILDING SITE, OR PARCEL ON WHICH A SINGLE-FAMILY DWELLING OR TWO-FAMILY DETACHED RESIDENTIAL DWELLING IS LOCATED, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS ORDINANCE, ALL LOT/BUILDING SITE/ PARCEL BUFFERS REQUIRED UNDER THIS ARTICLE 4 MUST MEET THE FOLLOWING REQUIREMENTS:

HEDGE SCREEN/ STREET-SCREEN HEIGHT:
AT FRONTAGE OR ADJACENT TO CIVIC SPACE: 3 FT. TO 5 FT AT INSTALLATION
NOT AT FRONTAGE OR ADJACENT TO CIVIC SPACE: 5FT. TO 6FT. AT INSTALLATION
HEDGE SCREEN OR STREET-SCREEN: EVERGREEN PLANTS WITH MIN. 80% OPACITY

ADDITIONAL STANDARDS
SCREENING OF PARKING, LOADING AREAS, SERVICE AREAS, OUTDOOR STORAGE, DRIVE-THROUGHS, TRASH RECEPTACLE/DUMPSTERS, HVAC AND OTHER EQUIPMENT SCREENED FROM FRONTAGE, CIVIC SPACE AND ADJACENT PROPERTY.

REQUIRED; EXCEPT AT DRIVEWAYS:
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 FRONTAGE OR ADJACENT TO CIVIC SPACE.

14. ANY PARKING AREA OR PARKING LOT HAVING TEN (10) OR MORE PARKING SPACES SHALL CONFORM TO THE FOLLOWING:
a. PARKING AREAS AND PARKING LOTS SHALL CONTAIN AT LEAST ONE LANDSCAPE ISLAND FOR EVERY TEN (10) PARKING SPACES. PARKING LOTS WITH MORE THAN ONE LANDSCAPE ISLAND SHALL HAVE SUCH ISLANDS DISTRIBUTED THROUGHOUT THE PARKING LOT.
PARKING ISLANDS INCLUDED AS DIRECTED.
b. INTERIOR PARKING ROWS SHALL BE TERMINATED AT BOTH ENDS WITH LANDSCAPE ISLANDS.
PARKING ISLANDS INCLUDED AS DIRECTED.
c. EACH PARKING ISLAND SHALL BE OF A MINIMUM SIZE EQUAL TO A STANDARD PARKING SPACE; PROVIDED THAT EACH PARKING ISLAND ABUTTING TWO ROWS OF HEAD-TO-HEAD PARKING SPACES SHALL BE OF A MINIMUM SIZE AND LENGTH EQUAL TO TWO (2) PARKING SPACES.
PARKING ISLANDS INCLUDED AS DIRECTED.
d. PARKING ISLANDS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE TREE FOR EVERY SINGLE ISLAND. IF A PARKING ISLAND IS DOUBLE LENGTH OR WIDTH, THEN TWO (2) SHADE TREES SHALL BE REQUIRED.
PARKING ISLAND TREES ARE INCLUDED. TREE TYPES SELECTED FOR ADEQUATE HEALTH FOR GROWING AREA ALLOTTED.
e. ROWS OF PARKING FRONTING ON DRIVE AISLES INCLUDING ALLEYS SHALL BE PROVIDED WITH A MINIMUM FIVE FEET (5 FT.)
f. (EXCLUDING CURBS) LANDSCAPED BUFFER.
g. ROOT ZONES FOR EXISTING TREES TO REMAIN SHALL BE A MINIMUM OF 48 SQUARE FEET.
THERE ARE NO EXISTING TREES ONSITE TO REMAIN.
h. FOR EVERY 2,000 SQUARE FEET OF PARKING AREA OR PARKING LOT, AT LEAST ONE TREE SHALL BE INSTALLED OR PRESERVED WITHIN THE PARKING AREA OR PARKING LOT EXCEPT TO THE EXTENT THAT TREES OUTSIDE OF THE LOT CONTAINING THE PARKING AREA OR PARKING LOT ARE ALLOWED TO SATISFY THIS REQUIREMENT AS SET FORTH BELOW.
TOTAL PARKING LOT AREA IS: 126,386 S.F. OF PARKING AREA/2,000 = 63.2 OR 64 TREES REQ'D. 64 PROVIDED
i. NO PARKING SPACE SHALL BE MORE THAN SEVENTY-TWO FEET (72 FT.) FROM A TREE WITHIN THE LOT, AS MEASURED FROM THE CENTER OF THE TREE TO THE NEAREST LINE DEMARCATING THE SPACE.
ALL PARKING SPACES ARE WITHIN 72' OF A PARKING LOT TREE.
j. EXCEPT FOR TREES ALLOWED TO BE COUNTED OUTSIDE THE PARKING AREA OR PARKING LOT, NEW TREES SHALL BE INSTALLED AND/OR EXISTING TREES PRESERVED IN TREE ISLANDS PROVIDED PURSUANT TO THIS SECTION AND/OR AT THE PERIMETER OF THE PARKING AREA OR PARKING LOT, PROVIDED THAT THE PERIMETER OF THE PARKING AREA OR PARKING LOT WHERE TREES ARE INSTALLED OR PRESERVED TO MEET THIS REQUIREMENT LIES WITHIN THE LOT ON WHICH THE PARKING AREA OR PARKING LOT IS LOCATED.
k. TREES OUTSIDE OF THE PARKING AREA OR PARKING LOT LOCATED WITHIN TWENTY FEET (20 FT.) OF THE CLOSEST PORTION OF SUCH PARKING AREA OR PARKING LOT, INCLUDING BUT NOT LIMITED TO TREES WITHIN THOROUGHFARE RIGHTS-OF-WAY, INTERNAL DRIVE EASEMENTS, AND CIVIC SPACES, MAY BE COUNTED TOWARD SATISFYING THE REQUIREMENTS.



SITE PARCEL 7.49 AC

MUNICIPAL PLAN REQUIREMENTS:

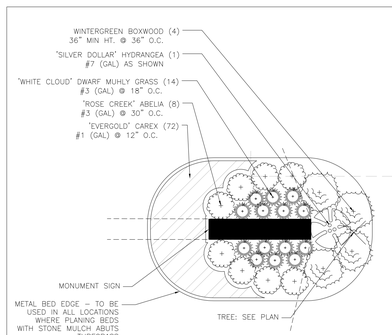
1. INDICATE LOCATION OF HERITAGE/SPECIMEN TREES IF ANY.
THIS SITE HAS BEEN PREVIOUSLY MASS GRADED BY THE DEVELOPER. NO HERITAGE/SPECIMEN TREES CURRENTLY EXIST, OR ARE INCLUDED AS PART OF THE PROPOSED PLAN.
2. PROVIDE NOTATION OF EXISTING TREE CANOPY.
NO TREES EXIST ON THE SITE. CURRENTLY, ONLY TWO (2) VOLUNTEER SAPLINGS EXIST NEAR THE TOP OF THE SLOPE AND BOTH ARE CONSIDERED "INVASIVE SPECIES". THESE ARE:
(1) CHINESE PRIVET (LIQUSTRUM SINENSE) 6" HT.
(1) WILD CALLERY PEAR (PYRUS CALLERIANA) 8' HT
3. FOUNDATION LANDSCAPING REQUIRED FIVE FEET FROM BUILDING PERIMETER. ONE SHRUB PER 10 LINEAR FEET. THE ZONING MAY ACCEPT PLANTER BOXES IN LIEU OF FOUNDATION LANDSCAPING PLACED NEAR FRONTAGE.
RAISED PLANTERS HAVE BEEN INCLUDED IN PLACE OF A CONTINUOUS FOUNDATION PLANTING BED ALONG THE SIDE FACING NASHVILLE HIGHWAY. THE SIDE FACING THE FRONTAGE OF HONEY FARM WAY HAS A BROAD OPEN SPACE AREA WITH TREES. THE OTHER TWO SIDES OF THE BUILDING INCLUDE THE LOADING ZONE AND FLY THRU PICK UP LANES AND WILL NOT HAVE FOUNDATION PLANTINGS.

ALL LANDSCAPE PLANTINGS SHALL BE FULLY IRRIGATED

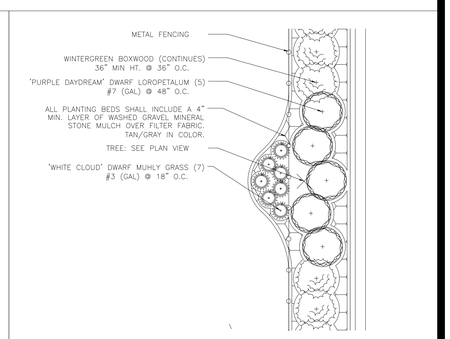
THE CONTRACTOR SHALL INCLUDE A PERMANENT IN-GROUND IRRIGATION SYSTEM THAT INCLUDES ENVIRONMENTAL SENSORS THAT REGULATE THE WATERING SCHEDULE TO ALL LANDSCAPE AREAS. THE IRRIGATION SYSTEM SHALL BE AN AUTOMATICALLY CONTROLLED SYSTEM THAT PROVIDES FULL COVERAGE OF ALL INSTALLED PLANTINGS AND UTILIZES A COMBINATION OF LOW-VOLUME AND RUNOFF SPRAY HEADS AND DRIP IRRIGATION COMPONENTS.

THE MINIMUM COMPONENT STANDARDS SHALL BE MET:

- **MASTER VALVE:** NORMALLY CLOSED ELECTRONICALLY OPERATED BY SYSTEM CONTROLLER
- **BACK-FLOW PREVENTER:** LINE SIZED REDUCED PRESSURE OR DOUBLE-CHECK, AS REQUIRED BY LOCAL CODE, ZURN, WATTS, WILKINS, OR EQUAL. ALL ABOVE GRADE PIPING SHALL BE COPPER.
- **CONTROLLER:** PEDESTAL MOUNTED WEATHERTRAK LC+ CENTRAL AUTOMATIC ET-BASED "SMART" IRRIGATION CONTROLLER IN A LOCKING STAINLESS STEEL CABINET.
- **FLOW-METER:** LINE SIZED
- **RAIN/FREEZE SENSOR:** AUTOMATIC SHUT-OFF CONTROL, WIRELESS.
- **ELECTRONICALLY CONTROLLED ZONE VALVES** IN BOXES FOR ALL ROTOR/SPRAY TURF ZONES.
- **ELECTRONICALLY CONTROLLED "CONTROL-ZONE KITS"** FOR ALL IN-LINE EMITTER TUBING/DRIP ZONES FOR PARKING ISLANDS AND SHRUB BEDS. KITS TO INCLUDE FILTER CARTRIDGES AND PRESSURE REGULATION.
- **PRESSURIZED MAIN LINE:** SCHED. 40 PVC
- **LATERAL LINES:** CLASS 200 PVC FOR ALL PIPING LESS THAN 2.5" IN DIAMETER.
- **DRAIN VALVES:** A BRASS MANUAL GATE VALVE SHALL BE INCLUDED TO DRAIN THE MAIN LINE. AUTOMATIC DRAIN VALVES SHALL BE INCLUDED IN ALL LATERAL ZONES.
- **SPRAY HEADS/ROTORS:** ALL TURF IRRIGATION SHALL BE PROVIDED HEAD-TO-HEAD COVERAGE. TURF IRRIGATION SHALL BE LIMITED TO THE SOD INSTALLED ONSITE.



PLANTING ENLARGEMENTS: MONUMENT SIGN SCALE: 1" = 10'



PLANTING ENLARGEMENTS: PERIMETER SHRUB PLANTING (TYP) SCALE: 1" = 10'

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR A MIN. OF FLORIDA NO.1 GRADE, WHICHEVER IS APPLICABLE.

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
	TREES:	(ALL TREES TO BE GRADED "FLORIDA FANCY")					
6		ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2-1/2" – 3" C / 12' – 14' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
14		ILEX X OPACA 'SAVANNAH'	'SAVANNAH' HOLLY	8' – 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
6		JUNIPERUS VIRGINIANA 'SPARTAN'	'SPARTAN' JUNIPER	6' – 7' HT	AS SHOWN	B&B/CONT.	FULL TO GROUND, W/UNIFORM GROWTH
11		MAGNOLIA VIRGINIANA 'NORTHERN BELLE'	'NORTHERN BELLE' SWEETBAY (MT)	8' – 10' HT	AS SHOWN	B&B/CONT.	3–5 TRUNKS, FULL ROUND HEAD
16		NYSSA SLYVATICA 'HAYMANRED'	'RED RAGE' BLACK GUM	2-1/2" – 3" C / 8' – 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
29		PRUNUS SERRULATA 'SNOW GOOSE'	'SNOW GOOSE' FLOWERING CHERRY	2-1/2" – 3" C / 8' – 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
15		ULMUS PARVIFOLIA 'EMER LL'	'ALLEE' ELM	2-1/2" – 3" C / 12' – 14' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
13		VIBURNUM OBOVATUM	WALTER'S VIBURNUM (TREE FORM-MT)	8' – 10' HT	AS SHOWN	B&B/CONT.	3–5 TRUNKS, FULL ROUND HEAD
	SHRUBS:						
137		ABELIA X GRANDIFLORA 'ROSE CREEK'	'ROSE CREEK' ABELIA	#3 (GAL)/15" – 18" SPD	30" O.C.	CONT.	ROUND, FULL HEAD
295		BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	36" MIN HT	36" O.C.	B&B/CONT.	ROUND, FULL HEAD
57		HYDRANGEA PANICULATA 'SILVER DOLLAR'	'SILVER DOLLAR' HYDRANGEA	#7 (GAL)/24" – 36" HT	48" O.C.	CONT	ROUND, FULL HEAD
11		ILEX X KOEHNEANA 'WIRT L. WINN'	'WIRT L. WINN' HOLLY	8'– 10' HT	AS SHOWN	B&B/CONT.	FULL TO GROUND, W/UNIFORM GROWTH
100		LOROPETALUM CHINENSE 'PIILC-III' PP25471	'PURPLE DAYDREAM' DWARF LOROPETALUM	#7 (GAL)/24" – 36" SPD	48" O.C.	CONT	ROUND, FULL HEAD
182		MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	'WHITE CLOUD' DWARF MUHLY GRASS	#3 (GAL)/15" – 18" HT	24" O.C.	CONT	ROUND, FULL HEAD
	GROUNDCOVERS:						
FILL AREA		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID	SOD	WEED FREE & ACTIVELY GROWING
25		HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	#1 (GAL)/8" – 12" HT	24" O.C.	CONT	ROUND, FULL HEAD
152		CAREX OSHIMENSIS 'EVERGOLD'	'EVERGOLD' CAREX	#1 (GAL)/8" – 12" HT	12" O.C.	CONT	FREE OF WEEDS & ANTS, 3-BIB MIN.
FILL AREA		MINERAL STONE MULCH	WASHED GRAVEL	3/4" – 1-1/2" DIAMETER	4" DEPTH	BULK	GRAY/TAN IN COLOR WASHED FREE OF ALL FINES AND SOIL MATERIAL

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: SPECIES SUBSTITUTIONS OR UNDERSIZING ANY PLANT MATERIAL IS A BREACH OF CONTRACT OR BID. NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

TREE PROTECTION FENCING TO BE REMOVED JUST PRIOR TO THE INSTALLATION OF ALL LANDSCAPE PLANTING.

ALL DISTURBED AREAS SHALL RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDRO-SEED, MULCH, OR SOD (WHERE SHOWN). AREA SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SOD MAY BE SUBSTITUTED FOR HYDRO-SEED IN TURF GRASS AREAS AT GENERAL CONTRACTOR'S DISCRETION WITH NO ADDITIONAL COST TO SAM'S CLUB. SOD TYPE SHALL MATCH PERMANENT SOD TYPE SPECIFIED ON CONSTRUCTION PLANS.

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR ALL MEETINGS AND INSPECTIONS AS REQUIRED IN THE SPECIFICATIONS.

WATER AVAILABILITY

ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS ARE ENCOURAGED FOR ALL REQUIRED STREET YARD LANDSCAPING, PARKING LOT LANDSCAPING, LANDSCAPE BUFFER YARDS, AND LANDSCAPE SCREENING. IF UNDERGROUND SPRINKLERS ARE NOT PROVIDED, AN OUTSIDE HOSE ATTACHMENT WITHIN TWO HUNDRED (200) FEET OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE SHALL BE REQUIRED.

WARRANTY PERIOD

DURING THE WARRANTY PERIOD, DEFECTIVE MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE REPAIRED, CORRECTED, OR REPLACED WITHOUT CHARGE OR COST TO THE CITY. THE CITY MAY AT ANY TIME DURING THE WARRANTY PERIOD INSPECT, PHOTOGRAPH, OR TELEVISE SUCH LANDSCAPING AND SHALL NOTIFY THE DEVELOPER OF ANY NECESSARY REPAIR, CORRECTION, OR REPLACEMENT.

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BENTONVILLE, AR 72712
PH: (501) 384-4424 • FX: (501) 384-0710
TN CORPORATION #3556643

CHARLES R. WALKS REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 356643 12/31/25

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE

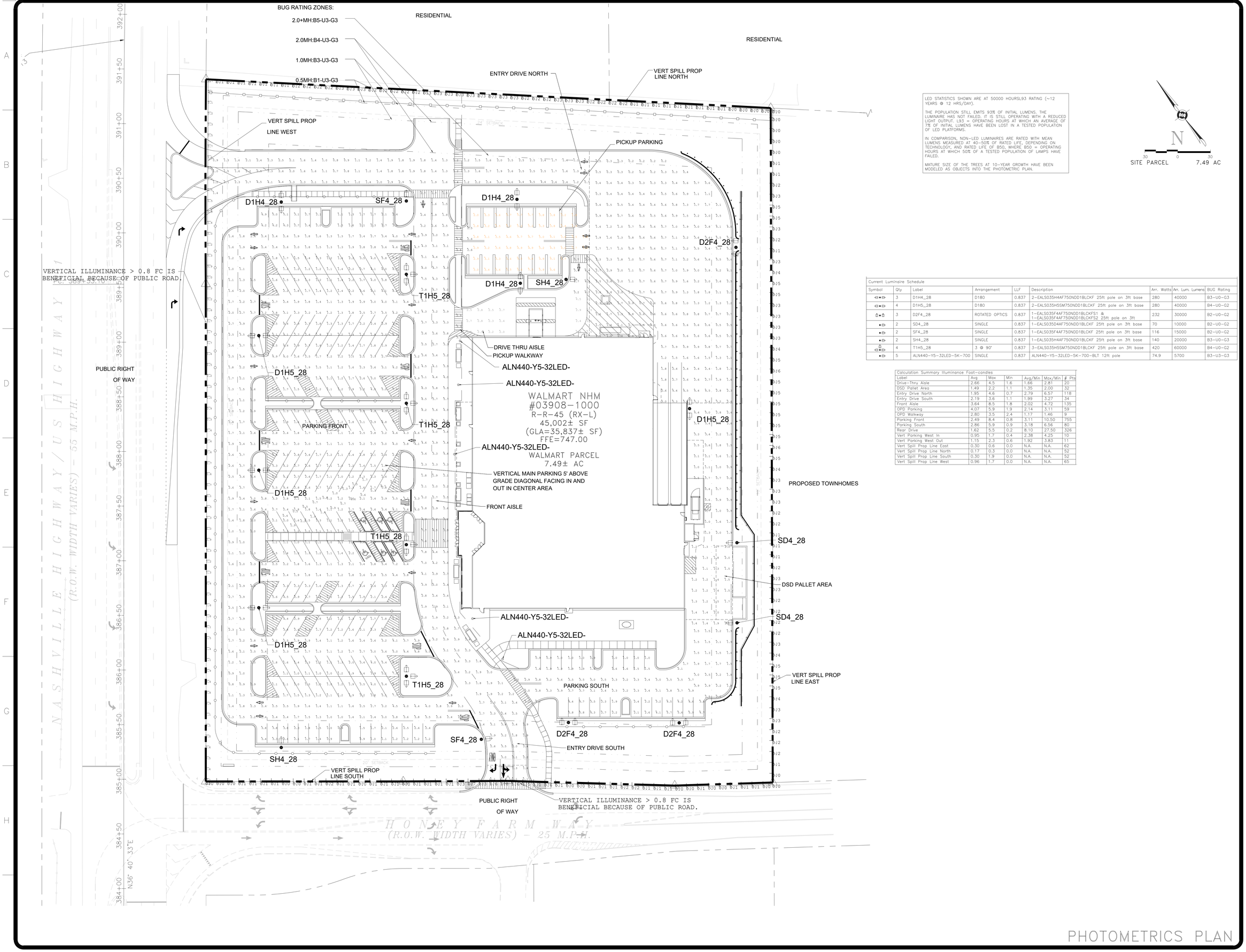
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

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

DRAWN	JMC
CHECKED	DAD
DATE	3/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	7 OF 8 SHEETS

PLANTING PLAN



LED STATISTICS SHOWN ARE AT 50000 HOURSL93 RATING (~12 YEARS @ 12 HRS/DAY).

THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT. L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

MATURE SIZE OF THE TREES AT 10-YEAR GROWTH HAVE BEEN MODELED AS OBJECTS INTO THE PHOTOMETRIC PLAN.

Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D1H4_28	D180	0.837	2-EALS035H4AF750ND01BLCKF 25ft pole on 3ft base	280	40000	B3-U0-G3
	4	D1H5_28	D180	0.837	2-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	280	40000	B4-U0-G2
	3	D2F4_28	ROTATED OPTICS	0.837	1-EALS035F4AF750DD01BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 25ft pole on 3ft	232	30000	B2-U0-G2
	2	SD4_28	SINGLE	0.837	1-EALS035D4AF750NDD1BLCKF 25ft pole on 3ft base	70	10000	B2-U0-G2
	2	SF4_28	SINGLE	0.837	1-EALS035F4AF750NDD1BLCKF 25ft pole on 3ft base	116	15000	B2-U0-G2
	2	SH4_28	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	140	20000	B3-U0-G3
	4	T1H5_28	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	420	60000	B4-U0-G2
	5	ALN440-Y5-32LED-5K-700	SINGLE	0.837	ALN440-Y5-32LED-5K-700-BLT 12ft pole	74.9	5700	B3-U3-G3

Calculation Summary Illuminance Foot-candles

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Drive-Thru Aisle	2.66	4.5	1.6	1.66	2.81	20
DSD Pallet Area	1.49	2.2	1.1	1.35	2.00	32
Entry Drive North	1.95	4.6	0.7	2.79	6.57	118
Entry Drive South	2.19	3.6	1.1	1.99	3.27	34
Front Aisle	3.64	8.5	1.8	2.02	4.72	135
OPD Parking	4.07	5.9	1.9	2.14	3.11	59
OPD Walkway	2.80	3.5	2.4	1.17	1.46	9
Parking Front	2.49	8.4	0.8	3.11	10.50	755
Parking South	2.86	5.9	0.9	3.18	6.56	80
Rear Drive	1.62	5.5	0.2	8.10	27.50	326
Vert Parking West In	0.95	1.7	0.4	2.38	4.25	10
Vert Parking West Out	1.15	2.3	0.6	1.92	3.83	11
Vert Spill Prop Line East	0.30	0.6	0.0	N.A.	N.A.	62
Vert Spill Prop Line North	0.17	0.3	0.0	N.A.	N.A.	52
Vert Spill Prop Line South	0.30	1.9	0.0	N.A.	N.A.	52
Vert Spill Prop Line West	0.96	1.7	0.0	N.A.	N.A.	65

REVISIONS	BY

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TN CORPORATION #355643

JOSEPH S. PARLER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110147
STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN
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OAD
DATE
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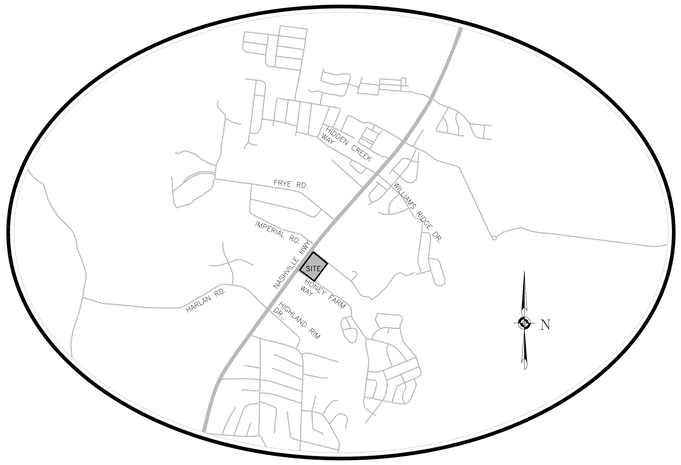
SCALE
1"=30'
JOB No.
03908-1000
SHEET
8 OF 8 SHEETS

PHOTOMETRICS PLAN

PRELIMINARY PUD
WALMART NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, TENNESSEE
HONEY FARM WAY & NASHVILLE HWY

ADDRESS INFORMATION:
#03908-1000 WALMART NEIGHBORHOOD MARKET
2248 NASHVIILLE HWY
COLUMBIA, TN 38401



VICINITY MAP
NTS

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	INTERNAL DRIVE LAYOUT
SHEET 4	PUD DEVIATION REQUESTS
SHEET 5	GRADING PLAN
SHEET 6	UTILITY PLAN
SHEET 7	PLANTING PLAN
SHEET 8	PHOTOMETRICS PLAN

DEVELOPED BY:

Walmart
Save money. Live better.

WAL-MART REAL ESTATE BUSINESS TRUST
702 SW 8TH STREET
MAIL STOP 0505
BENTONVILLE, AR 72716-0505
(479) 360-4749
LEAH.TOMLINSON@WALMART.COM

ENGINEER:

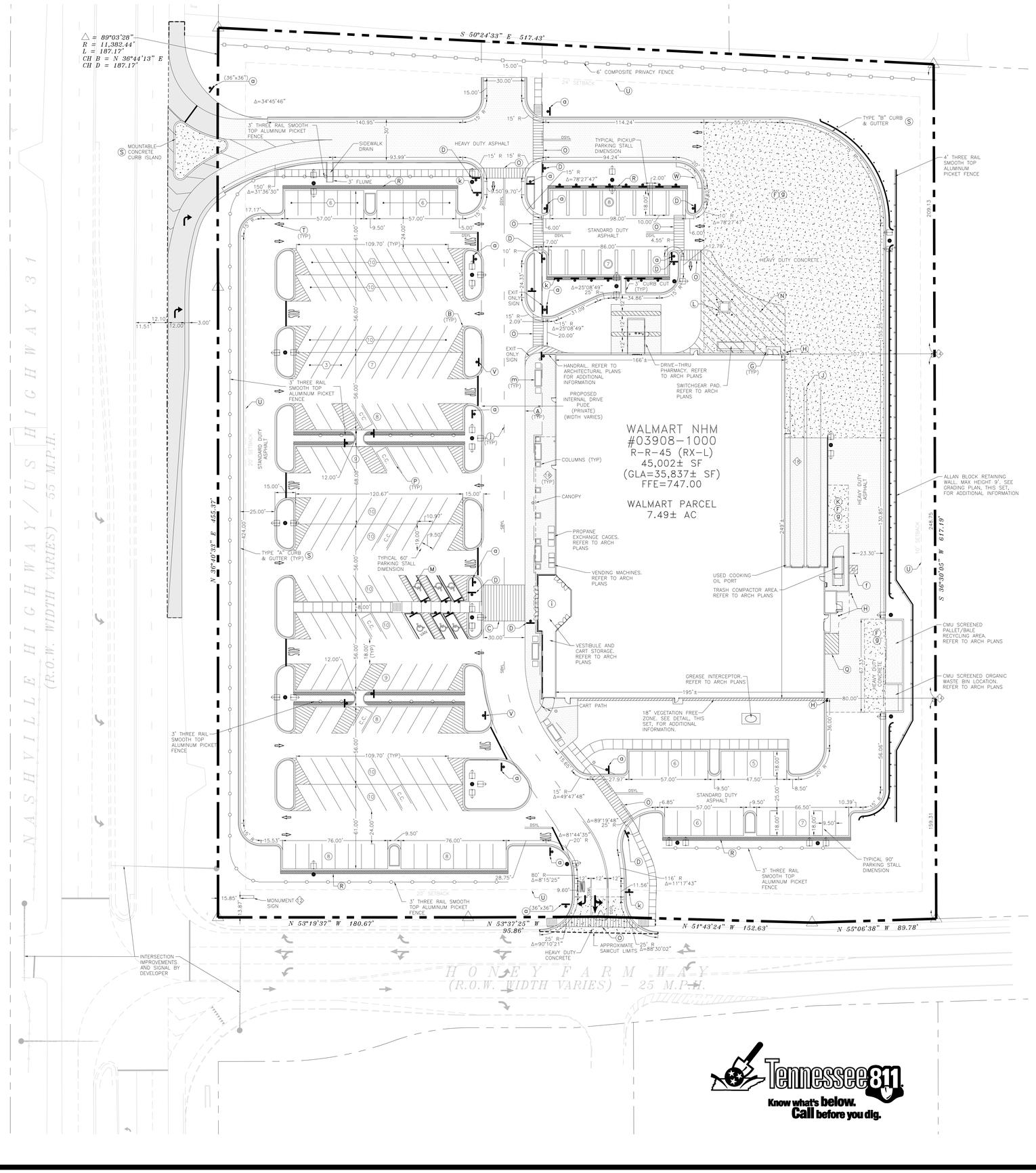
CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons, Bartlett, TN 38133
Phone (901) 384-0404 • Fax (901) 384-0710
oliviadupuy@carlsonconsulting.net

THE SITEWORK FOR THE WALMART'S PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS.'"

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

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



SITE ANALYSIS TABLE	
	PROPOSED (TOTAL)
TOTAL BUILDING AREA	45,002 S.F.
RETAIL FOOD SALES USABLE FLOOR AREA (UFA)	22,628 S.F.
GENERAL RETAIL SALES USABLE FLOOR AREA (UFA)	6,936 S.F.
REQUIRED PARKING RATIO FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	1 SPACE PER 200 UFA
REQUIRED PARKING FOR RETAIL FOOD SALES (PER CITY OF COLUMBIA)	114 SPACES
REQUIRED PARKING RATIO FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	1 SPACE PER 500 UFA
REQUIRED PARKING FOR GENERAL RETAIL SALES (PER CITY OF COLUMBIA)	14 SPACES
TOTAL REQUIRED PARKING (PER CITY OF COLUMBIA)	128 SPACES
CUSTOMER AND ASSOCIATE PARKING	172 SPACES
ACCESSIBLE PARKING	8 SPACES
EV PARKING	0 SPACES
PICKUP PARKING	15 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS/6 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS	180 SPACES
PARKING RATIO EXCLUDING PICKUP STALLS	4.00/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS	195 SPACES
PARKING RATIO INCLUDING PICKUP STALLS	4.33/1,000 S.F.

SITE PARCEL 7.49 AC

SITE LEGEND

(A) FIRE LANE STRIPING SHALL BE 6" WIDE STRIPES PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. "NO PARKING FIRE LANE" SIGNS SHALL BE PLACED AT LOCATION SHOWN ON THIS SHEET. CONTRACTOR SHALL BE AWARE THAT THE FIRE LANE STRIPING AND SIGNAGE SHOWN ON THIS PLAN REFLECTS THE MINIMUM REQUIRED BY WALMART. THE CONTRACTOR SHALL BE AWARE THAT THE FIRE DEPARTMENT MAY REQUIRE ADDITIONAL STRIPING AND/OR SIGNAGE AS PART OF THEIR APPROVAL DURING CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY FIRE LANE STRIPING OR SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SPECIFIC FIRE LANE MARKING AND SIGNAGE REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. BY SUBMITTING A BID ON THE PROJECT THE CONTRACTOR AFFIRMS THAT ADEQUATE FUNDS HAVE BEEN INCLUDED TO ADDRESS THIS REQUIREMENT.

(B) AREA STRIPED AT SSYL/4" AT 45° @ 2'-0" O.C.

(C) VESTIBULE CROSSWALK STRIPING. 6" WHITE STRIPES 90'-2" O.C. (TYP), W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.

(D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.

(E) RESERVED

(F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).

(G) EXIT PORCH; SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/ OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP. THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES AT ALL DOORS. SEE GRADING PLAN FOR ELEVATIONS.

(H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

(I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.

(J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.

(K) HEAVY DUTY CONCRETE "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.

(L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.

(M) ACCESSIBLE PARKING SPACE. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"–INDICATES VAN ACCESSIBLE SPACE).

(N) AREA STRIPED AT SSYL/4" AT 45° @ 5'-0" O.C.

(O) 7'–4" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.

(P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.

(Q) 10' X 15' STRIPED AREA PAINTED SSYL/4" AT 45° @ 2'–0" O.C. AT JIB CRANE LOCATION. SEE ARCHITECTURAL PLANS.

(R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.

(S) ALL CURBS SHALL BE CONCRETE CURB AND GUTTER U.N.O. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.

(T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET.

(U) BUILDING SETBACK LINE PER ZONING ORDINANCE.

(V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.

(W) 3' HEAVY DUTY CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.

(X) RESERVED.

(Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.

(Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.

(o) "STOP" SIGN. SEE DETAIL SHEET.

(b) SPECIAL "FUEL TRUCK ROUTE" SIGN. SEE DETAIL SHEET.

(c) USED COOKING OIL ON TANK PIPE STUB.

(d) RESERVED

(e) RESERVED

(f) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.

(h) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.

(i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.

(j) 4" WIDE PAINTED YELLOW STRIPES – 6' LONG WITH 18' GAPS.

(k) PICKUP WAYFINDING SIGN. SEE DETAIL SHEET, THIS SET, FOR ADDITIONAL INFORMATION.

(m) RAISED PLANTER BOX. REFERENCE PLANTING PLAN & ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

NOTICE TO CONTRACTOR

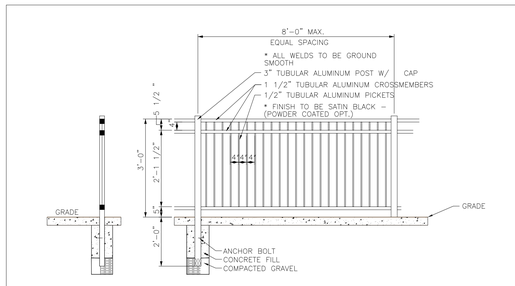
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON–SITE OR OFF–SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- SAWCUT LIMITS
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- ARCHITECTURAL CONCRETE
- 2' WIDE BUFFER FOR CAR OVERHANG
- 18" VEGETATION FREE ZONE
- ROAD WIDENING
- SIDEWALK DRAIN
- PIPE BOLLARD
- HANDICAP PARKING SYMBOL
- 6" RAISED CONCRETE CURB
- CURBED TRAFFIC ISLAND
- XX – CUSTOMER PARKING COUNT (STRIPED YELLOW)
- XX – PICKUP PARKING COUNT
- XX – ASSOCIATE PARKING COUNT (STRIPED WHITE)
- C.C. – CART CORRAL
- DSYL – DOUBLE SOLID YELLOW LINE
- SSWL – SINGLE SOLID WHITE LINE
- SSYL – SINGLE SOLID YELLOW LINE
- SBYL – SINGLE BROKEN YELLOW LINE
- EOP – EDGE OF PAVEMENT
- SIGN
- LIGHT POLE
- TRAFFIC FLOW ARROW
- SIPHONIC MANHOLE

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL RADII TO BE 5' U.N.O.
5. DIMENSIONS SHOWN ALONG THE PARKING ROW FOR THE 90 DEGREE PARKING SPACE LAYOUT ARE TO THE CENTER OF THE 4" STRIPES. ALL OTHER DIMENSIONS ARE TO THE EDGE OF THE GUTTER U.N.O.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
10. THE STRIPING SHOWN FOR THE ASSOCIATE PARKING SHALL BE STRIPED WHITE. THE REMAINDER OF THE LOT SHALL BE YELLOW.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS.
12. MONUMENT SIGN TO BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO THE MONUMENT SIGN LOCATION AND TO THE FUTURE MONUMENT SIGN LOCATION AS A PART OF THIS CONTRACT.
13. SEE THE UTILITY PLAN FOR ADDITIONAL INFORMATION ON PARKING LOT LIGHTING.
14. BUILDING TIES SHOWN FROM THE CORNER OF BUILDING TO A POINT PERPENDICULAR TO THE PROPERTY LINE.
15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
16. ALL DELTA ANGLES ARE 90° U.N.O.
17. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING AND AT THE ENDS OF THE TRUCKWELL.
18. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, BUILDING SIDEWALK, SLAB AND PAD DETAILS.
19. CROSS SLOPE ON ALL ADA ACCESSIBLE ROUTES (SIDEWALKS AND CROSSWALKS) SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.



THREE RAIL SMOOTH TOP ALUMINUM PICKET FENCE

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SITE PLAN

REVISIONS	BY

CARLSON CONSULTING ENGINEERS, INC.
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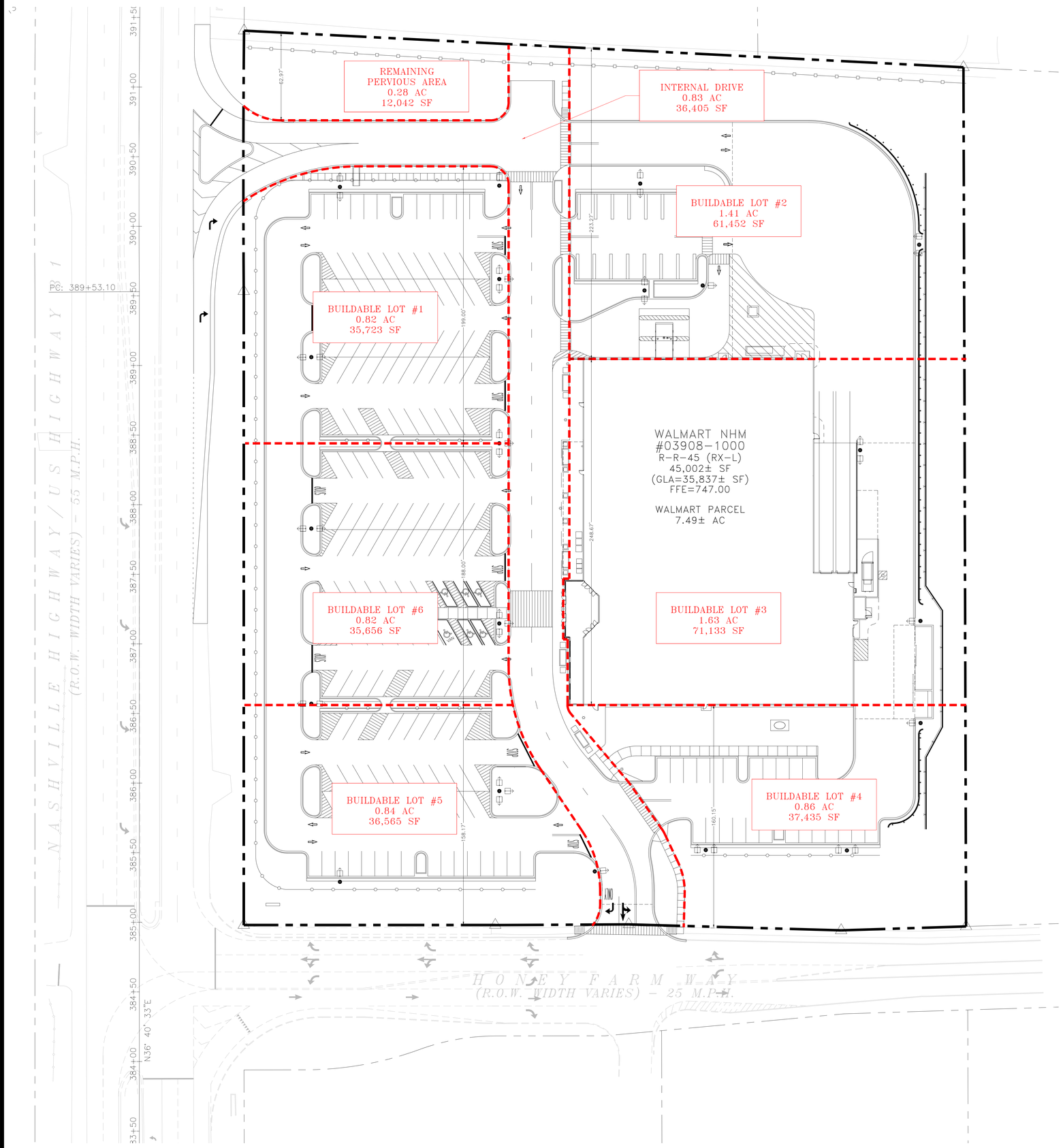
JOSEPH S. PARLIER 2101 — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 110147 — STATE OF TENNESSEE

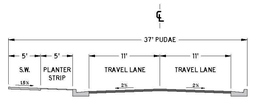
NEIGHBORHOOD MARKET #03908–1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	3/24/25
SCALE	1"=30'
JOB No.	03908–1000
SHEET	2 OF 8 SHEETS





NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PAVEMENT SECTION SHALL FOLLOW THE MINOR LOCAL ROADWAY CLASSIFICATION'S STANDARD DETAIL
3. CURB AND GUTTER, SEE SD-01
4. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
5. DIMENSIONS REFLECT A MINIMUM STANDARD
6. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER
7. SHALL BE ENCOMPASSED IN A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE). ADDITIONAL EASEMENTS MAY BE REQUIRED.
8. ADDITIONAL ELEMENTS SUCH AS PLANTER STRIPS, TREE WELLS, PLANTERS, DECORATIVE LIGHTING, AND ANGLE PARKING MAY BE PROVIDED. DIMENSIONS AND PLACEMENT OF SUCH ELEMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
9. PLANTER STRIPS MAY BE SUBSTITUTED WITH AN EQUIVALENT WIDTH OF SIDEWALK WITH TREE WELLS OR PLANTERS.
10. SIDEWALK AND PLANTER STRIPS SHALL BE PROVIDED ON AT LEAST ONE SIDE AND ON ALL SIDES WHERE BUILDING ENFRONT THE INTERNAL DRIVE

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	INTERNAL DRIVE COMMERCIAL AND MIXED-USE	DATE 7/1/2024
STANDARD DETAILS	(NTS)	DS-39

INTERNAL DRIVE LAYOUT

REVISIONS | BY

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WAL-MART STORES, INC.
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BENTONVILLE, AR 72716

Walmart

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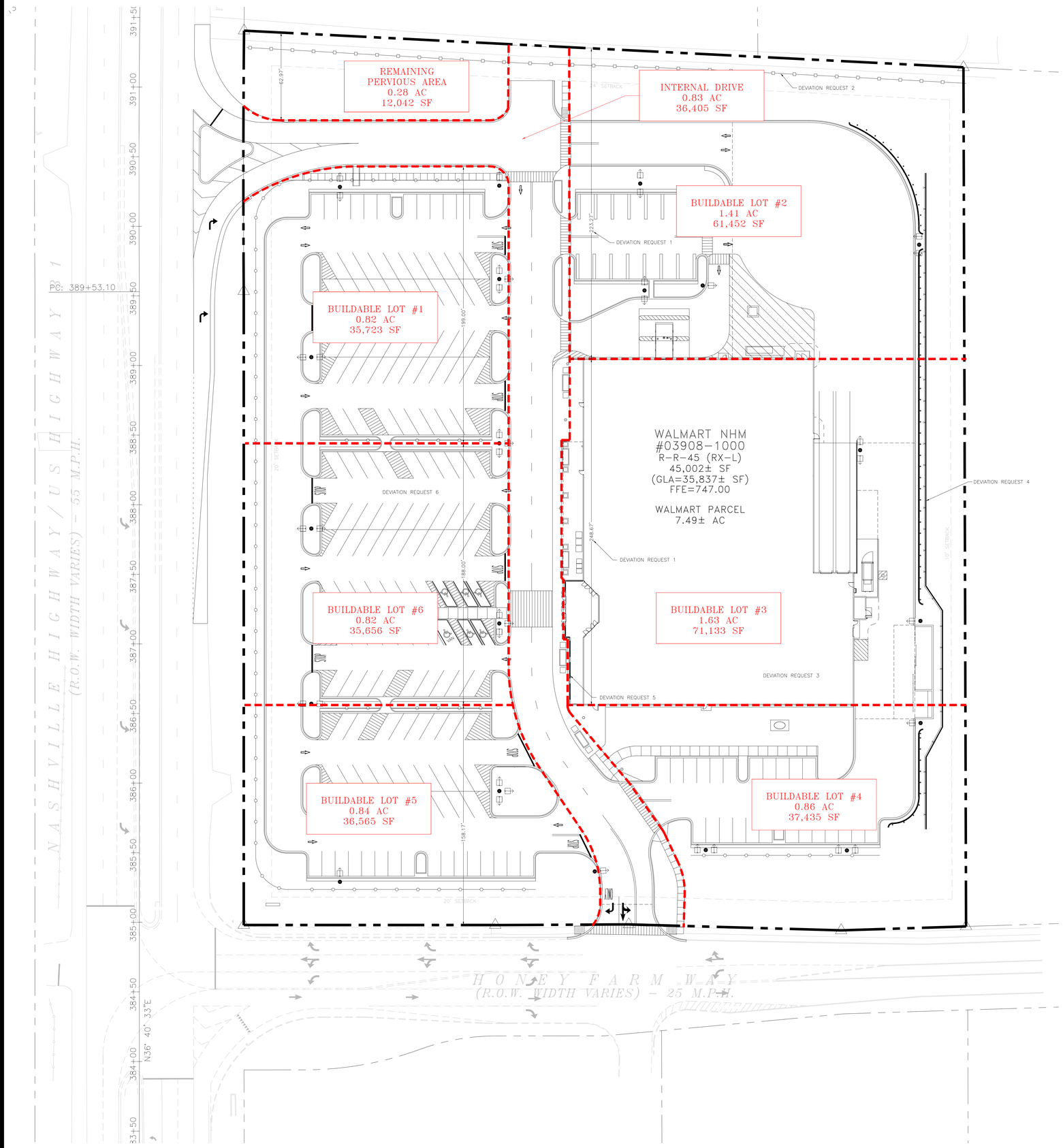

PUD DEVIATION REQUESTS

REVISIONS	BY

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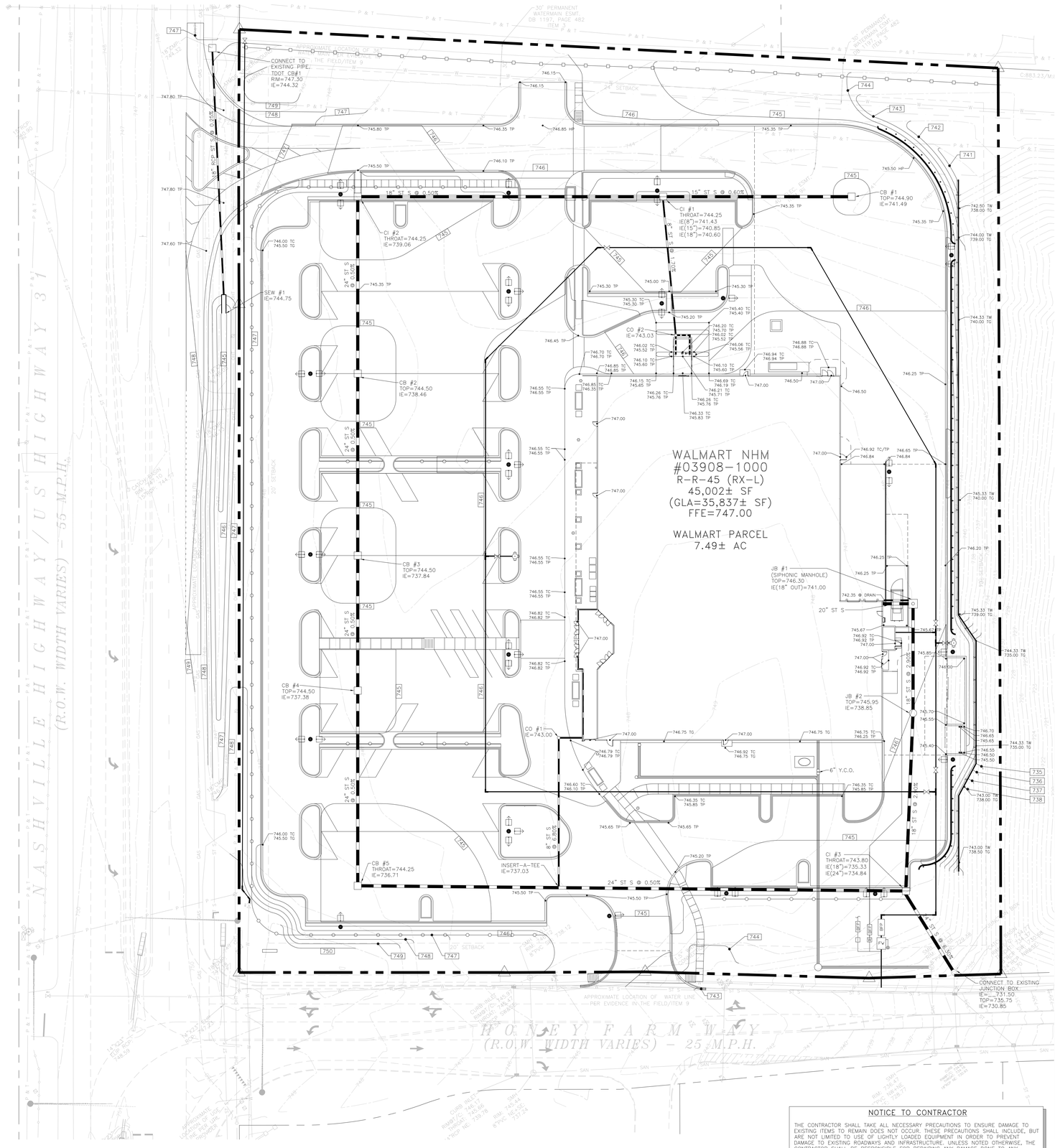


SITE BUILDING AREA–FOUNDATION SUBSURFACE PREPARATION
WAL-MART– NEIGHBORHOOD MARKET #03908
COLUMBIA, TENNESSEE
5/13/2025

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES.

APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDING PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GREENHOUSE CANOPIES, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. APPURTENANCES SHALL ALSO INCLUDE SCREENWALLS AT THE COMPACTOR, TRUCK DOCK AND THE BALE/PALLET STORAGE AREA(S). THE INTERIOR SLAB–ON–GRADE BASE AND THE VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REMEDIATION OF EXISTING FILL MATERIAL WILL BE REQUIRED. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB–ON–GRADE, THE 4" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. FOR APPURTENANCE SLABS (EXTERIOR SLABS), THE 8" THICK BASE MATERIAL SHALL CONFORM TO TDOT 303, TYPE A, GRADING D. THE EXISTING FILL MATERIAL SHOULD BE COMPLETELY REMOVED WITHIN THE BUILDING FOOTPRINT AND DELETERIOUS MATERIALS SHOULD BE REMOVED PRIOR TO REPLACEMENT AS FILL MATERIAL. THE EXISTING FILL MATERIAL MAY BE USED TO A DEPTH OF 2 FEET BELOW FINISHED SLAB SUBGRADE AND BOTTOM OF FOUNDATIONS. ONCE THE ELEVATION IS AT 2 FEET BELOW FINISHED SUBGRADE, THE TOP 12 INCHES OF REPLACED FILL MATERIAL SHOULD BE CHEMICALLY STABILIZED USING A LIME TREATMENT PROCESS CONSISTING OF 3 TO 4 PERCENT LIME. THE REMAINING TWO FEET OF FILL MATERIAL SHOULD CONSIST OF APPROVED FILL MATERIAL. THE SUBGRADE MATERIAL SHOULD PROOFROLL AS FIRM AND UNYIELDING. THE UPPER 1 FOOT OF SUBGRADE SHOULD BE COMPACTED TO AT LEAST 100% MAXIMUM DRY DENSITY PER ASTM D698. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED IN WRITING BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW–GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATIONS, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL; ASPHALT, AND SOFT OR OTHERWISE UNSATISFACTORY MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. REMOVE AND REPLACE UNSATISFACTORY AREAS WITH SATISFACTORY MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	P.I.	L.L.
BUILDING AREA, UPPER 2 FEET	<25 MAX.>	<45 MAX.>
BUILDING AREA, BELOW UPPER 2 FEET	<30 MAX.>	<50 MAX.>

SUBGRADE MATERIAL, BELOW THE UPPER 12 INCHES, SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

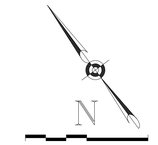
THE UPPER 12 INCHES OF SUBGRADE SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 100 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.

THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS SPREAD FOOTINGS AT WALLS.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL–MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY ECS SOUTHEAST, LLC, DATED MAY 13, 2025 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION)

NOTES:

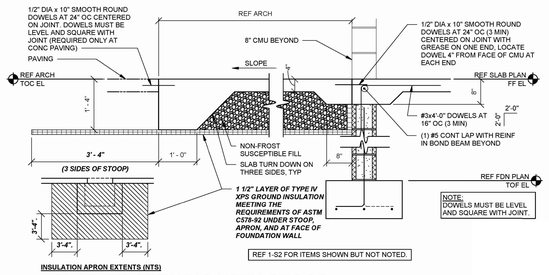
1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT–OF–WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES SHALL BE USED UNLESS OTHERWISE APPROVED BY CEC.
5. ACCEPTABLE STORM SEWER MATERIALS (THERE WILL BE NO SUBSTITUTIONS ALLOWED FOR PIPES SHOWN TO BE RCP):
   1) REINFORCED CONCRETE PIPE
   2) SPIRAL RIB METAL PIPE
   3) CORRUGATED POLYETHYLENE (N–12)
   4) POLYVINYL CHLORIDE (PVC) – ONLY PERMITTED IN 15" DIAMETER OR LESS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. SEE PLANTING DETAILS FOR BERM REQUIREMENTS WITHIN LANDSCAPED ISLANDS.
8. ALL CONCRETE FLUMES ARE TO BE 5' WIDE U.N.O.
9. THE CONTRACTOR SHALL HAVE ANY RIGHT–OF–WAY MONUMENTS LOCATED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES WITHIN THE RIGHT–OF–WAY. ANY MONUMENTS WHICH ARE DESTROYED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES SHALL BE FLUSH WITH FINAL GRADE; AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. LIDS SHALL BE LABELED "STORM SEWER".
12. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTORS.
13. THE PAVEMENT SHALL BE FLUSH WITH THE TOP OF THE CONCRETE STOOPS AT ALL EXITS (TYP). THE SLOPES OF PAVEMENT AREAS UP TO THESE STOOPS SHALL NOT EXCEED 1:20.
14. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS SHALL RECEIVE 4" TOPSOIL, SEED (SOD WHERE INDICATED ON PLANTING PLAN) AND MULCH. WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
19. SEE FOUNDATION SUBSURFACE PREPARATION NOTE FOR GRANULAR MATERIAL UNDER FLOOR SLAB.
20. SEE PROJECT SITE WORK SPECIFICATIONS FOR SITE PREPARATION PROCEDURES FOR ALL AREAS EXCLUSIVE OF THE BUILDING PADS.
21. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH A STABILIZATION FABRIC.
22. ALL EARTHWORK TO BE PERFORMED ON AN OUTLOT OR LEASE PARCEL SHALL BE IN ACCORDANCE WITH THE PAVEMENT AREA OR OUTLOT AREA (AS APPLICABLE) REQUIREMENTS DESCRIBED IN SECTION 02300 OF THE SITEWORK SPECIFICATIONS.
23. THROAT ELEVATIONS SHOWN ON CURB INLETS INCLUDE 3" SUMP.
24. SLOPE ON ALL ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20.
25. ELEVATION OF NEW EDGE OF PAVEMENT TO MATCH EXISTING. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.



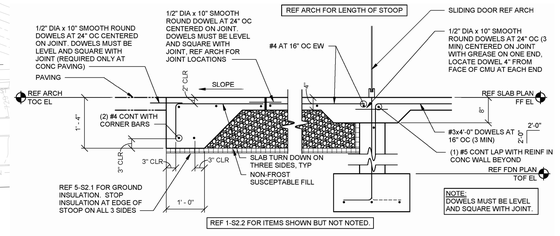
SITE PARCEL 7.49 AC

LEGEND

- PROPERTY LINE
- STORM SEWER
- CURB INLET/CATCH BASIN
- JUNCTION BOX
- CLEAN OUT
- HEADWALL
- RIP–RAP
- CONCRETE DITCH
- XXX.XX – SPOT ELEVATION
- HP – HIGH POINT
- TC – TOP OF CURB
- TG – TOP OF GROUND
- TP – TOP OF PAVEMENT
- TREE PROTECTION FENCE
- SLOPE ARROW



5 SLAB AT OPENING WITH STOOP



6 SLAB AT VESTIBULE STOOP

DEWATERING/GROUNDWATER NOTICE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED REGARDING THE PRESENCE OF GROUNDWATER ON THIS SITE. WHEN PERFORMING GRADING OPERATIONS, CONTRACTOR SHALL PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. REFER TO MASTER SITE SPECIFICATIONS. THE CONTRACTOR'S BASE BID SHALL INCLUDE PROVISIONS FOR ADDRESSING THIS CONDITION.

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON–SITE OR OFF–SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

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GRADING PLAN

REVISIONS	BY

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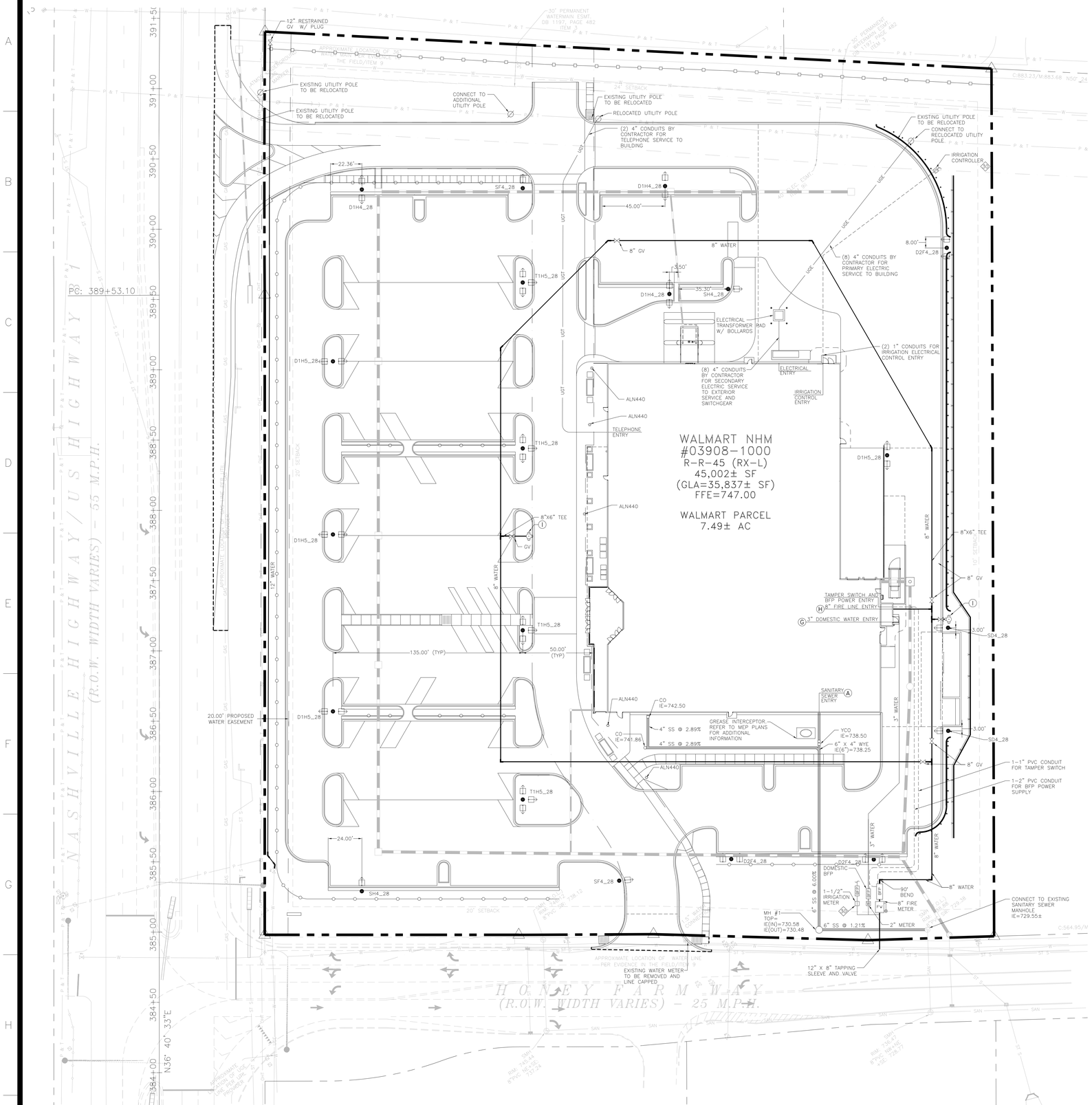

N

SITE PARCEL 7.49 AC

LEGEND

- PROPERTY LINE
- FO — FIBER OPTIC
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- UGE & T — UNDERGROUND ELECTRIC/TELEPHONE
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- OHE & T — OVERHEAD ELECTRIC/ TELEPHONE
- GAS LINE
- SAN — SANITARY SEWER PIPE
- PIPE BOLLARD
- IC — IRRIGATION CONTROLLER

◯ UTILITY LEGEND

(A) 6" SANITARY SEWER LATERAL.

(B) RESERVED

(C) RESERVED

(D) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD. CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.

(E) UNDERGROUND TELEPHONE. REFER TO UTILITY RESPONSIBILITES MATRIX ON THE TITLE SHEET FOR SPECIFIC REQUIREMENTS.

(F) RESERVED

(G) 3" DOMESTIC WATER LINE ENTRY.

(H) SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE.

(I) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET.

(J) REMOTE GARDEN CENTER UTILITY PIPE BOLLARD. SEE DETAIL SHEET.

(K) ALL PULL BOXES LOCATED IN PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE "H-20" LOAD RATED. THE TYPICAL PULL BOX SIZE WILL BE 17" X 30" X 28" "QUAZITE" PG1730BA28 BOX WITH PG1730HH00 LID, OR APPROVED EQUAL. DEEPER BOXES MAY BE REQUIRED WHEN THE CONDUIT ALIGNMENT IS AFFECTED BY OTHER UTILITIES. THE PULL BOX SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION WITH A CONCRETE COLLAR AND A MINIMUM OF 8" OF GRAVEL COMPACTED PER PROJECT SPECIFICATIONS. IF USING A PULL BOX TO CHANGE DIRECTION, THE MINIMUM BOX SIZE SHALL BE 48" X 48" X 24" PRE-CAST CONCRETE WITH SEPARATE MANHOLE LID AND COLLAR.

(L) SECURITY CAMERA CONDUIT – ONE (1) 2" CONDUIT. ALL CONDUIT SHALL BE CARLON TYPE "DB" DIRECT BURIAL TELEPHONE DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED DUCT OR SCHEDULE 40 PVC. INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS. THE MINIMUM BURIAL DEPTH SHALL BE 24". INSTALL AN ORANGE DETECTABLE HAZARD TAPE WITH INTERGRAL "BURIED CABLE" WORDING, 12" ABOVE CONDUIT. CONDUIT SHALL BE PLACED IN SAME TRENCH AS THE SITE LIGHTING TRENCH.

(M) 2" LOSS PREVENTION SHALL BE SEPERATED FROM THE 480VAC LIGHT FIXTURE POWER BY A DIVIDER PLACED IN THE LIGHT POLE BASE JUNCTION BOX.

(N) RESERVED

◇ NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN A TRENCH CONDITION IN ACCORDANCE WITH THE UTILITY TRENCHING DETAIL, THIS SET.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS A MINIMUM OF 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
3. SANITARY SEWER PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
4. WATER LINE PIPE MATERIAL SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. WATER AND SEWER LINES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN MINIMUM BURIAL DEPTHS AS REQUIRED BY THE UTILITY PROVIDER AND THE PROJECT SPECIFICATIONS.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL GRADE.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE, INCURRED BY ANY UTILITY COMPANY, TO THEIR LINES AS A RESULT OF HIS ACTIVITIES, WHETHER THESE LINES ARE SHOWN ON THE CONSTRUCTION PLANS OR NOT.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS; ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MOST STRINGENT REQUIREMENTS OF THE UTILITY COMPANY OR THE WALMART SPECIFICATIONS.
18. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
19. CONTRACTOR SHALL VERIFY AS-BUILT INVERT ELEVATION AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER THE UTILITY COMPANY REQUIREMENTS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AROUND UTILITY ENTRANCES AND METER LOCATIONS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR EXACT REQUIREMENTS.
23. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON COMPACTORS.
24. PLUG ENDS OF UTILITY STUBS AND MARK AS PER UTILITY MARKING DETAIL SHOWN ON DETAIL SHEET.
25. SEE SURVEY FOR DESCRIPTION OF EXISTING EASEMENTS.
26. LIGHT POLE TO BE LOCATED 2.50' OFF RETAINING WALL AND 6.00' BACK FROM END OF TRUCKWELL.
27. REFER TO TITLE SHEET FOR SCOPE OF WORK REQUIREMENTS FOR UTILITY IMPROVEMENTS.
28. ALL CHANGES IN DIRECTION OF THE SECURITY CAMERA CONDUIT SHALL UTILIZE STANDARD SWEEPS WITH A MINIMUM BENDING RADIUS AS LISTED IN THE NEC. NO MORE THAN TWO (2) 90 DEGREE BENDS WILL BE ALLOWED BETWEEN PULLING POINTS, OR A TOTAL OF 180 DEGREES COMBINED IN SEVERAL BENDS. PULL BOXES SHALL BE LOCATED EVERY 400' UNLESS THE COMBINED TOTAL OF BENDS REQUIRES ADDITIONAL BOXES. CONDUIT SHALL ENTER AND EXIT THE PULL BOXES 180 DEGREES APART.
29. PYLON SIGN TO BE CONSTRUCTED BY OTHERS. CONTRACTOR SHALL STUB CONDUIT AND WIRING TO THE PYLON AS A PART OF THIS CONTRACT.
30. REFER TO IRRIGATION PLAN, THIS SET, FOR CONTINUATION OF THIS LINE.

Current Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D1H4_28	D180	0.837	2-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	280	40000	B3-U0-G3
	4	D1H5_28	D180	0.837	2-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	280	40000	B4-U0-G2
	3	D2F4_28	ROTATED OPTICS	0.837	1-EALS035F4AF750NDD1BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 25ft pole on 3ft	232	30000	B2-U0-G2
	2	SD4_28	SINGLE	0.837	1-EALS035D4AF750NDD1BLCKF 25ft pole on 3ft base	70	10000	B2-U0-G2
	2	SF4_28	SINGLE	0.837	1-EALS035F4AF750NDD1BLCKF 25ft pole on 3ft base	116	15000	B2-U0-G2
	2	SH4_28	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	140	20000	B3-U0-G3
	4	T1H5-28	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	420	60000	B4-U0-G2
	5	ALN440-Y5-32LED-5K-700	SINGLE	0.837	ALN440-Y5-32LED-5K-700-BLT 12ft pole	74.9	5700	B3-U3-G3

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

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Know what's below.
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UTILITY PLAN

REVISIONS	BY

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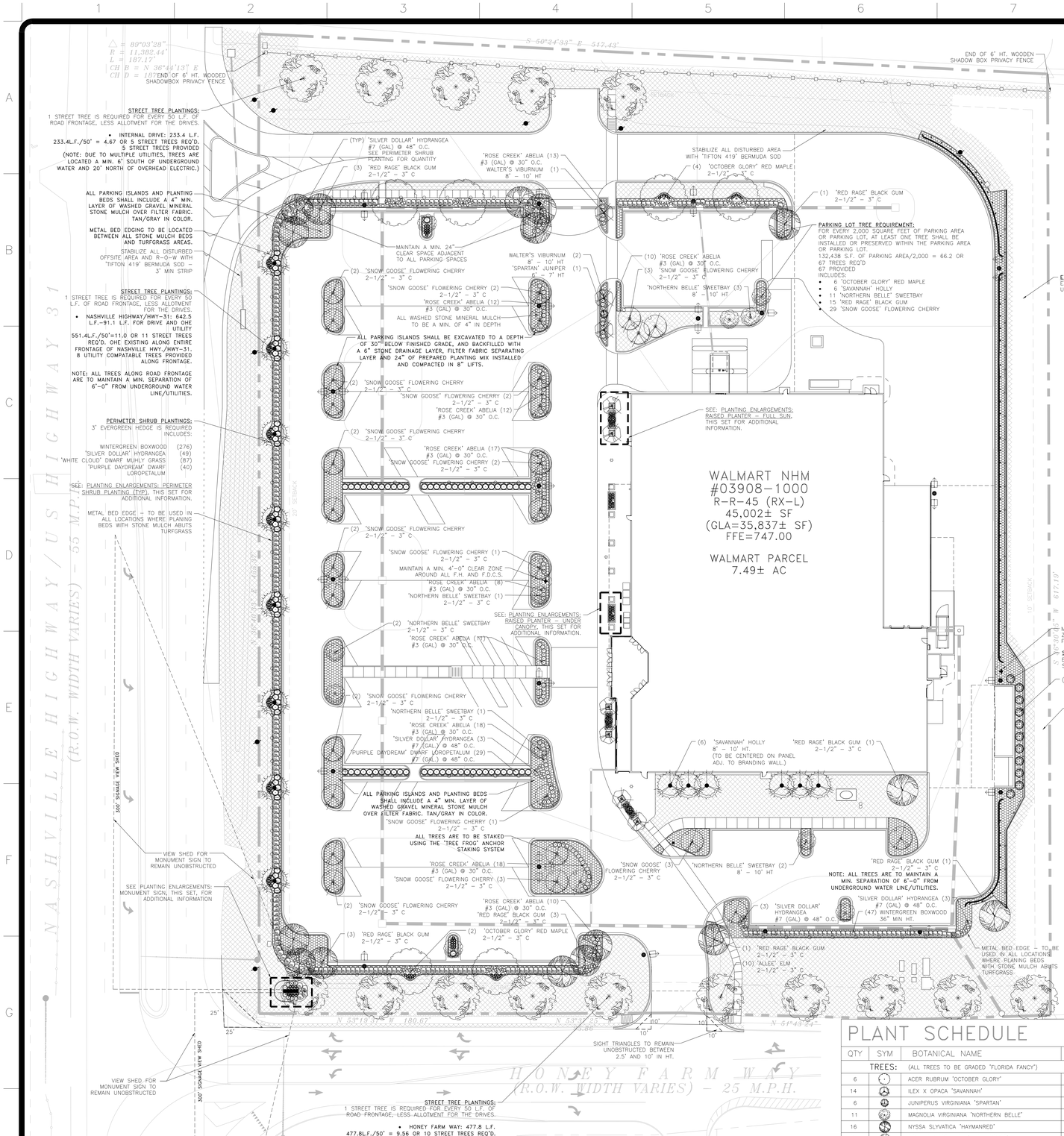
JOSEPH S. PARKER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110147
STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	JMC
CHECKED	OAD
DATE	3/24/25
SCALE	1"=30'
JOB No.	03908-1000
SHEET	6 OF 8 SHEETS



CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

TREE PROTECTION FENCING TO BE REMOVED JUST PRIOR TO THE INSTALLATION OF ALL LANDSCAPE PLANTING.

ALL DISTURBED AREAS SHALL RECEIVE A 4" LAYER OF SUITABLE TOPSOIL AND HYDRO-SEED, MULCH, OR SOD (WHERE SHOWN). AREA SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SOD MAY BE SUBSTITUTED FOR HYDRO-SEED IN TURF GRASS AREAS AT GENERAL CONTRACTOR'S DISCRETION WITH NO ADDITIONAL COST TO SAM'S CLUB. SOD TYPE SHALL MATCH PERMANENT SOD TYPE SPECIFIED ON CONSTRUCTION PLANS.

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR ALL MEETINGS AND INSPECTIONS AS REQUIRED IN THE SPECIFICATIONS.

WATER AVAILABILITY

ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. UNDERGROUND SPRINKLER SYSTEMS ARE ENCOURAGED FOR ALL REQUIRED STREET YARD LANDSCAPING, PARKING LOT LANDSCAPING, LANDSCAPE BUFFER YARDS, AND LANDSCAPE SCREENING. IF UNDERGROUND SPRINKLERS ARE NOT PROVIDED, AN OUTSIDE HOSE ATTACHMENT WITHIN TWO HUNDRED (200) FEET OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE SHALL BE REQUIRED.

WARRANTY PERIOD

DURING THE WARRANTY PERIOD, DEFECTIVE MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE REPAIRED, CORRECTED, OR REPLACED WITHOUT CHARGE OR COST TO THE CITY. THE CITY MAY AT ANY TIME DURING THE WARRANTY PERIOD INSPECT, PHOTOGRAPH, OR TELEVISE SUCH LANDSCAPING AND SHALL NOTIFY THE DEVELOPER OF ANY NECESSARY REPAIR, CORRECTION, OR REPLACEMENT.

MUNICIPAL CODE REQUIREMENTS:

LANDSCAPING
REQUIRED IF 1ST LAYER ≥ 3FT, 30% OF 1ST LAYER MUST BE LANDSCAPED, WITH CONTINUOUS SHRUBS ALONG FOUNDATION AT FAÇADE AND ADDITIONALLY IF 1ST LAYER ≥ 15 FT, SOD, AND 1 TREE PER 50 FT. OF FRONTAGE, WIDTH, PLANTED IN 1ST LAYER. LANDSCAPING MUST COMPLY WITH SECTION 4.3.16.

NA IN FRONT IF ≤ 3 FT FRONT SETBACK.

ADDITIONALLY, ANY YARD ADJACENT TO A STREET MUST BE LANDSCAPED AND MAINTAINED FOR A DISTANCE OF 10 FT. FROM LOT LINE OR BUILDING SITE LINE ADJACENT TO THE STREET, EXCEPT FOR PORTIONS THAT ADJOIN LOTS OR BUILDING SITES IN RESIDENTIAL USE, WHICH SHALL BE SO LANDSCAPED AND MAINTAINED FOR THE FULL WIDTH OR DEPTH OF THE REQUIRED YARDS WITHIN 25 FEET OF ADJOINING LOT LINES OR BUILDING SITE LINES.

SIDE YARDS ADJACENT TO LOTS OR BUILDING SITES IN RESIDENTIAL USE SHALL BE SIMILARLY LANDSCAPED AND MAINTAINED FOR THEIR FULL REQUIRED MINIMUM WIDTH. NO SUCH REQUIRED LANDSCAPED AREA SHALL BE USED FOR PARKING OR LOADING.

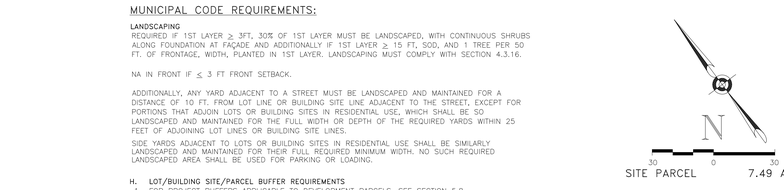
H. LOT/BUILDING SITE/PARCEL BUFFER REQUIREMENTS
1. FOR PROJECT BUFFERS APPLICABLE TO DEVELOPMENT PARCELS, SEE SECTION 5.8.
2. IF A PROJECT BUFFER EXISTS OR IS REQUIRED PURSUANT TO SECTION 5.7, A LOT/BUILDING SITE/ PARCEL BUFFER IS NOT REQUIRED UNDER THIS SECTION 4.3.11.H.
3. EXCEPT AS PROVIDED IN PARAGRAPH 4.3.11.H.2 OR AS OTHERWISE SPECIFICALLY PROVIDED IN THIS ORDINANCE, A LOT/BUILDING SITE/ PARCEL BUFFER MUST BE PROVIDED FOR ANY NEW DEVELOPMENT OR STRUCTURE WITHIN DISTRICTS CD–4C, CD–5C, PUD–R, PUD–MU, OR ANY SPECIAL DISTRICT, ALONG THE COMMON LOT, BUILDING SITE, OR PARCEL BOUNDARY OF SUCH DEVELOPMENT OR STRUCTURE AND THAT OF ANY LOT, BUILDING SITE, OR PARCEL ON WHICH A SINGLE–FAMILY DWELLING OR TWO–FAMILY DETACHED RESIDENTIAL DWELLING IS LOCATED, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS ORDINANCE, ALL LOT/BUILDING SITE/ PARCEL BUFFERS REQUIRED UNDER THIS ARTICLE 4 MUST MEET THE FOLLOWING REQUIREMENTS:

HEDGE SCREEN/ STREET–SCREEN HEIGHT:
AT FRONTAGE OR ADJACENT TO CIVIC SPACE: 3 FT. TO 5 FT AT INSTALLATION
NOT AT FRONTAGE OR ADJACENT TO CIVIC SPACE: 5FT. TO 6FT. AT INSTALLATION
HEDGE SCREEN OR STREET–SCREEN: EVERGREEN PLANTS WITH MIN. 80% OPACITY

ADDITIONAL STANDARDS
SCREENING OF PARKING, LOADING AREAS, SERVICE AREAS, OUTDOOR STORAGE, DRIVE–THROUGHS, TRASH RECEPTACLE/DUMPSTERS, HVAC AND OTHER EQUIPMENT SCREENED FROM FRONTAGE, CIVIC SPACE AND ADJACENT PROPERTY.

REQUIRED; EXCEPT AT DRIVEWAYS:
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 FRONTAGE OR ADJACENT TO CIVIC SPACE.

14. ANY PARKING AREA OR PARKING LOT HAVING TEN (10) OR MORE PARKING SPACES SHALL CONFORM TO THE FOLLOWING:
a. PARKING AREAS AND PARKING LOTS SHALL CONTAIN AT LEAST ONE LANDSCAPE ISLAND FOR EVERY TEN (10) PARKING SPACES. PARKING LOTS WITH MORE THAN ONE LANDSCAPE ISLAND SHALL HAVE SUCH ISLANDS DISTRIBUTED THROUGHOUT THE PARKING LOT.
PARKING ISLANDS INCLUDED AS DIRECTED.
b. INTERIOR PARKING ROWS SHALL BE TERMINATED AT BOTH ENDS WITH LANDSCAPE ISLANDS.
PARKING ISLANDS INCLUDED AS DIRECTED.
c. EACH PARKING ISLAND SHALL BE OF A MINIMUM SIZE EQUAL TO A STANDARD PARKING SPACE; PROVIDED THAT EACH PARKING ISLAND ABUTTING TWO ROWS OF HEAD–TO–HEAD PARKING SPACES SHALL BE OF A MINIMUM SIZE AND LENGTH EQUAL TO TWO (2) PARKING SPACES.
PARKING ISLANDS INCLUDED AS DIRECTED.
d. PARKING ISLANDS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE TREE FOR EVERY SINGLE ISLAND. IF A PARKING ISLAND IS DOUBLE LENGTH OR WIDTH, THEN TWO (2) SHADE TREES SHALL BE REQUIRED.
PARKING ISLAND TREES ARE INCLUDED. TREE TYPES SELECTED FOR ADEQUATE HEALTH FOR GROWING AREA ALLOTTED.
e. ROWS OF PARKING FRONTING ON DRIVE AISLES INCLUDING ALLEYS SHALL BE PROVIDED WITH A MINIMUM FIVE FEET (5 FT.)
f. (EXCLUDING CURBS) LANDSCAPED BUFFER.
g. ROOT ZONES FOR EXISTING TREES TO REMAIN SHALL BE A MINIMUM OF 48 SQUARE FEET.
THERE ARE NO EXISTING TREES ONSITE TO REMAIN.
h. FOR EVERY 2,000 SQUARE FEET OF PARKING AREA OR PARKING LOT, AT LEAST ONE TREE SHALL BE INSTALLED OR PRESERVED WITHIN THE PARKING AREA OR PARKING LOT EXCEPT TO THE EXTENT THAT TREES OUTSIDE OF THE LOT CONTAINING THE PARKING AREA OR PARKING LOT ARE ALLOWED TO SATISFY THIS REQUIREMENT AS SET FORTH BELOW.
TOTAL PARKING LOT AREA IS: 126,386 S.F. OF PARKING AREA/2,000 = 63.2 OR 64 TREES REQ'D. 64 PROVIDED
i. NO PARKING SPACE SHALL BE MORE THAN SEVENTY–TWO FEET (72 FT.) FROM A TREE WITHIN THE LOT, AS MEASURED FROM THE CENTER OF THE TREE TO THE NEAREST LINE DEMARCATING THE SPACE.
ALL PARKING SPACES ARE WITHIN 72' OF A PARKING LOT TREE.
j. EXCEPT FOR TREES ALLOWED TO BE COUNTED OUTSIDE THE PARKING AREA OR PARKING LOT, NEW TREES SHALL BE INSTALLED AND/OR EXISTING TREES PRESERVED IN TREE ISLANDS PROVIDED PURSUANT TO THIS SECTION AND/OR AT THE PERIMETER OF THE PARKING AREA OR PARKING LOT, PROVIDED THAT THE PERIMETER OF THE PARKING AREA OR PARKING LOT WHERE TREES ARE INSTALLED OR PRESERVED TO MEET THIS REQUIREMENT LIES WITHIN THE LOT ON WHICH THE PARKING AREA OR PARKING LOT IS LOCATED.
k. TREES OUTSIDE OF THE PARKING AREA OR PARKING LOT LOCATED WITHIN TWENTY FEET (20 FT.) OF THE CLOSEST PORTION OF SUCH PARKING AREA OR PARKING LOT, INCLUDING BUT NOT LIMITED TO TREES WITHIN THOROUGHFARE RIGHTS–OF–WAY, INTERNAL DRIVE EASEMENTS, AND CIVIC SPACES, MAY BE COUNTED TOWARD SATISFYING THE REQUIREMENTS.



MUNICIPAL PLAN REQUIREMENTS:

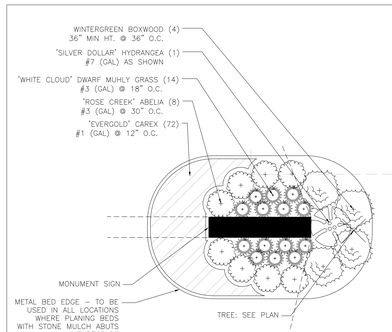
1. INDICATE LOCATION OF HERITAGE/SPECIMEN TREES IF ANY.
THIS SITE HAS BEEN PREVIOUSLY MASS GRADED BY THE DEVELOPER. NO HERITAGE/SPECIMEN TREES CURRENTLY EXIST, OR ARE INCLUDED AS PART OF THE PROPOSED PLAN.
2. PROVIDE NOTATION OF EXISTING TREE CANOPY.
NO TREES EXIST ON THE SITE. CURRENTLY, ONLY TWO (2) VOLUNTEER SAPLINGS EXIST NEAR THE TOP OF THE SLOPE AND BOTH ARE CONSIDERED "INVASIVE SPECIES". THESE ARE:
(1) CHINESE PRIVET (LIQUSTRUM SINENSE) 6" HT.
(1) WILD CALLERY PEAR (PYRUS CALLERIANA) 8' HT
3. FOUNDATION LANDSCAPING REQUIRED FIVE FEET FROM BUILDING PERIMETER. ONE SHRUB PER 10 LINEAR FEET. THE ZONING MAY ACCEPT PLANTER BOXES IN LIEU OF FOUNDATION LANDSCAPING PLACED NEAR FRONTAGE.
RAISED PLANTERS HAVE BEEN INCLUDED IN PLACE OF A CONTINUOUS FOUNDATION PLANTING BED ALONG THE SIDE FACING NASHVILLE HIGHWAY. THE SIDE FACING THE FRONTAGE OF HONEY FARM WAY HAS A BROAD OPEN SPACE AREA WITH TREES. THE OTHER TWO SIDES OF THE BUILDING INCLUDE THE LOADING ZONE AND FLY THRU PICK UP LANES AND WILL NOT HAVE FOUNDATION PLANTINGS.

ALL LANDSCAPE PLANTINGS SHALL BE FULLY IRRIGATED

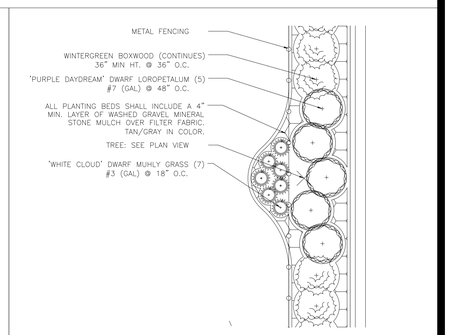
THE CONTRACTOR SHALL INCLUDE A PERMANENT IN–GROUND IRRIGATION SYSTEM THAT INCLUDES ENVIRONMENTAL SENSORS THAT REGULATE THE WATERING SCHEDULE TO ALL LANDSCAPE AREAS. THE IRRIGATION SYSTEM SHALL BE AN AUTOMATICALLY CONTROLLED SYSTEM THAT PROVIDES FULL COVERAGE OF ALL INSTALLED PLANTINGS AND UTILIZES A COMBINATION OF LOW–VOLUME AND RUNOFF SPRAY HEADS AND DRIP IRRIGATION COMPONENTS.

THE MINIMUM COMPONENT STANDARDS SHALL BE MET:

- **MASTER VALVE:** NORMALLY CLOSED ELECTRONICALLY OPERATED BY SYSTEM CONTROLLER
- **BACK–FLOW PREVENTER:** LINE SIZED REDUCED PRESSURE OR DOUBLE–CHECK, AS REQUIRED BY LOCAL CODE, ZURN, WATTS, WILKINS, OR EQUAL. ALL ABOVE GRADE PIPING SHALL BE COPPER.
- **CONTROLLER:** PEDESTAL MOUNTED WEATHERTRAK LC+ CENTRAL AUTOMATIC ET–BASED "SMART" IRRIGATION CONTROLLER IN A LOCKING STAINLESS STEEL CABINET.
- **FLOW–METER:** LINE SIZED
- **RAIN/FREEZE SENSOR:** AUTOMATIC SHUT–OFF CONTROL, WIRELESS.
- **ELECTRONICALLY CONTROLLED ZONE VALVES** IN BOXES FOR ALL ROTOR/SPRAY TURF ZONES.
- **ELECTRONICALLY CONTROLLED "CONTROL–ZONE KITS"** FOR ALL IN–LINE EMITTER TUBING/DRIP ZONES FOR PARKING ISLANDS AND SHRUB BEDS. KITS TO INCLUDE FILTER CARTRIDGES AND PRESSURE REGULATION.
- **PRESSURIZED MAIN LINE:** SCHED. 40 PVC
- **LATERAL LINES:** CLASS 200 PVC FOR ALL PIPING LESS THAN 2.5" IN DIAMETER.
- **DRAIN VALVES:** A BRASS MANUAL GATE VALVE SHALL BE INCLUDED TO DRAIN THE MAIN LINE. AUTOMATIC DRAIN VALVES SHALL BE INCLUDED IN ALL LATERAL ZONES.
- **SPRAY HEADS/ROTORS:** ALL TURF IRRIGATION SHALL BE PROVIDED HEAD–TO–HEAD COVERAGE. TURF IRRIGATION SHALL BE LIMITED TO THE SOD INSTALLED ONSITE.



PLANTING ENLARGEMENTS: MONUMENT SIGN SCALE: 1" = 10'



PLANTING ENLARGEMENTS: PERIMETER SHRUB PLANTING (TYP) SCALE: 1" = 10'

PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR A MIN. OF FLORIDA NO.1 GRADE, WHICHEVER IS APPLICABLE.

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
	TREES:	(ALL TREES TO BE GRADED "FLORIDA FANCY")					
6		ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2–1/2" – 3" C / 12' – 14' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
14		ILEX X OPACA 'SAVANNAH'	'SAVANNAH' HOLLY	8' – 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
6		JUNIPERUS VIRGINIANA 'SPARTAN'	'SPARTAN' JUNIPER	6' – 7' HT	AS SHOWN	B&B/CONT.	FULL TO GROUND, W/UNIFORM GROWTH
11		MAGNOLIA VIRGINIANA 'NORTHERN BELLE'	'NORTHERN BELLE' SWEETBAY (MT)	8' – 10' HT	AS SHOWN	B&B/CONT.	3–5 TRUNKS, FULL ROUND HEAD
16		NYSSA SLYVATICA 'HAYMANRED'	'RED RAGE' BLACK GUM	2–1/2" – 3" C / 8' – 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
29		PRUNUS SERRULATA 'SNOW GOOSE'	'SNOW GOOSE' FLOWERING CHERRY	2–1/2" – 3" C / 8' – 10' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
15		ULMUS PARVIFOLIA 'EMER LL'	'ALLEE' ELM	2–1/2" – 3" C / 12' – 14' HT	AS SHOWN	B&B/CONT.	FULL HEAD w/UNIFORM GROWTH
13		VIBURNUM OBOVATUM	WALTER'S VIBURNUM (TREE FORM–MT)	8' – 10' HT	AS SHOWN	B&B/CONT.	3–5 TRUNKS, FULL ROUND HEAD
	SHRUBS:						
137		ABELIA X GRANDIFLORA 'ROSE CREEK'	'ROSE CREEK' ABELIA	#3 (GAL)/15" – 18" SPD	30" O.C.	CONT.	ROUND, FULL HEAD
295		BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	36" MIN HT	36" O.C.	B&B/CONT.	ROUND, FULL HEAD
57		HYDRANGEA PANICULATA 'SILVER DOLLAR'	'SILVER DOLLAR' HYDRANGEA	#7 (GAL)/24" – 36" HT	48" O.C.	CONT	ROUND, FULL HEAD
11		ILEX X KOEHNEANA 'WIRT L. WINN'	'WIRT L. WINN' HOLLY	8'– 10' HT	AS SHOWN	B&B/CONT.	FULL TO GROUND, W/UNIFORM GROWTH
100		LOROPETALUM CHINENSE 'PIILC–III' PP25471	'PURPLE DAYDREAM' DWARF LOROPETALUM	#7 (GAL)/24" – 36" SPD	48" O.C.	CONT	ROUND, FULL HEAD
182		MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	'WHITE CLOUD' DWARF MUHLY GRASS	#3 (GAL)/15" – 18" HT	24" O.C.	CONT	ROUND, FULL HEAD
	GROUNDCOVERS:						
FILL AREA		CYNODON DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID	SOD	WEED FREE & ACTIVELY GROWING
25		HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	#1 (GAL)/8" – 12" HT	24" O.C.	CONT	ROUND, FULL HEAD
152		CAREX OSHIMENSIS 'EVERGOLD'	'EVERGOLD' CAREX	#1 (GAL)/8" – 12" HT	12" O.C.	CONT	FREE OF WEEDS & ANTS, 3–BIB MIN.
FILL AREA		MINERAL STONE MULCH	WASHED GRAVEL	3/4" – 1–1/2" DIAMETER	4" DEPTH	BULK	GRAY/TAN IN COLOR WASHED FREE OF ALL FINES AND SOIL MATERIAL

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: SPECIES SUBSTITUTIONS OR UNDERSIZING ANY PLANT MATERIAL IS A BREACH OF CONTRACT OR BID. NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

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PLANTING PLAN

REVISIONS	BY

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BARTLETT, TENNESSEE 38135
PH: (901) 384-4042 ● FX: (901) 384-0710
TN CORPORATION #355643

CHARLES R. WALKER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 356 — 6/30/25

NEIGHBORHOOD MARKET #03908–1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	JMC
CHECKED	DAD
DATE	3/24/25
SCALE	1"=30'
JOB No.	03908–1000
SHEET	7 OF 8 SHEETS

BUG RATING ZONES:

2.0+MH:B5-U3-G3

2.0MH:B4-U3-G3

1.0MH:B3-U3-G3

0.5MH:B1-U3-G3

RESIDENTIAL

RESIDENTIAL

ENTRY DRIVE NORTH

VERT SPILL PROP LINE NORTH

VERT SPILL PROP LINE WEST

PICKUP PARKING

24' SETBACK

D1H4_28

SF4_28

D1H4_28

D2F4_28

D1H4_28

SH4_28

T1H5_28

DRIVE THRU AISLE

PICKUP WALKWAY

ALN440-Y5-32LED-

ALN440-Y5-32LED-

WALMART NHM
#03908-1000
R-R-45 (RX-L)
45,002± SF
(GLA=35,837± SF)
FFE=747.00

D1H5_28

ALN440-Y5-32LED-

WALMART PARCEL
7.49± AC

VERTICAL MAIN PARKING 5' ABOVE GRADE DIAGONAL FACING IN AND OUT IN CENTER AREA

FRONT AISLE

D1H5_28

T1H5_28

D1H5_28

T1H5_28

PARKING FRONT

PROPOSED TOWNHOMES

SD4_28

DSD PALLET AREA

SD4_28

ALN440-Y5-32LED-

ALN440-Y5-32LED-

VERT SPILL PROP LINE EAST

PARKING SOUTH

D2F4_28

D2F4_28

SF4_28

ENTRY DRIVE SOUTH

SH4_28

VERT SPILL PROP LINE SOUTH

24' SETBACK

PUBLIC RIGHT OF WAY

VERTICAL ILLUMINANCE > 0.8 FC IS BENEFICIAL BECAUSE OF PUBLIC ROAD.

VERTICAL ILLUMINANCE > 0.8 FC IS BENEFICIAL BECAUSE OF PUBLIC ROAD.

PUBLIC RIGHT OF WAY

N A S H V I L L E H I G H W A Y / U S 6 1
(R.O.W. WIDTH VARIES) – 55 M.P.H.

H O N E Y F A R M W A Y
(R.O.W. WIDTH VARIES) – 25 M.P.H.

N36° 40' 33"E

392+00 391+50 391+00 390+50 390+00 389+50 389+00 388+50 388+00 387+50 387+00 386+50 386+00 385+50 385+00 384+50 384+00

LED STATISTICS SHOWN ARE AT 50000 HOURSL93 RATING (~12 YEARS @ 12 HRS/DAY).

THE POPULATION STILL EMITS 93% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT. L93 = OPERATING HOURS AT WHICH AN AVERAGE OF 7% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

MATURE SIZE OF THE TREES AT 10-YEAR GROWTH HAVE BEEN MODELED AS OBJECTS INTO THE PHOTOMETRIC PLAN.

N

30 0 30

SITE PARCEL 7.49 AC

Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	3	D1H4_28	D180	0.837	2-EALS035H4AF750ND01BLCKF 25ft pole on 3ft base	280	40000	B3-U0-G3
	4	D1H5_28	D180	0.837	2-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	280	40000	B4-U0-G2
	3	D2F4_28	ROTATED OPTICS	0.837	1-EALS035F4AF750DD01BLCKFS1 & 1-EALS035F4AF750NDD1BLCKFS2 25ft pole on 3ft	232	30000	B2-U0-G2
	2	SD4_28	SINGLE	0.837	1-EALS035D4AF750NDD1BLCKF 25ft pole on 3ft base	70	10000	B2-U0-G2
	2	SF4_28	SINGLE	0.837	1-EALS035F4AF750NDD1BLCKF 25ft pole on 3ft base	116	15000	B2-U0-G2
	2	SH4_28	SINGLE	0.837	1-EALS035H4AF750NDD1BLCKF 25ft pole on 3ft base	140	20000	B3-U0-G3
	4	T1H5_28	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 25ft pole on 3ft base	420	60000	B4-U0-G2
	5	ALN440-Y5-32LED-5K-700	SINGLE	0.837	ALN440-Y5-32LED-5K-700-BLT 12ft pole	74.9	5700	B3-U3-G3

Calculation Summary Illuminance Foot-candles

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Drive-Thru Aisle	2.66	4.5	1.6	1.66	2.81	20
DSD Pallet Area	1.49	2.2	1.1	1.35	2.00	32
Entry Drive North	1.95	4.6	0.7	2.79	6.57	118
Entry Drive South	2.19	3.6	1.1	1.99	3.27	34
Front Aisle	3.64	8.5	1.8	2.02	4.72	135
OPD Parking	4.07	5.9	1.9	2.14	3.11	59
OPD Walkway	2.80	3.5	2.4	1.17	1.46	9
Parking Front	2.49	8.4	0.8	3.11	10.50	755
Parking South	2.86	5.9	0.9	3.18	6.56	80
Rear Drive	1.62	5.5	0.2	8.10	27.50	326
Vert Parking West In	0.95	1.7	0.4	2.38	4.25	10
Vert Parking West Out	1.15	2.3	0.6	1.92	3.83	11
Vert Spill Prop Line East	0.30	0.6	0.0	N.A.	N.A.	62
Vert Spill Prop Line North	0.17	0.3	0.0	N.A.	N.A.	52
Vert Spill Prop Line South	0.30	1.9	0.0	N.A.	N.A.	52
Vert Spill Prop Line West	0.96	1.7	0.0	N.A.	N.A.	65

PHOTOMETRICS PLAN

REVISIONS | BY

CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH: (901) 384-0040 FAX: (901) 384-0710
TN CORPORATION #355643

JOSEPH S. PARLER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 110147
STATE OF TENNESSEE

NEIGHBORHOOD MARKET #03908-1000
COLUMBIA, MAURY COUNTY, TENNESSEE

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN
JMC
CHECKED
OAD
DATE
3/24/25
SCALE
1"=30'
JOB No.
03908-1000
SHEET
8 OF 8 SHEETS

CARLSON CONSULTING ENGINEERS, INC.

June 11, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Final PUD Civil Design Summary
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

This letter serves as a summary of the notable design changes made from the Preliminary PUD submittal that have been coordinated with the Planning Staff:

1. The proposed privacy fence along the northern border of the property has been updated from a 6-foot wooden shadow box fence to a 6-foot Winchester Grey composite fence. While maintaining the appearance of wood, the composite material offers a more durable, low-maintenance alternative.

2. The proposed retaining wall was coordinated with staff to be composed of the AB Europa Collection Allan Block.

3. To establish the parking lot as the principal use, the site was further subdivided into additional building lots to meet the building site width requirement. As a result, the required screening and landscaping were incorporated into the landscaped islands within the parking lot to separate these building sites.

4. The design has incorporated planter boxes and tree wells along the store front to account for the required 'Planter Strip' for the Internal Drive.

5. Please see the 'Final PUD Architectural Design Summary' for architectural related changes to the site.

Thank you for taking the time to review this letter, and if you need any additional information or have any questions, please do not hesitate to contact me.

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

HFA

To: Carlson Consulting Engineers, Inc.

From: HFA-AE, Ltd.

Date: 2025.06.10

Re: 3908-1000 Columbia TN – Final PUD & Preliminary Plat Submittal

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To Whom It May Concern,

HFA-AE, Ltd. worked closely with the City of Columbia, TN to address design comments related to the architectural design of the market known as 3908 Columbia TN. Please see below for a summary of the design evolution based on the partnership.

2024.12.16
HFA-AE, Ltd. provided site signage and architectural elevations to Carlson Consulting Engineers, Inc. to be included within the Preliminary PUD submittal.

2025.01.07
Design Review Committee meeting was held. Carlson Consulting Engineers, Inc. attended in person and HFA-AE, Ltd. attended virtually.

Discussion Topics (related to architectural):

- Pylon signs are not allowed. Monument signs allowed but should follow City requirements.
- Foundation landscaping is required.
- Building elevations
  - Stucco must be authentic. No EIFS allowed.
  - 100 feet maximum elevation. Articulation must be provided to meet requirements.
  - Add brick rowlock course within base area to meet requirements for providing base on elevations.
  - 70% glazing requirement is not being met. Provide SF.
  - Illumination of letters and logo only.
  - No ACM panels allowed.
- Resubmittal deadline: 2025.01.21

2025.01.16
HFA-AE, Ltd. reached out to the Principal Planner, Austin Brass, at the City of Columbia to request a review meeting to discuss our proposed solutions to the DRC's comments.

2025.01.17
HFA-AE, Ltd. held a meeting with the City of Columbia to discuss proposed solutions to the DRC's comments.

Brief Summary of Discussion:

- City recommended breaking the facade up into sections/buildings within the 100 feet range to meet design intent and provide glazing percentages for each section/building.

  - Glazing percentages are to be provided for clear and spandrel.
- A concern about the 'blank facade' on each side of the brand wall. The stucco is too expanse and doesn't read as a separate building. Recommend adding glazing to these areas to meet requirements.
- City recommended adding trellis and additional glazing to create a more pedestrian scaled facade.
- City stated that the NE elevation is not of concern as it will not be as visible and it would be okay to reduce the articulation and reallocate to the front elevation.

2025.01.21
HFA-AE, Ltd. submitted revised site signage and building elevations to Carlson Consulting Engineers, Inc. for resubmittal.

Revisions included:

- Building materials incorporated to proposed pylon sign.
- Additional renderings to show visibility hardship of signage.
- Open canopies added to principal elevation.
- ACM metal panels removed from project and replaced with authentic stucco.
- Rowlock brick was added to street-facing elevations.
- Additional glazing added to principal elevation.

2025.01.23
Austin Brass with the City of Columbia reached out to HFA and requested a virtual meeting to review resubmittal.

2025.01.24
City of Columbia and HFA-AE, Ltd. met virtually to discuss resubmittal.

Brief Summary of Discussion:

- 70% glazing requirement still isn't being met… provide cut sheet on glazing and storefront type.
  - Additional glazing would be preferred on the principal frontage.
- Remove contraction/control joints on the stucco as it makes the material look like EIFS.
- The windows are not properly trimmed out – add 4" trim at transom and add soldier/rowlock for base storefront.
- The principal frontage still does not meet the articulation requirements. The blue/cream stucco area is still too expansive and not broken up. We would like to see something within that area to break up the façade. The intent is to be pedestrian scale… and this is not.
  - HFA-AE, Ltd. requested clarification on expectation… City stated that modulation needs to occur (bump outs that protrude feet rather than inches).
- The committee would like to see a rendering view of the approach from the boulevard to see the prominent view of the residential neighborhood.
- Wall signage significantly exceeds the allowable 32 SF.
  - If you provide an architectural element beneath the brand wall, you could maybe classify it as a band sign.
- Pylon signs are not allowed and will not be allowed by the committee.
  - HFA-AE, Ltd. presented visibility issues due to landscaping… City recommended monument sign.

2025.01.30
HFA-AE, Ltd. issued revised site signage and building elevations to the City of Columbia for review.

Revisions included:

- Added storefront and increased areas of coverage.
- Updated building color to match the updated branding concept but maintained the originally proposed materials.
- Added brick columns and open canopies at the 'brand wall'.
- Added trim around storefront at brick and stucco, as required.

2025.01.31
City of Columbia issued additional staff comments on proposed design revisions for consideration.

2025.02.07
HFA-AE, Ltd. issued revised site signage and building elevations to the City of Columbia for review.

Revisions included:

- ADD additional storefront on the front elevation to increase glazing percentages
- REVISED proposed storefront to increase in size
- ADD 4" trim around storefront where located within stucco
- ADD rowlock and solider course brick at storefront where located within brick
- ADD open air canopy along front elevation
- UPDATED building colors to match client's new standards
- UPDATED building signage to match client's new standards
- REMOVED proposed joints from stucco to prevent stucco from appearing like EIFS
- ADD proposed monument sign as alternative to pylon sign
  - Provided rendering of visibility hardship for monument sign
- Provided renderings of the building, site, and rear of the building with landscaping as proposed within current landscaping plan.

2025.02.11
City of Columbia issued additional staff comments on proposed design revisions for consideration.

2025.03.10
HFA-AE, Ltd. issued revised site signage and building elevations to the City of Columbia for review.

2025.03.12
City of Columbia and HFA-AE, Ltd. met virtually to discuss resubmittal.

2025.03.19
HFA-AE, Ltd. issued revised site signage and building elevations to the City of Columbia for review.

2025.03.31
City of Columbia provided comments on monument signage materials. HFA-AE, Ltd. clarified intent of materials.

HFA

2025.04.01
HFA-AE, Ltd. provided updated site signage exhibits to the City of Columbia for review.

2025.04.09
Planning Commission meeting was held, and feedback was provided.
Request (related to architectural):

- Remove secondary brand wall along Honey Farms Way.

2025.04.15
HFA-AE, Ltd. issued revised site signage and building elevations to the City of Columbia for review.

Revisions included:

- Removal of secondary brand wall along Honey Farms Way.

If you have any questions on the summary above, please do not hesitate to contact me.

Sincerely,

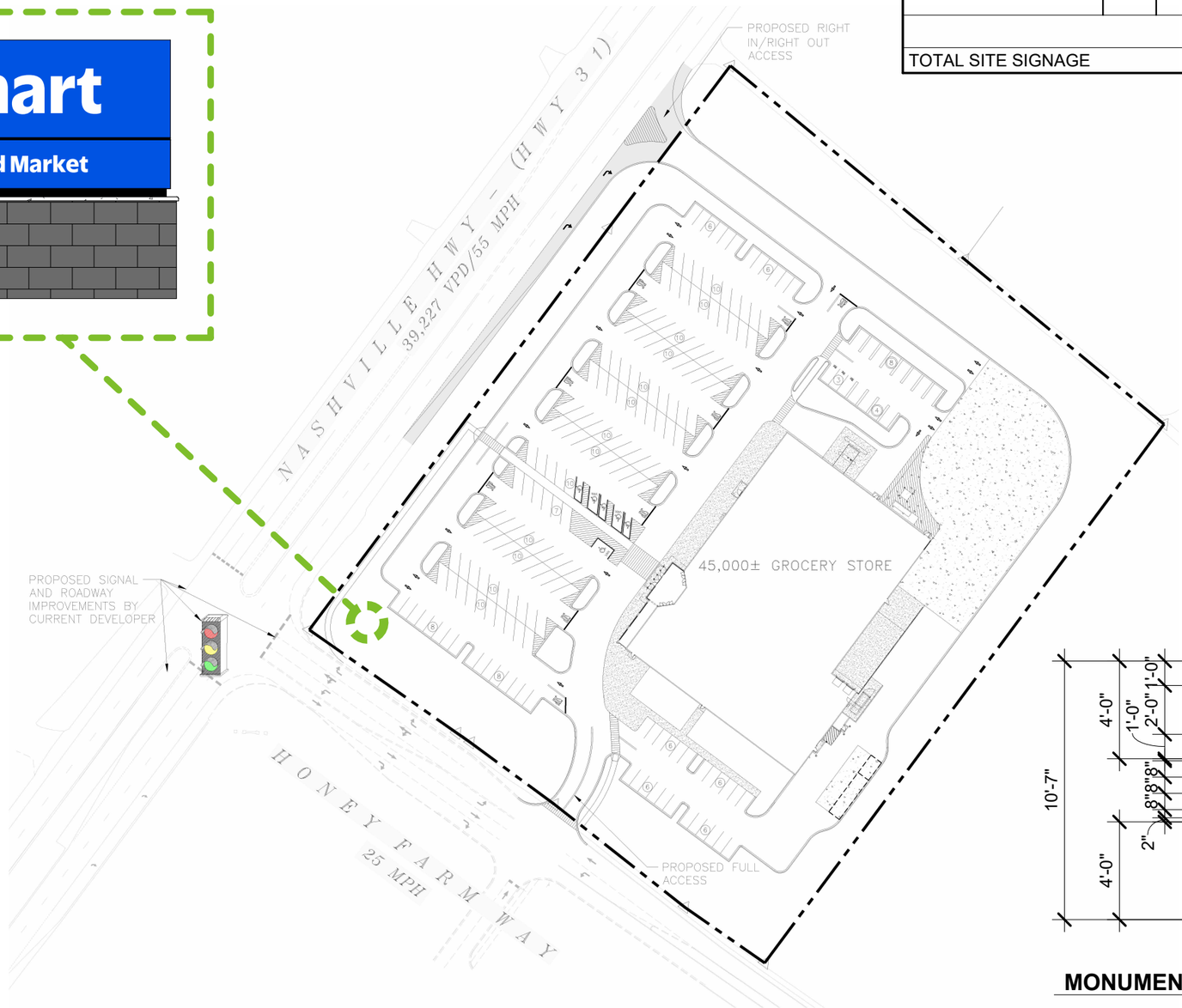
Kirsten M. Whitehead, AIA|NCARB|CPD
Team Lead/Architect
HFA-AE, Ltd.

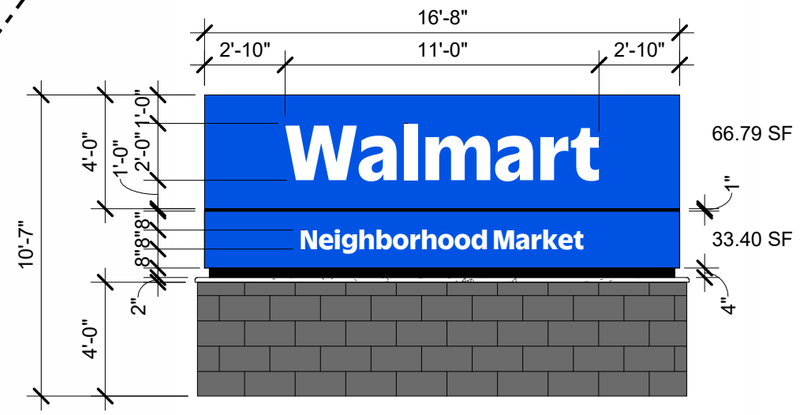
VARIANCE REQUIRED DUE TO AREA RESTRICTIONS

10'-7" H 100.19SF

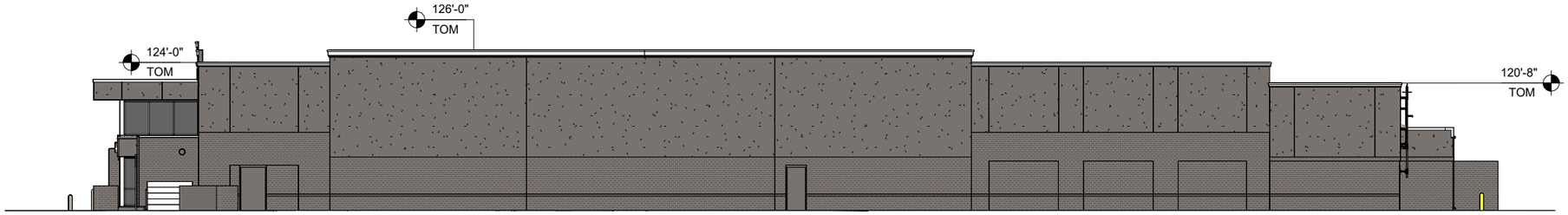
SITE SIGNAGE SCHEDULE

SIGNAGE	QTY	ILLUMINATED	COLOR	INDIVIDUAL AREA		TOTAL AREA	
Walmart Monument	1	YES	WHITE LETTERING	100.19	SF	100.19	SF
TOTAL SITE SIGNAGE						100.19	SF

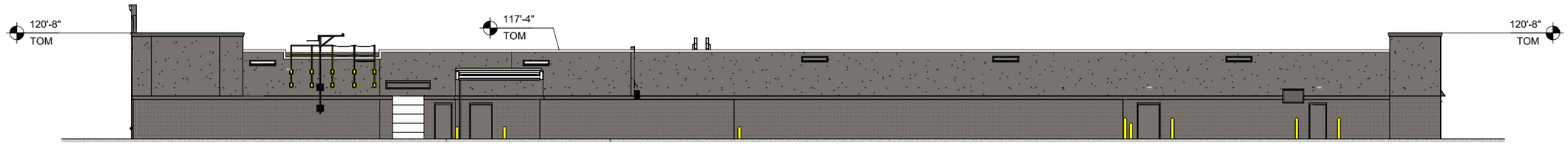




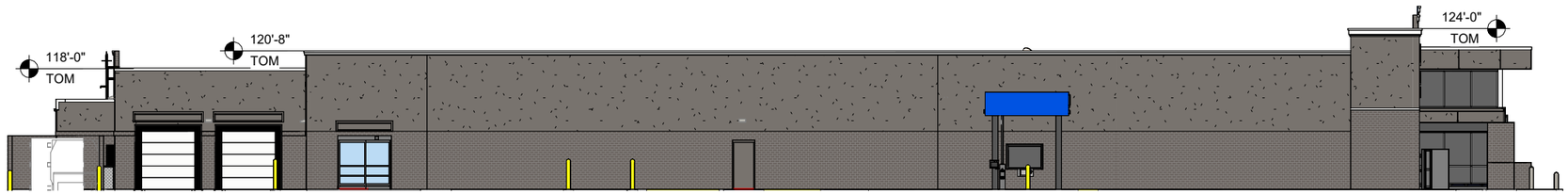
MONUMENT SIGN



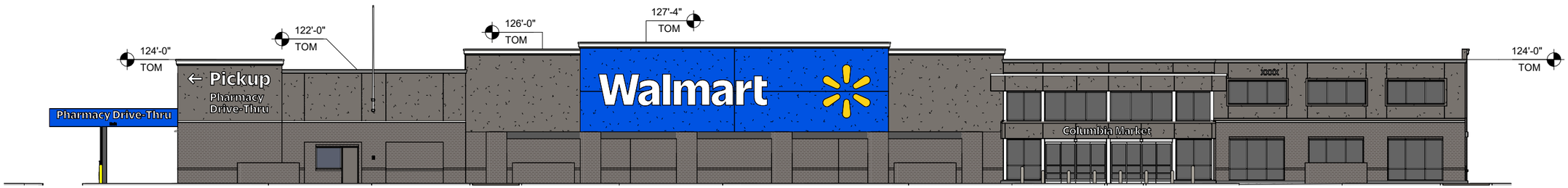
SIDE ELEVATION (SOUTHWEST)



REAR ELEVATION (SOUTHEAST)

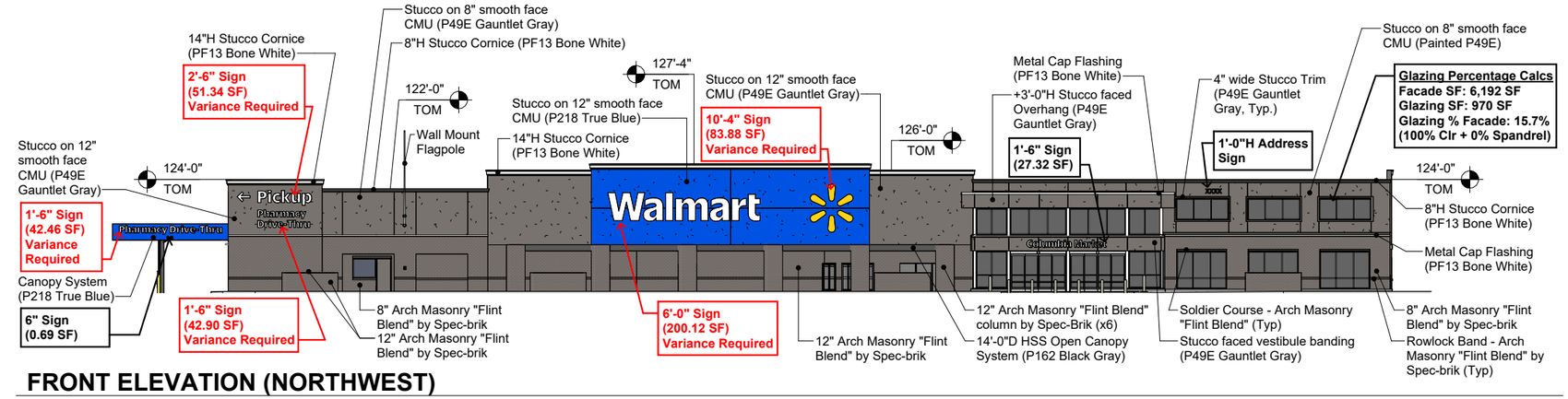


SIDE ELEVATION (NORTHEAST)

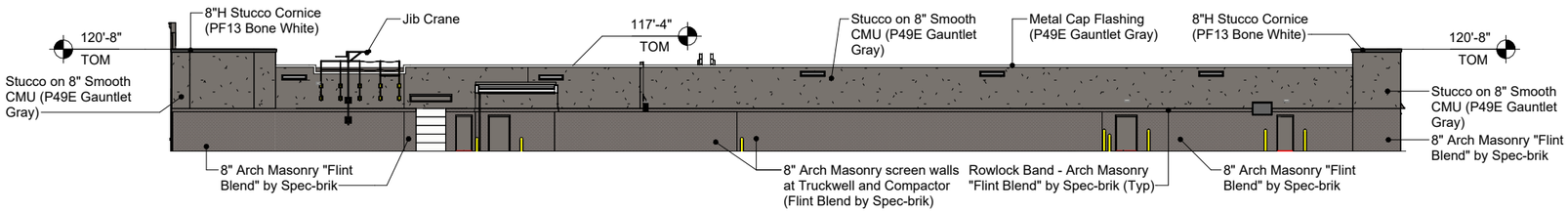


FRONT ELEVATION (NORTHWEST)

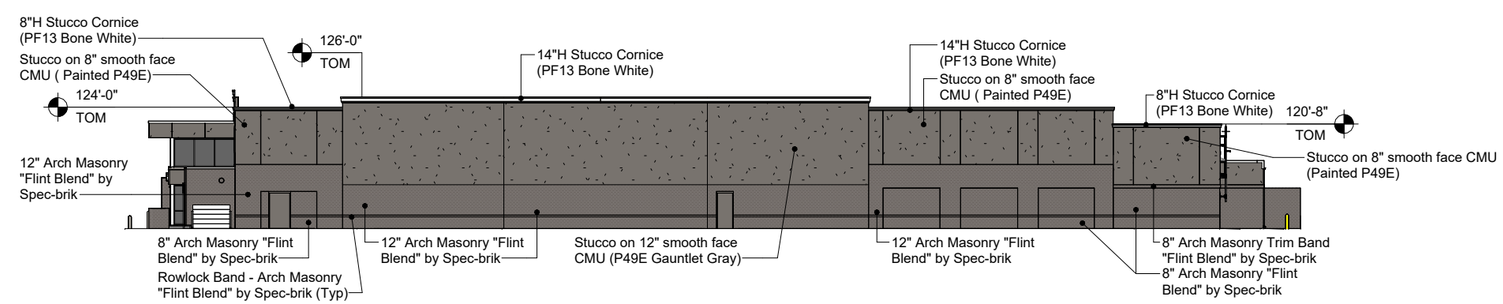
Paint P49E Gauntlet Gray	Paint P218 True Blue	Paint P162E Black Gray	Aluminum Brake Cladding and Automatic Doors - Clear Anodized finish	Architectural Masonry "Flint Blend" by Spec-Brik



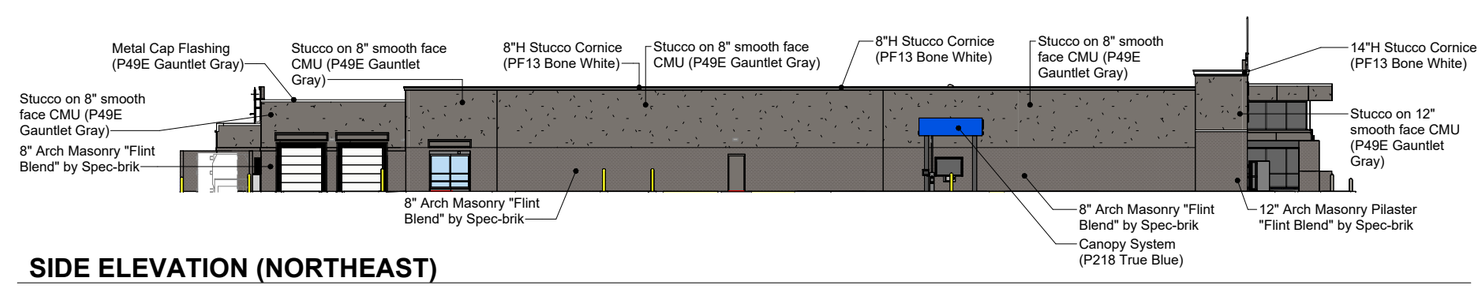
FRONT ELEVATION (NORTHWEST)



REAR ELEVATION (SOUTHEAST)



SIDE ELEVATION (SOUTHWEST)



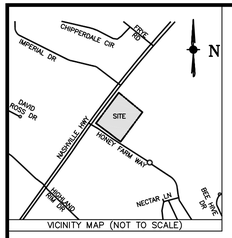
SIDE ELEVATION (NORTHEAST)

Perspective - Honey Farm Way - South

Perspective - Parking Front RX Corner

Perspective - Parking Front SW Corner

Perspective - Monument Sign Visibility



VICINITY MAP (NOT TO SCALE)

811

Know what's below.
Call before you dig.

TENNESSEE DIG INFORMATION
TICKET NUMBER: 241443480

ATT/D – NO UTILITIES MARKED/NO MAPS PROVIDED
CITY OF COLUMBIA WASTEWATER DEPARTMENT – NO UTILITIES MARKED/NO MAPS PROVIDED
COLUMBIA POWER & WATER – WATERLINE AND UNDERGROUND ELECTRIC PARTIALLY MARKED, 36" WATERLINE ALONG NORTHERLY PROPERTY LINE NOT MARKED AND SHOWN HEREON PER PLAT AND MAPS PROVIDED.
LUMEN / LEVEL 3 (CENTURYLINK) – NO UTILITIES MARKED/NO MAPS PROVIDED
ATMOS ENERGY – GAS LINE MARKED/NO MAPS PROVIDED

TENNESSEE S.P.C.

N

50 0 50

SYMBOLS LEGEND

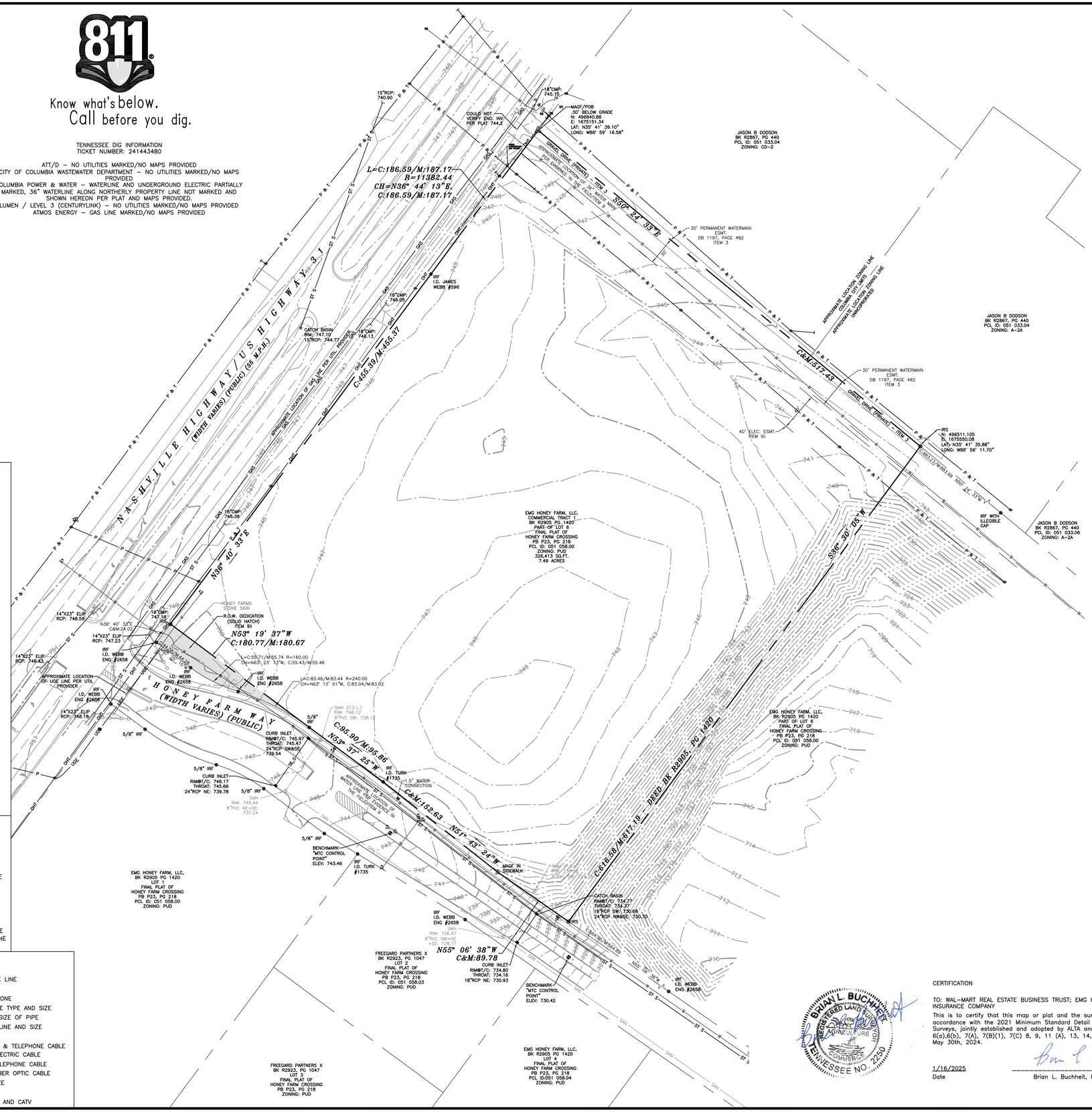
⊠	CONC. MONUMENT
● IRF	IRON REBAR FOUND
○ IPF	IRON PIPE FOUND
◉ IRS	5/8" CAPPED IRON REBAR SET
+ CMF	CHISELED MARK FOUND
+ CMS	CHISELED MARK SET
△ PKF	PK NAIL FOUND
Ⓢ SMH	SANITARY MANHOLE
⊛ SCO	SANITARY CLEANOUT
GT	GREASE TRAP
Ⓓ DMH	DRAINAGE MANHOLE
CI	CURB INLET
	CATCH BASIN
	SURFACE DOWN SPOUT
	UNDERGROUND DOWN SPOUT
	AUTO. SPKR/FIRE DEPT. CON.
	HYDRANT
WM	WATER METER
BFP	BACKFLOW PREVENTER
	WATER VALVE
IRV	IRRIGATION CONTROL VALVE
PIV	POST INDICATOR VALVE
WS	WATER SPIGOT
MB	MAILBOX
GM	GAS METER
GV	GAS VALVE
☼ LIGHT	AREA LIGHT
☼ LIGHT	CONCRETE BASE LIGHT POLE
	WALL MOUNTED FLOOD LIGHT
E	ELECTRIC MANHOLE
EM	ELECTRIC METER
EB	ELECTRIC PULLBOX
EV	ELECTRIC VAULT
T	TELEPHONE MANHOLE
TP	TELEPHONE PEDESTAL
TB	TELEPHONE PULLBOX
CP	CABLE T.V. PEDESTAL
PP	POWER POLE
	GUY WIRE
TBM	TEMPORARY BENCHMARK
	SIGN

TRAFFIC CONTROL LEGEND

	HANDICAP PARKING
	PAINTED SOLID WHITE LINE
	PAINTED SOLID YELLOW LINE
	PAINTED DASHED WHITE LINE
	PAINTED DASHED YELLOW LINE
	TRAFFIC FLOW
	LEFT TURN ONLY LANE
	RIGHT TURN ONLY LANE
	STRAIGHT OR LEFT TURN LANE
	STRAIGHT OR RIGHT TURN LANE

LINE LEGEND

	EASEMENT LINE
	BUILDING SETBACK LINE
	PROPERTY LINE
OHT	OVERHEAD TELEPHONE
ST S	DRAIN. SEWER LINE TYPE AND SIZE
W	WATER LINE AND SIZE OF PIPE
SAN	SANITARY SEWER LINE AND SIZE
P	OVERHEAD POWER
P&T	OVERHEAD POWER & TELEPHONE CABLE
UGE	UNDERGROUND ELECTRIC CABLE
UGT	UNDERGROUND TELEPHONE CABLE
FO	UNDERGROUND FIBER OPTIC CABLE
GAS	GAS LINE AND SIZE
	FENCE
P&CATV	OVERHEAD POWER AND CATV



NOTES:

1. THE STREET ADDRESS OF THE PROPERTY SHOWN ON THIS SURVEY IS 2248 NASHVILLE HWY, COLUMBIA, TN 38401.

2. THE PARCEL NUMBER FOR THIS PROPERTY IS 051 058. THE RECORD OWNER OF LOT SHOWN HEREON IS: EMG HONEY FARMS, LLC.

3. THE AREA OF THE PROPERTY SURVEYED CONTAINING 326,413 SQ.FT. OR 7.49 ACRES, MORE OR LESS.

4. THE PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.

5. DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES UNLESS OTHERWISE NOTED.

6. THE CURRENT ZONING OF THIS PROPERTY IS PLANNED UNIT DEVELOPMENT (PUD) THE MINIMUM BUILDING SETBACK DISTANCES ARE AS FOLLOWS:
SETBACKS AND ADDITIONAL STANDARDS APPROVED AS PART OF AN APPLICABLE FINAL MASTER PUD DEVELOPMENT PLAN.
ZONING INFORMATION PROVIDED BY CITY OF COLUMBIA ZONING DEPARTMENT.

7. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS CONTACT THE UTILITIES PROTECTION SERVICE CENTER AT TENNESSEE 1–CALL: 811/1–800–351–1111.

8. THE SUBJECT PROPERTY IS LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 47119C0180E, DATED: 4/16/2007.

9. ALL CORNERS NOT LABELED ARE TO BE CONSIDERED POINTS.

10. THIS IS A SURVEY OF THE PROPERTY REFERENCED IN BOOK R2905, PAGE 1420 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE.

11. THE REFERENCE BEARING FOR THIS DRAWING IS BASED ON THE TENNESSEE STATE PLANE COORDINATES, ELEVATIONS ARE BASED ON NAVD88 AND ESTABLISHED BY OBSERVING BENCHMARK WITH THE COORDINATES OF N: 495809.72, E: 1675424.06 ELEV: 702.86 AS SHOWN ON PLAT BOOK P23 PAGE 218.

12. THERE ARE NO VISIBLE AND/OR APPARENT ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN ON THIS PLAT OF SURVEY.

13. AT THE TIME OF THE SURVEY, THE SURVEYOR NOTICED OBSERVABLE EVIDENCE OF THE FOLLOWING UTILITIES: SANITARY SEWER, STORM SEWER, WATER, ELECTRIC, TELEPHONE, GAS, FIBER OPTICS, CATV.

14. NO LOCAL ROADWAY MILE MARKERS APPARENT.

15. ALL ACTIVE DRAINAGE PIPES, STRUCTURES AND SANITARY MANHOLES ARE PRECAST AND IN FAIR CONDITION.

16. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

18. ALL CONTIGUOUS/APPURTENANT EASEMENTS AND ENCUMBRANCES AFFECTING SUBJECT PARCEL AS PROVIDED BY TITLE POLICY, COMMITMENT NUMBER 20240671CTN ISSUE DATE 4/15/2024, ARE SHOWN HEREON. OTHER OFFSITE EASEMENTS AND ENCUMBRANCES COULD EXIST BUT CAN NOT BE DETERMINED WITHOUT TITLE FOR ADJOINING PROPERTIES.

19. SUBJECT PARCEL HAS DIRECT ACCESS TO NASHVILLE HWY, A PUBLIC RIGHT–OF–WAY.

20. NO EVIDENCE OF PROPOSED CHANGE IN STREET RIGHT–OF–WAY LINES AT TIME OF SURVEY. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.

21. THE PROPERTY DEPICTED HEREON IS THE SAME PROPERTY DESCRIBED AS THE EXHIBIT A LEGAL DESCRIPTION IN COMMITMENT NUMBER 20240671CTN ISSUE DATE 4/15/2024.

21. DATE OF THE FIELD SURVEY: 5/27/2024 – 5/30/2024.

SURVEY LEGAL DESCRIPTION

SITUATED IN THE CITY OF COLUMBIA, COUNTY OF MAURY AND STATE OF TENNESSEE AND KNOWN AS BEING "COMMERCIAL TRACT 1" CONVEYED TO EMG HONEY FARM, LLC BY DEED RECORDED IN BOOK R2905, PAGE 1420 AND ALSO BEING PART OF LOT 6 OF THE FINAL PLAT OF HONEY FARM CROSSING RECORDED BY PLAT IN PLAT BOOK P23, PAGE 218 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG NAIL FOUND IN THE APPROXIMATE CENTERLINE OF A GRAVEL DRIVE WAY (PRIVATE) AND BEING A SOUTHWESTERLY CORNER OF LAND CONVEYED TO JASON B. DODSON BY DEED RECORDED IN BOOK R2867, PAGE 440 IN THE MAURY COUNTY REGISTER OF DEEDS OFFICE SAID MAG NAIL LYING IN THE SOUTHEASTERLY RIGHT–OF–WAY OF NASHVILLE HIGHWAY A.K.A. U.S. HIGHWAY 31 (WIDTH VARIES);

THENCE ALONG THE GENERAL CENTER ALIGNMENT OF SAID GRAVEL DRIVE AND A SOUTHERLY LINE OF LAND SO CONVEYED TO JASON B. DODSON SOUTH 50°24'33" EAST A DISTANCE OF 517.43 FEET TO A CAPPED 5/8" IRON REBAR SET I.D. BUCHHEIT RLS #2250. THENCE SOUTH 36°30'05" WEST A DISTANCE OF 617.19 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. BUCHHEIT RLS #2250, SAID IRON LYING IN A NORTHEASTERLY RIGHT–OF–WAY OF HONEY FARM WAY (WIDTH VARIES); THENCE ALONG SAID NORTHEASTERLY RIGHT–OF–WAY NORTH 55°06'38" WEST A DISTANCE OF 89.78 FEET TO A MAG NAIL FOUND LYING IN A CONCRETE SIDEWALK; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT–OF–WAY NORTH 51°43'24" WEST A DISTANCE OF 152.63 FEET TO AN IRON REBAR FOUND, I.D. TURK #1735; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT–OF–WAY NORTH 53°37'25" WEST A DISTANCE OF 95.86 FEET TO A 5/8" IRON REBAR FOUND; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT–OF–WAY NORTH 53°19'37" WEST A DISTANCE OF 180.67 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. BUCHHEIT RLS #2250, LYING IN SAID SOUTHEASTERLY RIGHT–OF–WAY OF NASHVILLE HIGHWAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT–OF–WAY OF NASHVILLE HIGHWAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT–OF–WAY NORTH 36°40'33" EAST A DISTANCE OF 455.37 FEET TO AN IRON REBAR FOUND, I.D. JAMES WEBB #596, AT A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT–OF–WAY WITH THE ARC OF A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 187.17 FEET, SAID CURVE HAVING A RADIUS OF 11382.44 FEET AND A CHORD WHICH BEARS NORTH 36°44'13" EAST, 187.17 FEET TO THE PLACE OF BEGINNING CONTAINING 326,413 SQ. FT. OR 7.49 ACRES (MORE OR LESS) OF LAND.

UTILITY PROVIDERS		
UTILITY	COMPANY	CONTACT INFORMATION
GAS	ATMOS ENERGY	810 NASHVILLE HWY COLUMBIA, TN 38401 (931)–388–9136
WATER	COLUMBIA POWER & WATER SYSTEMS	201 PICKENS LN COLUMBIA, TN 38401 (931)–388–4833
ELECTRICITY	COLUMBIA POWER & WATER SYSTEMS	201 PICKENS LN COLUMBIA, TN 38401 (931)–388–4833
TELEVISION CABLE	TIME WARNER	(800)–892–2253
TELEPHONE	AT&T	(888)–757–6500
LOCAL ROADS	CITY OF COLUMBIA PUBLIC WORKS	JEFF DEWIRE DIRECTOR 110 SANTA FE PIKE COLUMBIA, TN 38401
SANITARY SEWERS	COLUMBIA WASTEWATER DEPARTMENT	1244 TREATMENT PLANT RD, COLUMBIA, TN 38401 (931)–560–1001
DRAINAGE SEWERS	STORMWATER COORDINATOR – DOUGLAS TONEY	DTONEY@COLUMBIATN.GOV
STATE ROADS	TENNESSEE DEPT. OF TRANSPORTATION	JAMES K. POLK BUILDING, SUITE 700 505 DEADERICK STREET NASHVILLE, TN 37243–0349 (615)–741–2848

BRIAN L. BUCHHEIT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2250

CERTIFICATION

TO: WAL–MART REAL ESTATE BUSINESS TRUST; EMG HONEY FARM, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a),6(b), 7(A), 7(B)(1), 7(C) 8, 9, 11 (A), 13, 14, 16 – 19. The fieldwork was completed on May 30th, 2024.

1/16/2025
Date

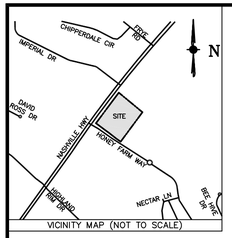
Brian L. Buchheit, PLS No. 2250

ALTA/NSPS LAND TITLE SURVEY
FOR
WALMART

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384–0404 • FX. (901) 384–0710

SCALE: 1" = 50'
DATE: 1/16/2025
DRAWING FILE: WM
DRAWN BY: DCS/JHW
JOB No. COLUMBIA,TN
SHEET 1 OF 2



VICINITY MAP (NOT TO SCALE)

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B
EXCEPTIONS

COMMITMENT NO.: 20240671CTN
COMMITMENT DATE: APRIL 15, 2024 AT 8:00 AM

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. ***NOT A SURVEY RELATED ITEM.***

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. ***NOT A SURVEY RELATED ITEM.***

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. ***NORTHERLY PROPERTY LINE OF SUBJECT PARCEL GENERALLY FOLLOWS THE CENTERLINE OF A GRAVEL DRIVE AND ENCROACHES ONTO SUBJECT PARCEL. DRIVE WAY BEING USED AS THE ONLY INGRESS/EGRESS TO SOME ADJOINING PROPERTIES; 30' PERMANENT WATERMAIN EASEMENT SHOWN HEREON PER PLAT BOOK P23, PAGE 218. PLAT CALLS EASEMENT TO BE RECORDED IN DEED BOOK 1197, PAGE 482. DEED NOT PROVIDED IN TITLE COMMITMENT.***

4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. ***NONE APPARENT***

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. ***NOT A SURVEY RELATED ITEM.***

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. ***NOT A SURVEY RELATED ITEM.***

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. ***NOT A SURVEY RELATED ITEM.***

8. TAXES FOR THE YEAR 2024, A LIEN NOT YET DUE AND PAYABLE. ***NOT A SURVEY RELATED ITEM.***

9. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK P16, PAGE 251 AND PLAT BOOK P23, PAGE 218, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***AFFECTS SUBJECT PARCEL, SHOWN HEREON.***

10. DRAINAGE EASEMENT OF RECORD IN BOOK R2923, PAGE 1024, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***AFFECTS SUBJECT PARCEL. GRANTS NON EXCLUSIVE DRAINAGE EASEMENT TO BENEFIT SUBJECT PARCEL.***

11. STORMWATER DETENTION AGREEMENT OF RECORD IN BOOK R2913, PAGE 916 AND BOOK R2001, PAGE 247, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***DOES NOT AFFECT SUBJECT PARCEL.***

12. INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN BOOK R2033, PAGE 1413, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***AFFECTS SUBJECT PARCEL BUT IS NOT A SURVEY RELATED ITEM.***

13. DEED RESTRICTIONS, EASEMENTS AND RIGHTS SET FORTH IN THE DEED OF RECORD IN BOOK 747, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***AFFECTS SUBJECT PARCEL, NO EASEMENTS OR ENCUMBRANCES TO BE SHOWN.***

14. UTILITY EASEMENT IN FAVOR OF CITY OF COLUMBIA OF RECORD IN BOOK 219, PAGE 536 ***AFFECTS SUBJECT PARCEL, GRANTS A BLANKET EASEMENT OVER PARENT PARCEL. ALL ELECTRIC LINES COVERED BY EASEMENTS RECORDED IN ITEM 9***. AND BOOK R2026, PAGE 1182 ***DOES NOT AFFECT SUBJECT PARCEL.*** IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

15. ENCROACHMENTS REFERENCED AND DESCRIBED IN DEED OF RECORD IN BOOK R2905, PAGE 1420, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***AFFECTS SUBJECT PARCEL, SUBJECT PARCEL IS COMMERCIAL TRACT 1. GRAVEL DRIVE ENCROACHMENT SHOWN HEREON, SEE ITEM 3.***

16. EASEMENTS SET FORTH IN THE DEED OF RECORD IN BOOK 1161, PAGE 434, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***AFFECTS SUBJECT PARCEL. SUBJECT PARCEL IS PART OF WARRANTY DEED. NO EASEMENTS OR ENCUMBRANCES TO BE SHOWN.***

17. CHARTER FOR HONEY FARM HOMEOWNERS ASSOCIATION, INC. OF RECORD IN BOOK T, PAGE 366 ***NOT A SURVEY RELATED ITEM.***, AND QUITCLAIM OF COMMON AREAS OF RECORD IN BOOK R2083, PAGE 11 ***DOES NOT AFFECTS SUBJECT PARCEL.*** IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

18. ACREAGE CONTENT OF THE SUBJECT PROPERTY IS NOT HEREBY INSURED. REFERENCE TO ACREAGE IS LEFT IN THE DESCRIPTION MERELY FOR CONVENIENCE IN IDENTIFYING THE TRACT. ***ACREAGE SHOWN HEREON AS SURVEYED.***

19. SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY. ***DOES NOT AFFECT SUBJECT PARCEL.***

20. NO INSURANCE IS OFFERED TO TITLE TO THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDS OF ANY ROADS, STREETS, OF HIGHWAYS. ***NOT A SURVEY RELATED ITEM.***

FIDELITY NATIONAL TITLE COMPANY
SCHEDULE A
LEGAL DESCRIPTION

COMMITMENT NO.: 20240671CTN
COMMITMENT DATE: APRIL 15, 2024 AT 8:00 AM

BEGINNING AT A 1/2–INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF NASHVILLE HIGHWAY (VARIABLE RIGHT–OF–WAY) WITH THE NORTHEASTERLY RIGHT–OF–WAY LINE OF HONEY FARM WAY (VARIABLE RIGHT–OF–WAY): THENCE ALONG SAID SOUTHEASTERLY RIGHT–OF–WAY LINE OF NASHVILLE HIGHWAY NORTH 36°41'00" EAST FOR A DISTANCE OF 479.41 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC LENGTH OF 186.59 FEET, SAID CURVE HAVING A RADIUS OF 11382.44 FEET AND BEING SUBTENDED BY A CHORD OF 186.59 FEET BEARING NORTH 36°54'16" EAST TO A NAIL SET IN THE CENTERLINE OF A GRAVEL AND ASPHALT LINE; THENCE WITH SAID CENTERLINE SOUTH 50°26'06" EAST FOR A DISTANCE OF 517.43 FEET TO A NAIL SET; THENCE DEPARTING SAID LANE SOUTH 36°32'46" WEST FOR A DISTANCE OF 616.84 FEET TO A 5/8–INCH REBAR SET ON THE NORTHEASTERLY RIGHT–OF–WAY LINE OF HONEY FARM WAY; THENCE ALONG SAID RIGHT–OF–WAY LINE NORTH 55°07'01" WEST FOR A DISTANCE OF 89.78 FEET TO A NAIL SET; THENCE NORTH 51°43'09" WEST FOR A DISTANCE OF 152.63 FEET TO A 5/8–INCH REBAR SET; THENCE NORTH 53°39'04" WEST FOR A DISTANCE OF 95.90 FEET TO A 1/2–INCH REBAR FOUND; THENCE ALONG THE ARC OF A CURVE TO THE LEFT AN ARC LENGTH OF 83.46 FEET, SAID CURVE HAVING A RADIUS OF 240.00 FEET AND BEING SUBTENDED BY A CHORD OF 83.04 FEET BEARING NORTH 63°11'32" WEST TO A 1/2–INCH REBAR FOUND; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC LENGTH OF 55.71 FEET, SAID CURVE HAVING A RADIUS OF 160.00 FEET AND BEING SUBTENDED BY A CHORD OF 55.43 FEET BEARING NORTH 63°22'30" WEST TO 1/2–INCH REBAR FOUND; THENCE NORTH 53°26'48" WEST FOR A DISTANCE OF 44.38 FEET TO A 1/2–INCH REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY
FOR
WALMART

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384–0404 • FX. (901) 384–0710

SCALE: 1" = 50'	DRAWING FILE: WM	JOB No. COLUMBIA,TN
DATE: 1/16/2025	DRAWN BY: DCS/JHW	SHEET 2 OF 2

TRAFFIC IMPACT STUDY

HONEY FARM
WALMART NEIGHBORHOOD MARKET
COLUMBIA, TENNESSEE

PREPARED ON BEHALF OF:

CARLSON CONSULTING ENGINEERS, INC.

PREPARED BY:

RG PHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

REVISED
JANUARY 2025

TRAFFIC IMPACT STUDY

PROPOSED HONEY FARM WALMART NEIGHBORHOOD MARKET
COLUMBIA, TENNESSEE

1/21/25

PREPARED BY:

RG Phillips Consulting, LLC

Richard G. Phillips, P.E.

106 Mission Court, Suite 301

Franklin, TN 37067

RG PHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

Traffic Impact Study

Honey Farm Walmart Neighborhood Market
Columbia, Tennessee

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Introduction and Scope

The purpose of this traffic study is to assess the traffic impacts associated with the proposed Honey Farm Walmart Neighborhood Market development in Columbia, Tennessee. The development is proposed to include a 45,000-S.F. Walmart Neighborhood Market (LUC 850), as well as a 6,600-S.F. fast-food restaurant with a drive-through (LUC 934), a 5,500-S.F. fast casual restaurant (LUC 930), 6,000 S.F. of future retail (LUC 822), 174 apartment units (LUC 220), 180 townhomes (LUC 215), a 98,275-S.F. storage facility (LUC 151), and a 17,000-S.F. health department (LUC 720). Notably, a previous traffic study was prepared for this site by KCI Technologies, Inc. in June 2023. This November 2024 traffic study serves as an update to the prior analyses to reflect changes in proposed land uses, expected trip generation, and project access. Specifically, this updated study addresses the addition of the proposed Walmart Neighborhood Market to the Honey Farm development.

Based on the scope set by City of Columbia staff, this study includes the following intersections:

- #1 – Nashville Highway (US 31 / SR 6) & Honey Farm Way
- #2 – Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access
- #3 – Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access
- #4 – Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive

This report identifies potential traffic impacts to the surrounding roadway network based on the proposed development. Three scenarios were considered for analysis, as follows:

- Existing Traffic Conditions (2024)
- Background Traffic Conditions (2026)
- Projected Traffic Conditions at Horizon Year (2026)

2024 Existing Traffic Conditions

Traffic counts were conducted at locations #1 and #4 from 7:00 AM to 9:00 AM and from 2:00 PM to 6:00 PM. A traffic incident occurred on Nashville Highway during initial traffic collection that affected the AM peak hour traffic; AM traffic data were recollected on a different day as a result.

2026 Background Traffic Conditions

The 2024 existing traffic volumes were increased by 2.5% per year for the two-year buildout period, and one offsite development was identified and included.

2026 Projected Traffic Conditions

Trips expected to be generated by the proposed development were determined from ITE's *Trip Generation, 11th Edition.* These generated volumes were added to the background traffic volumes to determine the 2026 projected traffic conditions. Internal and pass-by reduction factors were included in the trip generation calculations.

Consideration of Offsite Improvements

Right turn lane evaluations were performed for the intersection of Nashville Highway and the proposed Walmart right-only access based on the 2026 projected traffic conditions. The projected conditions at this intersection were found to meet the thresholds for the installation of a northbound right turn lane on Nashville Highway.

Conclusions and Recommendations

Based on the analyses presented in this study, the traffic generated by the proposed Walmart Neighborhood Market can be accommodated by the surrounding roadway infrastructure with the following offsite improvements:

Nashville Highway and Proposed Walmart Right-Only Access

To provide adequate access for the Walmart Neighborhood Market, a right-only driveway on Nashville Highway is shown on the north end of the development. With the inclusion of this driveway, it is recommended that a northbound right turn lane with 150' of storage length be constructed on Nashville Highway.

In addition, recommendations provided in KCI's previous traffic study are now included in the updated Honey Farm site development plan and are summarized as follows:

Nashville Highway and Honey Farm Way

- When warranted, provide traffic signal control. Provide optimized signal timings and evaluate need for coordinated operation.
- Extend the southbound left-turn storage on Nashville Highway to 300'.
- Realign the existing westbound approach of Honey Farm Way to remove the existing curvature of the roadway.
- Provide one entering lane and three exiting lanes for the westbound approach of Honey Farm Way. The exiting approach should include one exclusive left turn lane with 100' of storage, one shared through/left turn lane with 275' of storage, and one right turn lane with 275' of storage.

Honey Farm Way and Proposed Walmart Access / Proposed Commercial Access

- Provide an eastbound left turn lane on Honey Farm Way with 75' of storage.
- Provide an eastbound right turn lane on Honey Farm Way with 75' of storage.
- Provide a westbound left turn lane on Honey Farm Way with 50' of storage.

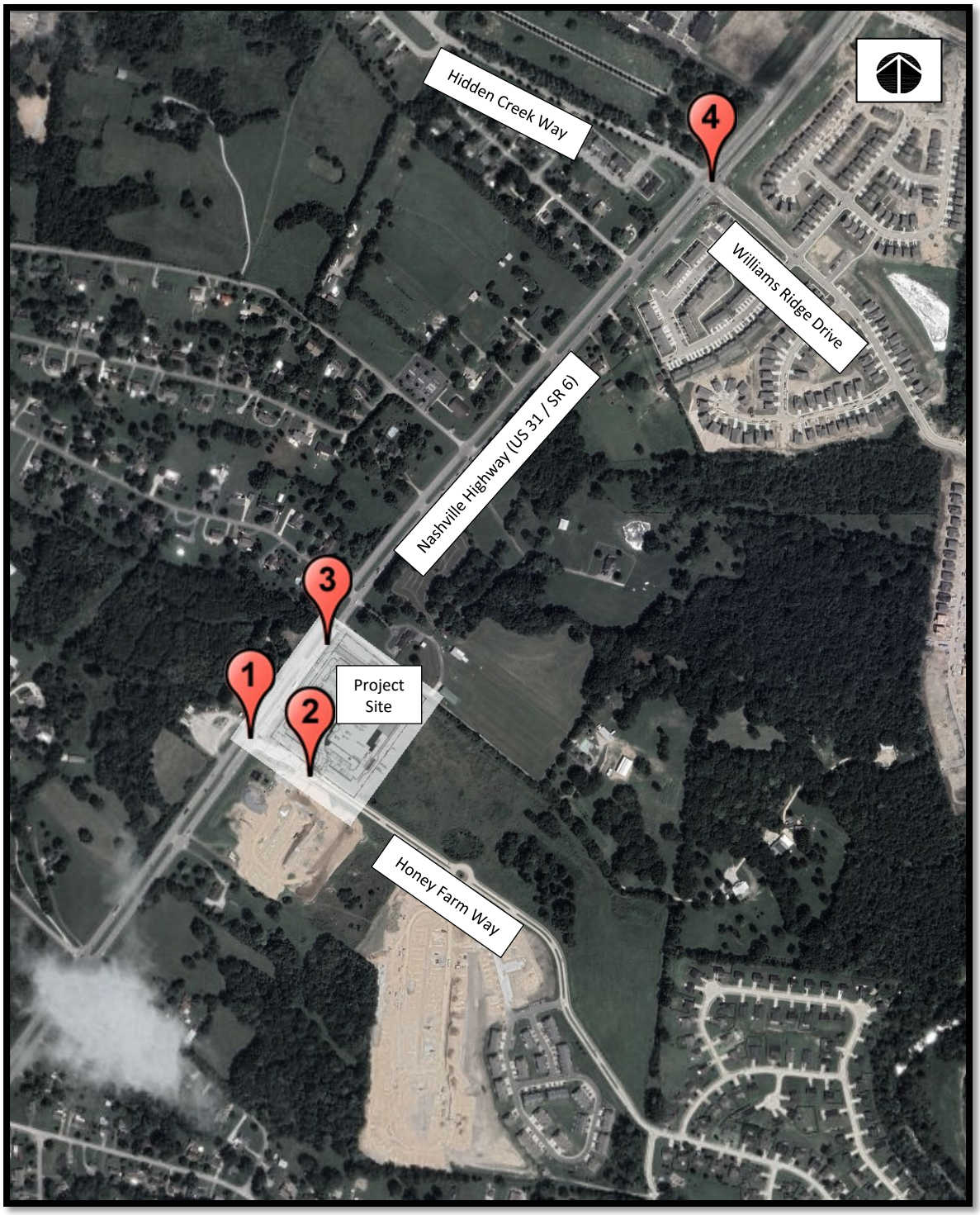
1. INTRODUCTION

The purpose of this traffic impact study is to assess the traffic impacts associated with the proposed Honey Farm Walmart Neighborhood Market in Columbia, Tennessee and to identify if any offsite access or traffic control improvements will be required to address those impacts.

As mentioned above, the project site is located in Columbia, Tennessee, east of Nashville Highway (US 31 / SR 6) and north of Honey Farm Way. Figure 1 shows the proposed project site, along with the intersections that will be included as part of this study.

A traffic impact study was completed previously for this development, by KCI Technologies, Inc. in June 2023. This traffic study, originally prepared by RG Phillips Consulting, LLC, in November 2024, served as an update to the prior report in order to reflect changes in the proposed land uses, expected trip generation, and project access, specifically as they related to the addition of the proposed Walmart Neighborhood Market to the overall Honey Farm development.

The November 2024 study was revised in January 2025 to address review comments provided by the City of Columbia.



RG PHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

Figure 1.
Project Location and Study Intersections

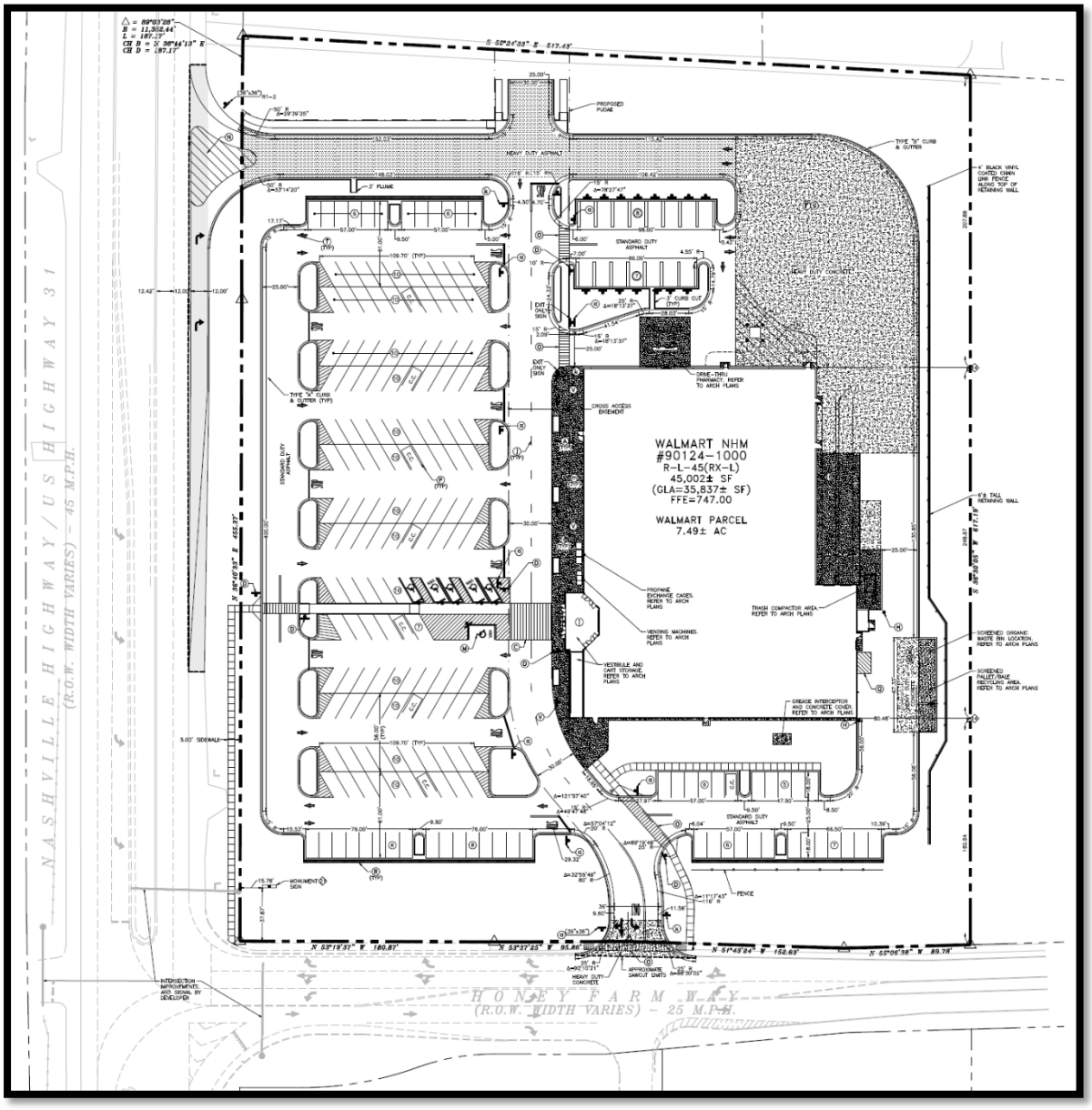
2. PROJECT DESCRIPTION

The current site development plan, provided by Carlson Consulting Engineers, Inc., is illustrated in Figure 2. As detailed in Figure 2, the site plan currently proposes the development of a Walmart Neighborhood Market alongside multiple other land uses. The planned Walmart Neighborhood Market will measure approximately 45,000 S.F. and have a proposed access on Honey Farm Way, as well as a proposed right-only access on Nashville Highway.

In addition to the Walmart Neighborhood Market, the overall Honey Farm development is proposed to include the following:

- Fast-Food Restaurant with Drive-Through (6,600 S.F.)
- Fast Casual Restaurant (5,500 S.F.)
- Future Retail (6,000 S.F.)
- Multifamily Apartment Housing (174 Dwelling Units)
- Townhomes (180 Dwelling Units)
- Mini-Warehouse (98,275 S.F.)
- Health Department (17,000 S.F.)

Based on scoping discussions with City of Columbia staff, it was assumed that the development would be completed by 2026.



CARLSON CONSULTING ENGINEERS, INC.

Figure 2.
Walmart Neighborhood Market
Site Development Plan

Project Scope

This report identifies potential traffic impacts to the surrounding roadway network based on the proposed development. Three scenarios were considered for analysis, as follows:

- Existing Traffic Conditions (2024)
- Background Traffic Conditions (2026)
- Future Traffic Conditions at Project Buildout (2026)

Based on scoping discussions with City of Columbia staff, the following intersections were included for analysis in this traffic study:

- #1 – Nashville Highway (US 31 / SR 6) & Honey Farm Way
- #2 – Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access
- #3 – Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access
- #4 – Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive

To simplify review of the traffic study, each intersection was assigned a reference number, as shown above. The traffic assignment and capacity analyses worksheets contained in this report refer to each intersection by both name and assigned intersection number.

It should be noted that at intersection #1, Nashville Highway and Honey Farm Way, there is a business driveway that comprises the west and fourth leg of the intersection. However, based on traffic data collection for both KCI's previous traffic study and this study, there were zero entering and exiting traffic volumes during each peak hour at this driveway. Therefore, for the purposes of this study, this intersection was analyzed as a T-intersection, excluding the business driveway from analysis and future traffic signal phasing.

3. 2024 EXISTING TRAFFIC CONDITIONS

Methodology

The traffic analyses performed in this report were conducted using *Synchro* software, which emulates the methodologies set forth in the *Highway Capacity Manual, 7th Edition,* for evaluation of signalized and unsignalized intersections.

The intersections considered in this study were evaluated in terms of level of service (LOS), which is a rating of traffic conditions for a given roadway or intersection. The descriptions for the various levels of service at both signalized and unsignalized intersections are shown in Table 1 and Table 2, respectively.

Table 1
Level of Service Criteria for Signalized Intersections

Level of Service	Description	Control Delay (Seconds)
A	Very low delay with minimal stops.	<10
B	Stable traffic flow, low delay, few traffic stops.	>10 to ≤20
C	Operations with stable flow, moderate delay.	>20 to ≤ 35
D	Noticeable delays, many stopped vehicles.	>35 and ≤ 55
E	Unstable flow, high delays and congestion.	>55 and ≤ 80
F	Unacceptable delay, excessive congestion.	>80

Table 2
Level of Service Criteria for Unsignalized Intersections

Level of Service	Description	Control Delay (Seconds)
A	Minimal or no delay	≤ 10
B	Minor traffic delay	>10 and ≤ 15
C	Average traffic delay	>15 and ≤ 25
D	Long traffic delay	>25 and ≤ 35
E	Very long traffic delay	>35 and ≤ 50
F	Extreme traffic delay	> 50

Roadway Network

The roadways in the vicinity of the site that will provide access to the Walmart Neighborhood Market development are described as follows:

- *Nashville Highway (US 31 / SR 6)* is a four-lane, median-divided highway that is designated in TDOT's functional classification system as a principal arterial roadway. For the purposes of this study, Nashville Highway was designated as running north-south. At its intersection with Honey Farm Way, Nashville Highway has a southbound left-turn lane and a northbound right-turn lane into the Honey Farms development. The speed limit on Nashville Highway is posted at 55 mph.

- *Honey Farm Way* is a two-lane local roadway with a posted speed limit of 25 mph. At its intersection with Nashville Highway, Honey Farm Way has two exiting westbound lanes.

- *Hidden Creek Way* is a two-lane local roadway that provides access to the Homestead at Carter's Station residential development. Hidden Creek Way has a posted speed limit of 25 mph.

- *Williams Ridge Drive* is a two-lane local roadway that provides access to the Drumwright residential development. The speed limit is not posted on Williams Ridge Drive.

Existing Traffic Operations

To provide data for the analysis, manual turning movement traffic counts were performed at the following locations:

- #1 – Nashville Highway (US 31 / SR 6) & Honey Farm Way
- #4 – Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive

The traffic counts were conducted on a weekday from 7:00 AM to 9:00 AM and from 2:00 PM to 6:00 PM. It should be noted that traffic video data were recorded initially on October 22nd, 2024, but there was a traffic incident on Nashville Highway during this collection that affected the AM peak hour traffic. AM video was therefore recollected on November 7th, 2024.

From the traffic counts collected, it was determined that the AM peak hours of traffic differed by intersection. At intersection #1, Nashville Highway and Honey Farm Way, the AM peak hour occurred from 7:00 AM to 8:00 AM, while at intersection #4, Nashville Highway and Hidden Creek Way / Williams Ridge Drive, the AM peak hour occurred from 7:15 AM to 8:15 AM. At each of the two intersections, the PM peak hour occurred between 2:30 PM and 3:30 PM.

The existing 2024 peak hour traffic volumes for the intersections studied are illustrated in Figure 3. The traffic count data utilized for this study are included in summary form in Appendix A.

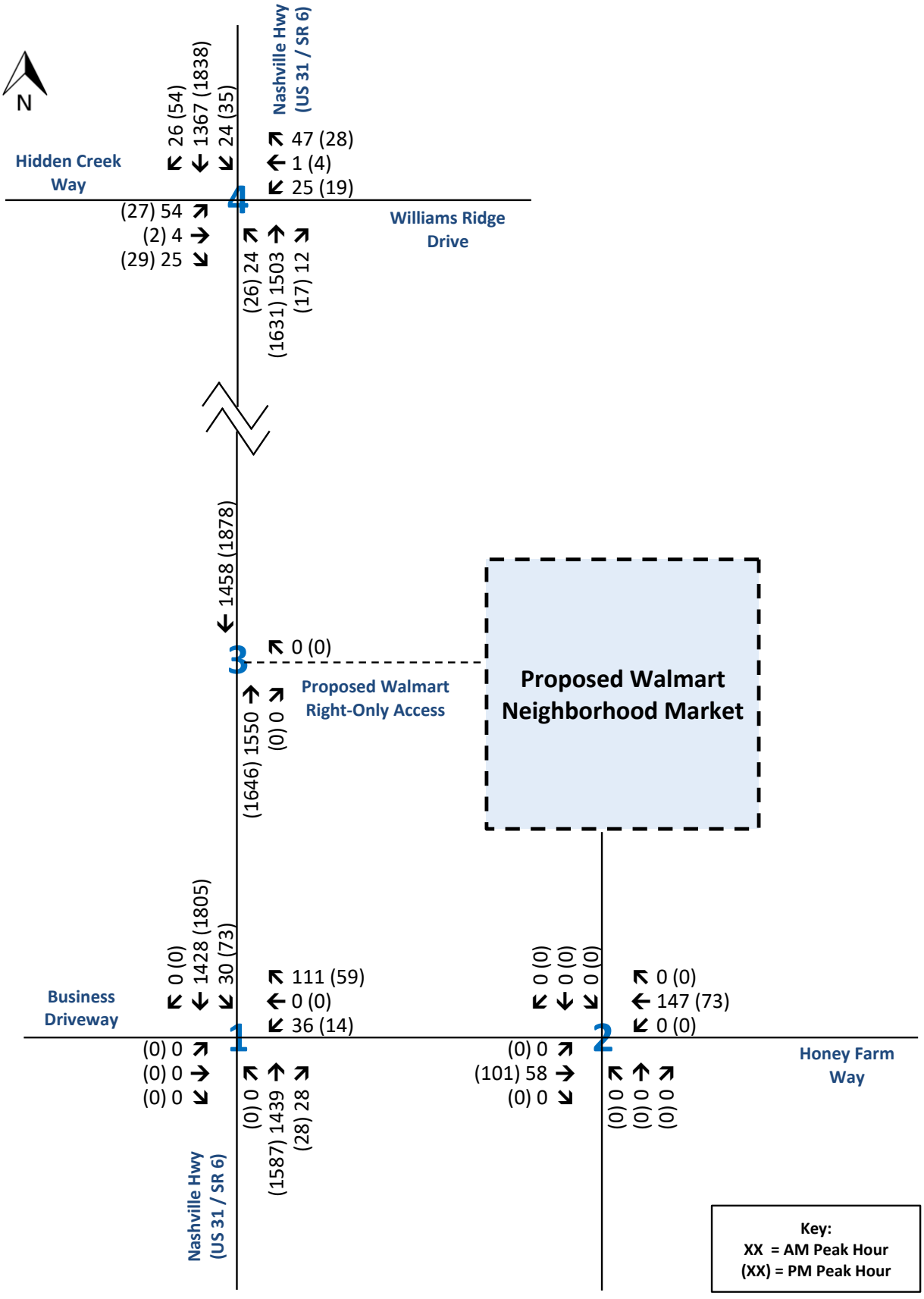


Figure 3.
Existing Traffic Volumes (2024)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

2024 Existing Capacity Analyses

As previously described, the capacity analyses result in the determination of a Level of Service (LOS) for an intersection. The LOS is a concept used to describe how well an intersection or roadway operates. LOS A is the best, while LOS F is the worst.

The results of the capacity analyses for the 2024 existing conditions at the intersections studied are presented in Table 3. As shown, the intersections contained in the study area presently operate at acceptable levels of service (LOS D or better) during both the AM and PM peak traffic hours.

Appendix B contains the capacity analysis worksheets for the 2024 existing traffic conditions.

Table 3
2024 Existing Traffic Conditions Analyses
Peak Hour Levels of Service

Intersection			Level of Service / Delay (Seconds)	
#	**Description**	**Movement [(1)]**	**AM Peak Hour**	**PM Peak Hour**
1	Nashville Highway (US 31 / SR 6) & Honey Farm Way	Southbound Left	B (14.4)	C (17.8)
		Westbound	D (29.0)	D (27.9)
2	Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access	Northbound	---	---
		Southbound	---	---
		Eastbound Left	---	---
		Westbound Left	---	---
3	Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access	Westbound Right	---	---
4	Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive	Overall (Signalized)	B (16.3)	B (19.8)

[(1)] For signalized locations and all-way stop control, the overall LOS and delay are listed for the intersection. For intersections with stop control on the minor approaches only, the LOS and delay are listed for movements that are required to stop or yield the right-of-way.

4. 2026 BACKGROUND TRAFFIC CONDITIONS

The 2026 background conditions analyses are presented to evaluate the traffic levels expected at the project buildout year due to growth. To determine the background traffic volumes, data from a nearby count station, #91, were obtained from TDOT. Based on historical ADT traffic counts at this count station, an average annual rate of 1.3% traffic growth was indicated in the vicinity of the project site over the last five-year period. To be conservative, the 2024 existing traffic volumes were increased by 2.5% per year for the two-year buildout to obtain the 2026 background traffic volumes. The historical TDOT data from this count station are included in Appendix A.

In addition to historical traffic growth, one offsite development was identified for inclusion in the 2026 background traffic conditions. This project is a proposed multifamily and self-storage development located at 2558 Nashville Highway, north of the Honey Farm development.

The 2026 background traffic volumes, which represent the traffic that could be expected to travel through the study area even if the proposed Walmart Neighborhood Market is not completed, are illustrated in Figure 4.

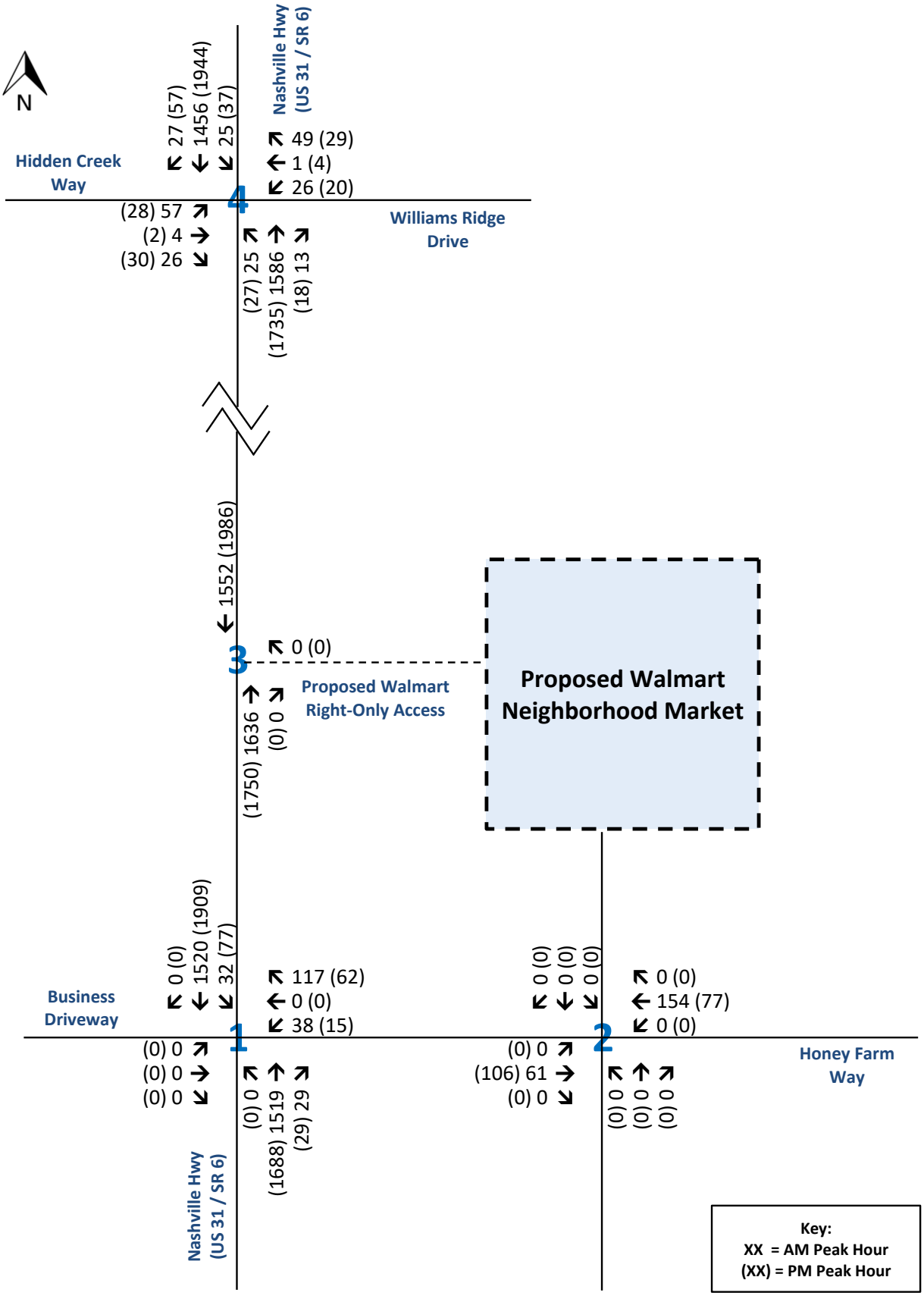


Figure 4.
Background Traffic Volumes (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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2026 Background Intersection Capacity Analyses

To determine the LOS of the intersections studied, capacity analyses were performed for the AM and PM peak hours of traffic for the 2026 background traffic conditions. The capacity calculations were performed in accordance with the methods outlined in the *Highway Capacity Manual*. As previously described, the capacity analyses result in the determination of a Level of Service (LOS) for an intersection. The LOS is a concept used to describe how well an intersection or roadway operates. LOS A is the best, while LOS F is the worst.

As shown in Table 4, the intersections contained in the study area are expected to operate at acceptable levels of service (LOS D or better) during both the AM and PM peak traffic hours.

Appendix B contains the capacity analysis worksheets for the 2026 background traffic conditions.

Table 4
2026 Background Traffic Conditions Analyses
Peak Hour Levels of Service

Intersection			Level of Service / Delay (Seconds)	
#	**Description**	**Movement [(1)]**	**AM Peak Hour**	**PM Peak Hour**
1	Nashville Highway (US 31 / SR 6) & Honey Farm Way	Southbound Left	C (15.3)	C (19.8)
		Westbound	D (33.3)	D (32.1)
2	Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access	Northbound	---	---
		Southbound	---	---
		Eastbound Left	---	---
		Westbound Left	---	---
3	Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access	Westbound Right	---	---
4	Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive	Overall (Signalized)	B (17.3)	C (22.7)

[(1)] For signalized locations and all-way stop control, the overall LOS and delay are listed for the intersection. For intersections with stop control on the minor approaches only, the LOS and delay are listed for movements that are required to stop or yield the right-of-way.

5. 2026 PROJECTED TRAFFIC CONDITIONS

To develop the 2026 projected traffic conditions, the trips expected to be generated by the proposed development were determined. These trips were then assigned to the roadway network using directional traffic distributions.

Trip Generation

As mentioned in the project description, the proposed project will include a Walmart Neighborhood Market measuring approximately 45,000 S.F., as well as a 6,600-S.F. fast-food restaurant with a drive-through window; a 5,500-S.F. fast casual restaurant; 6,000 S.F. of future retail space; 174 apartment units; 180 townhomes; 98,275 S.F. of mini-warehouse space, and a 17,000-S.F. health department. Trips expected to be generated by the proposed development were calculated using data from *Trip Generation*, *11th Edition*, which is a publication of the Institute of Transportation Engineers (ITE). The results of the trip generation calculations are presented in Table 5. This table also includes the number of internal and pass-by trips assumed for the development.

- Internal Trip Reduction – Information contained in the *Trip Generation Handbook* indicates that multi-use sites with retail-to-retail attraction can result in as much as a 30% reduction in external trips. However, based on scoping discussions with City of Columbia staff, a 20% internal reduction rate was applied for the grocery store, fast-food restaurant with a drive-through, fast casual restaurant, and future retail portions of the development.

- Pass-By Trips – Information contained in the *Trip Generation Handbook* indicates the pass-by capture rates are significant for retail land uses. The specific pass-by rates utilized for each land use are detailed in the footnotes of Table 5.

Additional information regarding the trip generation calculations for the site development included in this study is contained in Appendix C.

Table 5
Trip Generation for the Proposed
Honey Farm Walmart Neighborhood Market

Description	ITE Land Use Code (LUC)	SIZE	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Grocery Store	850	45,000 S.F.	4,292	76	53	202	202
Fast-Food Restaurant with Drive-Through	934	6,600 S.F.	3,086	150	144	113	105
Fast Casual Restaurant	930	5,500 S.F.	534	4	4	46	37
Future Retail	822	6,000 S.F.	326	12	8	27	27
Multifamily Housing (Low-Rise)	220	174 Units	1,190	18	58	60	35
Townhomes	215	180 Units	1,322	22	66	61	43
Mini-Warehouse	151	98,275 S.F.	142	5	4	7	8
Health Department	720	17,000 S.F.	622	39	10	20	46
Total Generated Trips			**11,514**	**326**	**347**	**536**	**503**
Internal Trip Reduction [(1)]			(2,301)	(65)	(71)	(106)	(100)
Total Primary Trips			**9,213**	**261**	**276**	**430**	**403**
Pass-By Trip Reduction [(2)]			(2,093)	(71)	(64)	(114)	(109)
Net New Trips Generated			**7,120**	**190**	**212**	**316**	**294**

[(1)] For LUCs 850, 934, 930, and 822, an internal trip reduction of 20% was taken for the weekday, AM, and PM trip generations.
[(2)] For LUC 850, the weekday, AM, and PM pass-by reduction rates used were 20%, 20%, and 33%, respectively. For LUC 934, the weekday, AM, and PM pass-by reduction rates used were 50%, 49%, and 50%. For LUC 930, the weekday, AM, and PM pass-by reduction rates used were 25%, 0%, and 25%. For LUC 822, the weekday, AM, and PM pass-by reduction rates used were 25%, 0%, and 34%.

Trip Distribution

The trips that will be generated by the proposed project were assigned to the roadway network using trip distributions that are detailed in Appendix D. These directional distributions were based on the existing directional split of traffic, the access proposed for the site, and the population and employment centers in the area. Given the multiple land uses proposed for the Honey Farm development, various trip distributions were determined. As an example, Figure 5 illustrates the primary trip distribution for the Walmart Neighborhood Market, which is described as follows:

- 50% to / from the south on Nashville Highway
- 50% to / from the north on Nashville Highway
    - 45% via Nashville Highway
    - 3% via Williams Ridge Drive
    - 2% via Hidden Creek Way

Appendix D contains the following trip distribution sheets:

- Primary Trip Distributions
    - Grocery Store (Walmart Neighborhood Market)
    - Fast-Food Restaurant with Drive-Through
    - Fast Casual Restaurant
    - Future Retail
    - Multifamily Housing (Low-Rise)
    - Townhomes
    - Mini-Warehouse
    - Health Department
- Pass-By Trip Distributions
    - Grocery Store (Walmart Neighborhood Market)
    - Fast-Food Restaurant with Drive-Through
    - Fast Casual Restaurant
    - Future Retail
- Offsite Trip Distribution
    - 2558 Nashville Highway

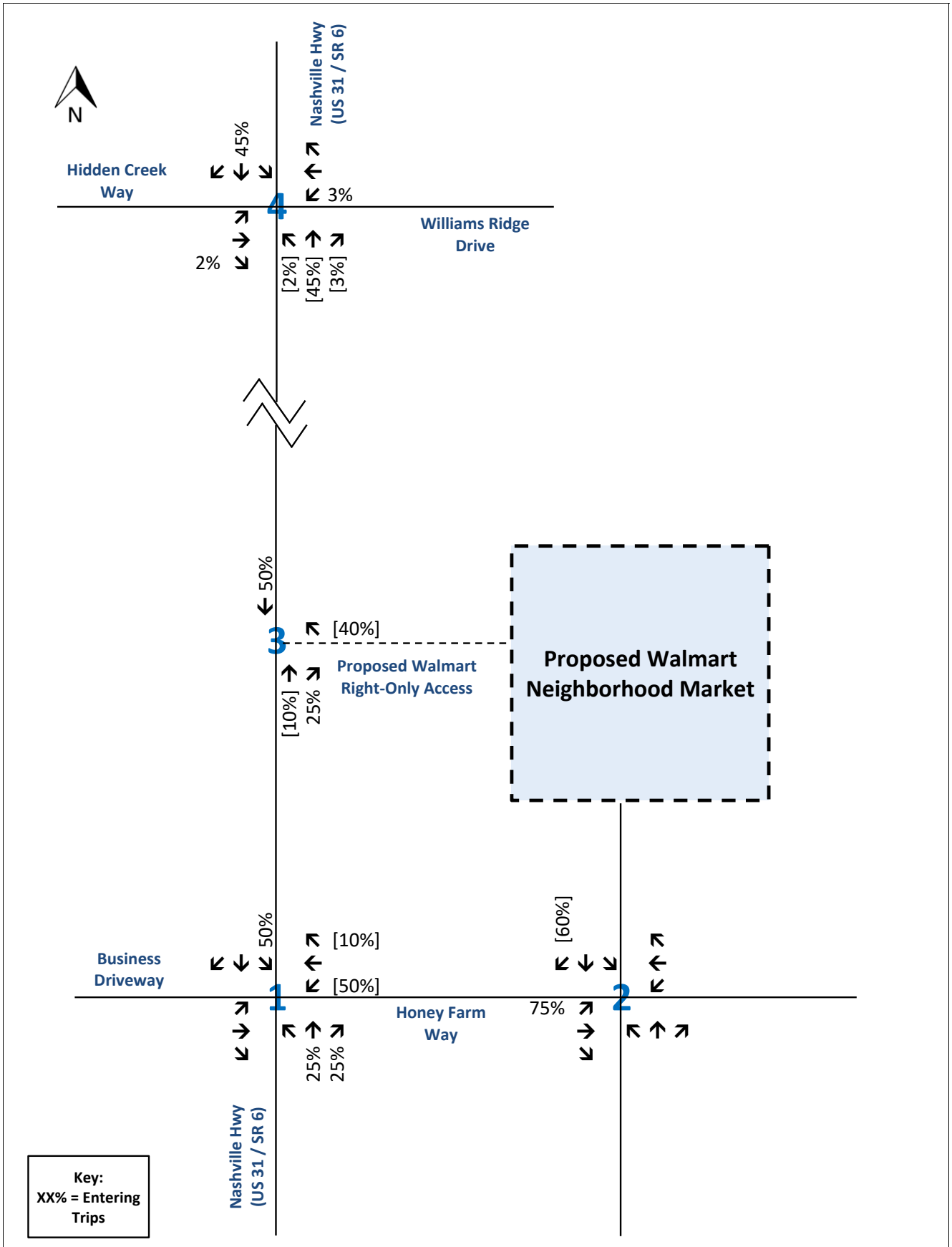

Figure 5.
Primary Trip Distribution - Grocery Store (Walmart Neighborhood Market)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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Traffic Assignment

The assignments of the total trips that will be generated by the proposed development are presented in Figure 6. Appendix E contains the traffic assignment figures utilized in developing the projected traffic volumes at buildout conditions. Traffic assignment information included in Appendix E is listed as follows:

- Existing Traffic Volumes (2024)
- Background Traffic Volumes (2026)
    - Historical Growth (2.5% per year for 2 years)
    - Offsite Traffic – 2558 Nashville Highway
    - Total Background Traffic (Historical Growth + Offsite)
- Site-Generated Traffic
    - Primary Traffic Volumes
        - Grocery Store (Walmart Neighborhood Market)
        - Fast-Food Restaurant with Drive-Through
        - Fast Casual Restaurant
        - Future Retail
        - Multifamily Housing (Low-Rise)
        - Townhomes
        - Mini-Warehouse
        - Health Department
    - Total Primary Traffic Volumes
    - Pass-By Traffic Volumes
        - Grocery Store (Walmart Neighborhood Market)
        - Fast-Food Restaurant with Drive-Through
        - Fast Casual Restaurant
        - Future Retail
    - Total Pass-By Traffic Volumes
- Total Site-Generated Traffic Volumes
- Total Projected Traffic Volumes at Project Buildout (2026)

The site-generated traffic volumes, shown in Figure 6, were added to the total background peak hour traffic volumes in order to obtain the total projected traffic volumes for the intersections within the study area. Figure 7 presents the total projected AM and PM peak hour traffic volumes expected at project buildout in 2026.

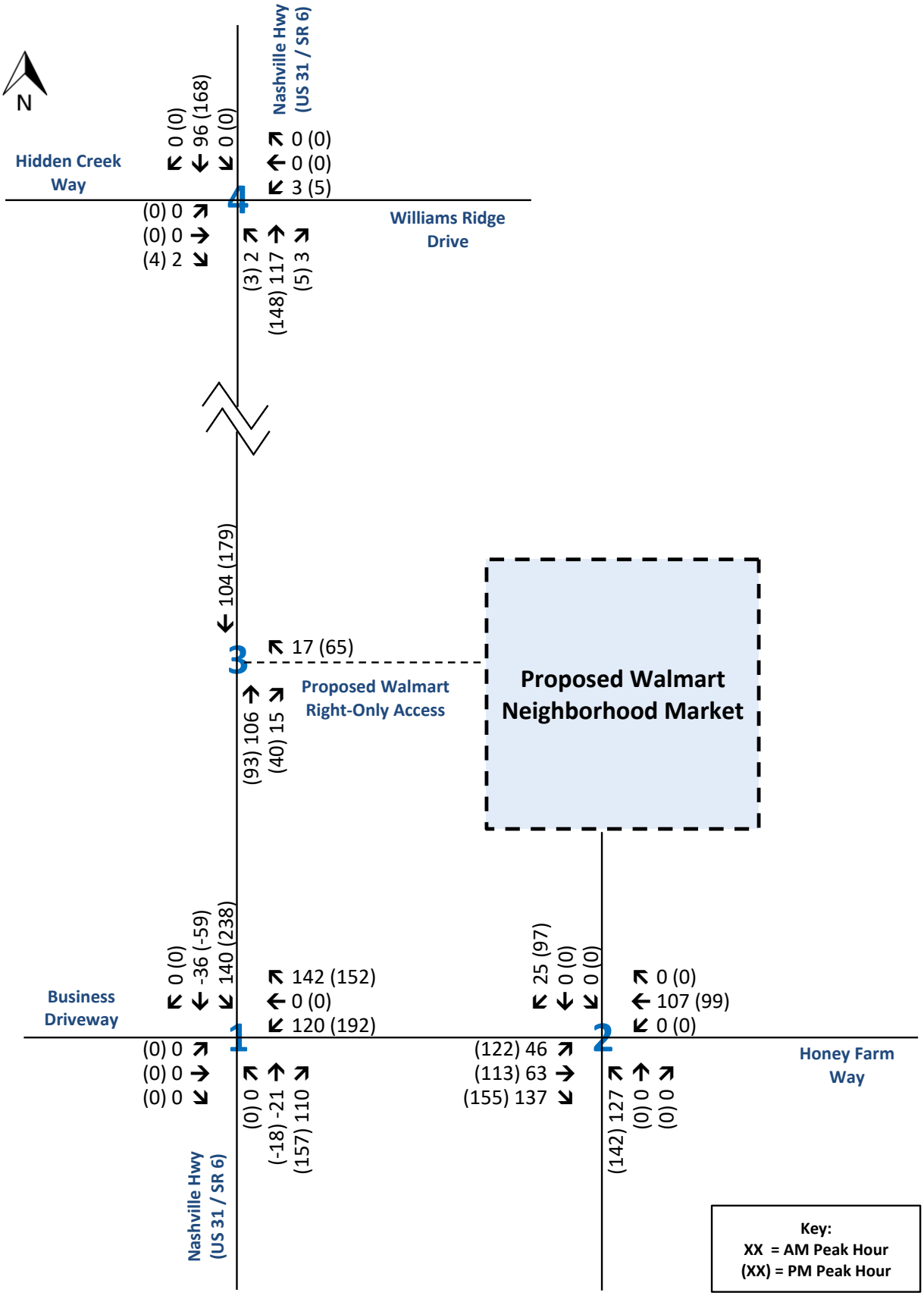

Figure 6.
Site Generated Traffic
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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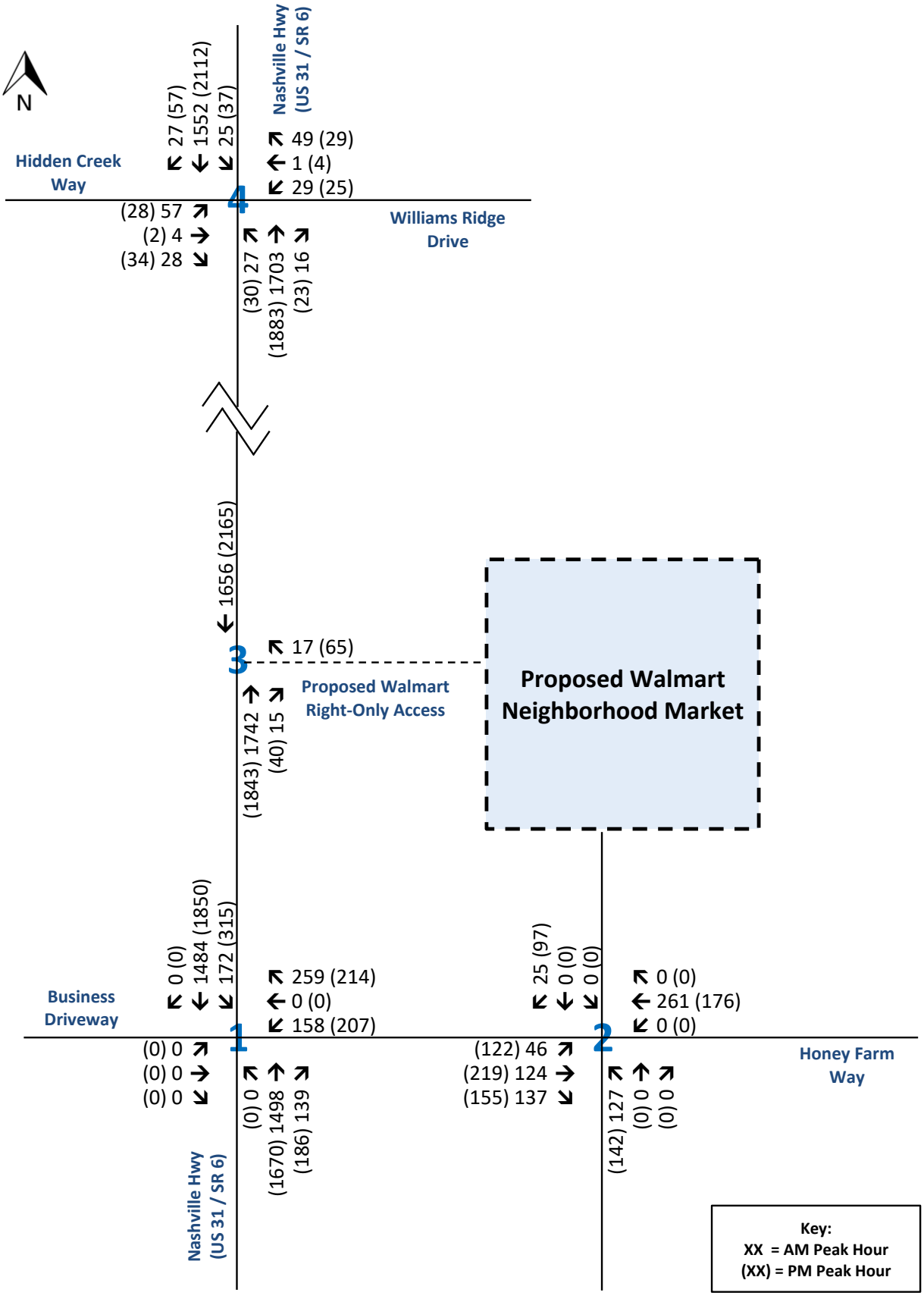

Figure 7.
Total Projected Traffic at Buildout (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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2026 Projected Intersection Capacity Analyses

Capacity analyses were performed in order to determine the impact of the project on the intersections included in the scope of the study. These capacity analyses were used to evaluate the need for roadway and traffic control improvements at the intersections studied.

The results of the capacity analyses for the 2026 projected traffic conditions at the intersections studied are presented in Table 6. As shown, the intersections included in this study are expected to operate at acceptable levels of service (LOS D or better) during the AM and PM peak hours of traffic. Of note, intersection #1, Nashville Highway (US 31 / SR 6) and Honey Farm Way, was analyzed in the 2026 projected traffic conditions as a signalized location. In KCI's previous traffic study for the Honey Farm development, traffic signal warrants were conducted, and the thresholds for a signal were met, at this intersection. Based on KCI's traffic signal warrant analyses and discussions with the City of Columbia, the intersection of Nashville Highway and Honey Farm Way is planned to be signalized as part of the overall Honey Farm buildout.

Appendix B contains the capacity analysis worksheets for the 2026 projected traffic conditions.

Table 6
2026 Projected Traffic Conditions Analyses
Peak Hour Levels of Service

Intersection			Level of Service / Delay (Seconds)	
#	**Description**	**Movement [(1)]**	**AM Peak Hour**	**PM Peak Hour**
1	Nashville Highway (US 31 / SR 6) & Honey Farm Way	Overall (Signalized)	B (19.9)	C (28.2)
2	Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access	Northbound	C (15.1)	C (22.3)
		Southbound	B (10.8)	B (10.5)
		Eastbound Left	A (7.9)	A (7.9)
		Westbound Left	A (7.8)	A (8.1)
3	Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access	Westbound Right	C (19.8)	D (26.0)
4	Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive	Overall (Signalized)	B (18.5)	C (31.2)

[(1)] For signalized locations and all-way stop control, the overall LOS and delay are listed for the intersection. For intersections with stop control on the minor approaches only, the LOS and delay are listed for movements that are required to stop or yield the right-of-way.

2026 Projected Traffic Conditions – Queueing Analyses

As part of the analyses for the 2026 projected traffic conditions in the vicinity of the project site, 95th percentile queues were evaluated for the intersections included in this study. The queue lengths are summarized below in Table 7.

Table 7
95th Percentile Queues for 2026 Projected Traffic Conditions

Intersection			AM Peak Hour	PM Peak Hour
#	Description	Approach / Movement (1)	95th % Queue (1) (2)	95th % Queue (1) (2)
1	Nashville Highway (US 31 / SR 6) & Honey Farm Way	Northbound Through	670’	#1006’
		Northbound Right	18’	49’
		Southbound Left	96’	m259’
		Southbound Through	720’	1075’
		Westbound Left	107’	141’
		Westbound Right	269’	219’
2	Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access	Northbound	50’	75’
		Southbound Left	<25’	<25’
		Southbound Through-Right	<25’	<25’
		Eastbound Left	<25’	<25’
		Eastbound Through	---	---
		Eastbound Right	---	---
		Westbound Left	0’	0’
		Westbound Through-Right	---	---
3	Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access	Northbound Through	---	---
		Southbound Through	---	---
		Westbound Right	<25’	50’
4	Nashville Highway (US 31 / SR 6) & Hidden Creek Way / Williams Ridge Drive	Northbound Left	m4’	m4’
		Northbound Through	140’	1119’
		Northbound Right	m0’	m0’
		Southbound Left	15’	26’
		Southbound Through	603’	#1331’
		Southbound Right	0’	7’
		Eastbound Left	86’	55’
		Eastbound Through-Right	38’	39’
		Westbound Left	51’	51’
		Westbound Through	7’	19’
		Westbound Right	14’	0’

(1) #: 95th percentile volume exceeds capacity; queue may be longer.
(2) m: Volume for 95th percentile queue is metered by upstream signal.

Consideration of Offsite Improvements

Based on the results of the 2026 projected intersection capacity analyses, the need for offsite improvements was evaluated.

Left Turn Lane Warrants

For left turn lane warrants, traffic volumes are compared to the standards set forth in *NCHRP 457*. However, these analyses are typically performed only for unsignalized intersections; therefore, intersections #1, Nashville Highway and Honey Farm Way, and #4, Nashville Highway and Hidden Creek Way / Williams Ridge Drive, were not considered for analysis because #4 is already signalized and #1 is planned to be signalized in the 2026 projected conditions. Additionally, intersection #3, Nashville Highway and the proposed Walmart right-only access, was not considered for analysis because this access is proposed at a location on Nashville Highway that is median-divided and cannot allow left-turning movements into the site. Finally, an eastbound left turn lane into the site at intersection #2, Honey Farm Way and the proposed Walmart access, is already included on the revised site development plan for future construction.

Right Turn Lane Evaluations

To evaluate the need for right turn lane improvements, the criteria contained in *NCHRP 457* were compared to the 2026 projected traffic volumes at the following locations:

- #2 – Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access
- #3 – Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access

Right turn lane analyses were not conducted at intersection #1, Nashville Highway and Honey Farm Way, as there is an existing northbound right turn lane on Nashville Highway, or at intersection #4, Nashville Highway and Hidden Creek Way / Williams Ridge Drive, as there are existing northbound and southbound right turn lanes at this signalized location.

For location #2, the AM and PM peak hour volumes were compared to the data for a two-lane, 30-mph roadway; for location #3, the volumes were compared to the data for a four-lane, 55-mph roadway.

#2 – Honey Farm Way & Proposed Walmart Access / Proposed Commercial Access

The results of the analyses show that the projected volumes do not meet the thresholds indicated for the installation of a westbound right turn lane at this location during either the AM or PM peak hours.

#3 – Nashville Highway (US 31 / SR 6) & Proposed Walmart Right-Only Access

The results of the analyses show that the projected volumes meet the thresholds indicated for the installation of a northbound right turn lane at this location.

Copies of the right turn analyses sheets for the 2026 projected traffic conditions are included in Appendix F.

6. CONCLUSIONS AND RECOMMENDATIONS

Based on the analyses presented in this study, the traffic generated by the proposed Walmart Neighborhood Market can be accommodated by the surrounding roadway infrastructure with the following offsite improvements, which are detailed in Figure 8:

Nashville Highway and Proposed Walmart Right-Only Access

To provide adequate access for the Walmart Neighborhood Market, a right-only driveway on Nashville Highway is shown on the north end of the development. With the inclusion of this driveway, it is recommended that a northbound right turn lane with 150' of storage length be constructed on Nashville Highway.

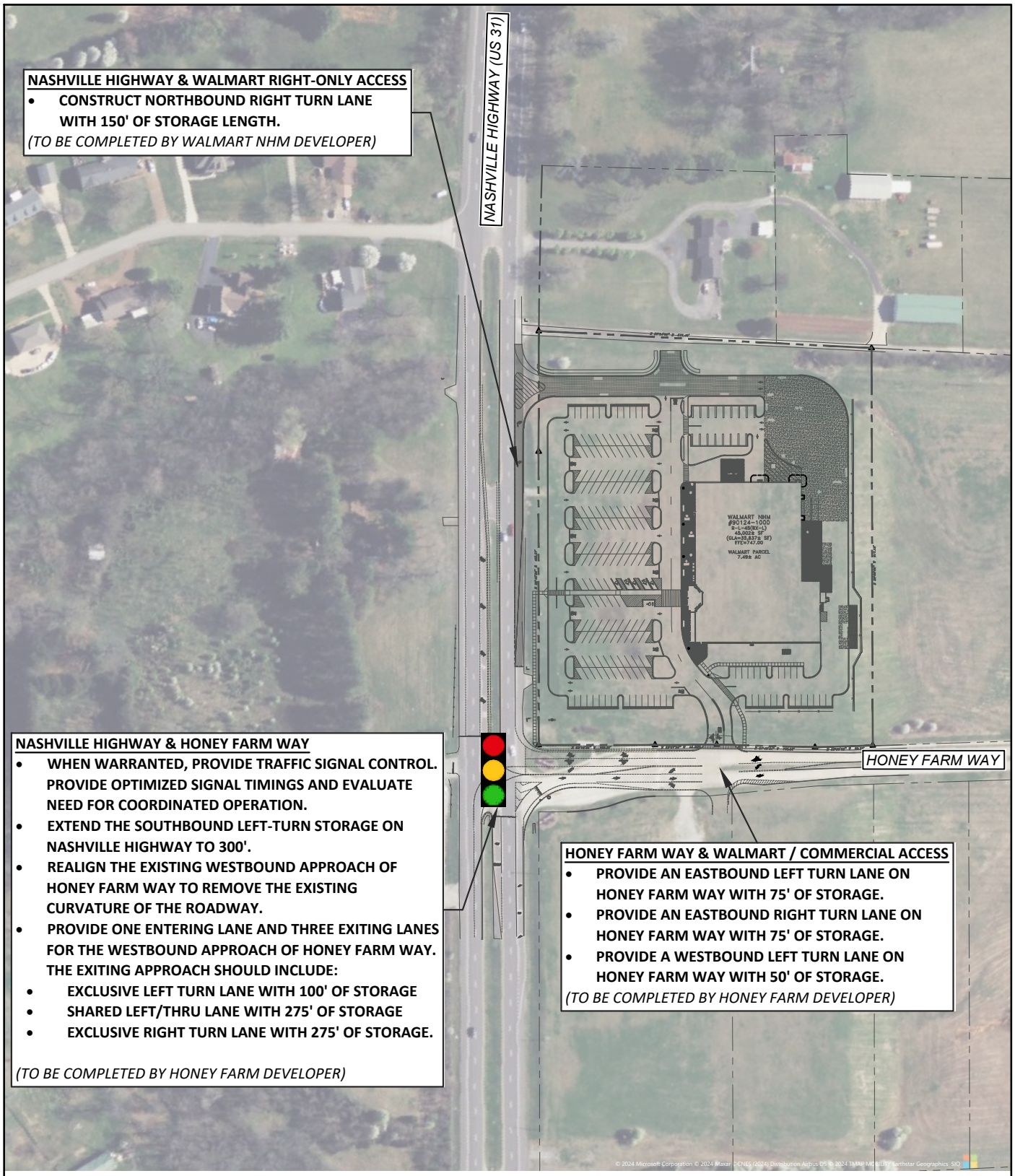
In addition, recommendations provided in KCI's previous traffic study are now included in the updated Honey Farm site development plan and are summarized as follows:

Nashville Highway and Honey Farm Way

- When warranted, provide traffic signal control. Provide optimized signal timings and evaluate need for coordinated operation.
- Extend the southbound left-turn storage on Nashville Highway to 300'.
- Realign the existing westbound approach of Honey Farm Way to remove the existing curvature of the roadway.
- Provide one entering lane and three exiting lanes for the westbound approach of Honey Farm Way. The exiting approach should include one exclusive left turn lane with 100' of storage, one shared through/left turn lane with 275' of storage, and one right turn lane with 275' of storage.

Honey Farm Way and Proposed Walmart Access / Proposed Commercial Access

- Provide an eastbound left turn lane on Honey Farm Way with 75' of storage.
- Provide an eastbound right turn lane on Honey Farm Way with 75' of storage.
- Provide a westbound left turn lane on Honey Farm Way with 50' of storage.



Honey Farm Walmart Neighborhood Market - Traffic Impact Study (Columbia, TN)

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Figure 8.
Recommended Improvements

APPENDIX A

TRAFFIC COUNT DATA

INTERSECTION TURNING

MOVEMENT COUNTS

INTERSECTION VEHICULAR TURNING MOVEMENT COUNTS

LOCATION: #1 - Nashville Highway (US Highway 31 / State Route 6) & Honey Farm Way / Business Driveway
PROJECT: Proposed Honey Farm Walmart Neighborhood Market
DATE: Tuesday, October 22, 2024
NOTES: Due to a traffic incident, AM peak data was recollected on 11/7/2024

LOCATION	Northbound			Southbound			Eastbound			Westbound			
	Nashville Highway (US Highway 31 / State Route 6)			Nashville Highway (US Highway 31 / State Route 6)			Business Driveway			Honey Farm Way			
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00 AM - 7:15 AM	0	334	9	8	289	0	0	0	0	11	0	26	
7:15 AM - 7:30 AM	0	345	6	6	362	0	0	0	0	13	0	33	
7:30 AM - 7:45 AM	0	364	6	6	419	0	0	0	0	6	0	25	
7:45 AM - 8:00 AM	0	396	7	10	358	0	0	0	0	6	0	27	
8:00 AM - 8:15 AM	0	318	8	15	281	0	0	0	0	7	0	18	
8:15 AM - 8:30 AM	0	302	4	14	274	0	0	0	0	7	0	17	
8:30 AM - 8:45 AM	0	327	2	10	278	0	0	0	0	7	0	14	
8:45 AM - 9:00 AM	0	340	8	7	308	0	0	0	0	10	0	12	
2:00 PM - 2:15 PM	0	346	2	13	404	0	0	0	0	4	0	20	
2:15 PM - 2:30 PM	0	320	6	10	422	0	0	0	0	9	0	12	
2:30 PM - 2:45 PM	0	375	4	10	552	0	0	0	0	4	0	14	
2:45 PM - 3:00 PM	0	396	10	25	449	0	0	0	0	0	0	20	
3:00 PM - 3:15 PM	0	383	5	20	395	0	0	0	0	6	0	11	
3:15 PM - 3:30 PM	0	433	9	18	409	0	0	0	0	4	0	14	
3:30 PM - 3:45 PM	0	432	9	21	370	0	0	0	0	3	0	23	
3:45 PM - 4:00 PM	0	374	10	23	360	0	0	0	0	4	0	6	
4:00 PM - 4:15 PM	0	353	5	24	366	0	0	0	0	8	0	13	
4:15 PM - 4:30 PM	0	399	10	16	363	0	0	0	0	5	0	11	
4:30 PM - 4:45 PM	0	388	11	23	368	0	0	0	0	6	0	13	
4:45 PM - 5:00 PM	0	290	4	18	393	0	0	0	0	5	0	20	
5:00 PM - 5:15 PM	0	338	7	18	382	0	0	0	0	4	0	16	
5:15 PM - 5:30 PM	0	424	6	25	346	0	0	0	0	5	0	14	
5:30 PM - 5:45 PM	0	382	9	18	350	0	0	0	0	3	0	16	
5:45 PM - 6:00 PM	0	323	7	18	345	0	0	0	0	5	0	9	PHF
AM Peak Hour (7:00 AM - 8:00 AM)	0	1,439	28	30	1,428	0	0	0	0	36	0	111	0.93
PM Peak Hour (2:30 PM - 3:30 PM)	0	1,587	28	73	1,805	0	0	0	0	14	0	59	0.93

INTERSECTION VEHICULAR TURNING MOVEMENT COUNTS

LOCATION: #2 - Honey Farm Way & Commercial Access / Proposed Walmart Access
PROJECT: Proposed Honey Farm Walmart Neighborhood Market
DATE: Tuesday, October 22, 2024
NOTES: Due to a traffic incident, AM peak data was recollected on 11/7/2024

LOCATION	Northbound			Southbound			Eastbound			Westbound		
	Commercial Access			Proposed Walmart Access			Honey Farm Way			Honey Farm Way		
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 AM - 7:15 AM								17			37	
7:15 AM - 7:30 AM								12			46	
7:30 AM - 7:45 AM								12			31	
7:45 AM - 8:00 AM								17			33	
8:00 AM - 8:15 AM								23			25	
8:15 AM - 8:30 AM								18			24	
8:30 AM - 8:45 AM								12			21	
8:45 AM - 9:00 AM								15			22	
2:00 PM - 2:15 PM								15			24	
2:15 PM - 2:30 PM								16			21	
2:30 PM - 2:45 PM								14			18	
2:45 PM - 3:00 PM								35			20	
3:00 PM - 3:15 PM								25			17	
3:15 PM - 3:30 PM								27			18	
3:30 PM - 3:45 PM								30			26	
3:45 PM - 4:00 PM								33			10	
4:00 PM - 4:15 PM								29			21	
4:15 PM - 4:30 PM								26			16	
4:30 PM - 4:45 PM								34			19	
4:45 PM - 5:00 PM								22			25	
5:00 PM - 5:15 PM								25			20	
5:15 PM - 5:30 PM								31			19	
5:30 PM - 5:45 PM								27			19	
5:45 PM - 6:00 PM								25			14	
AM Peak Hour (7:00 AM - 8:00 AM)	0	0	0	0	0	0	0	58	0	0	147	0
PM Peak Hour (2:30 PM - 3:30 PM)	0	0	0	0	0	0	0	101	0	0	73	0

INTERSECTION VEHICULAR TURNING MOVEMENT COUNTS

LOCATION: #2 - Nashville Highway (US Highway 31 / State Route 6) & Proposed Walmart Right-Only Access
PROJECT: Proposed Honey Farm Walmart Neighborhood Market
DATE: Tuesday, October 22, 2024
NOTES: Due to a traffic incident, AM peak data was recollected on 11/7/2024

LOCATION	Northbound			Southbound			Eastbound			Westbound		
	Nashville Highway (US Highway 31 / State Route 6)			Nashville Highway (US Highway 31 / State Route 6)						Proposed Walmart Right-Only Access		
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 AM - 7:15 AM		360			297							
7:15 AM - 7:30 AM		378			368							
7:30 AM - 7:45 AM		389			425							
7:45 AM - 8:00 AM		423			368							
8:00 AM - 8:15 AM		336			296							
8:15 AM - 8:30 AM		319			288							
8:30 AM - 8:45 AM		341			288							
8:45 AM - 9:00 AM		352			315							
2:00 PM - 2:15 PM		366			417							
2:15 PM - 2:30 PM		332			432							
2:30 PM - 2:45 PM		389			562							
2:45 PM - 3:00 PM		416			474							
3:00 PM - 3:15 PM		394			415							
3:15 PM - 3:30 PM		447			427							
3:30 PM - 3:45 PM		455			391							
3:45 PM - 4:00 PM		380			383							
4:00 PM - 4:15 PM		366			390							
4:15 PM - 4:30 PM		410			379							
4:30 PM - 4:45 PM		401			391							
4:45 PM - 5:00 PM		310			411							
5:00 PM - 5:15 PM		354			400							
5:15 PM - 5:30 PM		438			371							
5:30 PM - 5:45 PM		398			368							
5:45 PM - 6:00 PM		332			363							
AM Peak Hour (7:00 AM - 8:00 AM)	0	1,550	0	0	1,458	0	0	0	0	0	0	0
PM Peak Hour (2:30 PM - 3:30 PM)	0	1,646	0	0	1,878	0	0	0	0	0	0	0

INTERSECTION VEHICULAR TURNING MOVEMENT COUNTS

LOCATION: #4 - Nashville Highway (US Highway 31 / State Route 6) & Williams Ridge Drive / Hidden Creek Way
PROJECT: Proposed Honey Farm Walmart Neighborhood Market
DATE: Tuesday, October 22, 2024
NOTES: Due to a traffic incident, AM peak data was recollected on 11/7/2024

LOCATION	Northbound			Southbound			Eastbound			Westbound			
	Nashville Highway (US Highway 31 / State Route 6)			Nashville Highway (US Highway 31 / State Route 6)			Hidden Creek Way			Williams Ridge Drive			
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00 AM - 7:15 AM	1	349	3	1	266	2	12	0	19	7	0	7	
7:15 AM - 7:30 AM	4	379	5	3	353	5	16	1	9	5	0	16	
7:30 AM - 7:45 AM	4	392	2	5	394	2	9	0	11	6	0	5	
7:45 AM - 8:00 AM	5	394	3	10	342	7	15	3	3	8	0	8	
8:00 AM - 8:15 AM	11	338	2	6	278	12	14	0	2	6	1	18	
8:15 AM - 8:30 AM	5	324	6	12	288	10	8	0	6	3	0	10	
8:30 AM - 8:45 AM	5	338	5	7	272	7	9	0	11	6	2	8	
8:45 AM - 9:00 AM	0	360	4	2	302	5	11	0	8	5	0	15	
2:00 PM - 2:15 PM	2	339	6	0	409	6	6	1	7	2	0	8	
2:15 PM - 2:30 PM	25	248	3	11	391	11	2	0	6	2	0	13	
2:30 PM - 2:45 PM	5	427	7	9	577	11	5	0	8	6	0	8	
2:45 PM - 3:00 PM	7	409	4	9	447	13	5	1	5	2	2	6	
3:00 PM - 3:15 PM	9	384	4	10	397	16	12	0	11	7	2	5	
3:15 PM - 3:30 PM	5	411	2	7	417	14	5	1	5	4	0	9	
3:30 PM - 3:45 PM	3	449	5	5	378	16	5	1	5	10	0	10	
3:45 PM - 4:00 PM	6	365	4	10	385	15	3	0	3	6	2	5	
4:00 PM - 4:15 PM	9	347	3	10	342	9	7	0	9	2	1	5	
4:15 PM - 4:30 PM	12	373	8	9	372	9	13	0	1	3	0	8	
4:30 PM - 4:45 PM	9	360	5	10	359	10	7	0	6	2	0	5	
4:45 PM - 5:00 PM	9	314	4	14	387	14	6	0	2	0	0	6	
5:00 PM - 5:15 PM	13	315	5	8	326	12	10	0	9	2	0	7	
5:15 PM - 5:30 PM	14	427	7	16	319	13	8	0	2	3	0	14	
5:30 PM - 5:45 PM	13	382	4	8	370	14	5	0	3	2	0	10	
5:45 PM - 6:00 PM	5	325	10	15	359	14	7	1	3	1	0	9	PHF
AM Peak Hour (7:15 AM - 8:15 AM)	24	1,503	12	24	1,367	26	54	4	25	25	1	47	0.94
PM Peak Hour (2:30 PM - 3:30 PM)	26	1,631	17	35	1,838	54	27	2	29	19	4	28	0.87

QUALITY COUNTS

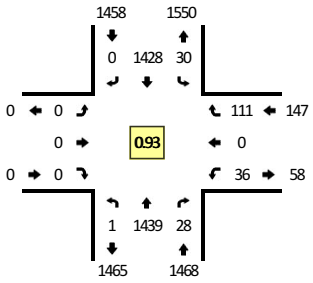
TMC REPORTS

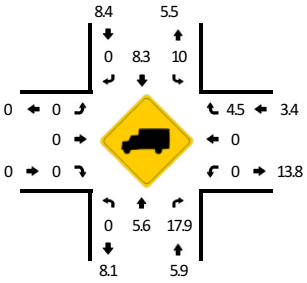
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Nashville Hwy -- Honey Farm Way
CITY/STATE: Columbia, TN

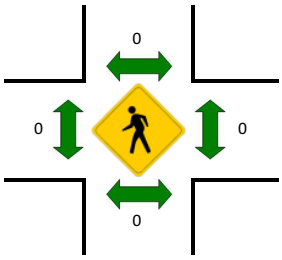
QC JOB #: 16795307
DATE: Thu, Nov 7 2024

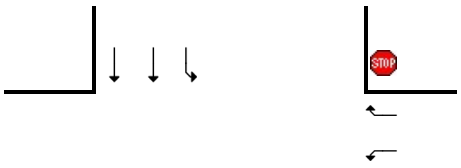
Peak-Hour: 7:00 AM -- 8:00 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

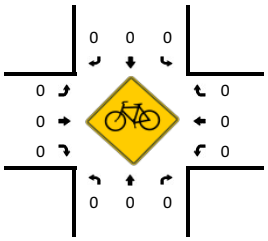


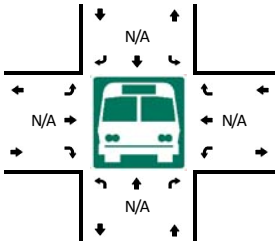


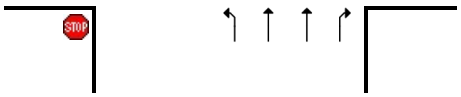
TRUE DATA TO IMPROVE MOBILITY

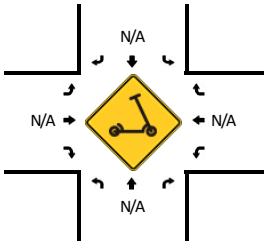












15-Min Count Period Beginning At	Nashville Hwy (Northbound)				Nashville Hwy (Southbound)				Honey Farm Way (Eastbound)				Honey Farm Way (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	334	9	1	8	289	0	0	0	0	0	0	11	0	26	0	678	
7:15 AM	0	345	6	0	6	362	0	0	0	0	0	0	13	0	33	0	765	
7:30 AM	0	364	6	0	6	419	0	0	0	0	0	0	6	0	25	0	826	
7:45 AM	0	396	7	0	10	358	0	0	0	0	0	0	6	0	27	0	804	3073
8:00 AM	0	318	8	0	15	281	0	1	0	0	0	0	7	0	18	0	648	3043
8:15 AM	0	302	4	0	14	274	0	0	0	0	0	0	7	0	17	0	618	2896
8:30 AM	0	327	2	0	10	278	0	0	0	0	0	0	7	0	14	0	638	2708
8:45 AM	0	340	8	0	7	308	0	0	0	0	0	0	10	0	12	0	685	2589

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	1456	24	0	24	1676	0	0	0	0	0	0	24	0	100	0	3304
Heavy Trucks	0	96	0		0	144	0		0	0	0		0	0	8		248
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/13/2024 6:36 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

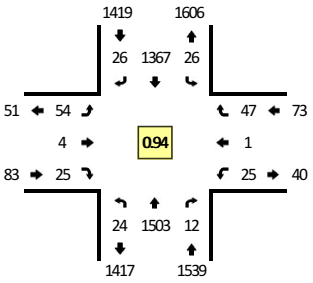
Type of peak hour being reported: Intersection Peak

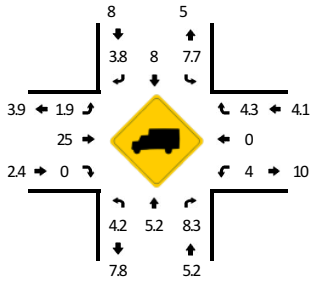
Method for determining peak hour: Total Entering Volume

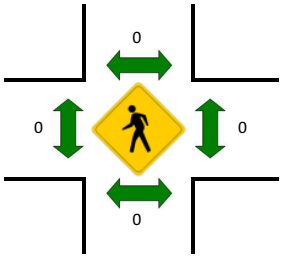
LOCATION: Nashville Hwy -- Hidden Creek Way
CITY/STATE: Columbia, TN

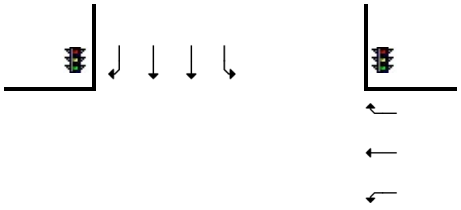
QC JOB #: 16795309
DATE: Thu, Nov 7 2024

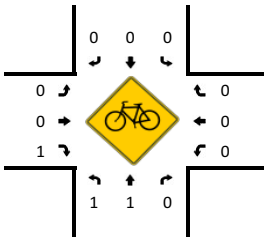
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

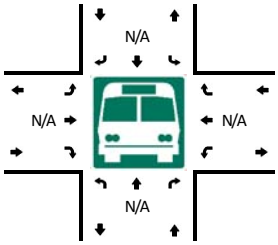


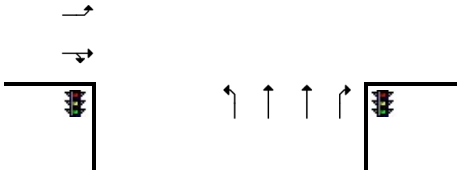


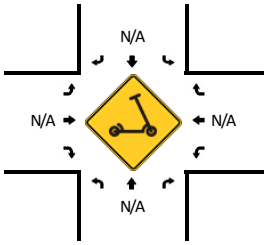












15-Min Count Period Beginning At	Nashville Hwy (Northbound)				Nashville Hwy (Southbound)				Hidden Creek Way (Eastbound)				Hidden Creek Way (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	349	3	0	1	266	2	0	12	0	19	0	7	0	7	0	667	
7:15 AM	4	379	5	0	3	353	5	1	16	1	9	0	5	0	16	0	797	
7:30 AM	4	392	2	0	5	394	2	1	9	0	11	0	6	0	5	0	831	
7:45 AM	5	394	3	0	10	342	7	0	15	3	3	0	8	0	8	0	798	3093
8:00 AM	11	338	2	0	6	278	12	0	14	0	2	0	6	1	18	0	688	3114
8:15 AM	5	324	6	0	12	288	10	1	8	0	6	0	3	0	10	0	673	2990
8:30 AM	5	338	5	0	7	272	7	0	9	0	11	0	6	2	8	0	670	2829
8:45 AM	0	360	4	0	2	302	5	0	11	0	8	0	5	0	15	0	712	2743

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	16	1568	8	0	20	1576	8	4	36	0	44	0	24	0	20	0	3324
Heavy Trucks	0	100	4		4	128	0		4	0	0		0	0	0		240
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	4	0	0		0	0	0		0	0	0		0	0	0		4
Scooters																	

Comments:

Report generated on 11/13/2024 6:36 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

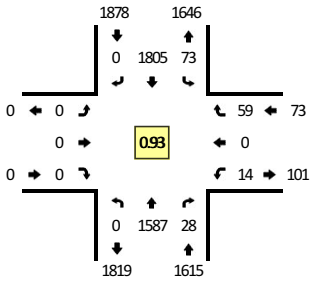
Type of peak hour being reported: Intersection Peak

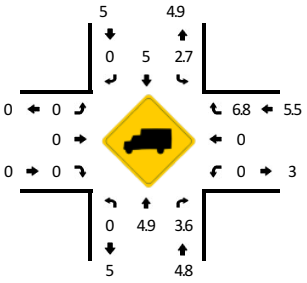
Method for determining peak hour: Total Entering Volume

LOCATION: Nashville Highway -- Honey Farm Way
CITY/STATE: Columbia, TN

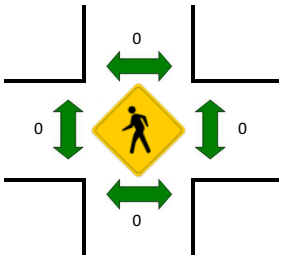
QC JOB #: 16795302
DATE: Tue, Oct 22 2024

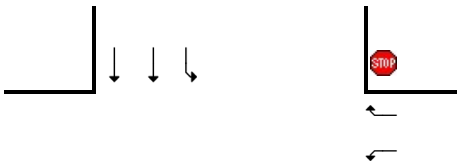
Peak-Hour: 2:30 PM -- 3:30 PM
Peak 15-Min: 2:30 PM -- 2:45 PM

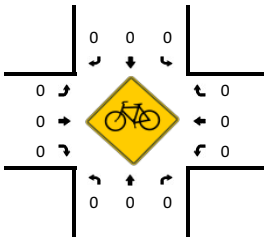


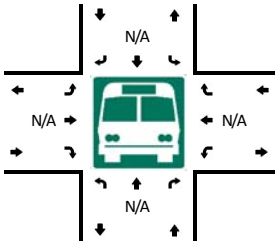


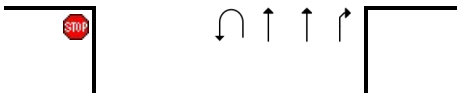
TRUE DATA TO IMPROVE MOBILITY

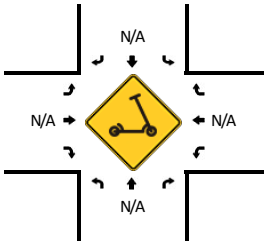












15-Min Count Period Beginning At	Nashville Highway (Northbound)				Nashville Highway (Southbound)				Honey Farm Way (Eastbound)				Honey Farm Way (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
2:00 PM	0	346	2	0	13	404	0	0	0	0	0	0	4	0	20	0	789	
2:15 PM	0	320	6	0	10	422	0	1	0	0	0	0	9	0	12	0	780	
2:30 PM	0	375	4	0	10	552	0	0	0	0	0	0	4	0	14	0	959	
2:45 PM	0	396	10	0	25	449	0	0	0	0	0	0	0	0	20	0	900	3428
3:00 PM	0	383	5	0	20	395	0	0	0	0	0	0	6	0	11	0	820	3459
3:15 PM	0	433	9	0	18	409	0	0	0	0	0	0	4	0	14	0	887	3566
3:30 PM	0	432	9	0	21	370	0	1	0	0	0	0	3	0	23	0	859	3466
3:45 PM	0	374	10	0	23	360	0	0	0	0	0	0	4	0	6	0	777	3343
4:00 PM	0	353	5	0	24	366	0	0	0	0	0	0	8	0	13	0	769	3292
4:15 PM	0	399	10	0	16	363	0	0	0	0	0	0	5	0	11	0	804	3209
4:30 PM	0	388	11	0	23	368	0	0	0	0	0	0	6	0	13	0	809	3159
4:45 PM	0	290	4	0	18	393	0	0	0	0	0	0	5	0	20	0	730	3112
5:00 PM	0	338	7	0	18	382	0	0	0	0	0	0	4	0	16	0	765	3108
5:15 PM	0	424	6	0	25	346	0	0	0	0	0	0	5	0	14	0	820	3124
5:30 PM	0	382	9	0	18	350	0	0	0	0	0	0	3	0	16	0	778	3093
5:45 PM	0	323	7	0	18	345	0	0	0	0	0	0	5	0	9	0	707	3070

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	1500	16	0	40	2208	0	0	0	0	0	0	16	0	56	0	3836
Heavy Trucks	0	112	0		0	100	0		0	0	0		0	0	0		212
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/28/2024 1:21 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

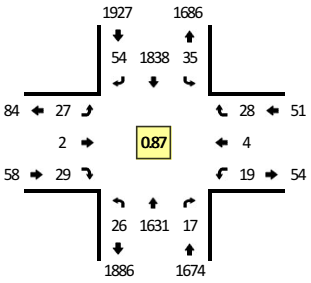
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

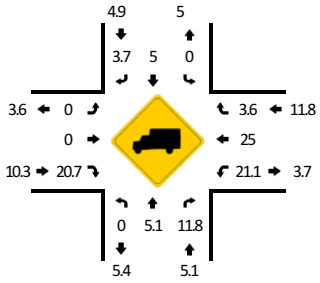
LOCATION: Nashville Hwy -- Hidden Creek Way
CITY/STATE: Columbia, TN

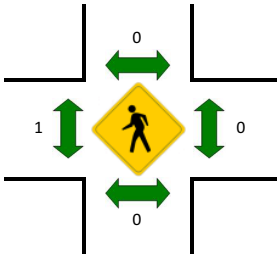
QC JOB #: 16795304
DATE: Tue, Oct 22 2024

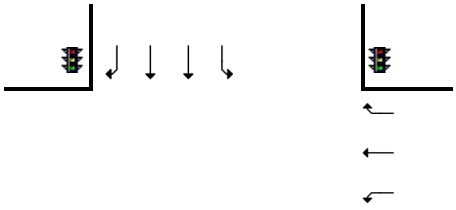
Peak-Hour: 2:30 PM -- 3:30 PM
Peak 15-Min: 2:30 PM -- 2:45 PM

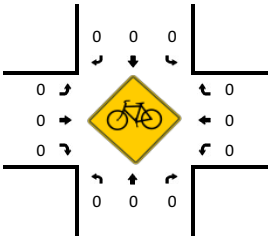


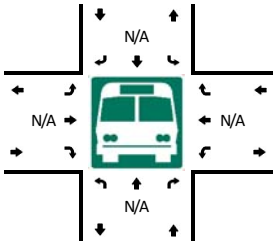
TRUE DATA TO IMPROVE MOBILITY

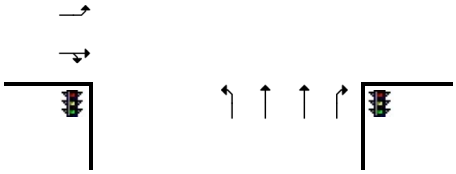


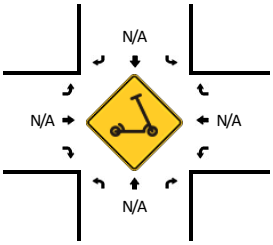












15-Min Count Period Beginning At	Nashville Hwy (Northbound)				Nashville Hwy (Southbound)				Hidden Creek Way (Eastbound)				Hidden Creek Way (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
2:00 PM	2	339	6	0	0	409	6	0	6	1	7	0	2	0	8	0	786	
2:15 PM	25	248	3	0	11	391	11	0	2	0	6	0	2	0	13	0	712	
2:30 PM	5	427	7	0	9	577	11	0	5	0	8	0	6	0	8	0	1063	
2:45 PM	7	409	4	0	9	447	13	0	5	1	5	0	2	2	6	0	910	3471
3:00 PM	9	384	4	0	10	397	16	0	12	0	11	0	7	2	5	0	857	3542
3:15 PM	5	411	2	0	7	417	14	0	5	1	5	0	4	0	9	0	880	3710
3:30 PM	3	449	5	0	5	378	16	0	5	1	5	0	10	0	10	0	887	3534
3:45 PM	6	365	4	0	10	385	15	0	3	0	3	0	6	2	5	0	804	3428
4:00 PM	9	347	3	0	10	342	9	0	7	0	9	0	2	1	5	0	744	3315
4:15 PM	12	373	8	0	9	372	9	0	13	0	1	0	3	0	8	0	808	3243
4:30 PM	9	360	5	0	10	359	10	0	7	0	6	0	2	0	5	0	773	3129
4:45 PM	9	314	4	0	14	387	14	0	6	0	2	0	0	0	6	0	756	3081
5:00 PM	13	315	5	0	8	326	12	0	10	0	9	0	2	0	7	0	707	3044
5:15 PM	14	427	7	0	16	319	13	0	8	0	2	0	3	0	14	0	823	3059
5:30 PM	13	382	4	0	8	370	14	0	5	0	3	0	2	0	10	0	811	3097
5:45 PM	5	325	10	0	15	359	14	0	7	1	3	0	1	0	9	0	749	3090

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	1708	28	0	36	2308	44	0	20	0	32	0	24	0	32	0	4252
Heavy Trucks	0	112	4		0	104	0		0	0	4		4	0	0		228
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 10/28/2024 1:21 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

TDOT TRAFFIC DATA

TDOT Traffic Count Historical Data

Maury County Station #91 (Nashville Highway, South of Neapolis)

Average Annual Growth, 2018-2023: 1.3% Per Year

	ADT	Average Per Year
2023	39,227	
		8.3%
2022	36,227	
		0.9%
2021	35,920	
		2.5%
2020	35,050	
		-16.5%
2019	41,975	
		14.0%
2018	36,823	

APPENDIX B

TRAFFIC ANALYSES

EXISTING TRAFFIC CONDITIONS (2024)

AM PEAK

Intersection						
Int Delay, s/veh	1.5					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	36	111	1439	28	30	1428
Future Vol, veh/h	36	111	1439	28	30	1428
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	150	0	-	250	300	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	119	1547	30	32	1535

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2379	774	0	0	1577	0
Stage 1	1547	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 29	341	-	-	414	-
Stage 1	161	-	-	-	-	-
Stage 2	388	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 27	341	-	-	414	-
Mov Cap-2 Maneuver	112	-	-	-	-	-
Stage 1	161	-	-	-	-	-
Stage 2	358	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	29	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	112	341	414	-
HCM Lane V/C Ratio	-	-	0.346	0.35	0.078	-
HCM Control Delay (s)	-	-	53.2	21.1	14.4	-
HCM Lane LOS	-	-	F	C	B	-
HCM 95th %tile Q(veh)	-	-	1.4	1.5	0.3	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

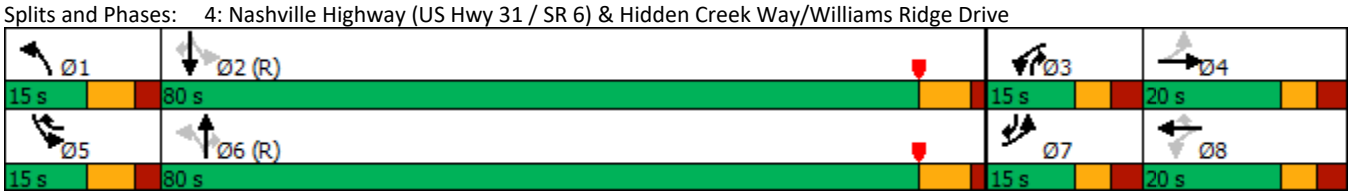
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	4	25	25	1	47	24	1503	12	24	1367	26
Future Volume (vph)	54	4	25	25	1	47	24	1503	12	24	1367	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		250	400		350	400		375
Storage Lanes	1		0	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.869				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1619	0	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.482						0.128			0.092		
Satd. Flow (perm)	898	1619	0	1863	1863	1583	238	3539	1583	171	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		27				84			88			88
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		1689			1722			3600			2010	
Travel Time (s)		38.4			39.1			44.6			24.9	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	57	4	27	27	1	50	26	1599	13	26	1454	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	57	31	0	27	1	50	26	1599	13	26	1454	28
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8	5	1	6	3	5	2	7
Permitted Phases	4			8		8	6		6	2		2
Detector Phase	7	4		3	8	5	1	6	3	5	2	7
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	10.0	7.0	7.0	10.0	7.0
Minimum Split (s)	15.0	20.0		15.0	20.0	15.0	15.0	80.0	15.0	15.0	80.0	15.0
Total Split (s)	15.0	20.0		15.0	20.0	15.0	15.0	80.0	15.0	15.0	80.0	15.0
Total Split (%)	11.5%	15.4%		11.5%	15.4%	11.5%	11.5%	61.5%	11.5%	11.5%	61.5%	11.5%
Maximum Green (s)	8.5	13.5		8.5	13.5	8.0	8.0	73.5	8.5	8.0	73.5	8.5
Yellow Time (s)	3.5	3.5		3.5	3.5	4.5	4.5	5.0	3.5	4.5	5.0	3.5
All-Red Time (s)	3.0	3.0		3.0	3.0	2.5	2.5	1.5	3.0	2.5	1.5	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Lost Time (s)	6.5	6.5		6.5	6.5	7.0	7.0	6.5	6.5	7.0	6.5	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	C-Max	None	None	C-Max	None
Act Effct Green (s)	15.0	7.6		9.4	7.4	10.1	97.3	93.5	104.9	98.7	96.3	114.6
Actuated g/C Ratio	0.12	0.06		0.07	0.06	0.08	0.75	0.72	0.81	0.76	0.74	0.88
v/c Ratio	0.30	0.26		0.21	0.01	0.25	0.10	0.63	0.01	0.12	0.55	0.02
Control Delay	52.4	28.7		56.3	57.0	5.5	5.9	14.6	0.0	6.2	12.4	0.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.4	28.7		56.3	57.0	5.5	5.9	14.6	0.0	6.2	12.4	0.0
LOS	D	C		E	E	A	A	B	A	A	B	A
Approach Delay		44.0			23.7			14.4			12.1	
Approach LOS		D			C			B			B	

Intersection Summary

Area Type: Other
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.63
Intersection Signal Delay: 14.3 Intersection LOS: B
Intersection Capacity Utilization 69.9% ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 4: Nashville Highway (US Hwy 31 / SR 6) & Hidden Creek Way/Williams Ridge Drive



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	54	4	25	25	1	47	24	1503	12	24	1367	26
Future Volume (veh/h)	54	4	25	25	1	47	24	1503	12	24	1367	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	57	4	27	27	1	50	26	1599	13	26	1454	28
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	210	14	93	181	99	136	267	2358	1105	236	2358	1126
Arrive On Green	0.05	0.07	0.07	0.03	0.05	0.05	0.03	0.66	0.66	0.03	0.66	0.66
Sat Flow, veh/h	1781	209	1408	1781	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	57	0	31	27	1	50	26	1599	13	26	1454	28
Grp Sat Flow(s),veh/h/ln	1781	0	1617	1781	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	3.9	0.0	2.4	1.8	0.1	3.9	0.6	35.8	0.3	0.6	30.3	0.7
Cycle Q Clear(g_c), s	3.9	0.0	2.4	1.8	0.1	3.9	0.6	35.8	0.3	0.6	30.3	0.7
Prop In Lane	1.00		0.87	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	210	0	107	181	99	136	267	2358	1105	236	2358	1126
V/C Ratio(X)	0.27	0.00	0.29	0.15	0.01	0.37	0.10	0.68	0.01	0.11	0.62	0.02
Avail Cap(c_a), veh/h	243	0	168	238	194	217	318	2358	1105	287	2358	1126
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	0.0	57.8	55.1	58.3	56.1	9.9	13.4	6.0	11.4	12.4	5.5
Incr Delay (d2), s/veh	0.7	0.0	1.5	0.4	0.0	1.7	0.2	1.6	0.0	0.2	1.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	1.0	0.8	0.0	1.6	0.2	12.4	0.1	0.2	10.4	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.1	0.0	59.3	55.5	58.4	57.8	10.0	15.0	6.0	11.7	13.7	5.6
LnGrp LOS	E	A	E	E	E	E	B	B	A	B	B	A
Approach Vol, veh/h		88			78			1638			1508	
Approach Delay, s/veh		56.6			57.0			14.8			13.5	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.3	92.8	10.9	15.1	11.3	92.8	12.6	13.4
Change Period (Y+Rc), s	7.0	6.5	6.5	6.5	7.0	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.0	73.5	8.5	13.5	8.0	73.5	8.5	13.5
Max Q Clear Time (g_c+I1), s	2.6	32.3	3.8	4.4	2.6	37.8	5.9	5.9
Green Ext Time (p_c), s	0.0	8.9	0.0	0.0	0.0	10.1	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	16.3
HCM 6th LOS	B

EXISTING TRAFFIC CONDITIONS (2024)

PM PEAK

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	59	1587	28	73	1805
Future Vol, veh/h	14	59	1587	28	73	1805
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	150	0	-	250	300	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	63	1706	30	78	1941

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2833	853	0	0	1736	0
Stage 1	1706	-	-	-	-	-
Stage 2	1127	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 14	302	-	-	359	-
Stage 1	132	-	-	-	-	-
Stage 2	271	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 11	302	-	-	359	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	132	-	-	-	-	-
Stage 2	212	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	27.9	0	0.7
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	79	302	359	-
HCM Lane V/C Ratio	-	-	0.191	0.21	0.219	-
HCM Control Delay (s)	-	-	61	20.1	17.8	-
HCM Lane LOS	-	-	F	C	C	-
HCM 95th %tile Q(veh)	-	-	0.7	0.8	0.8	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

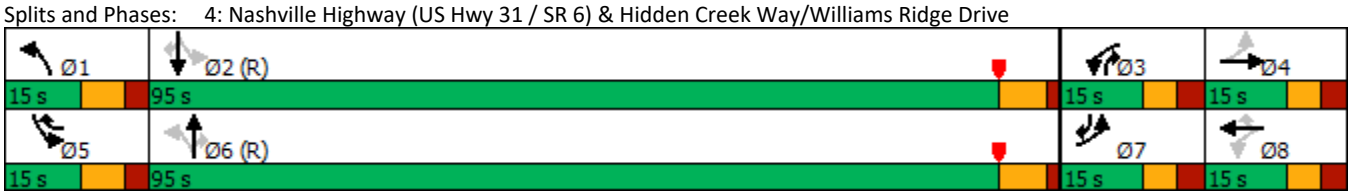
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	27	2	29	19	4	28	26	1631	17	35	1838	54
Future Volume (vph)	27	2	29	19	4	28	26	1631	17	35	1838	54
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		250	400		350	400		375
Storage Lanes	1		0	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.859				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1600	0	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.488						0.042			0.056		
Satd. Flow (perm)	909	1600	0	1863	1863	1583	78	3539	1583	104	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		33				78			82			82
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		1689			1722			3600			2010	
Travel Time (s)		38.4			39.1			44.6			24.9	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	31	2	33	22	5	32	30	1875	20	40	2113	62
Shared Lane Traffic (%)												
Lane Group Flow (vph)	31	35	0	22	5	32	30	1875	20	40	2113	62
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8	5	1	6	3	5	2	7
Permitted Phases	4			8		8	6		6	2		2
Detector Phase	7	4		3	8	5	1	6	3	5	2	7
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	10.0	7.0	7.0	10.0	7.0
Minimum Split (s)	15.0	15.0		15.0	15.0	15.0	15.0	95.0	15.0	15.0	95.0	15.0
Total Split (s)	15.0	15.0		15.0	15.0	15.0	15.0	95.0	15.0	15.0	95.0	15.0
Total Split (%)	10.7%	10.7%		10.7%	10.7%	10.7%	10.7%	67.9%	10.7%	10.7%	67.9%	10.7%
Maximum Green (s)	8.5	8.5		8.5	8.5	8.0	8.0	88.5	8.5	8.0	88.5	8.5
Yellow Time (s)	3.5	3.5		3.5	3.5	4.5	4.5	5.0	3.5	4.5	5.0	3.5
All-Red Time (s)	3.0	3.0		3.0	3.0	2.5	2.5	1.5	3.0	2.5	1.5	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Lost Time (s)	6.5	6.5		6.5	6.5	7.0	7.0	6.5	6.5	7.0	6.5	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	C-Max	None	None	C-Max	None
Act Effct Green (s)	14.7	7.3		9.3	7.3	10.1	107.5	103.7	115.1	109.1	106.6	124.7
Actuated g/C Ratio	0.10	0.05		0.07	0.05	0.07	0.77	0.74	0.82	0.78	0.76	0.89
v/c Ratio	0.18	0.31		0.19	0.05	0.17	0.21	0.72	0.02	0.24	0.78	0.04
Control Delay	54.5	28.2		61.1	64.0	2.0	8.4	16.3	0.0	8.3	18.1	0.5
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.5	28.2		61.1	64.0	2.0	8.4	16.3	0.0	8.3	18.1	0.5
LOS	D	C		E	E	A	A	B	A	A	B	A
Approach Delay		40.6			29.3			16.0			17.4	
Approach LOS		D			C			B			B	

Intersection Summary

Area Type:	Other
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 49 (35%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow	
Natural Cycle: 140	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.78	
Intersection Signal Delay: 17.3	Intersection LOS: B
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 4: Nashville Highway (US Hwy 31 / SR 6) & Hidden Creek Way/Williams Ridge Drive



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	27	2	29	19	4	28	26	1631	17	35	1838	54
Future Volume (veh/h)	27	2	29	19	4	28	26	1631	17	35	1838	54
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	31	2	33	22	5	32	30	1875	20	40	2113	62
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	177	5	83	149	91	140	157	2443	1135	202	2461	1153
Arrive On Green	0.04	0.05	0.05	0.03	0.05	0.05	0.03	0.69	0.69	0.04	0.69	0.69
Sat Flow, veh/h	1781	91	1508	1781	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	31	0	35	22	5	32	30	1875	20	40	2113	62
Grp Sat Flow(s),veh/h/ln	1781	0	1599	1781	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.3	0.0	3.0	1.6	0.4	2.6	0.7	48.9	0.5	0.9	63.1	1.6
Cycle Q Clear(g_c), s	2.3	0.0	3.0	1.6	0.4	2.6	0.7	48.9	0.5	0.9	63.1	1.6
Prop In Lane	1.00		0.94	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	177	0	88	149	91	140	157	2443	1135	202	2461	1153
V/C Ratio(X)	0.18	0.00	0.40	0.15	0.05	0.23	0.19	0.77	0.02	0.20	0.86	0.05
Avail Cap(c_a), veh/h	223	0	97	206	114	159	197	2443	1135	234	2461	1153
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.8	0.0	63.9	60.3	63.5	59.4	22.2	14.5	5.7	15.6	16.3	5.4
Incr Delay (d2), s/veh	0.5	0.0	2.9	0.5	0.2	0.8	0.6	2.4	0.0	0.5	4.2	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	1.3	0.8	0.2	1.1	0.5	17.0	0.2	0.5	22.1	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.3	0.0	66.8	60.8	63.8	60.2	22.8	16.8	5.7	16.1	20.5	5.5
LnGrp LOS	E	A	E	E	E	E	C	B	A	B	C	A
Approach Vol, veh/h		66			59			1925			2215	
Approach Delay, s/veh		63.7			60.7			16.8			20.0	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.8	103.5	10.5	14.2	12.5	102.8	11.4	13.3
Change Period (Y+Rc), s	7.0	6.5	6.5	6.5	7.0	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.0	88.5	8.5	8.5	8.0	88.5	8.5	8.5
Max Q Clear Time (g_c+I1), s	2.7	65.1	3.6	5.0	2.9	50.9	4.3	4.6
Green Ext Time (p_c), s	0.0	13.5	0.0	0.0	0.0	13.6	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	19.8
HCM 6th LOS	B

BACKGROUND TRAFFIC CONDITIONS (2026)

AM PEAK

Intersection						
Int Delay, s/veh	1.7					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	38	117	1519	29	32	1520
Future Vol, veh/h	38	117	1519	29	32	1520
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	150	0	-	250	300	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	126	1633	31	34	1634

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2518	817	0	0	1664	0
Stage 1	1633	-	-	-	-	-
Stage 2	885	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 23	320	-	-	383	-
Stage 1	145	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 21	320	-	-	383	-
Mov Cap-2 Maneuver	100	-	-	-	-	-
Stage 1	145	-	-	-	-	-
Stage 2	332	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	33.3	0	0.3
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	100	320	383	-
HCM Lane V/C Ratio	-	-	0.409	0.393	0.09	-
HCM Control Delay (s)	-	-	63.9	23.4	15.3	-
HCM Lane LOS	-	-	F	C	C	-
HCM 95th %tile Q(veh)	-	-	1.7	1.8	0.3	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

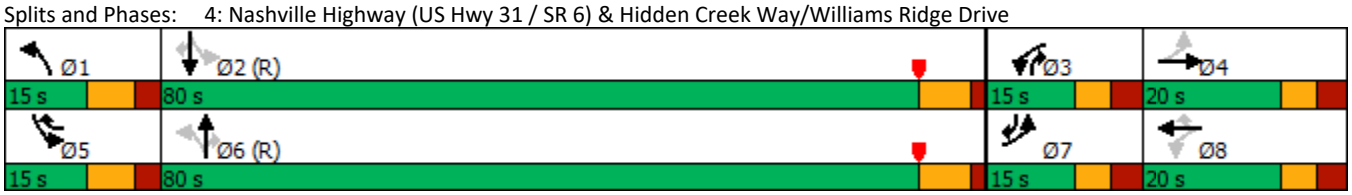
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	57	4	26	26	1	49	25	1586	13	25	1456	27
Future Volume (vph)	57	4	26	26	1	49	25	1586	13	25	1456	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		250	400		350	400		375
Storage Lanes	1		0	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.869				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1619	0	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.482						0.108			0.077		
Satd. Flow (perm)	898	1619	0	1863	1863	1583	201	3539	1583	143	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		28				84			88			88
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		1689			1722			3600			2010	
Travel Time (s)		38.4			39.1			44.6			24.9	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	61	4	28	28	1	52	27	1687	14	27	1549	29
Shared Lane Traffic (%)												
Lane Group Flow (vph)	61	32	0	28	1	52	27	1687	14	27	1549	29
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8	5	1	6	3	5	2	7
Permitted Phases	4			8		8	6		6	2		2
Detector Phase	7	4		3	8	5	1	6	3	5	2	7
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	10.0	7.0	7.0	10.0	7.0
Minimum Split (s)	15.0	20.0		15.0	20.0	15.0	15.0	80.0	15.0	15.0	80.0	15.0
Total Split (s)	15.0	20.0		15.0	20.0	15.0	15.0	80.0	15.0	15.0	80.0	15.0
Total Split (%)	11.5%	15.4%		11.5%	15.4%	11.5%	11.5%	61.5%	11.5%	11.5%	61.5%	11.5%
Maximum Green (s)	8.5	13.5		8.5	13.5	8.0	8.0	73.5	8.5	8.0	73.5	8.5
Yellow Time (s)	3.5	3.5		3.5	3.5	4.5	4.5	5.0	3.5	4.5	5.0	3.5
All-Red Time (s)	3.0	3.0		3.0	3.0	2.5	2.5	1.5	3.0	2.5	1.5	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

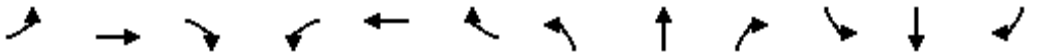
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Lost Time (s)	6.5	6.5		6.5	6.5	7.0	7.0	6.5	6.5	7.0	6.5	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	C-Max	None	None	C-Max	None
Act Effct Green (s)	15.1	7.6		9.5	7.4	10.1	97.2	93.4	104.9	98.6	96.2	114.6
Actuated g/C Ratio	0.12	0.06		0.07	0.06	0.08	0.75	0.72	0.81	0.76	0.74	0.88
v/c Ratio	0.31	0.26		0.22	0.01	0.26	0.12	0.66	0.01	0.14	0.59	0.02
Control Delay	52.9	28.5		56.5	57.0	6.1	6.1	15.6	0.0	6.6	13.2	0.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.9	28.5		56.5	57.0	6.1	6.1	15.6	0.0	6.6	13.2	0.0
LOS	D	C		E	E	A	A	B	A	A	B	A
Approach Delay		44.5			24.1			15.3			12.8	
Approach LOS		D			C			B			B	

Intersection Summary

Area Type:	Other
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow	
Natural Cycle: 130	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.66	
Intersection Signal Delay: 15.1	Intersection LOS: B
Intersection Capacity Utilization 72.2%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 4: Nashville Highway (US Hwy 31 / SR 6) & Hidden Creek Way/Williams Ridge Drive





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	57	4	26	26	1	49	25	1586	13	25	1456	27
Future Volume (veh/h)	57	4	26	26	1	49	25	1586	13	25	1456	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	61	4	28	28	1	52	27	1687	14	27	1549	29
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	212	13	94	182	99	137	245	2352	1103	218	2352	1125
Arrive On Green	0.05	0.07	0.07	0.03	0.05	0.05	0.03	0.66	0.66	0.03	0.66	0.66
Sat Flow, veh/h	1781	202	1414	1781	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	61	0	32	28	1	52	27	1687	14	27	1549	29
Grp Sat Flow(s),veh/h/ln	1781	0	1616	1781	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	4.1	0.0	2.5	1.9	0.1	4.0	0.6	39.7	0.4	0.6	34.0	0.7
Cycle Q Clear(g_c), s	4.1	0.0	2.5	1.9	0.1	4.0	0.6	39.7	0.4	0.6	34.0	0.7
Prop In Lane	1.00		0.88	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	212	0	108	182	99	137	245	2352	1103	218	2352	1125
V/C Ratio(X)	0.29	0.00	0.30	0.15	0.01	0.38	0.11	0.72	0.01	0.12	0.66	0.03
Avail Cap(c_a), veh/h	243	0	168	238	194	218	295	2352	1103	268	2352	1125
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	0.0	57.8	55.0	58.3	56.1	11.0	14.2	6.1	12.8	13.2	5.6
Incr Delay (d2), s/veh	0.7	0.0	1.5	0.4	0.0	1.7	0.2	1.9	0.0	0.3	1.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	0.0	1.1	0.9	0.0	1.7	0.2	13.8	0.1	0.2	11.7	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	55.2	0.0	59.3	55.4	58.4	57.8	11.2	16.1	6.1	13.1	14.6	5.6
LnGrp LOS	E	A	E	E	E	E	B	B	A	B	B	A
Approach Vol, veh/h		93			81			1728			1605	
Approach Delay, s/veh		56.6			57.0			15.9			14.5	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.4	92.5	11.0	15.2	11.4	92.5	12.7	13.4
Change Period (Y+Rc), s	7.0	6.5	6.5	6.5	7.0	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.0	73.5	8.5	13.5	8.0	73.5	8.5	13.5
Max Q Clear Time (g_c+I1), s	2.6	36.0	3.9	4.5	2.6	41.7	6.1	6.0
Green Ext Time (p_c), s	0.0	9.8	0.0	0.0	0.0	10.7	0.0	0.1

Intersection Summary	
HCM 6th Ctrl Delay	17.3
HCM 6th LOS	B

BACKGROUND TRAFFIC CONDITIONS (2026)

PM PEAK

Intersection						
Int Delay, s/veh	1.1					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	62	1688	29	77	1909
Future Vol, veh/h	15	62	1688	29	77	1909
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	150	0	-	250	300	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	67	1815	31	83	2053

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	3008	908	0	0	1846	0
Stage 1	1815	-	-	-	-	-
Stage 2	1193	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 10	278	-	-	325	-
Stage 1	115	-	-	-	-	-
Stage 2	250	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 7	278	-	-	325	-
Mov Cap-2 Maneuver	68	-	-	-	-	-
Stage 1	115	-	-	-	-	-
Stage 2	186	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	32.1	0	0.8
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	68	278	325	-
HCM Lane V/C Ratio	-	-	0.237	0.24	0.255	-
HCM Control Delay (s)	-	-	73.7	22	19.8	-
HCM Lane LOS	-	-	F	C	C	-
HCM 95th %tile Q(veh)	-	-	0.8	0.9	1	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

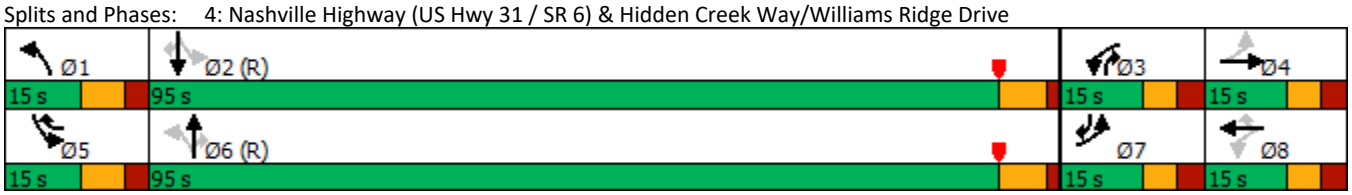
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	2	30	20	4	29	27	1735	18	37	1944	57
Future Volume (vph)	28	2	30	20	4	29	27	1735	18	37	1944	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		250	400		350	400		375
Storage Lanes	1		0	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.858				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1598	0	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.488						0.044			0.043		
Satd. Flow (perm)	909	1598	0	1863	1863	1583	82	3539	1583	80	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		34				78			82			82
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		1689			1722			3600			2010	
Travel Time (s)		38.4			39.1			44.6			24.9	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	32	2	34	23	5	33	31	1994	21	43	2234	66
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	36	0	23	5	33	31	1994	21	43	2234	66
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8	5	1	6	3	5	2	7
Permitted Phases	4			8		8	6		6	2		2
Detector Phase	7	4		3	8	5	1	6	3	5	2	7
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	10.0	7.0	7.0	10.0	7.0
Minimum Split (s)	15.0	15.0		15.0	15.0	15.0	15.0	95.0	15.0	15.0	95.0	15.0
Total Split (s)	15.0	15.0		15.0	15.0	15.0	15.0	95.0	15.0	15.0	95.0	15.0
Total Split (%)	10.7%	10.7%		10.7%	10.7%	10.7%	10.7%	67.9%	10.7%	10.7%	67.9%	10.7%
Maximum Green (s)	8.5	8.5		8.5	8.5	8.0	8.0	88.5	8.5	8.0	88.5	8.5
Yellow Time (s)	3.5	3.5		3.5	3.5	4.5	4.5	5.0	3.5	4.5	5.0	3.5
All-Red Time (s)	3.0	3.0		3.0	3.0	2.5	2.5	1.5	3.0	2.5	1.5	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Lost Time (s)	6.5	6.5		6.5	6.5	7.0	7.0	6.5	6.5	7.0	6.5	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	C-Max	None	None	C-Max	None
Act Effct Green (s)	17.4	7.3		9.3	7.3	10.2	104.7	100.9	112.3	106.5	103.9	124.7
Actuated g/C Ratio	0.12	0.05		0.07	0.05	0.07	0.75	0.72	0.80	0.76	0.74	0.89
v/c Ratio	0.15	0.31		0.19	0.05	0.18	0.21	0.78	0.02	0.29	0.85	0.05
Control Delay	52.7	28.1		61.3	64.0	2.0	8.7	19.9	0.0	13.7	21.9	0.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.7	28.1		61.3	64.0	2.0	8.7	19.9	0.0	13.7	21.9	0.6
LOS	D	C		E	E	A	A	B	A	B	C	A
Approach Delay		39.7			29.5			19.5			21.1	
Approach LOS		D			C			B			C	

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 49 (35%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 140
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 20.8 Intersection LOS: C
Intersection Capacity Utilization 76.3% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 4: Nashville Highway (US Hwy 31 / SR 6) & Hidden Creek Way/Williams Ridge Drive



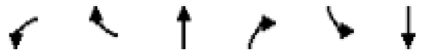
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	2	30	20	4	29	27	1735	18	37	1944	57
Future Volume (veh/h)	28	2	30	20	4	29	27	1735	18	37	1944	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	32	2	34	23	5	33	31	1994	21	43	2234	66
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	178	5	83	150	91	142	141	2437	1134	184	2456	1152
Arrive On Green	0.04	0.05	0.05	0.03	0.05	0.05	0.04	0.69	0.69	0.04	0.69	0.69
Sat Flow, veh/h	1781	89	1510	1781	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	32	0	36	23	5	33	31	1994	21	43	2234	66
Grp Sat Flow(s),veh/h/ln	1781	0	1599	1781	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.3	0.0	3.0	1.7	0.4	2.7	0.7	56.3	0.5	0.9	73.2	1.7
Cycle Q Clear(g_c), s	2.3	0.0	3.0	1.7	0.4	2.7	0.7	56.3	0.5	0.9	73.2	1.7
Prop In Lane	1.00		0.94	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	178	0	88	150	91	142	141	2437	1134	184	2456	1152
V/C Ratio(X)	0.18	0.00	0.41	0.15	0.05	0.23	0.22	0.82	0.02	0.23	0.91	0.06
Avail Cap(c_a), veh/h	223	0	97	205	114	161	180	2437	1134	213	2456	1152
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.8	0.0	64.0	60.2	63.5	59.3	28.8	15.8	5.8	19.6	18.0	5.5
Incr Delay (d2), s/veh	0.5	0.0	3.0	0.5	0.2	0.8	0.8	3.2	0.0	0.6	6.4	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	1.3	0.8	0.2	1.1	0.6	19.8	0.2	0.7	26.3	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.2	0.0	67.0	60.7	63.7	60.1	29.5	19.0	5.8	20.2	24.3	5.5
LnGrp LOS	E	A	E	E	E	E	C	B	A	C	C	A
Approach Vol, veh/h		68			61			2046			2343	
Approach Delay, s/veh		63.8			60.6			19.0			23.7	
Approach LOS		E			E			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.9	103.3	10.6	14.2	12.7	102.5	11.5	13.3
Change Period (Y+Rc), s	7.0	6.5	6.5	6.5	7.0	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.0	88.5	8.5	8.5	8.0	88.5	8.5	8.5
Max Q Clear Time (g_c+I1), s	2.7	75.2	3.7	5.0	2.9	58.3	4.3	4.7
Green Ext Time (p_c), s	0.0	9.8	0.0	0.0	0.0	13.9	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	22.7
HCM 6th LOS	C

PROJECTED TRAFFIC CONDITIONS (2026)

AM PEAK



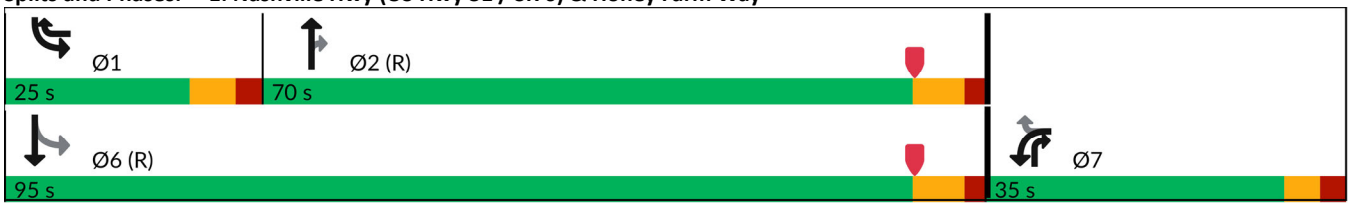
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	158	259	1498	139	172	1484
Future Volume (vph)	158	259	1498	139	172	1484
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150	0		250	300	
Storage Lanes	2	1		1	1	
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	3433	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.079	
Satd. Flow (perm)	3433	1583	3539	1583	147	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		11		149		
Link Speed (mph)	30		55			55
Link Distance (ft)	450		2000			600
Travel Time (s)	10.2		24.8			7.4
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	170	278	1611	149	185	1596
Shared Lane Traffic (%)						
Lane Group Flow (vph)	170	278	1611	149	185	1596
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	24		20			20
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	1	1	1	1
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	Prot	pm+ov	NA	pm+ov	pm+pt	NA
Protected Phases	7	1	2	7	1	6
Permitted Phases		7		2	6	
Detector Phase	7	1	2	7	1	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	12.0	12.0	11.0	12.0	12.0
Total Split (s)	35.0	25.0	70.0	35.0	25.0	95.0
Total Split (%)	26.9%	19.2%	53.8%	26.9%	19.2%	73.1%
Maximum Green (s)	29.0	18.0	63.0	29.0	18.0	88.0
Yellow Time (s)	3.5	4.5	5.0	3.5	4.5	5.0
All-Red Time (s)	2.5	2.5	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Total Lost Time (s)	6.0	7.0	7.0	6.0	7.0	7.0
Lead/Lag		Lead	Lag		Lead	
Lead-Lag Optimize?		Yes	Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max	None	None	C-Max
Act Effct Green (s)	11.8	34.7	81.3	100.1	105.2	105.2
Actuated g/C Ratio	0.09	0.27	0.63	0.77	0.81	0.81
v/c Ratio	0.55	0.65	0.73	0.12	0.56	0.56
Control Delay (s/veh)	62.9	46.8	20.5	1.0	18.7	10.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	62.9	46.8	20.5	1.0	18.7	10.0
LOS	E	D	C	A	B	A
Approach Delay (s/veh)	52.9		18.8			10.9
Approach LOS	D		B			B
Queue Length 50th (ft)	71	200	461	0	37	581
Queue Length 95th (ft)	107	269	670	18	96	720
Internal Link Dist (ft)	370		1920			520
Turn Bay Length (ft)	150			250	300	
Base Capacity (vph)	765	459	2212	1442	359	2864
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.61	0.73	0.10	0.52	0.56

Intersection Summary

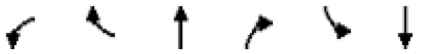
Area Type:	Other
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 85 (65%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 19.1	Intersection LOS: B
Intersection Capacity Utilization 72.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: Nashville Hwy (US Hwy 31 / SR 6) & Honey Farm Way



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	170	278	1611	149	185	1596
v/c Ratio	0.55	0.65	0.73	0.12	0.56	0.56
Control Delay (s/veh)	62.9	46.8	20.5	1.0	18.7	10.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	62.9	46.8	20.5	1.0	18.7	10.0
Queue Length 50th (ft)	71	200	461	0	37	581
Queue Length 95th (ft)	107	269	670	18	96	720
Internal Link Dist (ft)	370		1920			520
Turn Bay Length (ft)	150			250	300	
Base Capacity (vph)	765	459	2212	1442	359	2864
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.61	0.73	0.10	0.52	0.56

Intersection Summary



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	158	259	1498	139	172	1484
Future Volume (veh/h)	158	259	1498	139	172	1484
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	170	278	1611	149	185	1596
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	640	382	2150	1252	231	2540
Arrive On Green	0.19	0.19	0.60	0.60	0.06	0.71
Sat Flow, veh/h	3456	1585	3647	1585	1781	3647
Grp Volume(v), veh/h	170	278	1611	149	185	1596
Grp Sat Flow(s),veh/h/ln	1728	1585	1777	1585	1781	1777
Q Serve(g_s), s	5.5	21.0	42.6	2.8	4.9	30.2
Cycle Q Clear(g_c), s	5.5	21.0	42.6	2.8	4.9	30.2
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	640	382	2150	1252	231	2540
V/C Ratio(X)	0.27	0.73	0.75	0.12	0.80	0.63
Avail Cap(c_a), veh/h	771	442	2150	1252	377	2540
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.4	45.4	18.6	3.2	25.3	9.6
Incr Delay (d2), s/veh	0.2	5.0	2.5	0.2	6.4	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	18.2	15.9	6.6	3.8	9.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	45.6	50.4	21.0	3.4	31.6	10.8
LnGrp LOS	D	D	C	A	C	B
Approach Vol, veh/h	448		1760			1781
Approach Delay, s/veh	48.6		19.5			13.0
Approach LOS	D		B			B
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	14.3	85.6		30.1		99.9
Change Period (Y+Rc), s	7.0	7.0		6.0		7.0
Max Green Setting (Gmax), s	18.0	63.0		29.0		88.0
Max Q Clear Time (g_c+I1), s	6.9	44.6		23.0		32.2
Green Ext Time (p_c), s	0.4	8.7		1.1		10.6

Intersection Summary	
HCM 7th Control Delay, s/veh	19.9
HCM 7th LOS	B

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	46	124	137	5	261	5	127	5	5	5	5	25
Future Vol, veh/h	46	124	137	5	261	5	127	5	5	5	5	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	50	50	-	-	-	-	-	25	-	-
Veh in Median Storage, #	0	-	-	0	-	-	1	-	-	1	-	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	50	135	149	5	284	5	138	5	5	5	5	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	289	0	0	284	0	0	532	535	135	535	681	286
Stage 1	-	-	-	-	-	-	235	235	-	297	297	-
Stage 2	-	-	-	-	-	-	297	300	-	237	384	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1273	-	-	1279	-	-	458	452	914	456	373	753
Stage 1	-	-	-	-	-	-	768	711	-	711	667	-
Stage 2	-	-	-	-	-	-	711	666	-	766	612	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1273	-	-	1279	-	-	418	432	914	429	356	753
Mov Cap-2 Maneuver	-	-	-	-	-	-	497	490	-	522	444	-
Stage 1	-	-	-	-	-	-	738	683	-	708	665	-
Stage 2	-	-	-	-	-	-	677	663	-	725	588	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.19	0.14	15.08	10.8
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	505	1273	-	-	1279	-	-	522	675
HCM Lane V/C Ratio	0.295	0.039	-	-	0.004	-	-	0.01	0.048
HCM Ctrl Dly (s/v)	15.1	7.9	-	-	7.8	-	-	12	10.6
HCM Lane LOS	C	A	-	-	A	-	-	B	B
HCM 95th %tile Q(veh)	1.2	0.1	-	-	0	-	-	0	0.2

Intersection						
Int Delay, s/veh	0.1					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	17	1742	15	0	1656
Future Vol, veh/h	0	17	1742	15	0	1656
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	100	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	18	1893	16	0	1800

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	947	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	262	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	262	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	19.78	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	262	-
HCM Lane V/C Ratio	-	-	0.071	-
HCM Ctrl Dly (s/v)	-	-	19.8	-
HCM Lane LOS	-	-	C	-
HCM 95th %tile Q(veh)	-	-	0.2	-

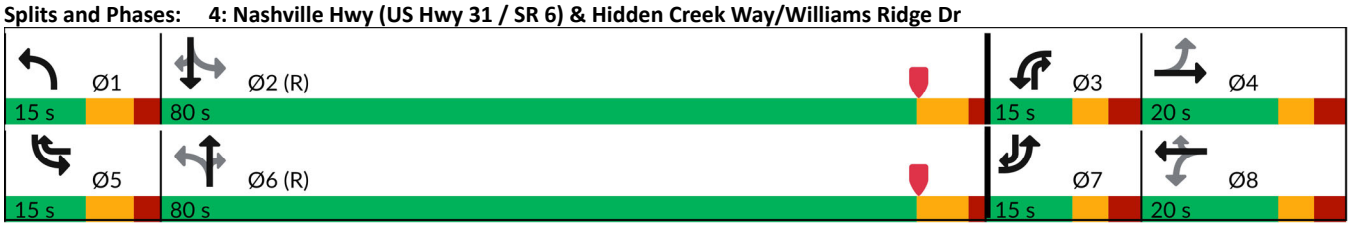
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	57	4	28	29	1	49	27	1703	16	25	1552	27
Future Volume (vph)	57	4	28	29	1	49	27	1703	16	25	1552	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		250	400		350	400		375
Storage Lanes	1		0	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.868				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1617	0	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.556						0.089			0.057		
Satd. Flow (perm)	1036	1617	0	1863	1863	1583	166	3539	1583	106	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		30				84			88			88
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		1689			1722			3000			2010	
Travel Time (s)		38.4			39.1			37.2			24.9	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	61	4	30	31	1	52	29	1812	17	27	1651	29
Shared Lane Traffic (%)												
Lane Group Flow (vph)	61	34	0	31	1	52	29	1812	17	27	1651	29
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8	5	1	6	3	5	2	7
Permitted Phases	4			8		8	6		6	2		2
Detector Phase	7	4		3	8	5	1	6	3	5	2	7
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	10.0	7.0	7.0	10.0	7.0
Minimum Split (s)	15.0	20.0		15.0	20.0	15.0	15.0	80.0	15.0	15.0	80.0	15.0
Total Split (s)	15.0	20.0		15.0	20.0	15.0	15.0	80.0	15.0	15.0	80.0	15.0
Total Split (%)	11.5%	15.4%		11.5%	15.4%	11.5%	11.5%	61.5%	11.5%	11.5%	61.5%	11.5%
Maximum Green (s)	8.5	13.5		8.5	13.5	8.0	8.0	73.5	8.5	8.0	73.5	8.5
Yellow Time (s)	3.5	3.5		3.5	3.5	4.5	4.5	5.0	3.5	4.5	5.0	3.5
All-Red Time (s)	3.0	3.0		3.0	3.0	2.5	2.5	1.5	3.0	2.5	1.5	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Lost Time (s)	6.5	6.5		6.5	6.5	7.0	7.0	6.5	6.5	7.0	6.5	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	C-Max	None	None	C-Max	None
Act Effct Green (s)	15.2	7.4		9.8	7.4	10.1	97.1	93.3	105.1	98.5	96.1	114.6
Actuated g/C Ratio	0.12	0.06		0.08	0.06	0.08	0.75	0.72	0.81	0.76	0.74	0.88
v/c Ratio	0.31	0.28		0.23	0.01	0.26	0.14	0.71	0.01	0.16	0.63	0.02
Control Delay (s/veh)	52.6	28.1		56.7	57.0	6.1	3.2	7.7	0.0	7.2	14.1	0.0
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.6	28.1		56.7	57.0	6.1	3.2	7.7	0.0	7.2	14.1	0.0
LOS	D	C		E	E	A	A	A	A	A	B	A
Approach Delay (s/veh)		43.9			25.4			7.6			13.8	
Approach LOS		D			C			A			B	
Queue Length 50th (ft)	45	3		26	1	0	4	648	0	5	477	0
Queue Length 95th (ft)	86	38		51	7	14	m4	140	m0	15	603	0
Internal Link Dist (ft)		1609			1642			2920			1930	
Turn Bay Length (ft)	150			125		250	400		350	400		375
Base Capacity (vph)	201	194		141	193	211	223	2540	1299	183	2616	1391
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.18		0.22	0.01	0.25	0.13	0.71	0.01	0.15	0.63	0.02

Intersection Summary

Area Type: Other
Cycle Length: 130
Actuated Cycle Length: 130
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.71
Intersection Signal Delay (s/veh): 11.7 Intersection LOS: B
Intersection Capacity Utilization 75.4% ICU Level of Service D
Analysis Period (min) 15
m Volume for 95th percentile queue is metered by upstream signal.

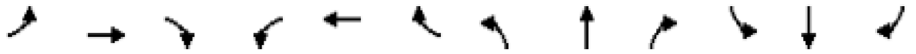
Splits and Phases: 4: Nashville Hwy (US Hwy 31 / SR 6) & Hidden Creek Way/Williams Ridge Dr



Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	61	34	31	1	52	29	1812	17	27	1651	29
v/c Ratio	0.31	0.28	0.23	0.01	0.26	0.14	0.71	0.01	0.16	0.63	0.02
Control Delay (s/veh)	52.6	28.1	56.7	57.0	6.1	3.2	7.7	0.0	7.2	14.1	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.6	28.1	56.7	57.0	6.1	3.2	7.7	0.0	7.2	14.1	0.0
Queue Length 50th (ft)	45	3	26	1	0	4	648	0	5	477	0
Queue Length 95th (ft)	86	38	51	7	14	m4	140	m0	15	603	0
Internal Link Dist (ft)		1609		1642			2920			1930	
Turn Bay Length (ft)	150		125		250	400		350	400		375
Base Capacity (vph)	201	194	141	193	211	223	2540	1299	183	2616	1391
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.30	0.18	0.22	0.01	0.25	0.13	0.71	0.01	0.15	0.63	0.02

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



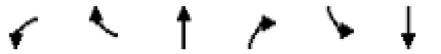
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	57	4	28	29	1	49	27	1703	16	25	1552	27
Future Volume (veh/h)	57	4	28	29	1	49	27	1703	16	25	1552	27
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	61	4	30	31	1	52	29	1812	17	27	1651	29
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	212	12	92	181	99	137	225	2351	1106	194	2346	1122
Arrive On Green	0.05	0.06	0.06	0.04	0.05	0.05	0.03	0.66	0.66	0.03	0.66	0.66
Sat Flow, veh/h	1781	190	1424	1781	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	61	0	34	31	1	52	29	1812	17	27	1651	29
Grp Sat Flow(s),veh/h/ln	1781	0	1614	1781	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	4.1	0.0	2.6	2.1	0.1	4.0	0.7	45.8	0.4	0.6	38.3	0.7
Cycle Q Clear(g_c), s	4.1	0.0	2.6	2.1	0.1	4.0	0.7	45.8	0.4	0.6	38.3	0.7
Prop In Lane	1.00		0.88	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	212	0	104	181	99	137	225	2351	1106	194	2346	1122
V/C Ratio(X)	0.29	0.00	0.33	0.17	0.01	0.38	0.13	0.77	0.02	0.14	0.70	0.03
Avail Cap(c_a), veh/h	243	0	168	233	194	218	272	2351	1106	244	2346	1122
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	0.0	58.1	54.9	58.3	56.1	12.4	15.2	6.0	15.1	14.0	5.6
Incr Delay (d2), s/veh	0.7	0.0	1.8	0.4	0.0	1.7	0.3	2.5	0.0	0.3	1.8	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	0.0	1.1	1.0	0.0	1.7	0.2	16.0	0.1	0.3	13.3	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	55.1	0.0	59.9	55.3	58.4	57.8	12.7	17.7	6.0	15.5	15.8	5.7
LnGrp LOS	E		E	E	E	E	B	B	A	B	B	A
Approach Vol, veh/h		95			84			1858			1707	
Approach Delay, s/veh		56.8			56.9			17.5			15.6	
Approach LOS		E			E			B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.5	92.3	11.2	14.9	11.4	92.5	12.7	13.4
Change Period (Y+Rc), s	7.0	6.5	6.5	6.5	7.0	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.0	73.5	8.5	13.5	8.0	73.5	8.5	13.5
Max Q Clear Time (g_c+I1), s	2.7	40.3	4.1	4.6	2.6	47.8	6.1	6.0
Green Ext Time (p_c), s	0.0	10.6	0.0	0.0	0.0	11.2	0.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	18.5
HCM 7th LOS	B

PROJECTED TRAFFIC CONDITIONS (2026)

PM PEAK



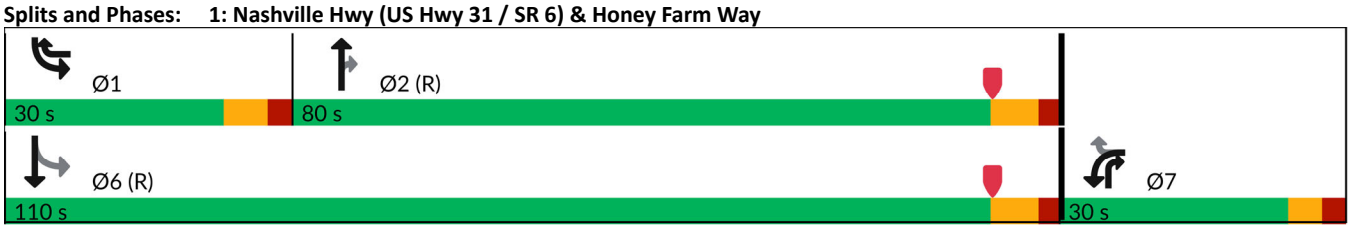
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	207	214	1670	186	315	1850
Future Volume (vph)	207	214	1670	186	315	1850
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150	0		250	300	
Storage Lanes	2	1		1	1	
Taper Length (ft)	50				50	
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	3433	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.048	
Satd. Flow (perm)	3433	1583	3539	1583	89	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		10		106		
Link Speed (mph)	30		55			55
Link Distance (ft)	450		2000			600
Travel Time (s)	10.2		24.8			7.4
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	223	230	1796	200	339	1989
Shared Lane Traffic (%)						
Lane Group Flow (vph)	223	230	1796	200	339	1989
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	24		20			20
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	1	1	1	1
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	Prot	pm+ov	NA	pm+ov	pm+pt	NA
Protected Phases	7	1	2	7	1	6
Permitted Phases		7		2	6	
Detector Phase	7	1	2	7	1	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.0	12.0	12.0	11.0	12.0	12.0
Total Split (s)	30.0	30.0	80.0	30.0	30.0	110.0
Total Split (%)	21.4%	21.4%	57.1%	21.4%	21.4%	78.6%
Maximum Green (s)	24.0	23.0	73.0	24.0	23.0	103.0
Yellow Time (s)	3.5	4.5	5.0	3.5	4.5	5.0
All-Red Time (s)	2.5	2.5	2.0	2.5	2.5	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Total Lost Time (s)	6.0	7.0	7.0	6.0	7.0	7.0
Lead/Lag		Lead	Lag		Lead	
Lead-Lag Optimize?		Yes	Yes		Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max	None	None	C-Max
Act Effct Green (s)	14.6	49.6	76.4	98.0	112.4	112.4
Actuated g/C Ratio	0.10	0.35	0.55	0.70	0.80	0.80
v/c Ratio	0.62	0.41	0.93	0.18	0.81	0.70
Control Delay (s/veh)	67.6	34.3	39.8	3.7	43.1	15.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.6	34.3	39.8	3.7	43.1	15.0
LOS	E	C	D	A	D	B
Approach Delay (s/veh)	50.7		36.2			19.1
Approach LOS	D		D			B
Queue Length 50th (ft)	102	147	795	27	207	1001
Queue Length 95th (ft)	141	219	#1006	49	m259	1075
Internal Link Dist (ft)	370		1920			520
Turn Bay Length (ft)	150			250	300	
Base Capacity (vph)	588	567	1930	1238	420	2841
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.41	0.93	0.16	0.81	0.70

Intersection Summary

Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 135 (96%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow
Natural Cycle: 90
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.93
Intersection Signal Delay (s/veh): 29.2 Intersection LOS: C
Intersection Capacity Utilization 86.2% ICU Level of Service E
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

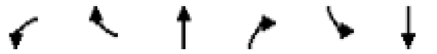
Splits and Phases: 1: Nashville Hwy (US Hwy 31 / SR 6) & Honey Farm Way



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	223	230	1796	200	339	1989
v/c Ratio	0.62	0.41	0.93	0.18	0.81	0.70
Control Delay (s/veh)	67.6	34.3	39.8	3.7	43.1	15.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	67.6	34.3	39.8	3.7	43.1	15.0
Queue Length 50th (ft)	102	147	795	27	207	1001
Queue Length 95th (ft)	141	219	#1006	49	m259	1075
Internal Link Dist (ft)	370		1920			520
Turn Bay Length (ft)	150			250	300	
Base Capacity (vph)	588	567	1930	1238	420	2841
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.41	0.93	0.16	0.81	0.70

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	207	214	1670	186	315	1850
Future Volume (veh/h)	207	214	1670	186	315	1850
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	223	230	1796	200	339	1989
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	484	478	1975	1103	360	2725
Arrive On Green	0.14	0.14	0.56	0.56	0.16	0.77
Sat Flow, veh/h	3456	1585	3647	1585	1781	3647
Grp Volume(v), veh/h	223	230	1796	200	339	1989
Grp Sat Flow(s),veh/h/ln	1728	1585	1777	1585	1781	1777
Q Serve(g_s), s	8.3	16.6	63.5	6.1	20.5	41.5
Cycle Q Clear(g_c), s	8.3	16.6	63.5	6.1	20.5	41.5
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	484	478	1975	1103	360	2725
V/C Ratio(X)	0.46	0.48	0.91	0.18	0.94	0.73
Avail Cap(c_a), veh/h	592	527	1975	1103	366	2725
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	55.3	40.0	27.9	7.4	47.0	8.6
Incr Delay (d2), s/veh	0.7	0.8	7.7	0.4	31.9	1.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.7	15.3	26.2	10.2	14.5	12.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	56.0	40.7	35.6	7.8	78.9	10.4
LnGrp LOS	E	D	D	A	E	B
Approach Vol, veh/h	453		1996			2328
Approach Delay, s/veh	48.2		32.8			20.4
Approach LOS	D		C			C
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	29.5	84.8		25.6		114.4
Change Period (Y+Rc), s	7.0	7.0		6.0		7.0
Max Green Setting (Gmax), s	23.0	73.0		24.0		103.0
Max Q Clear Time (g_c+I1), s	22.5	65.5		18.6		43.5
Green Ext Time (p_c), s	0.1	5.3		1.0		16.8

Intersection Summary	
HCM 7th Control Delay, s/veh	28.2
HCM 7th LOS	C

Intersection												
Int Delay, s/veh	5.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	122	219	155	5	176	5	142	5	5	5	5	97
Future Vol, veh/h	122	219	155	5	176	5	142	5	5	5	5	97
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	50	-	50	50	-	-	-	-	-	25	-	-
Veh in Median Storage, #	0	-	-	0	-	-	1	-	-	1	-	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	133	238	168	5	191	5	154	5	5	5	5	105

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	197	0	0	407	0	0	708	711	238	711	877	194
Stage 1	-	-	-	-	-	-	503	503	-	205	205	-
Stage 2	-	-	-	-	-	-	205	208	-	506	672	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1376	-	-	1152	-	-	349	358	801	348	287	847
Stage 1	-	-	-	-	-	-	551	541	-	797	732	-
Stage 2	-	-	-	-	-	-	797	730	-	549	455	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1376	-	-	1152	-	-	271	322	801	307	258	847
Mov Cap-2 Maneuver	-	-	-	-	-	-	363	388	-	397	338	-
Stage 1	-	-	-	-	-	-	498	489	-	793	729	-
Stage 2	-	-	-	-	-	-	689	727	-	487	411	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.94	0.22	22.32	10.49
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	370	1376	-	-	1152	-	-	397	789
HCM Lane V/C Ratio	0.446	0.096	-	-	0.005	-	-	0.014	0.14
HCM Ctrl Dly (s/v)	22.3	7.9	-	-	8.1	-	-	14.2	10.3
HCM Lane LOS	C	A	-	-	A	-	-	B	B
HCM 95th %tile Q(veh)	2.2	0.3	-	-	0	-	-	0	0.5

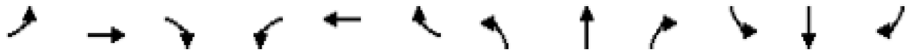
Intersection						
Int Delay, s/veh	0.4					

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	65	1843	40	0	2165
Future Vol, veh/h	0	65	1843	40	0	2165
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	100	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	71	2003	43	0	2353

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	1002	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	241	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	241	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	26.03	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	241	-
HCM Lane V/C Ratio	-	-	0.293	-
HCM Ctrl Dly (s/v)	-	-	26	-
HCM Lane LOS	-	-	D	-
HCM 95th %tile Q(veh)	-	-	1.2	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	2	34	25	4	29	30	1883	23	37	2112	57
Future Volume (vph)	28	2	34	25	4	29	30	1883	23	37	2112	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		0	125		250	400		350	400		375
Storage Lanes	1		0	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt		0.857				0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1596	0	1770	1863	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.488						0.044			0.043		
Satd. Flow (perm)	909	1596	0	1863	1863	1583	82	3539	1583	80	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		39				78			82			82
Link Speed (mph)		30			30			55			55	
Link Distance (ft)		1689			1722			3000			2010	
Travel Time (s)		38.4			39.1			37.2			24.9	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	32	2	39	29	5	33	34	2164	26	43	2428	66
Shared Lane Traffic (%)												
Lane Group Flow (vph)	32	41	0	29	5	33	34	2164	26	43	2428	66
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1		1	1	1	1	1	1	1	1	1
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	50	50		50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50		50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	pm+ov	pm+pt	NA	pm+ov
Protected Phases	7	4		3	8	5	1	6	3	5	2	7
Permitted Phases	4			8		8	6		6	2		2
Detector Phase	7	4		3	8	5	1	6	3	5	2	7
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0	7.0	7.0	10.0	7.0	7.0	10.0	7.0
Minimum Split (s)	15.0	15.0		15.0	15.0	15.0	15.0	95.0	15.0	15.0	95.0	15.0
Total Split (s)	15.0	15.0		15.0	15.0	15.0	15.0	95.0	15.0	15.0	95.0	15.0
Total Split (%)	10.7%	10.7%		10.7%	10.7%	10.7%	10.7%	67.9%	10.7%	10.7%	67.9%	10.7%
Maximum Green (s)	8.5	8.5		8.5	8.5	8.0	8.0	88.5	8.5	8.0	88.5	8.5
Yellow Time (s)	3.5	3.5		3.5	3.5	4.5	4.5	5.0	3.5	4.5	5.0	3.5
All-Red Time (s)	3.0	3.0		3.0	3.0	2.5	2.5	1.5	3.0	2.5	1.5	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Lost Time (s)	6.5	6.5		6.5	6.5	7.0	7.0	6.5	6.5	7.0	6.5	6.5
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None		None	None	None	None	C-Max	None	None	C-Max	None
Act Effct Green (s)	17.6	7.3		9.4	7.3	10.2	104.6	100.8	112.3	106.3	103.7	124.7
Actuated g/C Ratio	0.13	0.05		0.07	0.05	0.07	0.75	0.72	0.80	0.76	0.74	0.89
v/c Ratio	0.15	0.34		0.24	0.05	0.18	0.23	0.85	0.02	0.29	0.93	0.05
Control Delay (s/veh)	52.5	27.7		62.6	64.0	2.0	12.7	11.1	0.0	13.8	27.4	0.6
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.5	27.7		62.6	64.0	2.0	12.7	11.1	0.0	13.8	27.4	0.6
LOS	D	C		E	E	A	B	B	A	B	C	A
Approach Delay (s/veh)		38.6			32.9			11.0			26.5	
Approach LOS		D			C			B			C	
Queue Length 50th (ft)	26	2		26	4	0	3	141	0	9	~1260	0
Queue Length 95th (ft)	55	39		51	19	0	m4	1119	m0	26	#1331	7
Internal Link Dist (ft)		1609			1642			2920			1930	
Turn Bay Length (ft)	150			125		250	400		350	400		375
Base Capacity (vph)	215	133		130	113	196	158	2547	1291	157	2622	1419
Starvation Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0		0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.31		0.22	0.04	0.17	0.22	0.85	0.02	0.27	0.93	0.05

Intersection Summary

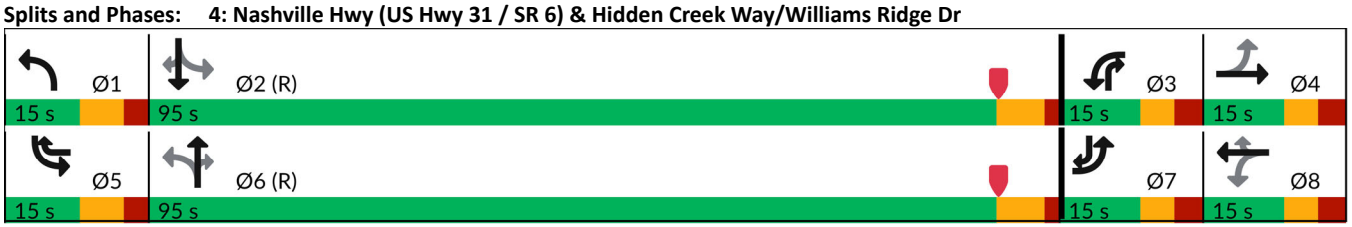
Area Type: Other
Cycle Length: 140
Actuated Cycle Length: 140
Offset: 49 (35%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.93
Intersection Signal Delay (s/veh): 19.7 Intersection LOS: B
Intersection Capacity Utilization 80.4% ICU Level of Service D
Analysis Period (min) 15

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 4: Nashville Hwy (US Hwy 31 / SR 6) & Hidden Creek Way/Williams Ridge Dr



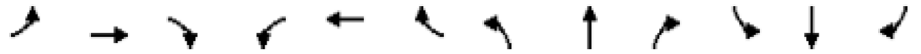
Lane Group	EBL	EBT	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	32	41	29	5	33	34	2164	26	43	2428	66
v/c Ratio	0.15	0.34	0.24	0.05	0.18	0.23	0.85	0.02	0.29	0.93	0.05
Control Delay (s/veh)	52.5	27.7	62.6	64.0	2.0	12.7	11.1	0.0	13.8	27.4	0.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	52.5	27.7	62.6	64.0	2.0	12.7	11.1	0.0	13.8	27.4	0.6
Queue Length 50th (ft)	26	2	26	4	0	3	141	0	9	~1260	0
Queue Length 95th (ft)	55	39	51	19	0	m4	1119	m0	26	#1331	7
Internal Link Dist (ft)		1609		1642			2920			1930	
Turn Bay Length (ft)	150		125		250	400		350	400		375
Base Capacity (vph)	215	133	130	113	196	158	2547	1291	157	2622	1419
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.15	0.31	0.22	0.04	0.17	0.22	0.85	0.02	0.27	0.93	0.05

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	28	2	34	25	4	29	30	1883	23	37	2112	57
Future Volume (veh/h)	28	2	34	25	4	29	30	1883	23	37	2112	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	32	2	39	29	5	33	34	2164	26	43	2428	66
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	179	4	78	147	92	142	119	2435	1140	159	2449	1149
Arrive On Green	0.04	0.05	0.05	0.03	0.05	0.05	0.04	0.69	0.69	0.04	0.69	0.69
Sat Flow, veh/h	1781	78	1519	1781	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	32	0	41	29	5	33	34	2164	26	43	2428	66
Grp Sat Flow(s),veh/h/ln	1781	0	1597	1781	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	2.3	0.0	3.5	2.1	0.4	2.7	0.8	68.6	0.7	0.9	93.9	1.7
Cycle Q Clear(g_c), s	2.3	0.0	3.5	2.1	0.4	2.7	0.8	68.6	0.7	0.9	93.9	1.7
Prop In Lane	1.00		0.95	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	179	0	81	147	92	142	119	2435	1140	159	2449	1149
V/C Ratio(X)	0.18	0.00	0.50	0.20	0.05	0.23	0.29	0.89	0.02	0.27	0.99	0.06
Avail Cap(c_a), veh/h	224	0	97	195	114	161	156	2435	1140	188	2449	1149
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.7	0.0	64.7	59.9	63.4	59.2	38.3	17.7	5.6	27.5	21.3	5.5
Incr Delay (d2), s/veh	0.5	0.0	4.7	0.6	0.2	0.8	1.3	5.3	0.0	0.9	16.3	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	1.5	1.0	0.2	1.1	0.8	24.6	0.2	0.9	36.6	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.2	0.0	69.4	60.5	63.7	60.0	39.6	23.1	5.7	28.4	37.6	5.6
LnGrp LOS	E		E	E	E	E	D	C	A	C	D	A
Approach Vol, veh/h		73			67			2224			2537	
Approach Delay, s/veh		65.4			60.5			23.1			36.6	
Approach LOS		E			E			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.1	103.0	11.2	13.6	12.7	102.4	11.5	13.4
Change Period (Y+Rc), s	7.0	6.5	6.5	6.5	7.0	6.5	6.5	6.5
Max Green Setting (Gmax), s	8.0	88.5	8.5	8.5	8.0	88.5	8.5	8.5
Max Q Clear Time (g_c+I1), s	2.8	95.9	4.1	5.5	2.9	70.6	4.3	4.7
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	11.6	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	31.2
HCM 7th LOS	C

APPENDIX C

TRIP GENERATION

HONEY FARM - TRIP GENERATION SUMMARY

		Trip Generation			
	Daily	AM		PM	
Land Use	Total	Enter	Exit	Enter	Exit
Grocery Store	4292	76	53	202	202
Fast-Food Restaurant with Drive-Through Window	3086	150	144	113	105
Fast Casual Restaurant	534	4	4	46	37
Future Retail	326	12	8	27	27
Multifamily Housing (Low-Rise)	1190	18	58	60	35
Townhomes	1322	22	66	61	43
Mini-Warehouse	142	5	4	7	8
Health Department	622	39	10	20	46
Totals	**11514**	**326**	**347**	**536**	**503**

		Internal Trip Reduction			
	Daily	AM		PM	
Land Use	Total	Enter	Exit	Enter	Exit
Grocery Store	858	15	11	40	40
Fast-Food Restaurant with Drive-Through Window	617	30	29	23	21
Fast Casual Restaurant	107	1	1	9	7
Future Retail	65	2	2	5	5
Multifamily Housing (Low-Rise)	238	4	12	12	7
Townhomes	264	4	13	12	9
Mini-Warehouse	28	1	1	1	2
Health Department	124	8	2	4	9
Totals	**2301**	**65**	**71**	**106**	**100**

Internal Trip Reduction		
Daily %	AM %	PM %
20%	20%	20%
20%	20%	20%
20%	20%	20%
20%	20%	20%
20%	20%	20%
20%	20%	20%
20%	20%	20%
20%	20%	20%

		Total External Trips			
	Daily	AM		PM	
Land Use	Total	Enter	Exit	Enter	Exit
Grocery Store	3434	61	42	162	162
Fast-Food Restaurant with Drive-Through Window	2469	120	115	90	84
Fast Casual Restaurant	427	3	3	37	30
Future Retail	261	10	6	22	22
Multifamily Housing (Low-Rise)	952	14	46	48	28
Townhomes	1058	18	53	49	34
Mini-Warehouse	114	4	3	6	6
Health Department	498	31	8	16	37
Totals	**9213**	**261**	**276**	**430**	**403**

		Primary - External Trips			
	Daily	AM		PM	
Land Use	Total	Enter	Exit	Enter	Exit
Grocery Store	2747	49	34	109	109
Fast-Food Restaurant with Drive-Through Window	1235	61	59	45	42
Fast Casual Restaurant	320	3	3	28	23
Future Retail	196	10	6	15	15
Multifamily Housing (Low-Rise)	952	14	46	48	28
Townhomes	1058	18	53	49	34
Mini-Warehouse	114	4	3	6	6
Health Department	498	31	8	16	37
Total Primary Trips	**7120**	**190**	**212**	**316**	**294**

Primary Trip Percentage		
Daily %	AM %	PM %
80%	80%	67%
50%	51%	50%
75%	100%	75%
75%	100%	66%
100%	100%	100%
100%	100%	100%
100%	100%	100%
100%	100%	100%

		Pass-By - External Trips			
	Daily	AM		PM	
Land Use	Total	Enter	Exit	Enter	Exit
Grocery Store	687	12	8	53	53
Fast-Food Restaurant with Drive-Through Window	1234	59	56	45	42
Fast Casual Restaurant	107	0	0	9	7
Future Retail	65	0	0	7	7
Multifamily Housing (Low-Rise)	0	0	0	0	0
Townhomes	0	0	0	0	0
Mini-Warehouse	0	0	0	0	0
Health Department	0	0	0	0	0
Total Passby Trips	**2093**	**71**	**64**	**114**	**109**

Pass-by Trip Percentage		
Daily %	AM %	PM %
20%	20%	33%
50%	49%	50%
25%	0%	25%
25%	0%	34%
0%	0%	0%
0%	0%	0%
0%	0%	0%
0%	0%	0%

Land Use: 850
Supermarket

Description

A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy.

Additional Data

In prior editions of *Trip Generation Manual*, a separate land use code was assigned to a discount supermarket. With the addition of new supermarket data points, an examination of the database reveals very little difference between trip generation rates for the traditional supermarket and a reported discount supermarket. This examination looked at both the small discount supermarkets and the large discount supermarkets. As a result, all types of supermarkets are included in this land use database.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, District of Columbia, Florida, Georgia, Illinois, Kentucky, Maryland, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

213, 221, 236, 251, 273, 305, 359, 365, 438, 440, 442, 447, 448, 514, 520, 537, 552, 577, 610, 715, 716, 728, 738, 746, 854, 870, 882, 893, 917, 926, 935, 946, 959, 961, 966, 975, 1004, 1009, 1025, 1058, 1063, 1064

Land Use: 934
Fast-Food Restaurant with Drive-Through Window

Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

Land Use: 930
Fast Casual Restaurant

Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. A fast casual restaurant typically serves lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less. Fine dining restaurant (Land Use 931), high-turnover (sit-down) restaurant (Land Use 932), and fast-food restaurant without drive-through window (Land Use 933) are related uses.

Additional Data

The fast casual restaurant study sites included in this land use did not have a drive-through window.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 2010s in Minnesota, South Carolina, Washington, and Wisconsin.

Source Numbers

861, 869, 939, 959, 962, 1048

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Land Use: 151
Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Land Use: 720
Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

Proposed Honey Farm Walmart Neighborhood Market
Trip Generation
AM Peak Hour

VEHICLE TRIPS BEFORE REDUCTION								
Land Use & Data Source	Location	Independent Variable	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
850 - Supermarket	General Urban/Suburban	1000 Sq. Ft. GFA	45	AM Peak Hour	Average 2.86	76 59%	53 41%	P
934 - Fast-Food Restaurant with Drive-Through Window	General Urban/Suburban	1000 Sq. Ft. GFA	6.6	AM Peak Hour	Average 44.61	150 51%	144 49%	294
930 - Fast Casual Restaurant	General Urban/Suburban	1000 Sq. Ft. GFA	5.5	AM Peak Hour	Average 1.43	4 50%	4 50%	8
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	6	AM Peak Hour	Best Fit (LOG) Ln(T) =0.66Ln(X) + 1.84	12 60%	8 40%	20
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	174	AM Peak Hour	Best Fit (LIN) T = 0.31(X) + 22.85	18 24%	58 76%	76
215 - Single-Family Attached Housing	General Urban/Suburban	Dwelling Units	180	AM Peak Hour	Best Fit (LIN) T = 0.52(X) - 5.70	22 25%	66 75%	88
151 - Mini-Warehouse	General Urban/Suburban	1000 Sq. Ft. GFA	98.28	AM Peak Hour	Average 0.09	5 59%	4 41%	9
720 - Medical-Dental Office Building - Stand-Alone	General Urban/Suburban	1000 Sq. Ft. GFA	17	AM Peak Hour	Best Fit (LOG) Ln(T) =0.90Ln(X) + 1.34	39 79%	10 21%	49

NEW VEHICLE TRIPS			
Land Use	New Vehicle Trips		
	Entry	Exit	Total
850 - Supermarket	76	53	129
934 - Fast-Food Restaurant with Drive-Through Window	150	144	294
930 - Fast Casual Restaurant	4	4	8
822 - Strip Retail Plaza (<40k)	12	8	20
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	18	58	76
215 - Single-Family Attached Housing	22	66	88
151 - Mini-Warehouse	5	4	9
720 - Medical-Dental Office Building - Stand-Alone	39	10	49

RESULTS			
Site Totals	Entry	Exit	Total
New Vehicle Trips	326	347	673

Data Source: Trip Generation Manual, 11th Ed

Generated By OTISS Pro v2.1

Proposed Honey Farm Walmart Neighborhood Market
Trip Generation
PM Peak Hour

VEHICLE TRIPS BEFORE REDUCTION								
Land Use & Data Source	Location	Independent Variable	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
850 - Supermarket	General Urban/Suburban	1000 Sq. Ft. GFA	45	PM Peak Hour	Best Fit (LOG) Ln(T) =0.81Ln(X) + 2.92	202 50%	202 50%	P
934 - Fast-Food Restaurant with Drive-Through Window	General Urban/Suburban	1000 Sq. Ft. GFA	6.6	PM Peak Hour	Average 33.03	113 52%	105 48%	218
930 - Fast Casual Restaurant	General Urban/Suburban	1000 Sq. Ft. GFA	5.5	PM Peak Hour	Best Fit (LIN) T = 17.96(X) - 15.94	46 55%	37 45%	83
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	6	PM Peak Hour	Best Fit (LOG) Ln(T) =0.71Ln(X) + 2.72	27 50%	27 50%	54
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	174	PM Peak Hour	Best Fit (LIN) T = 0.43(X) + 20.55	60 63%	35 37%	95
215 - Single-Family Attached Housing	General Urban/Suburban	Dwelling Units	180	PM Peak Hour	Best Fit (LIN) T = 0.60(X) - 3.93	61 59%	43 41%	104
151 - Mini-Warehouse	General Urban/Suburban	1000 Sq. Ft. GFA	98.28	PM Peak Hour	Average 0.15	7 47%	8 53%	15
720 - Medical-Dental Office Building - Stand-Alone	General Urban/Suburban	1000 Sq. Ft. GFA	17	PM Peak Hour	Best Fit (LIN) T = 4.07(X) - 3.17	20 30%	46 70%	66

NEW VEHICLE TRIPS			
Land Use	New Vehicle Trips		
	Entry	Exit	Total
850 - Supermarket	202	202	404
934 - Fast-Food Restaurant with Drive-Through Window	113	105	218
930 - Fast Casual Restaurant	46	37	83
822 - Strip Retail Plaza (<40k)	27	27	54
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	60	35	95
215 - Single-Family Attached Housing	61	43	104
151 - Mini-Warehouse	7	8	15
720 - Medical-Dental Office Building - Stand-Alone	20	46	66

RESULTS			
Site Totals	Entry	Exit	Total
New Vehicle Trips	536	503	1039

Data Source: Trip Generation Manual, 11th Ed

Proposed Honey Farm Walmart Neighborhood Market
Trip Generation
Weekday

VEHICLE TRIPS BEFORE REDUCTION								
Land Use & Data Source	Location	Independent Variable	Size	Time Period	Method Rate/Equation	Entry Split%	Exit Split%	Total
850 - Supermarket	General Urban/Suburban	1000 Sq. Ft. GFA	45	Weekday	Best Fit (LIN) T = 83.39(X) + 539.33	2146 50%	2146 50%	P
934 - Fast-Food Restaurant with Drive-Through Window	General Urban/Suburban	1000 Sq. Ft. GFA	6.6	Weekday	Average 467.48	1543 50%	1543 50%	3086
930 - Fast Casual Restaurant	General Urban/Suburban	1000 Sq. Ft. GFA	5.5	Weekday	Average 97.14	267 50%	267 50%	534
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	6	Weekday	Average 54.45	163 50%	163 50%	326
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	174	Weekday	Best Fit (LIN) T = 6.41(X) + 75.31	595 50%	595 50%	1190
215 - Single-Family Attached Housing	General Urban/Suburban	Dwelling Units	180	Weekday	Best Fit (LIN) T = 7.62(X) - 50.48	661 50%	661 50%	1322
151 - Mini-Warehouse	General Urban/Suburban	1000 Sq. Ft. GFA	98.28	Weekday	Average 1.45	71 50%	71 50%	142
720 - Medical-Dental Office Building - Stand-Alone	General Urban/Suburban	1000 Sq. Ft. GFA	17	Weekday	Best Fit (LIN) T = 42.97(X) - 108.01	311 50%	311 50%	622

NEW VEHICLE TRIPS			
Land Use	New Vehicle Trips		
	Entry	Exit	Total
850 - Supermarket	2146	2146	4292
934 - Fast-Food Restaurant with Drive-Through Window	1543	1543	3086
930 - Fast Casual Restaurant	267	267	534
822 - Strip Retail Plaza (<40k)	163	163	326
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	595	595	1190
215 - Single-Family Attached Housing	661	661	1322
151 - Mini-Warehouse	71	71	142
720 - Medical-Dental Office Building - Stand-Alone	311	311	622

RESULTS			
Site Totals	Entry	Exit	Total
New Vehicle Trips	5757	5757	11514

Data Source: Trip Generation Manual, 11th Ed

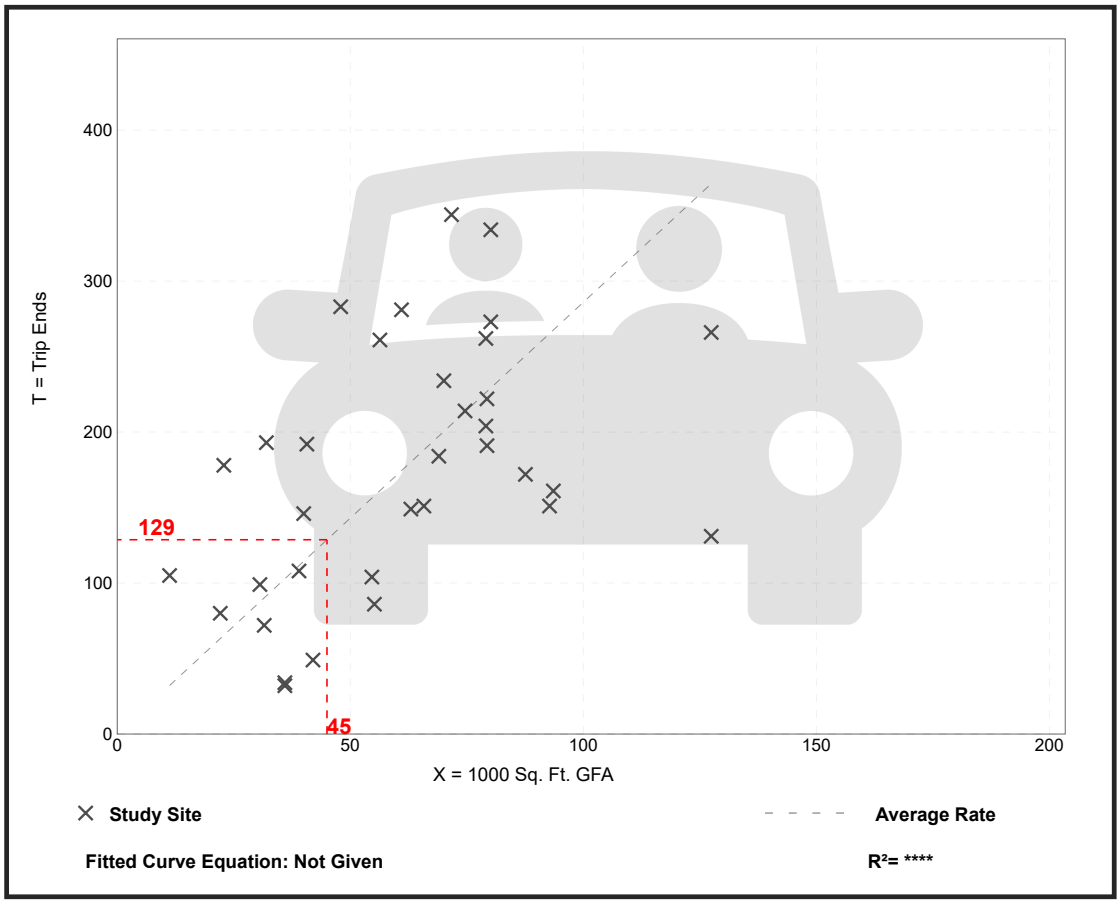
Supermarket
(850)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 61
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.86	0.89 - 9.35	1.45

Data Plot and Equation



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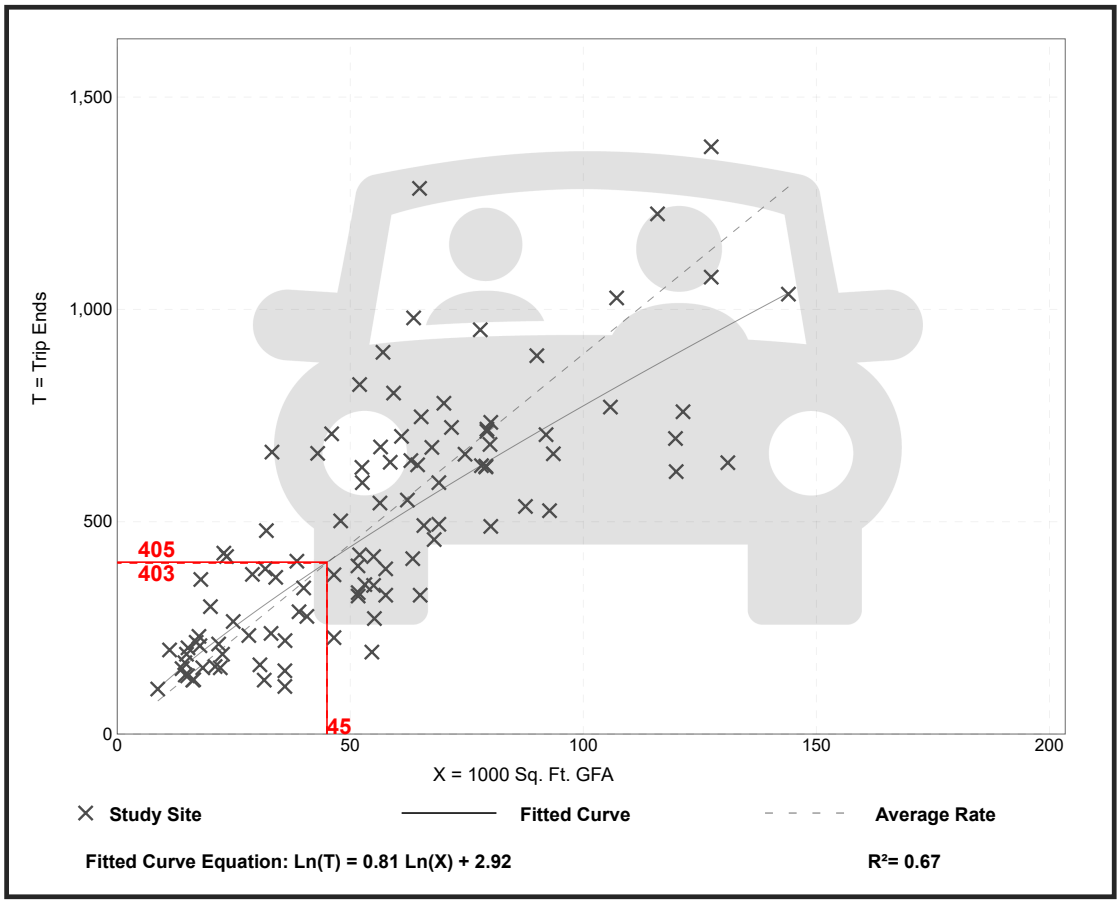
Supermarket
(850)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.95	3.11 - 20.30	3.32

Data Plot and Equation



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Supermarket
(850)

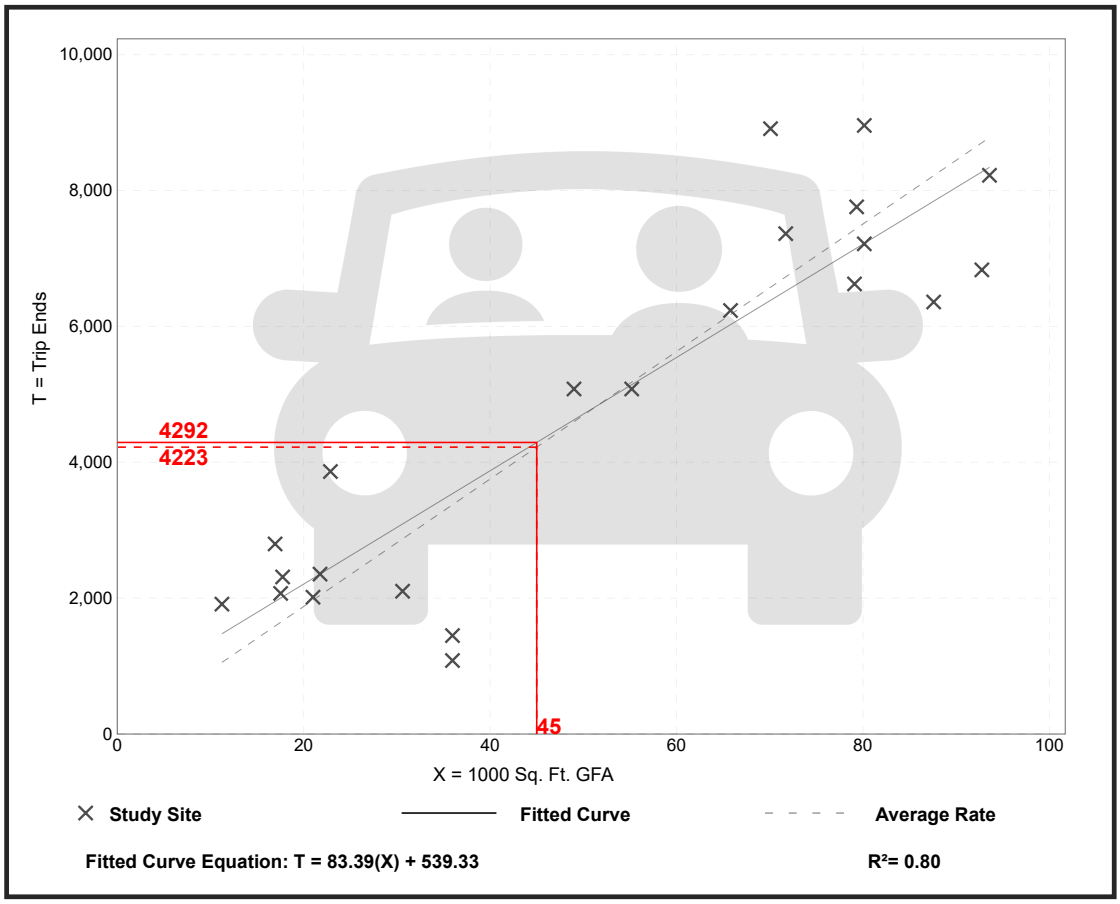
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 52
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
93.84	30.09 - 170.24	27.05

Data Plot and Equation



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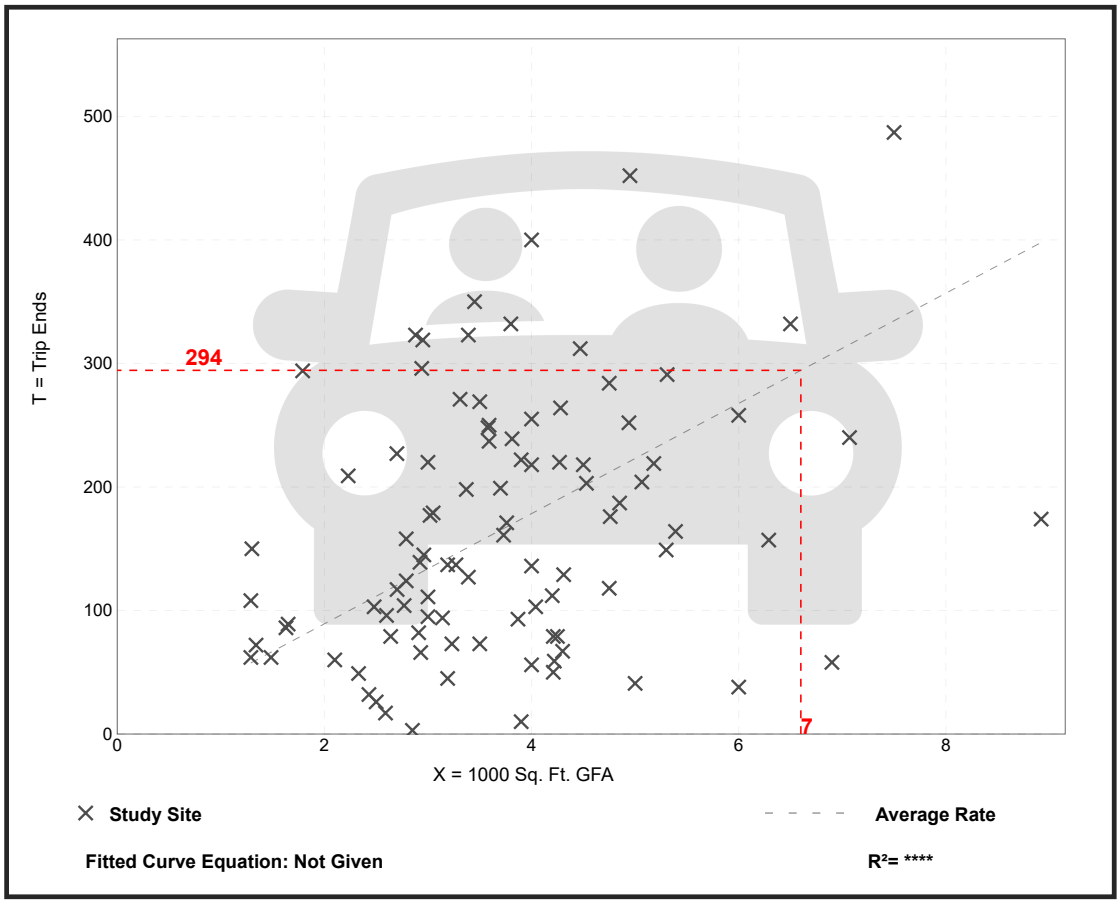
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



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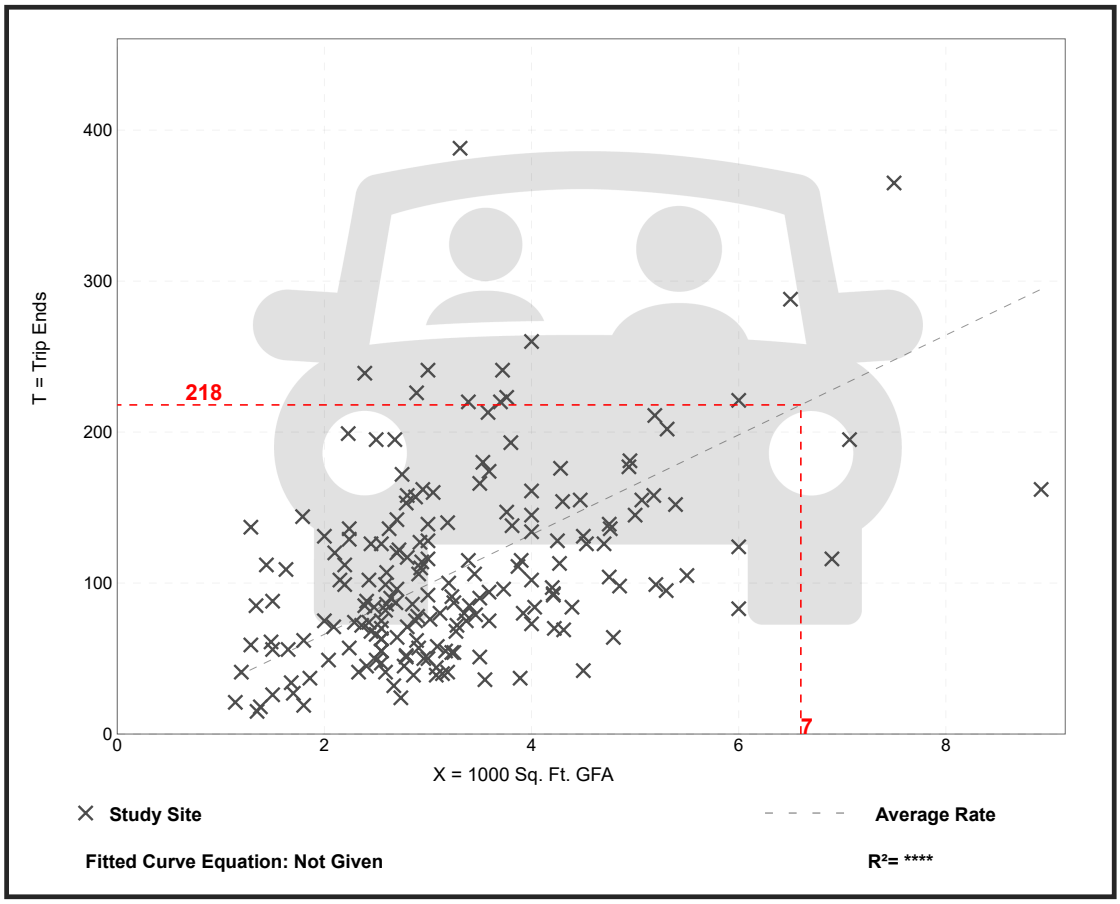
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



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Fast-Food Restaurant with Drive-Through Window
(934)

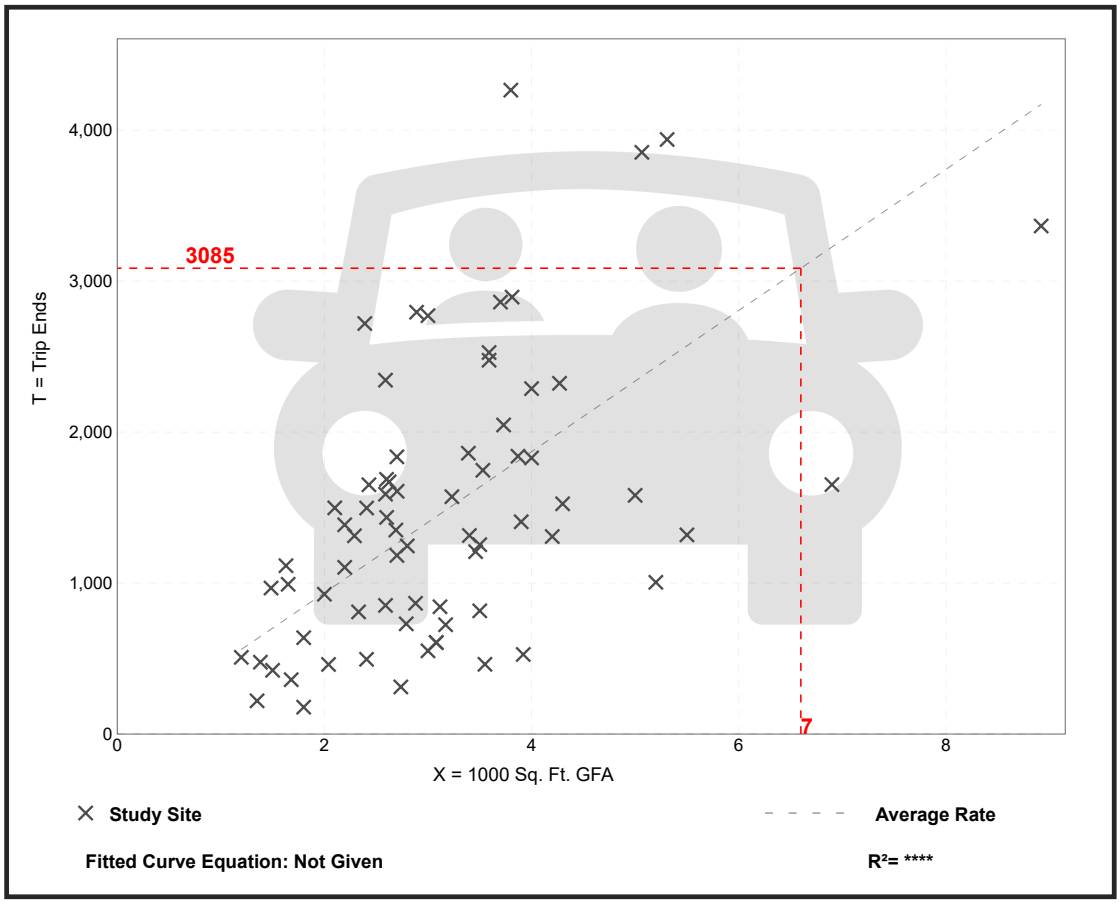
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



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Fast Casual Restaurant
(930)

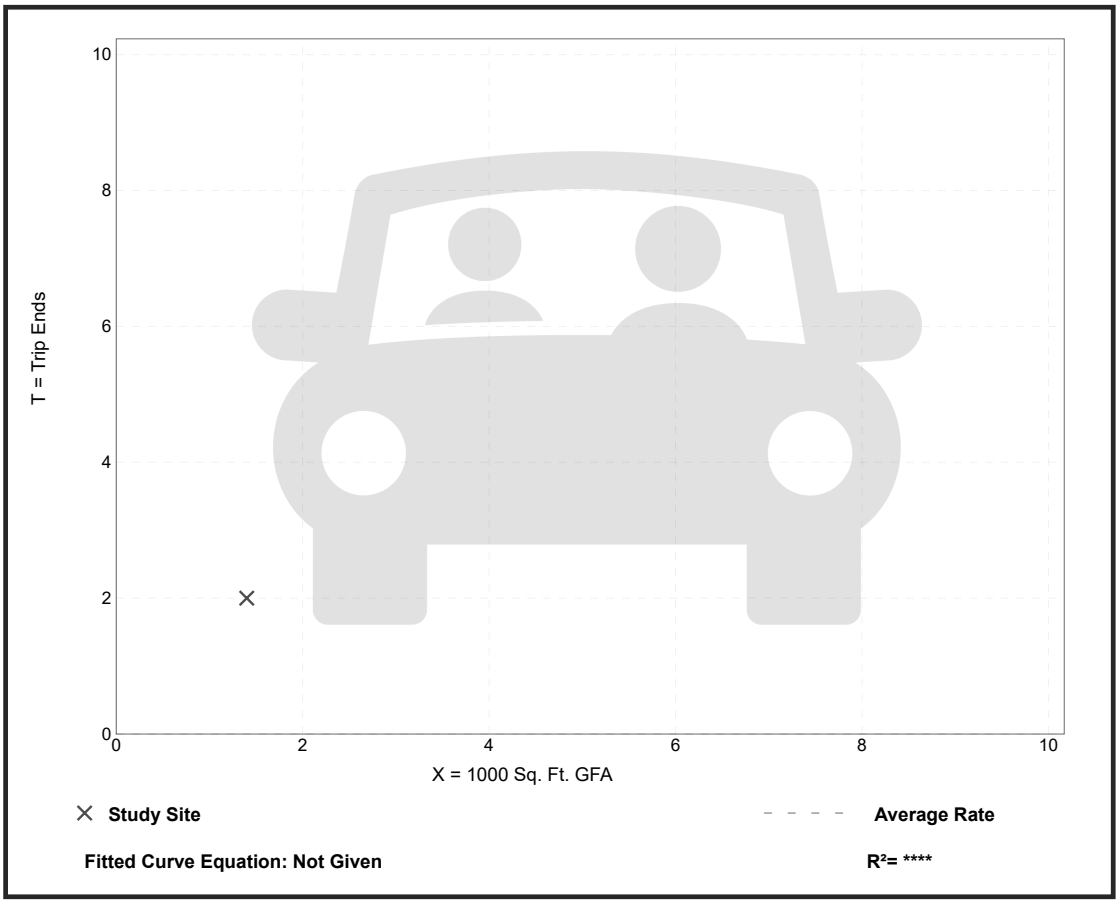
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.43	1.43 - 1.43	*

Data Plot and Equation

Caution – Small Sample Size



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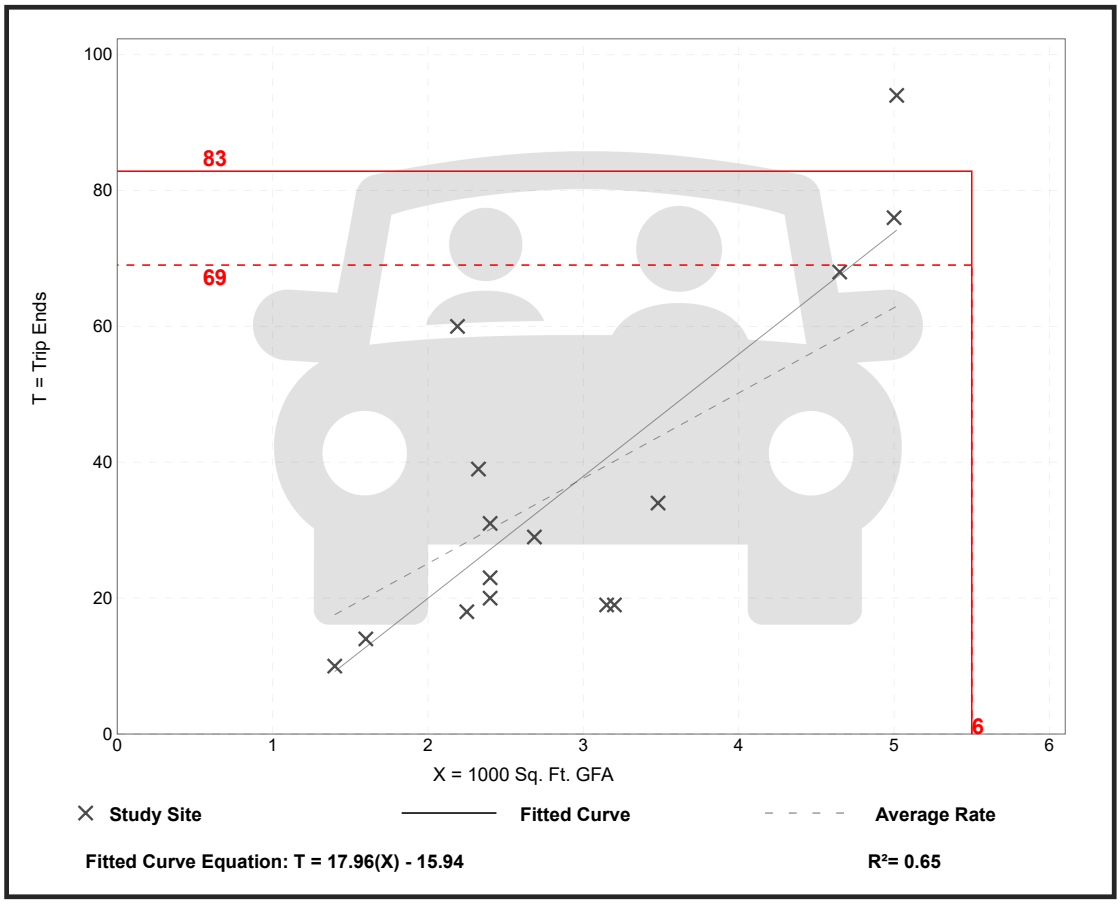
Fast Casual Restaurant
(930)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	15
Avg. 1000 Sq. Ft. GFA:	3
Directional Distribution:	55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.55	5.94 - 27.40	5.52

Data Plot and Equation



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Fast Casual Restaurant
(930)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

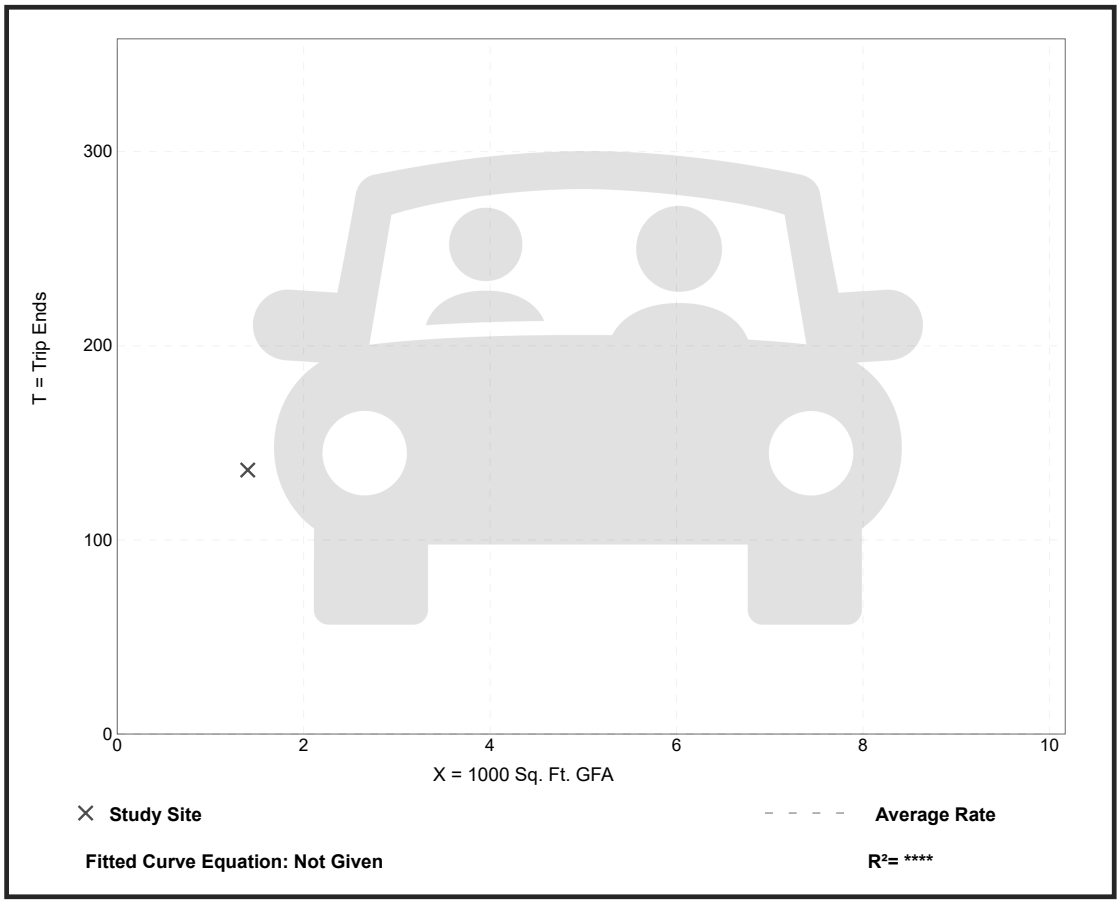
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
97.14	97.14 - 97.14	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

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Strip Retail Plaza (<40k)
(822)

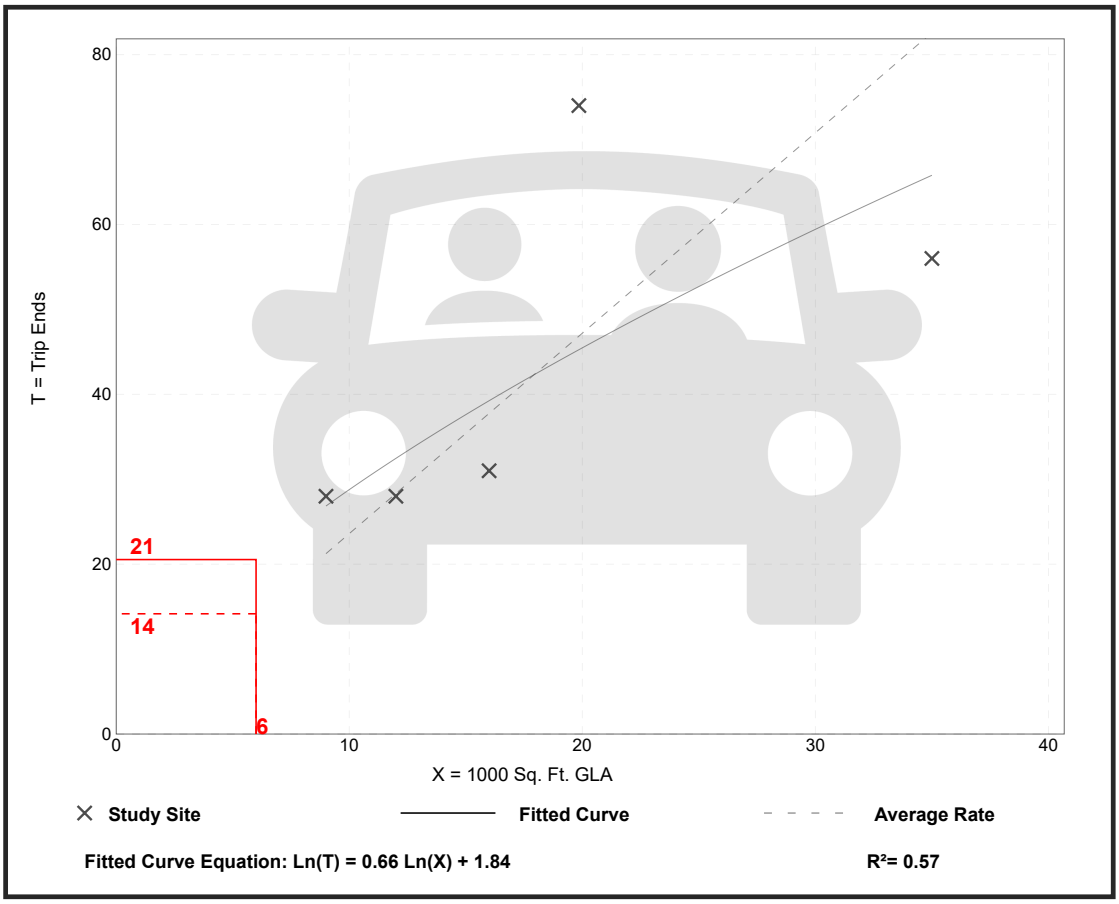
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

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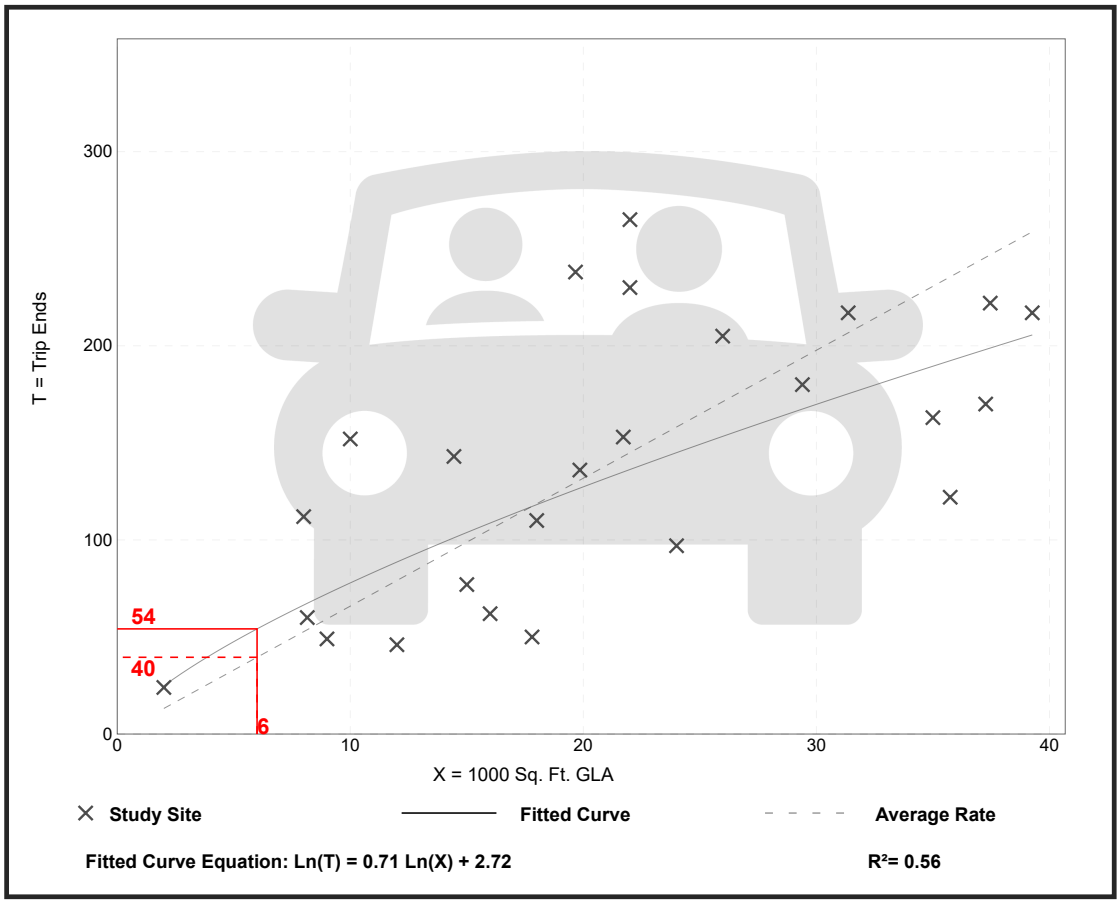
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



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Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

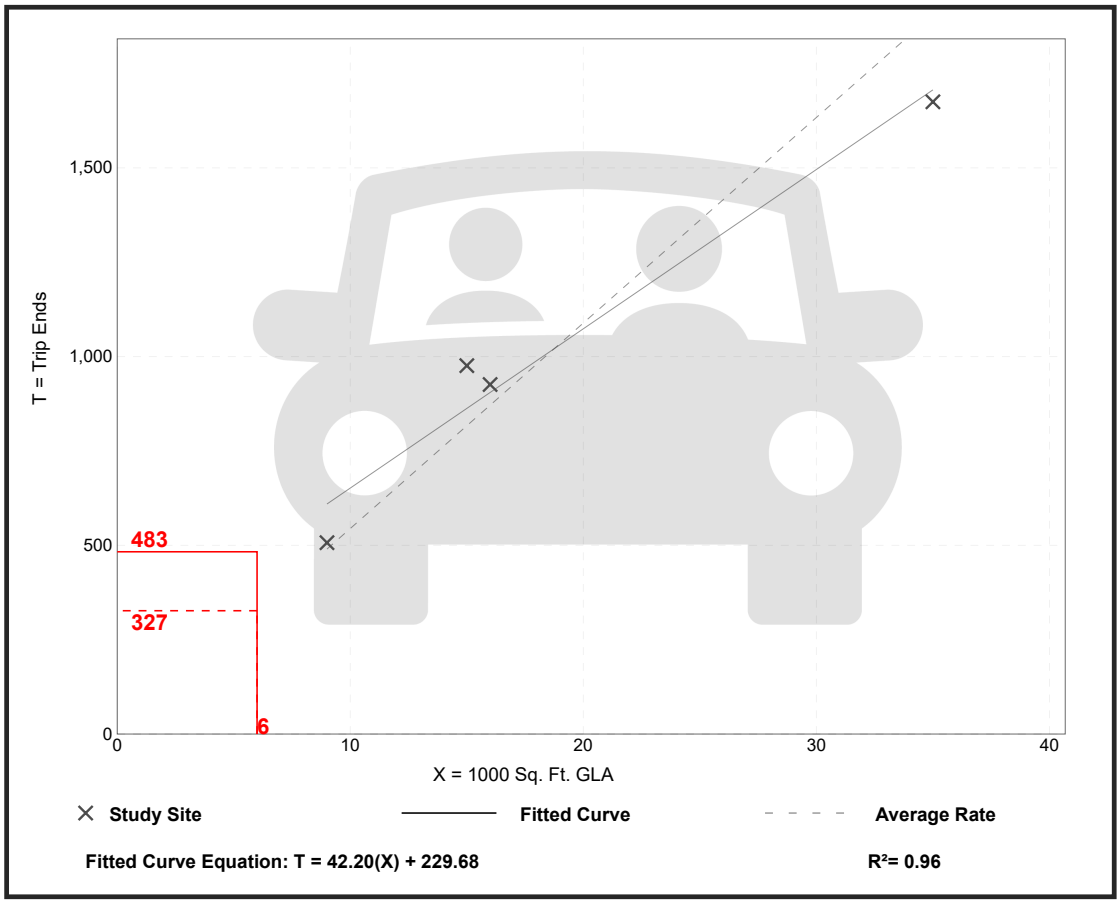
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



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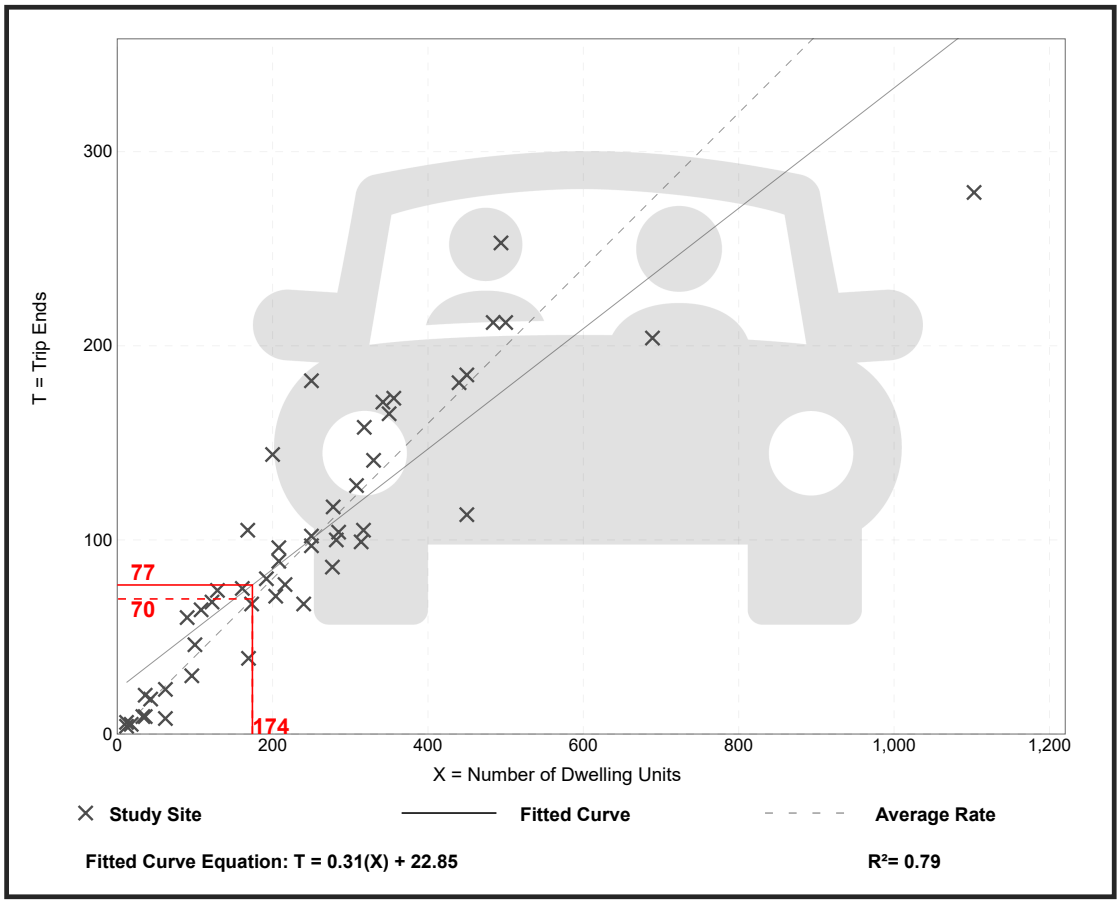
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



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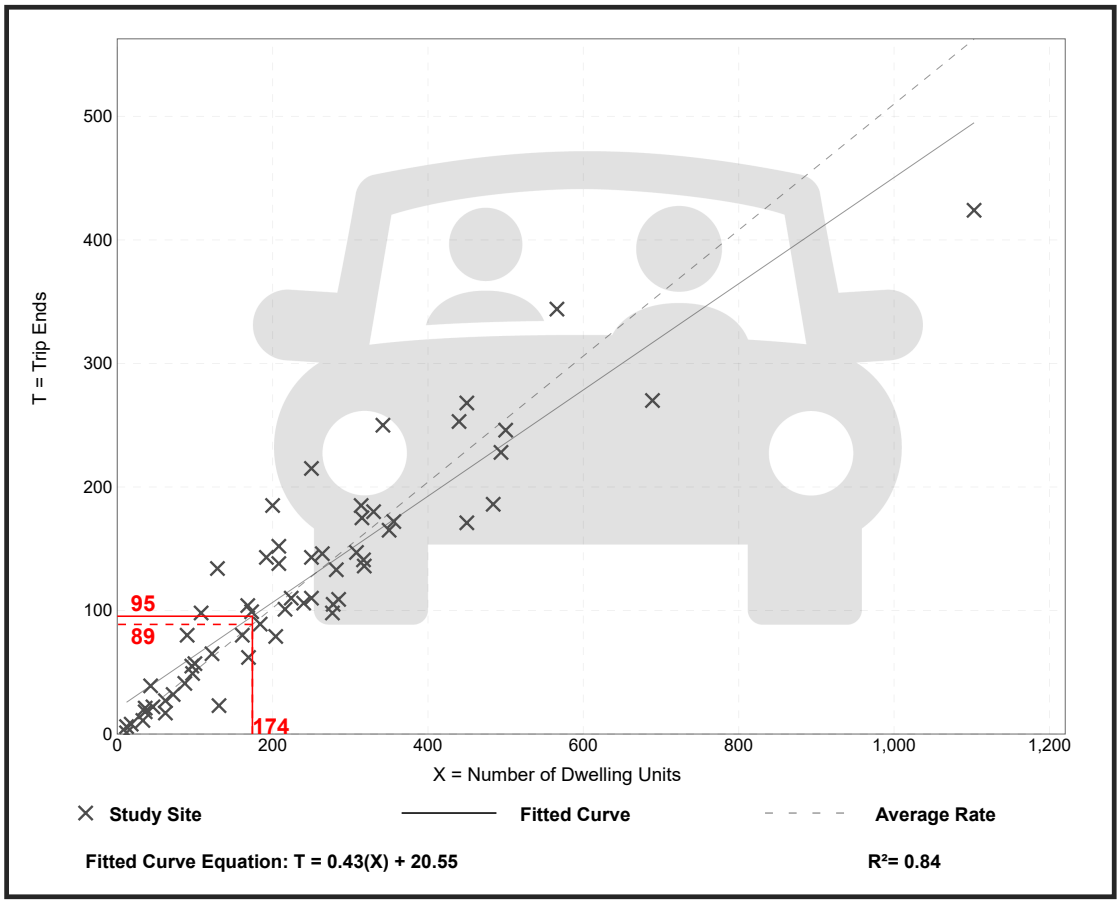
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

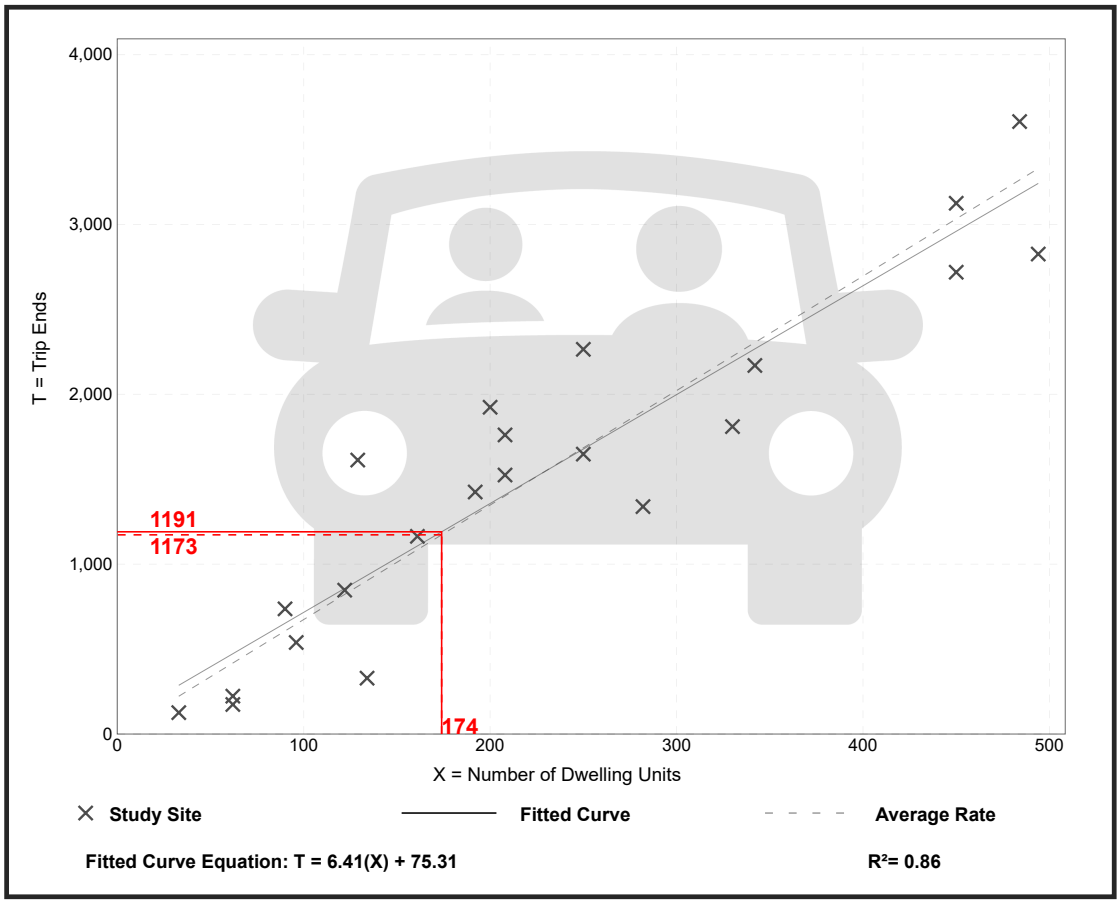
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



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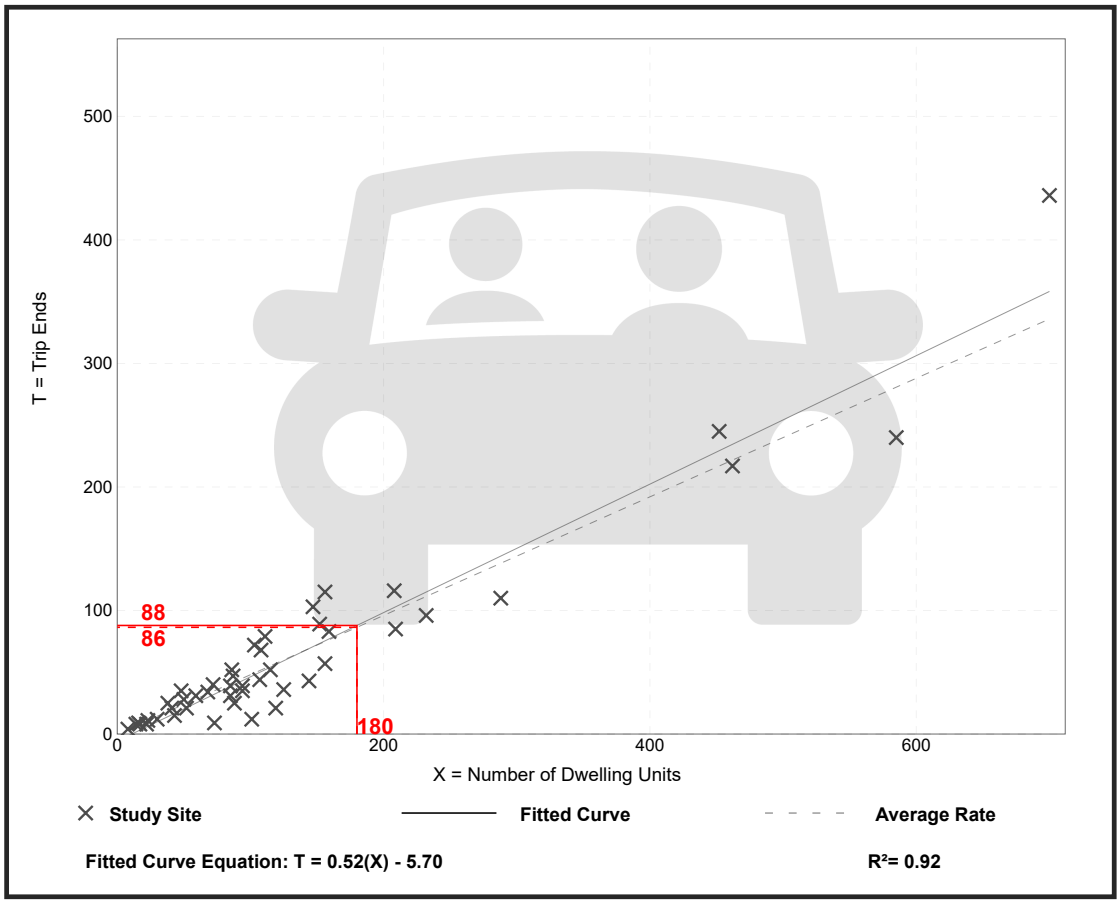
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



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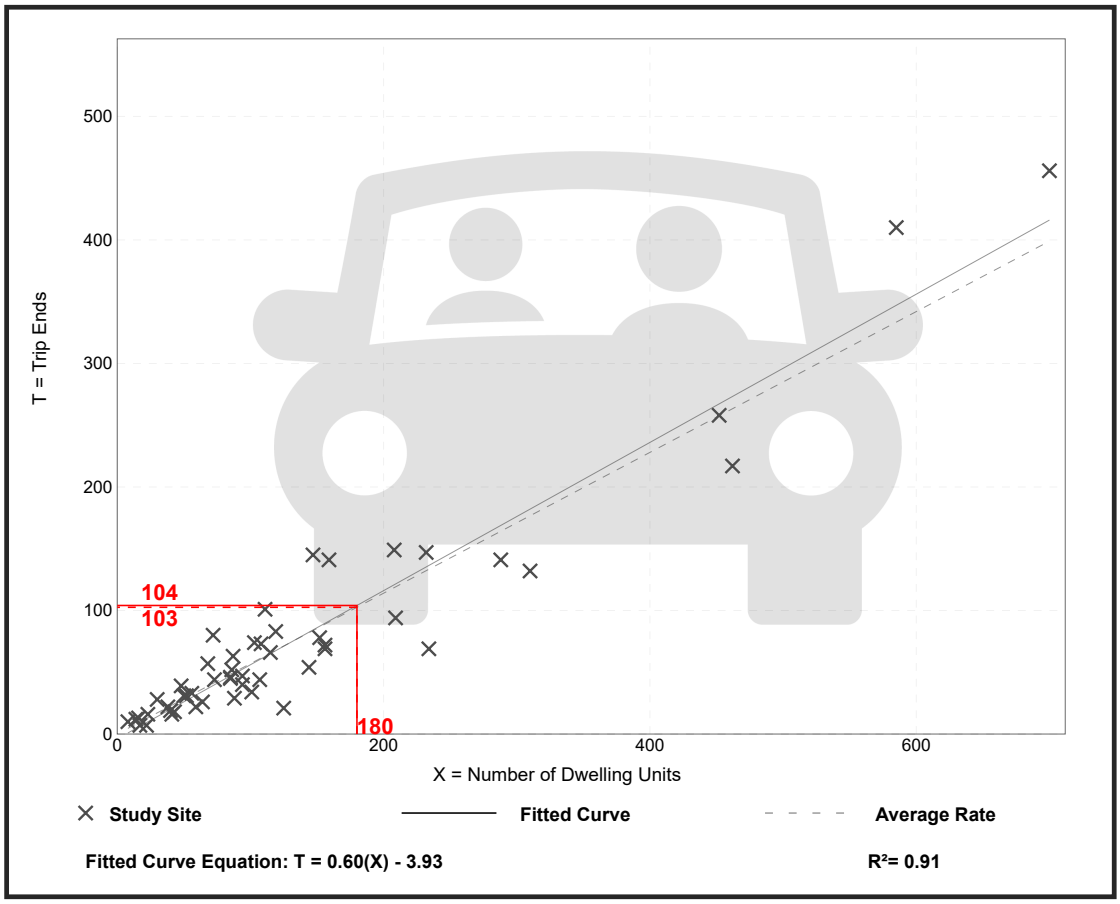
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



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Single-Family Attached Housing
(215)

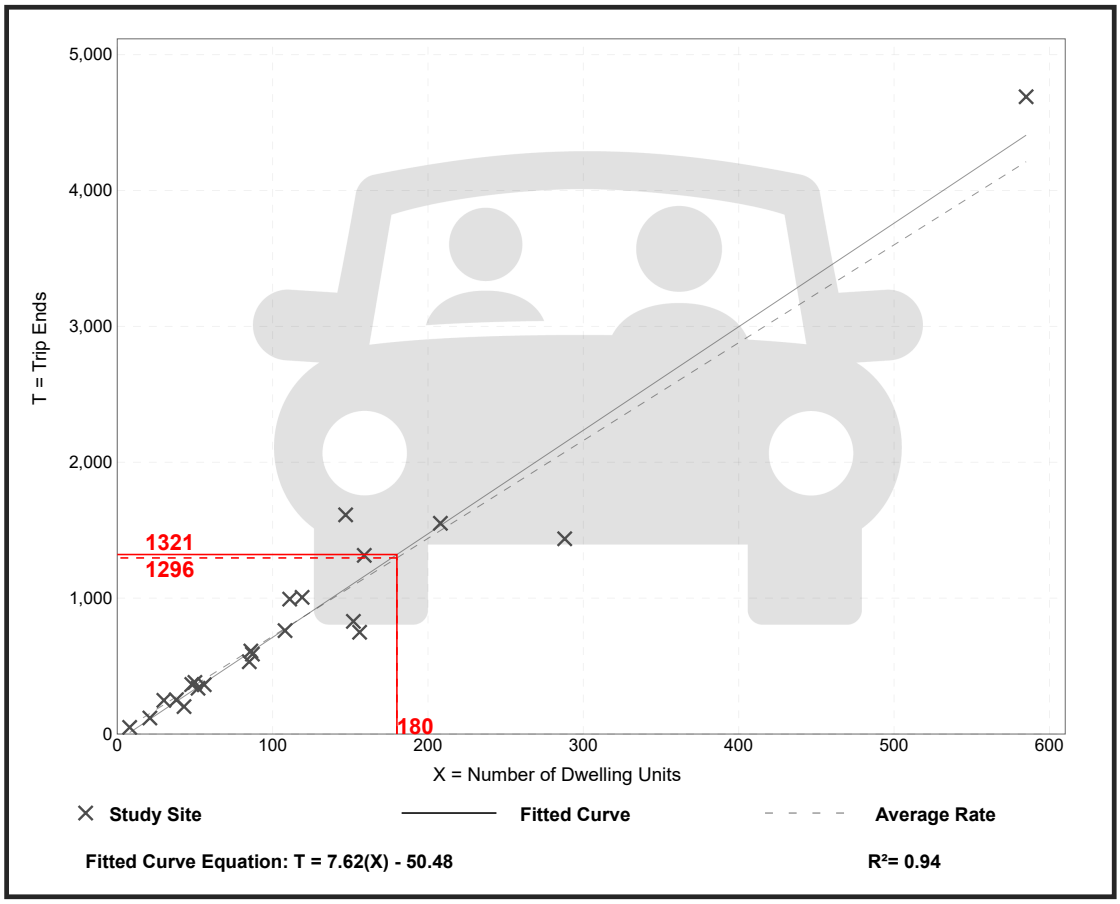
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



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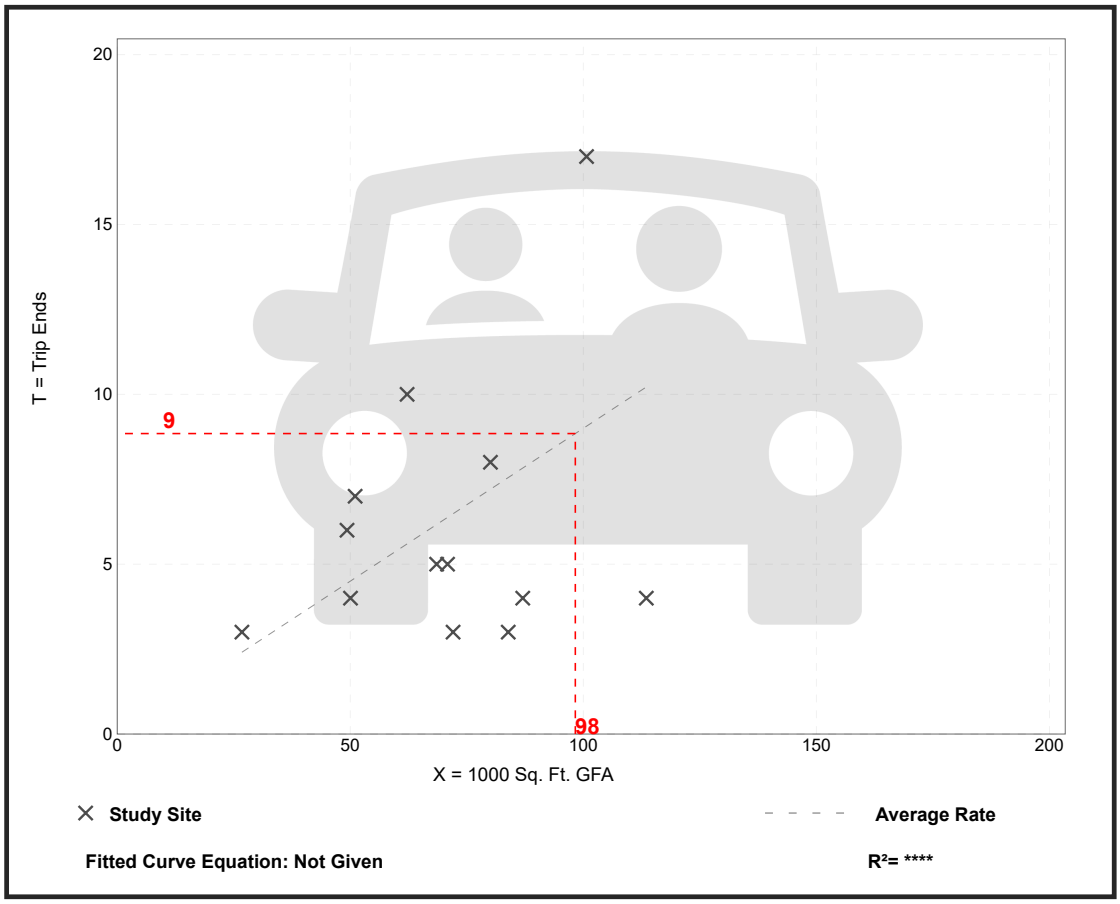
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



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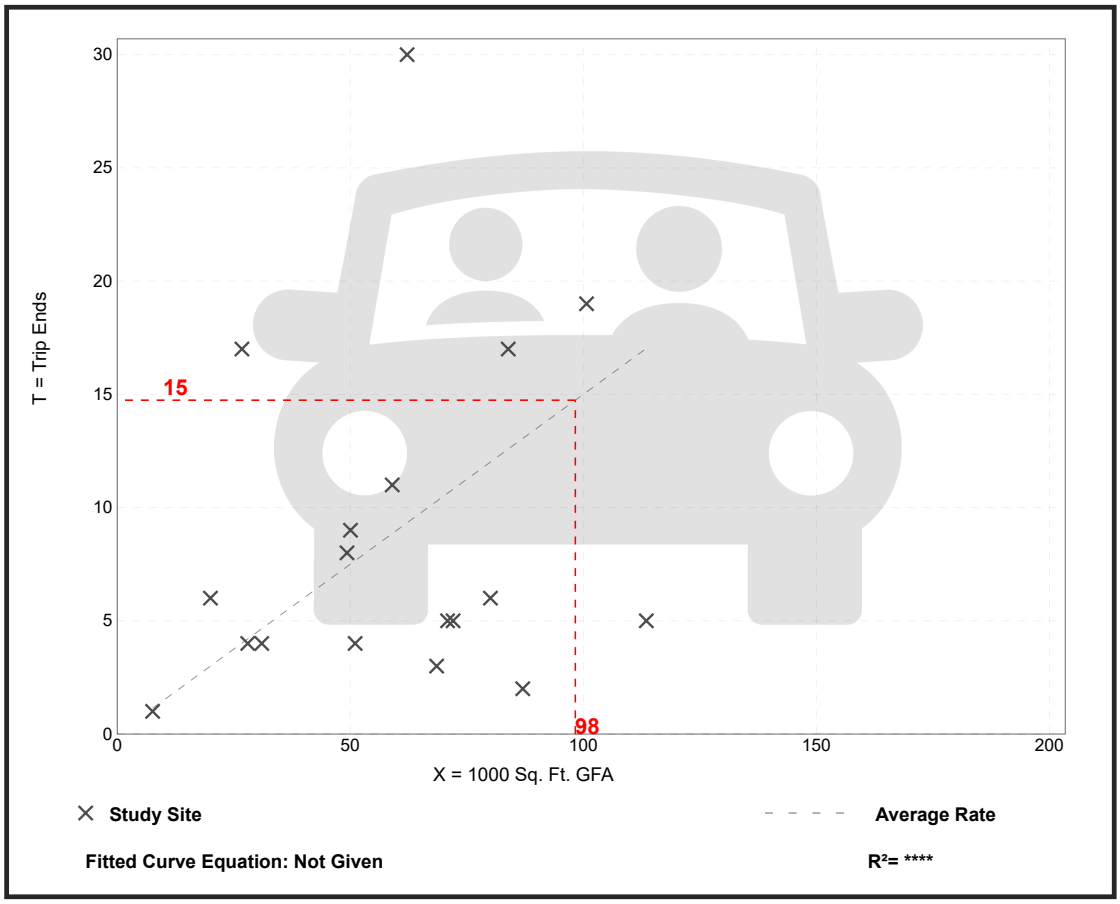
Mini-Warehouse
(151)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



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Mini-Warehouse
(151)

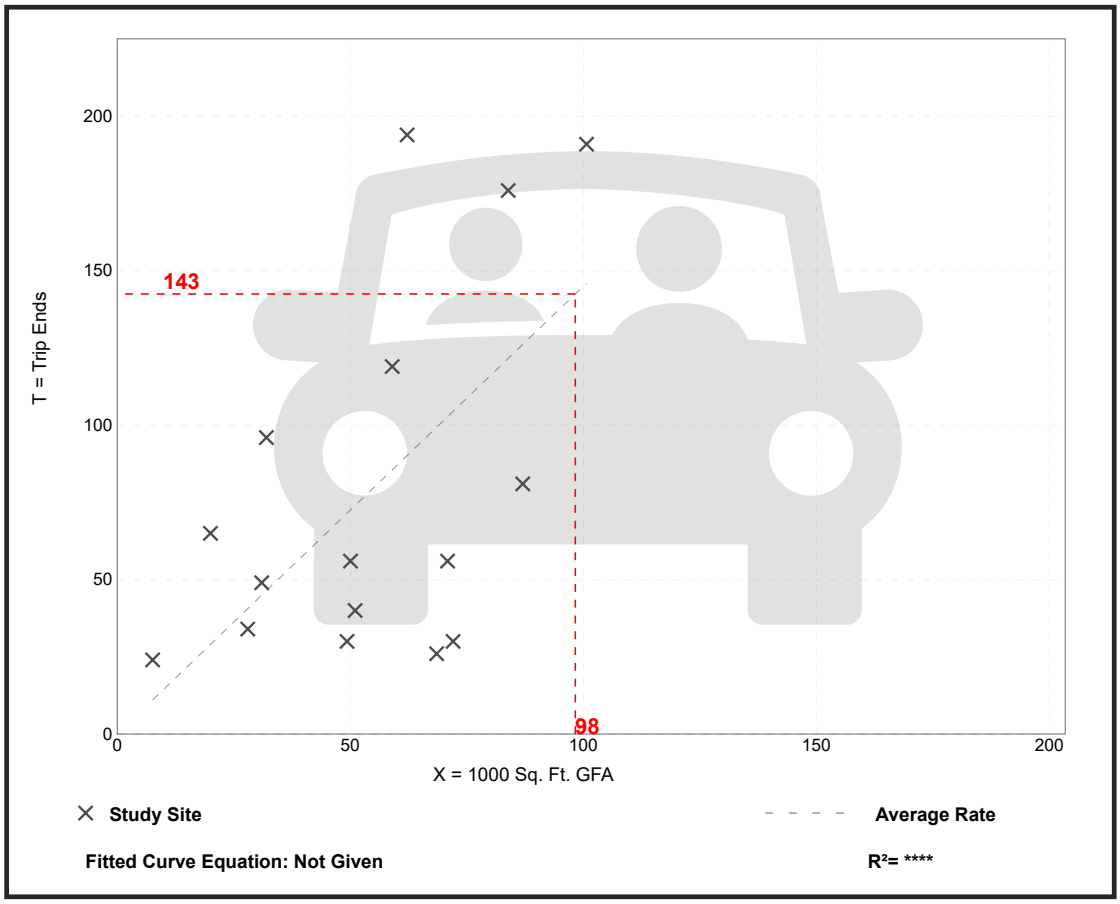
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



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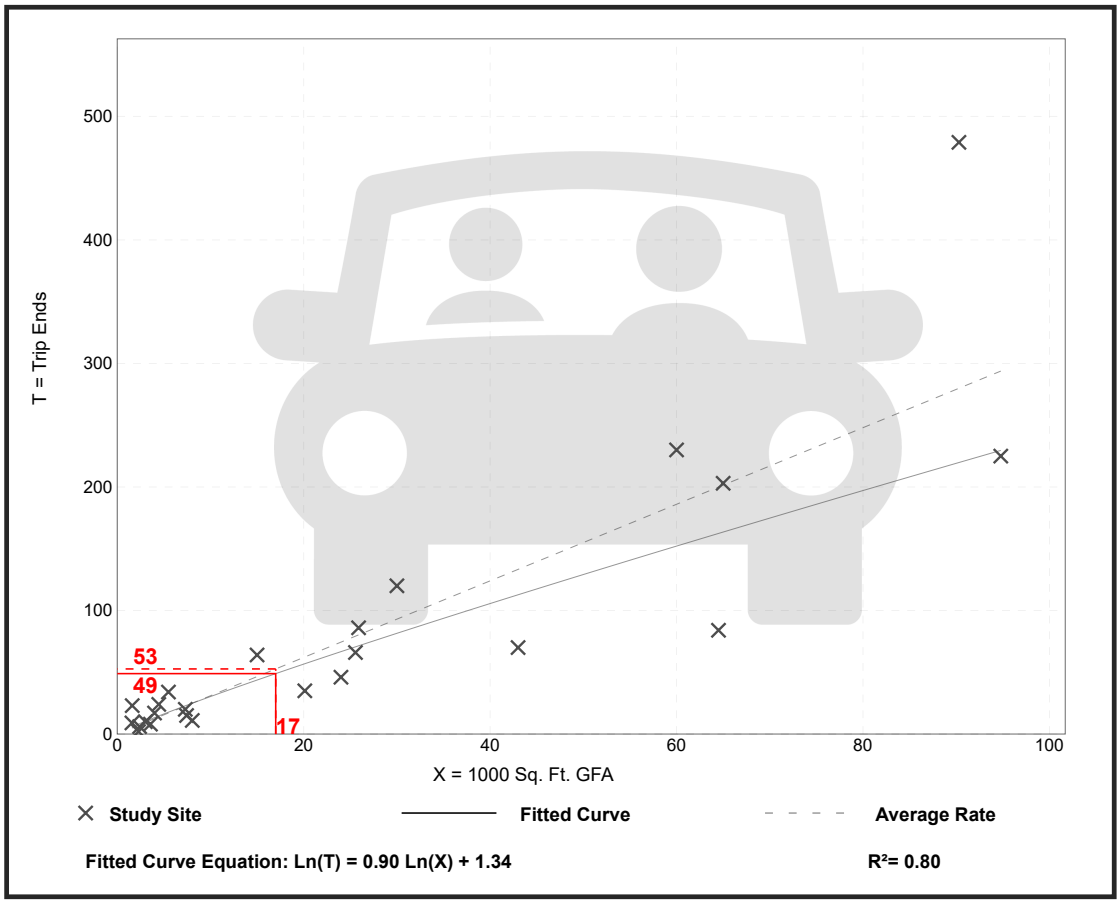
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 24
Avg. 1000 Sq. Ft. GFA: 25
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

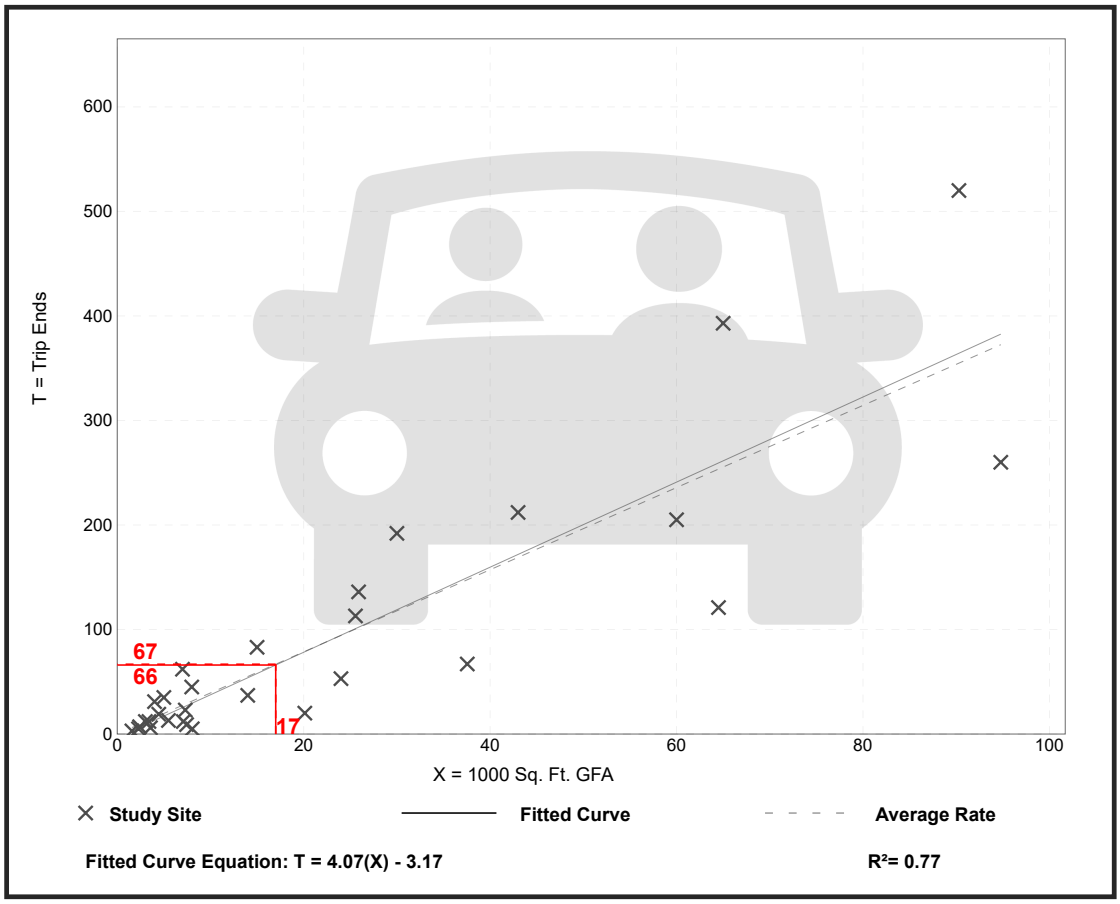
Medical-Dental Office Building - Stand-Alone
(720)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Medical-Dental Office Building - Stand-Alone
(720)

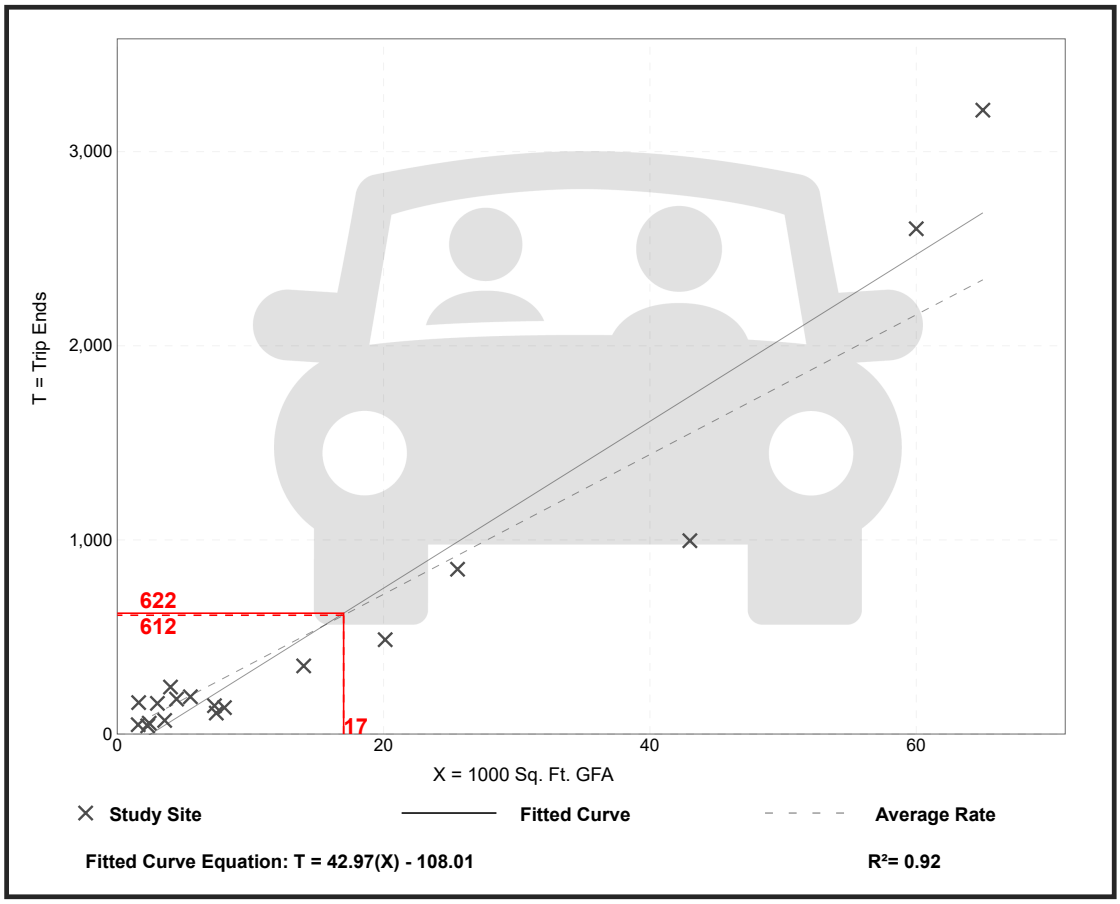
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



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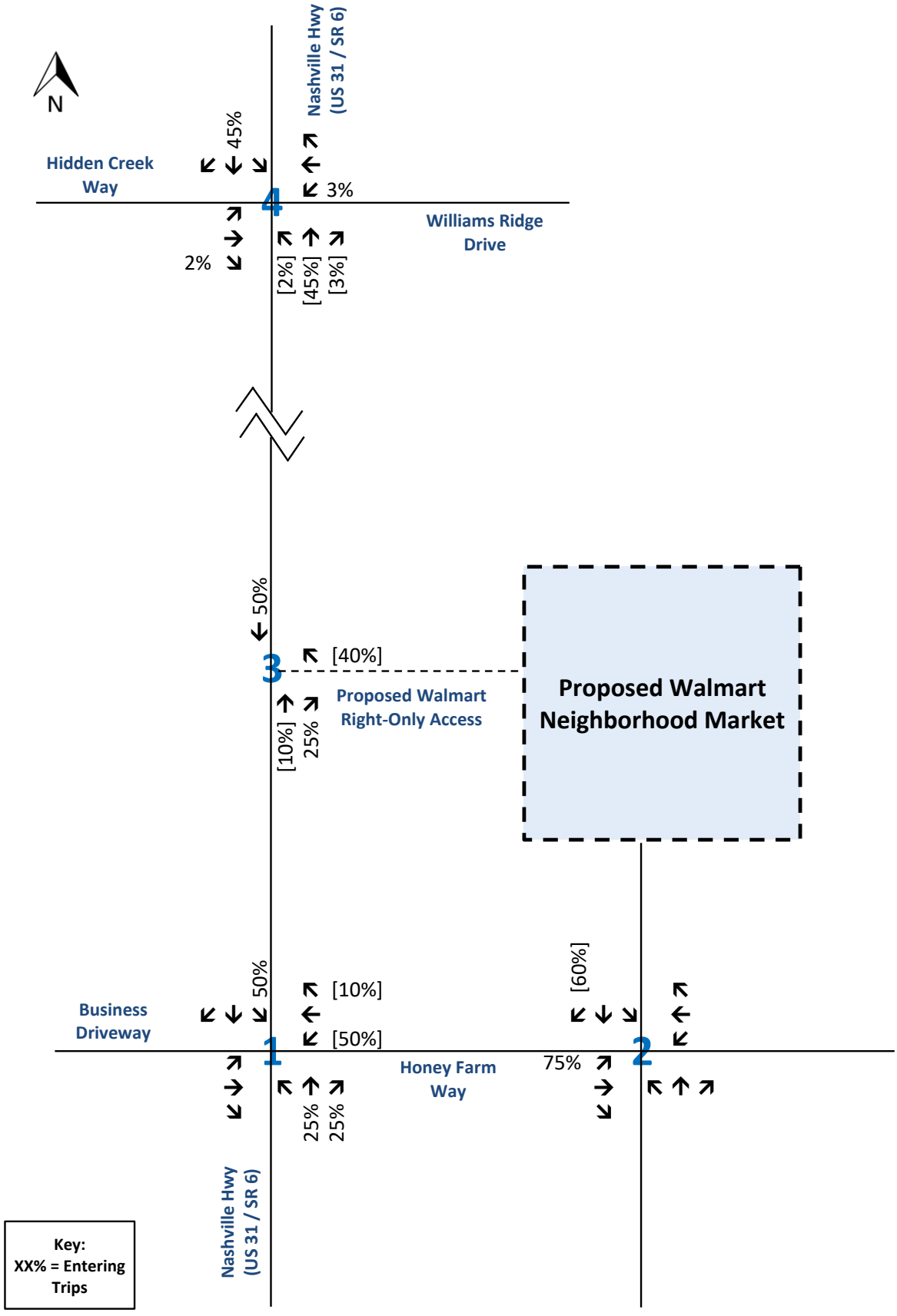
APPENDIX D

TRIP DISTRIBUTION

PRIMARY TRIP DISTRIBUTIONS



Trip Distribution Worksheet
Primary Trip Distribution - Grocery Store (Walmart Neighborhood Market)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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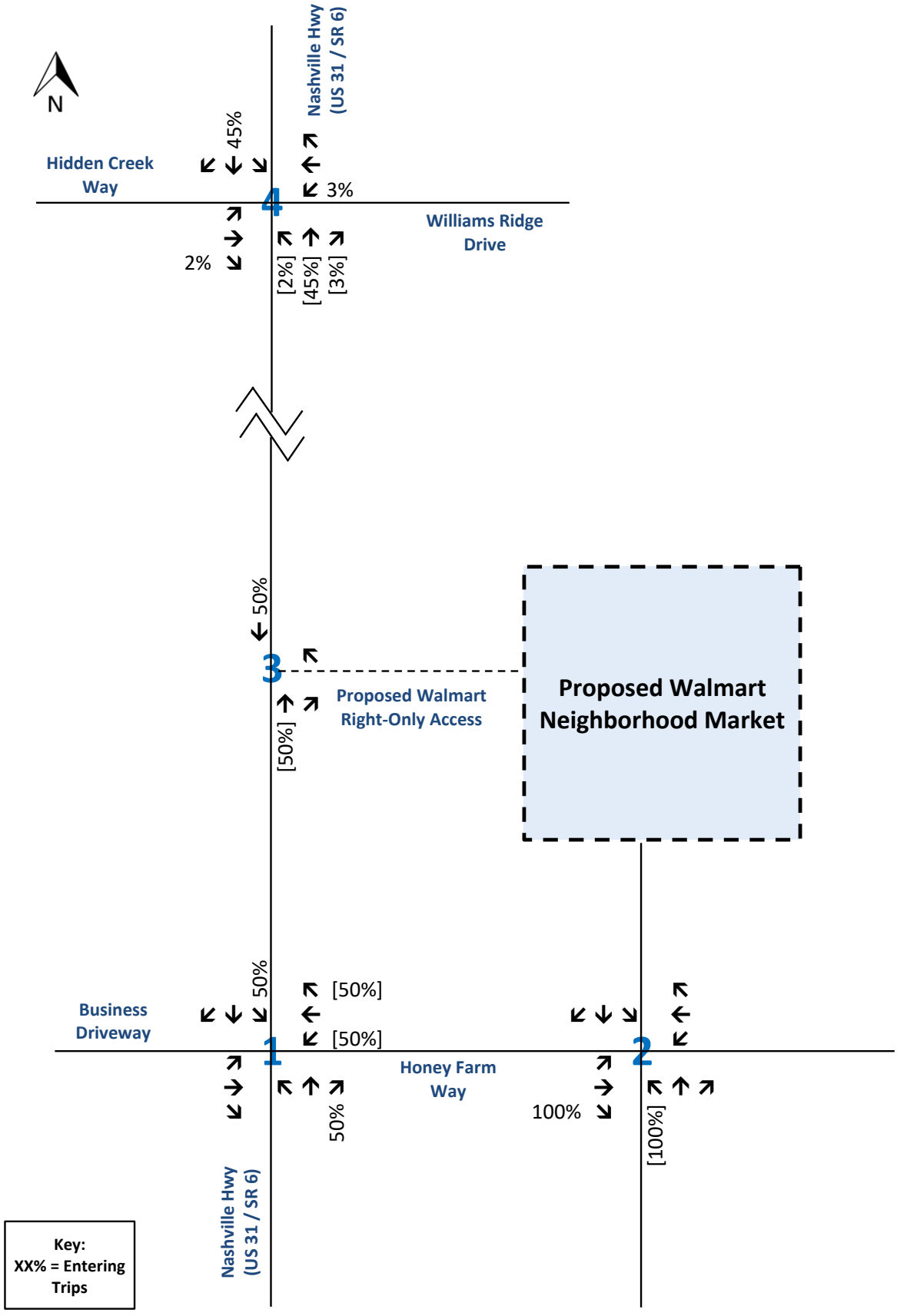
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Trip Distribution Worksheet
Primary Trip Distribution - Fast-Food Restaurant with Drive-Through
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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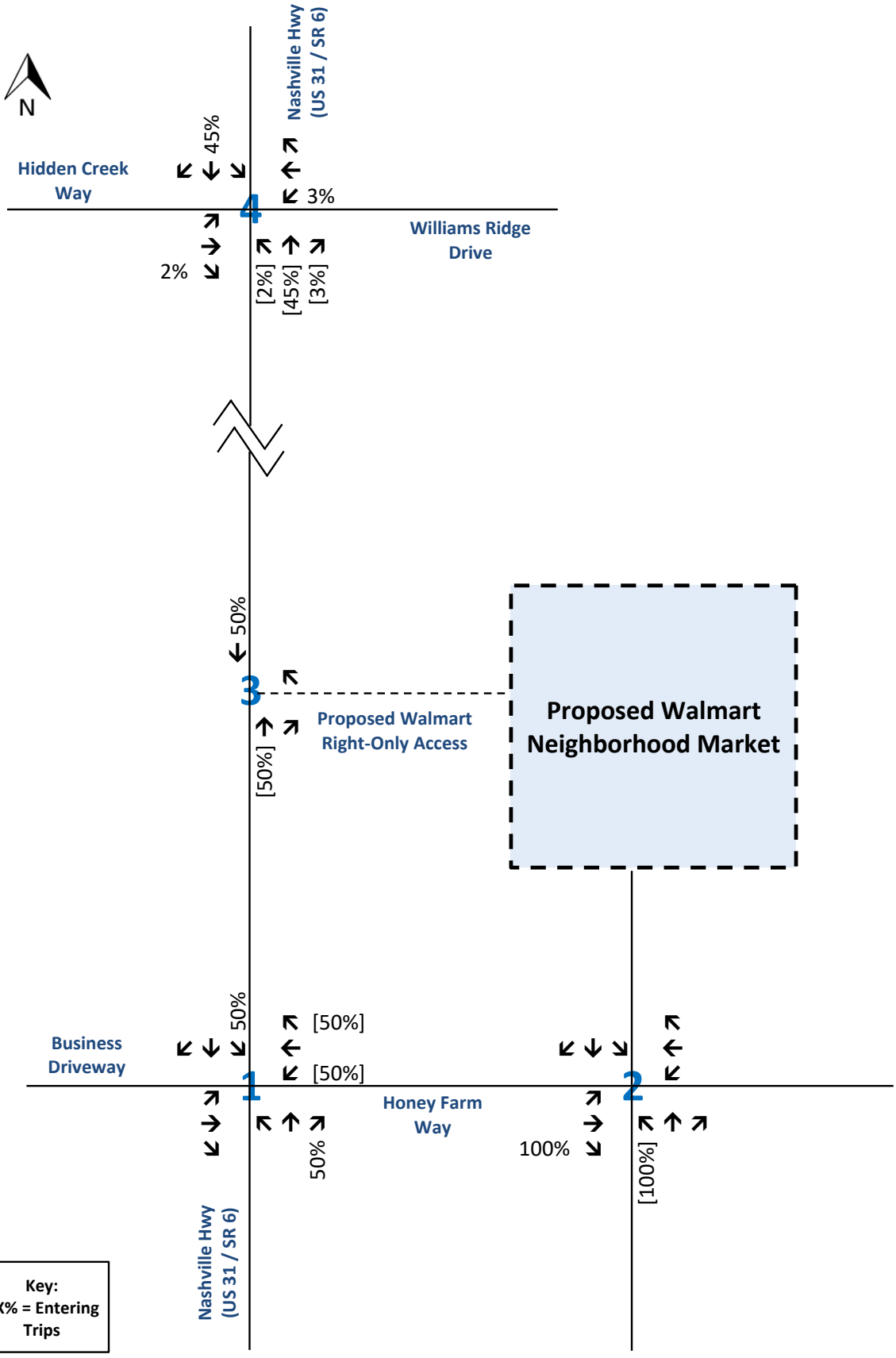

Trip Distribution Worksheet
Primary Trip Distribution - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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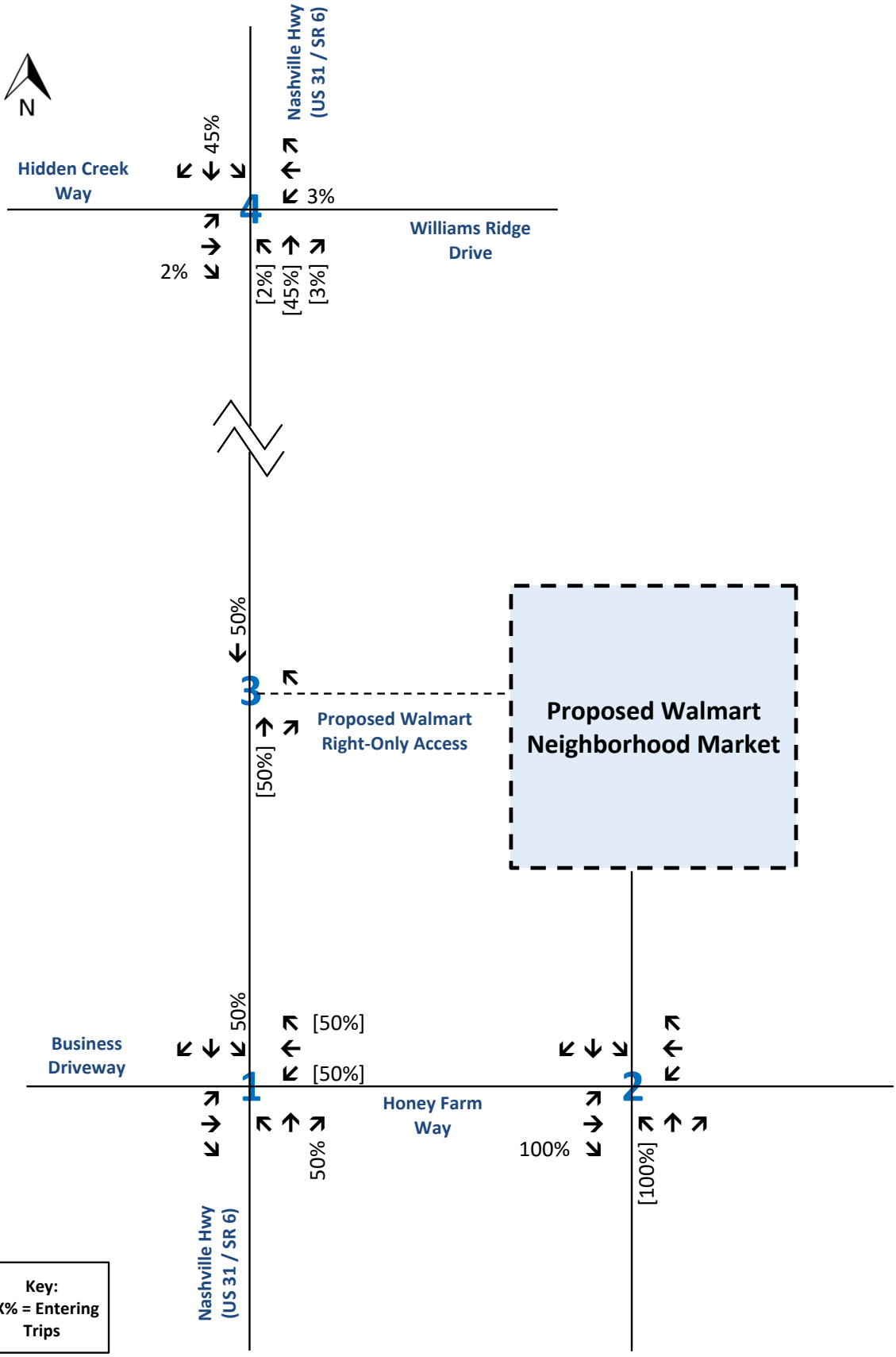

Trip Distribution Worksheet
Primary Trip Distribution - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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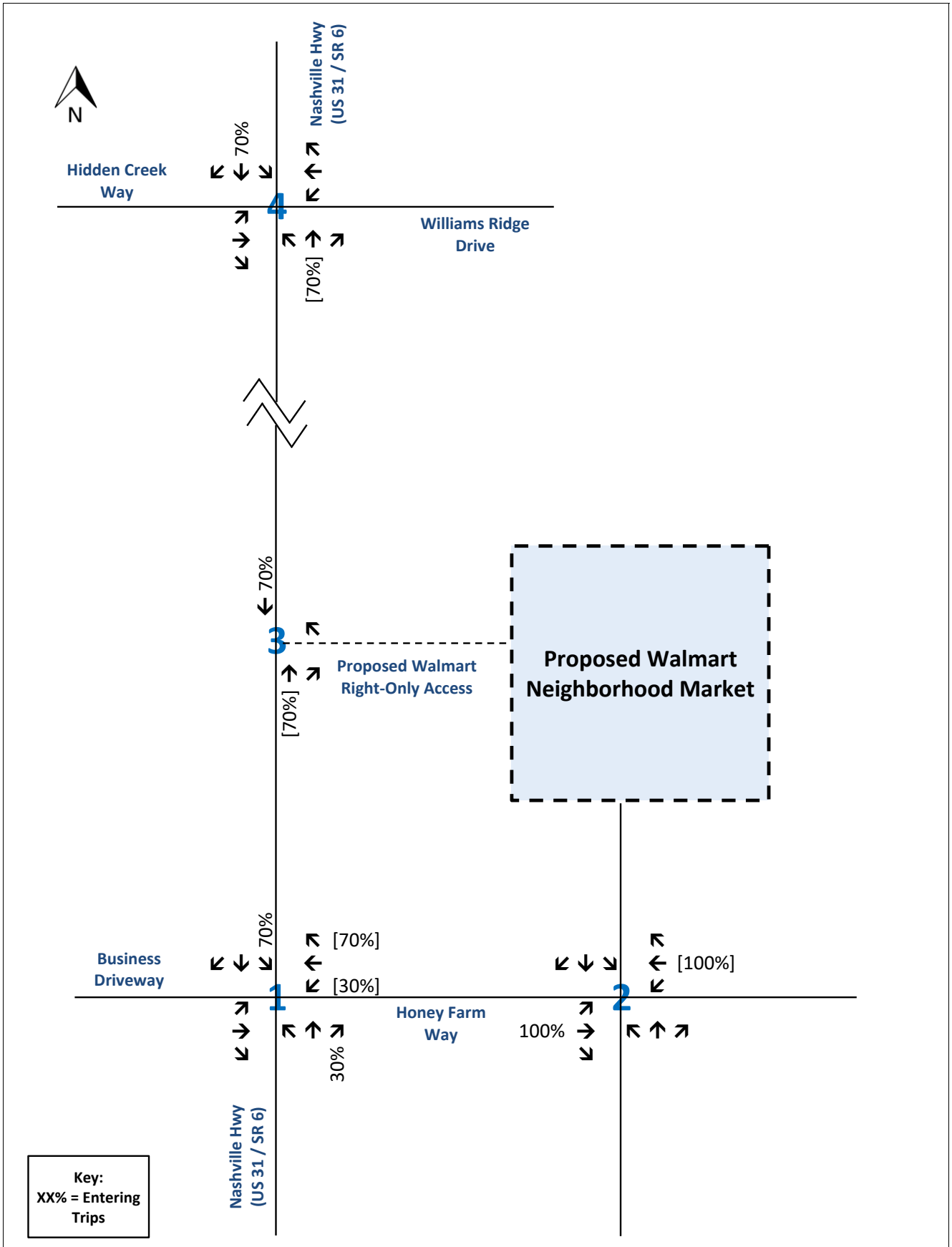

Trip Distribution Worksheet
Primary Trip Distribution - Multifamily Housing (Low-Rise)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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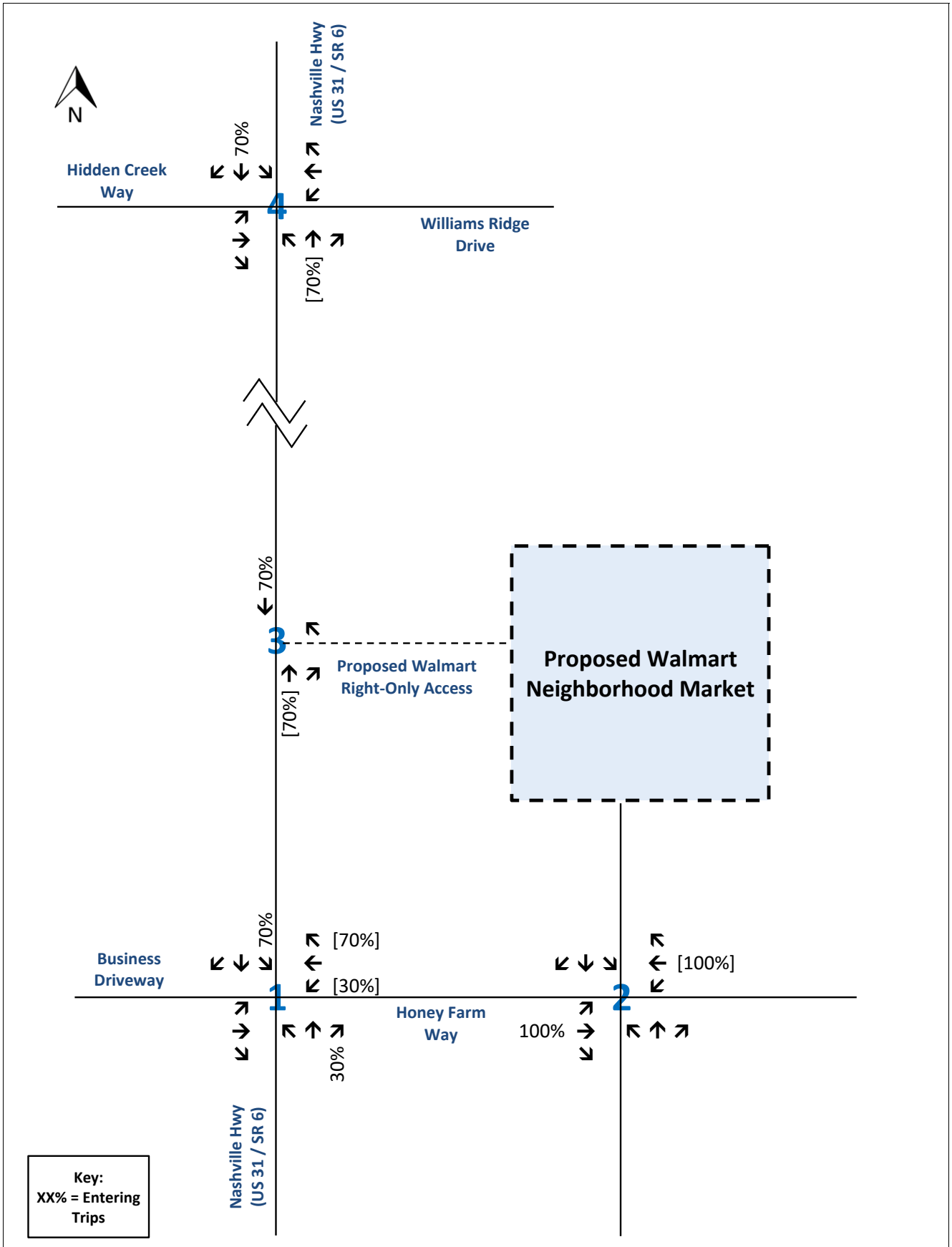

Trip Distribution Worksheet
Primary Trip Distribution - Townhomes
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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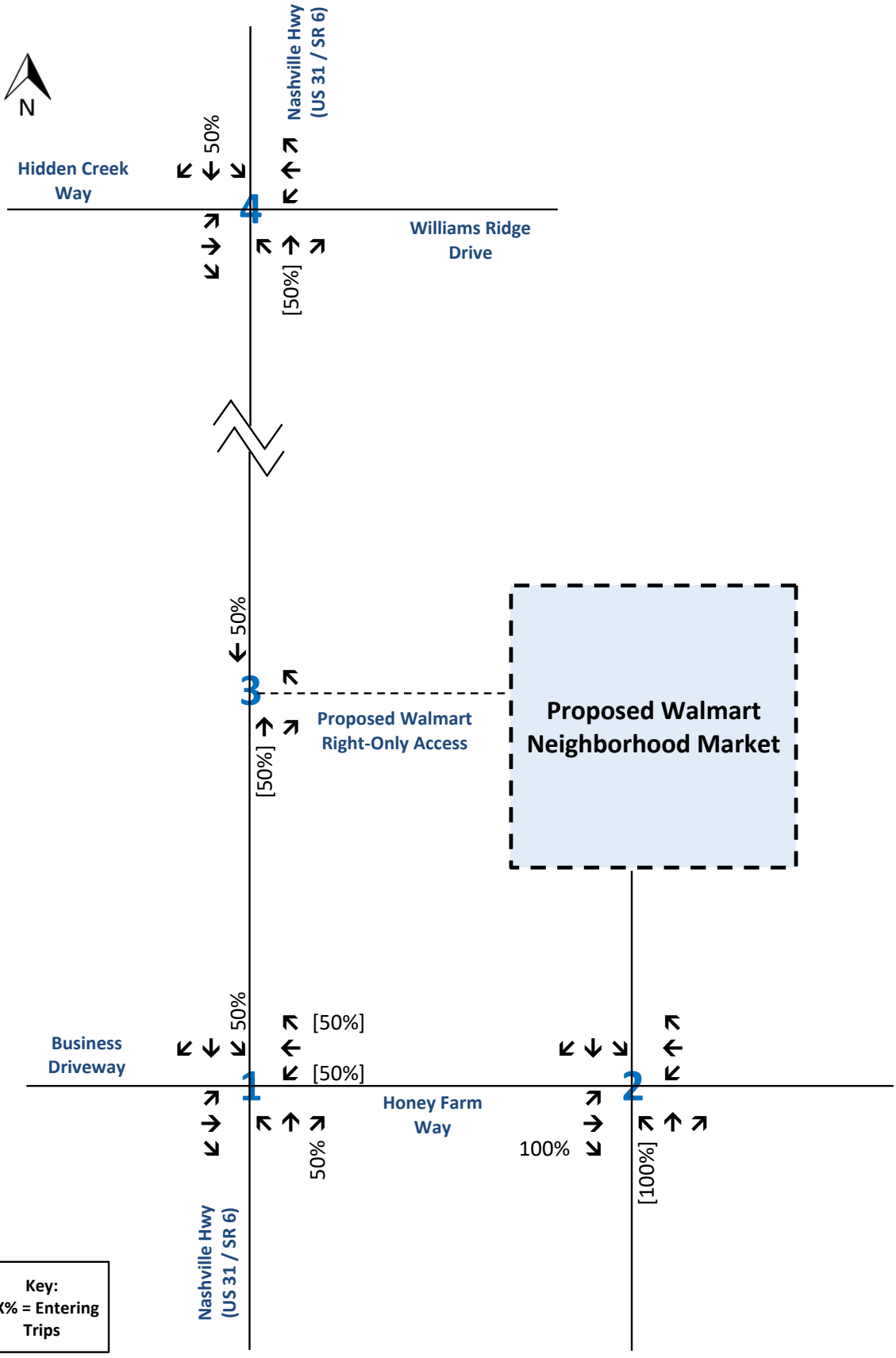

Trip Distribution Worksheet
Primary Trip Distribution - Mini-Warehouse
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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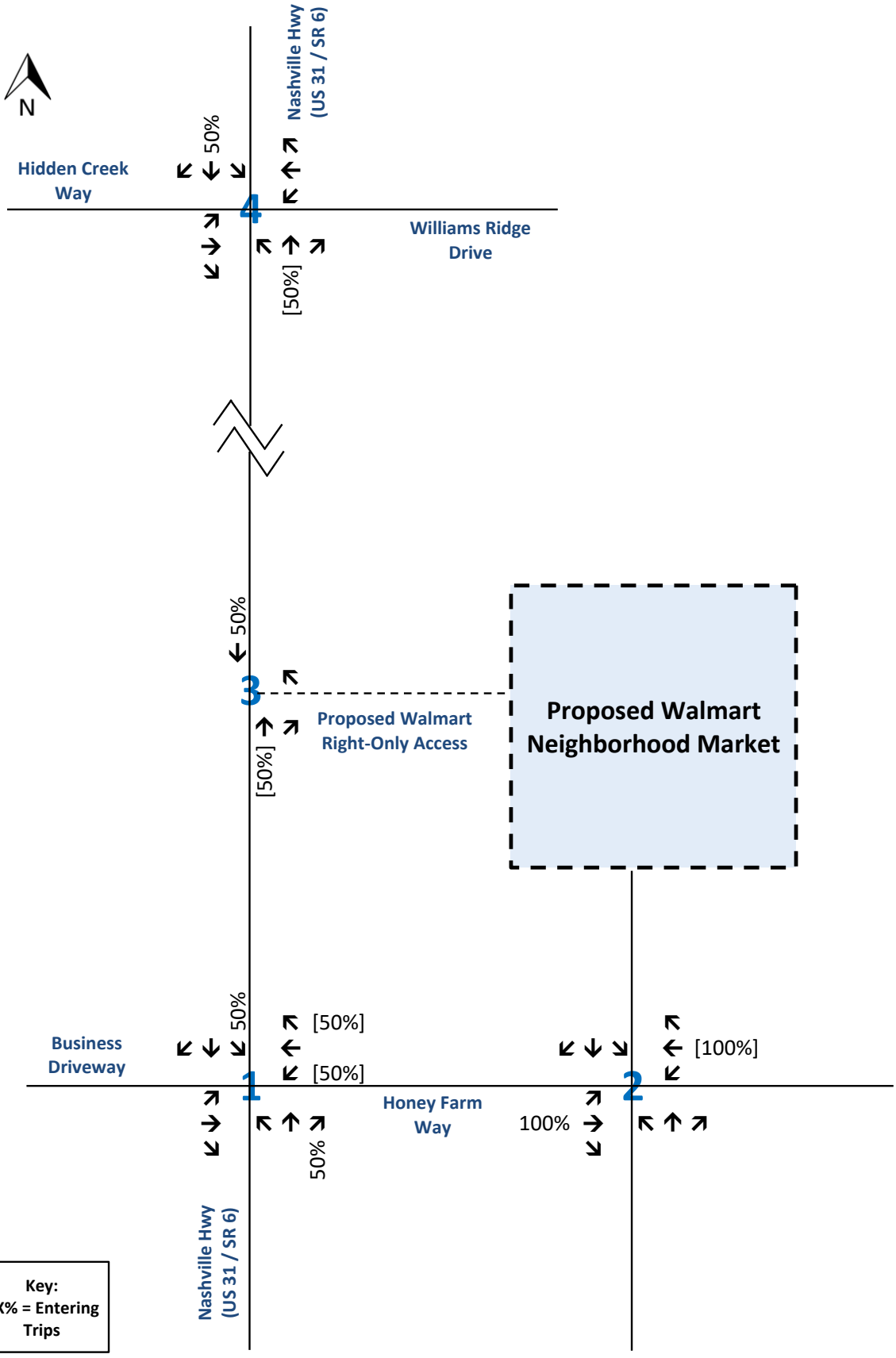

Trip Distribution Worksheet
Primary Trip Distribution - Health Department
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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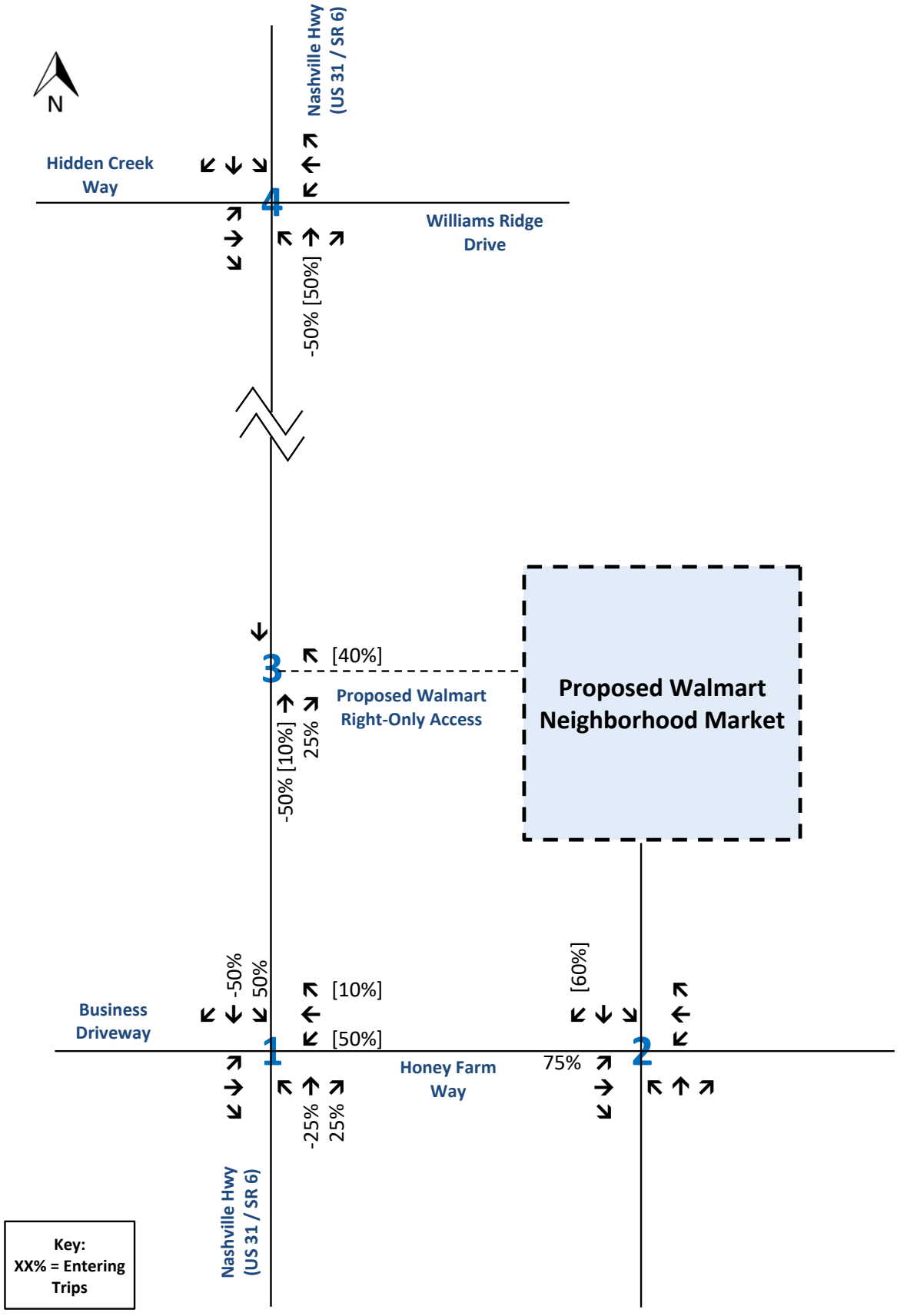
PASS-BY TRIP DISTRIBUTIONS



Trip Distribution Worksheet
Pass-by Trip Distribution - Grocery Store (Walmart Neighborhood Market)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

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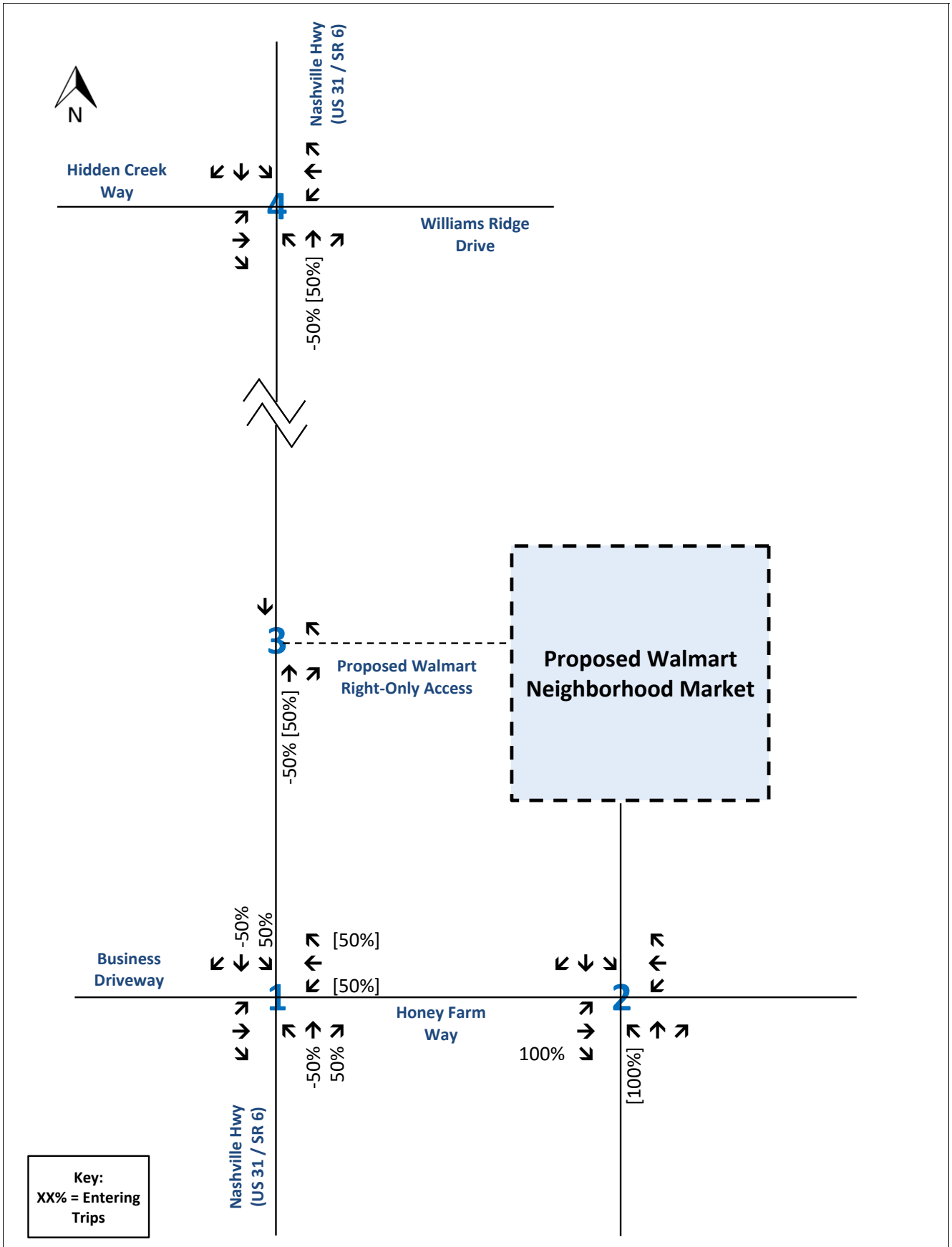
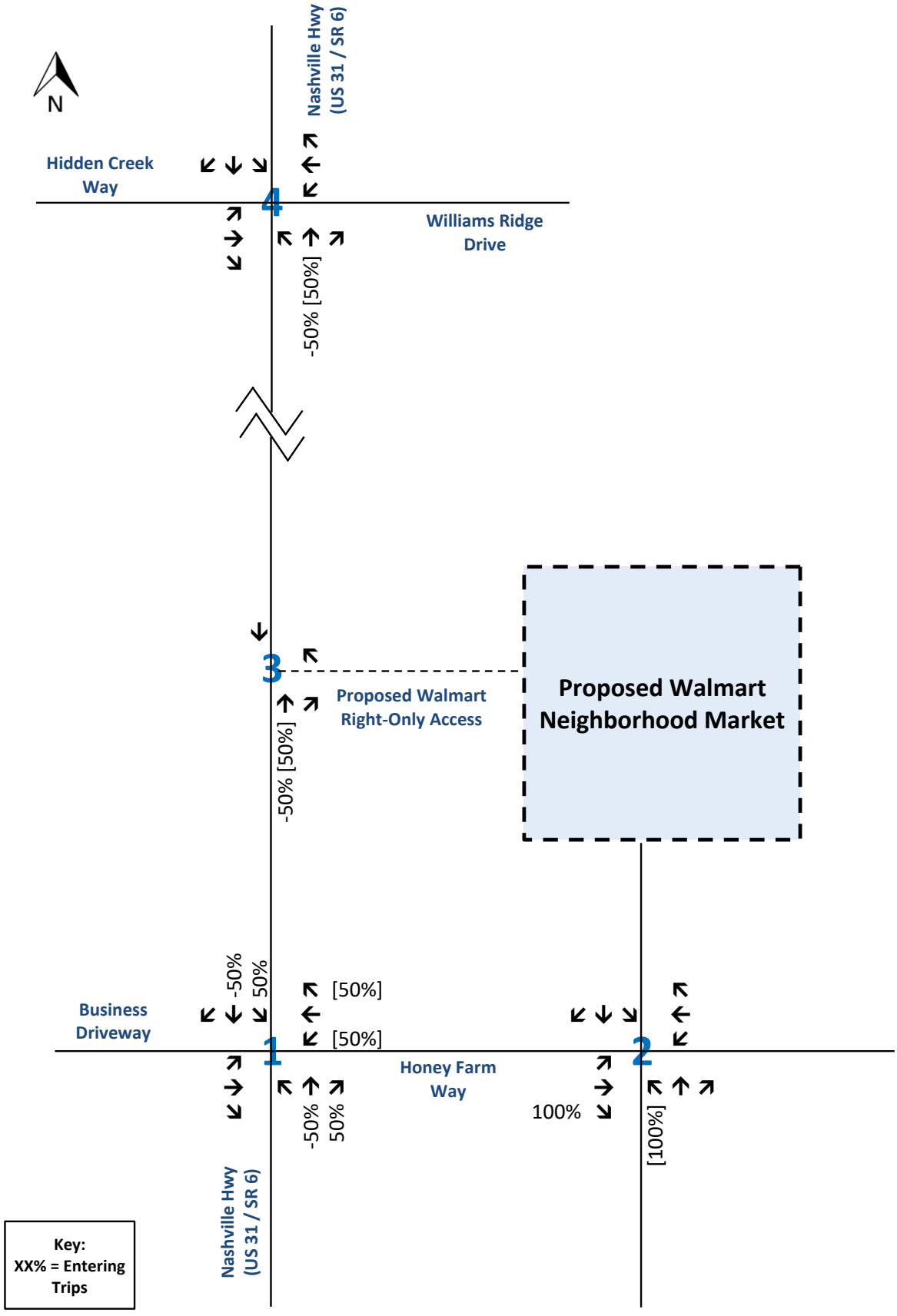
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



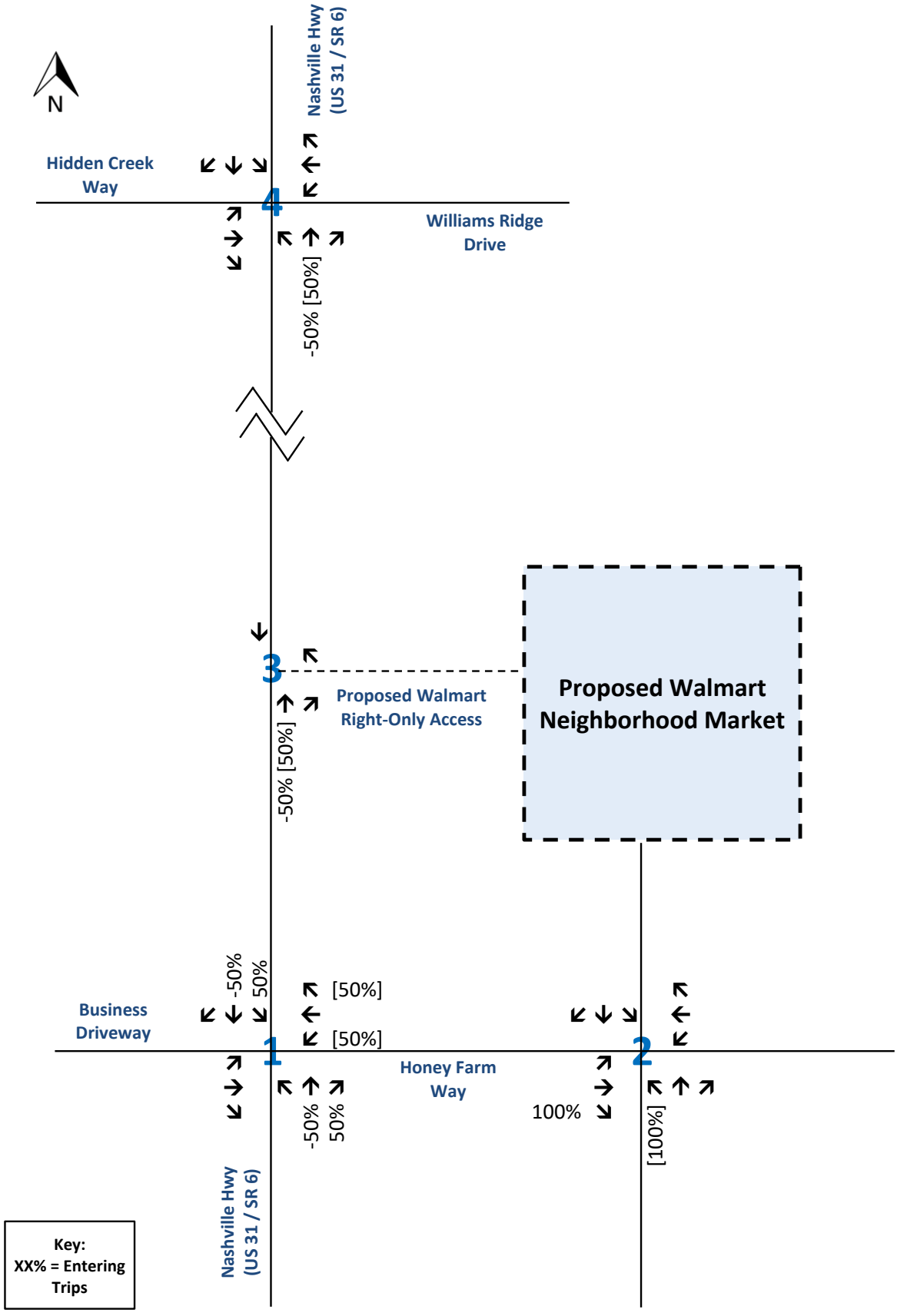
Trip Distribution Worksheet
Pass-by Trip Distribution - Fast-Food Restaurant with Drive-Through
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Trip Distribution Worksheet
Pass-by Trip Distribution - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Trip Distribution Worksheet
Pass-by Trip Distribution - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

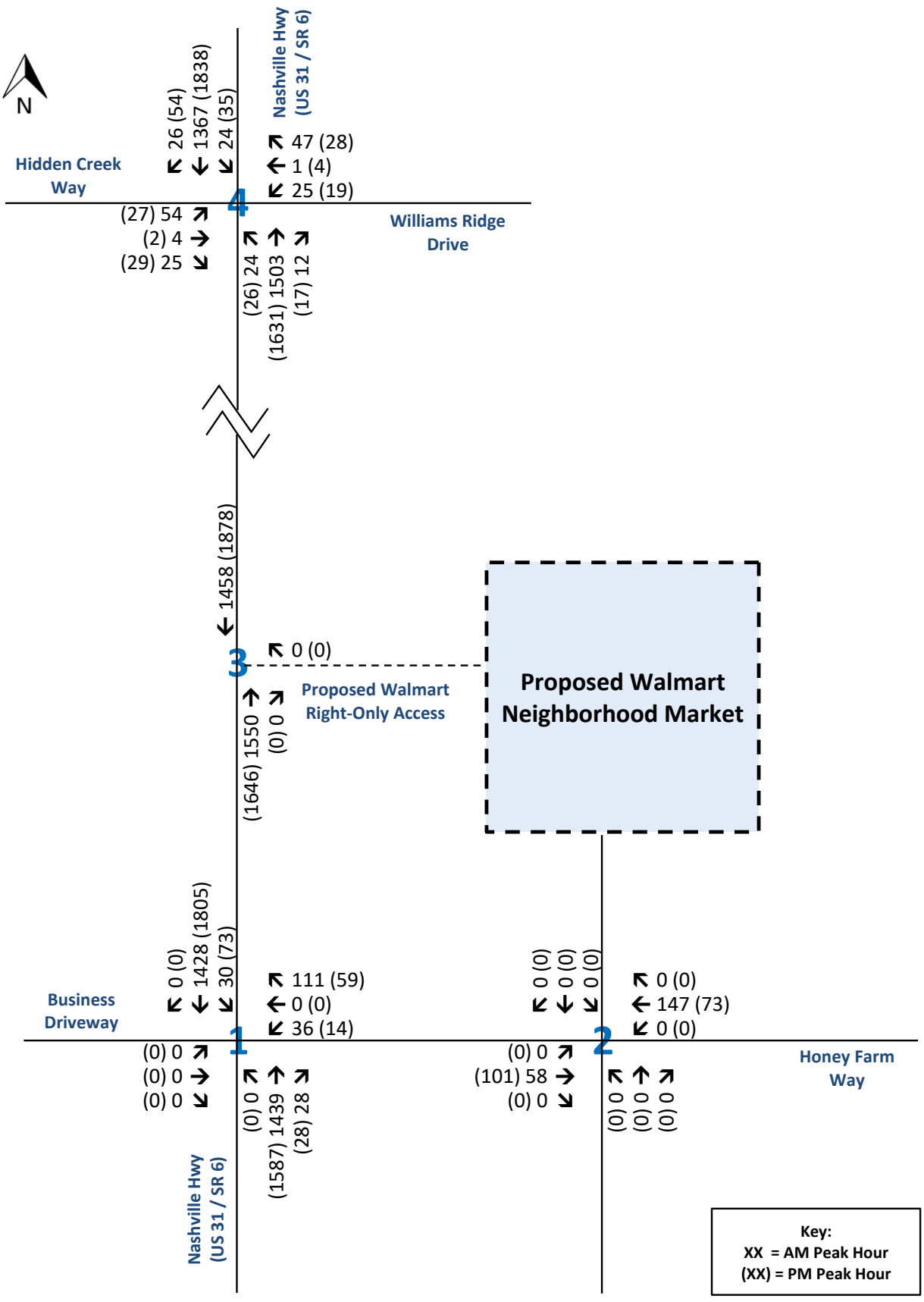
RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

APPENDIX E

TRAFFIC ASSIGNMENT

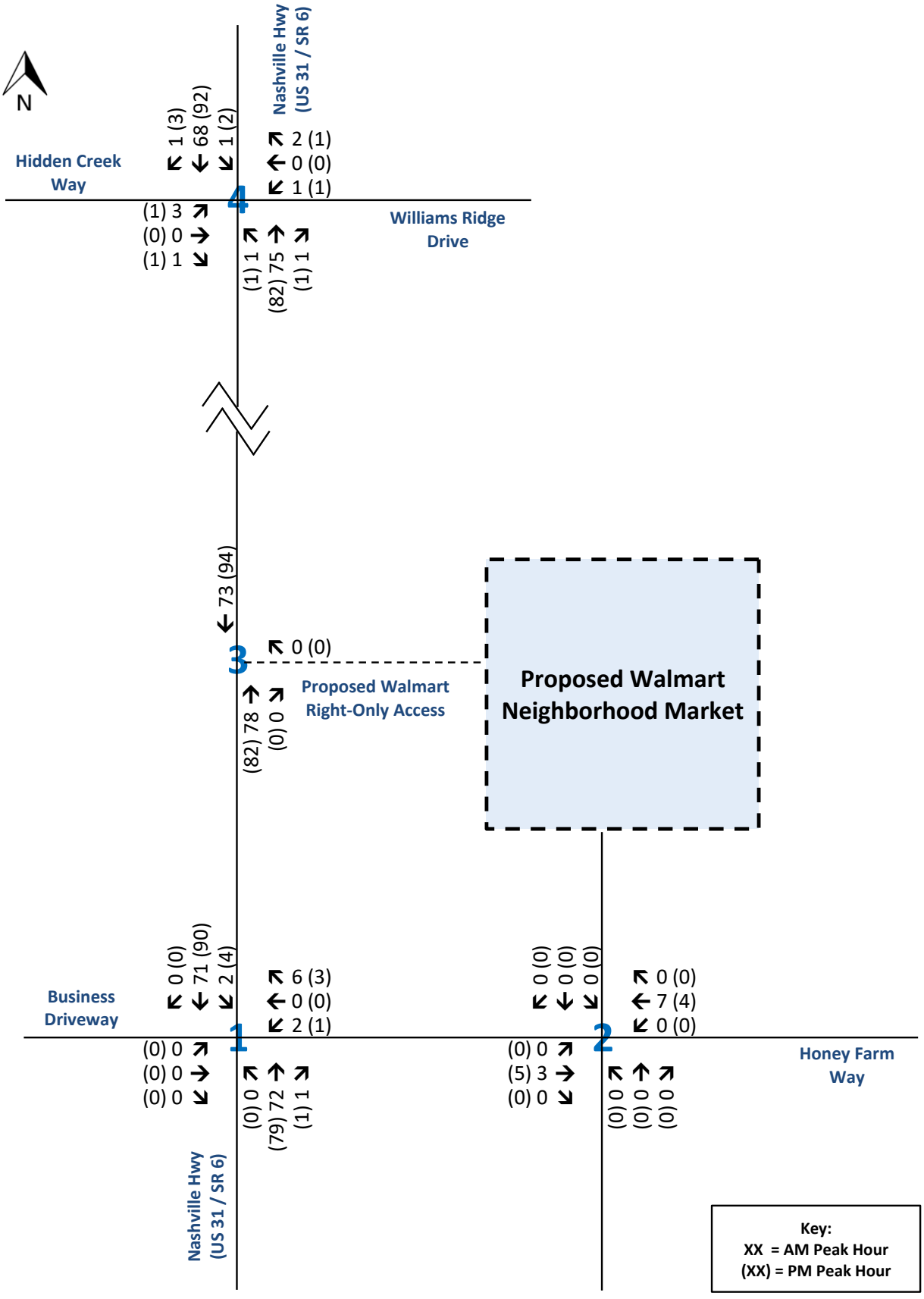
TRAFFIC ASSIGNMENT WORKSHEETS

AM & PM PEAK HOURS



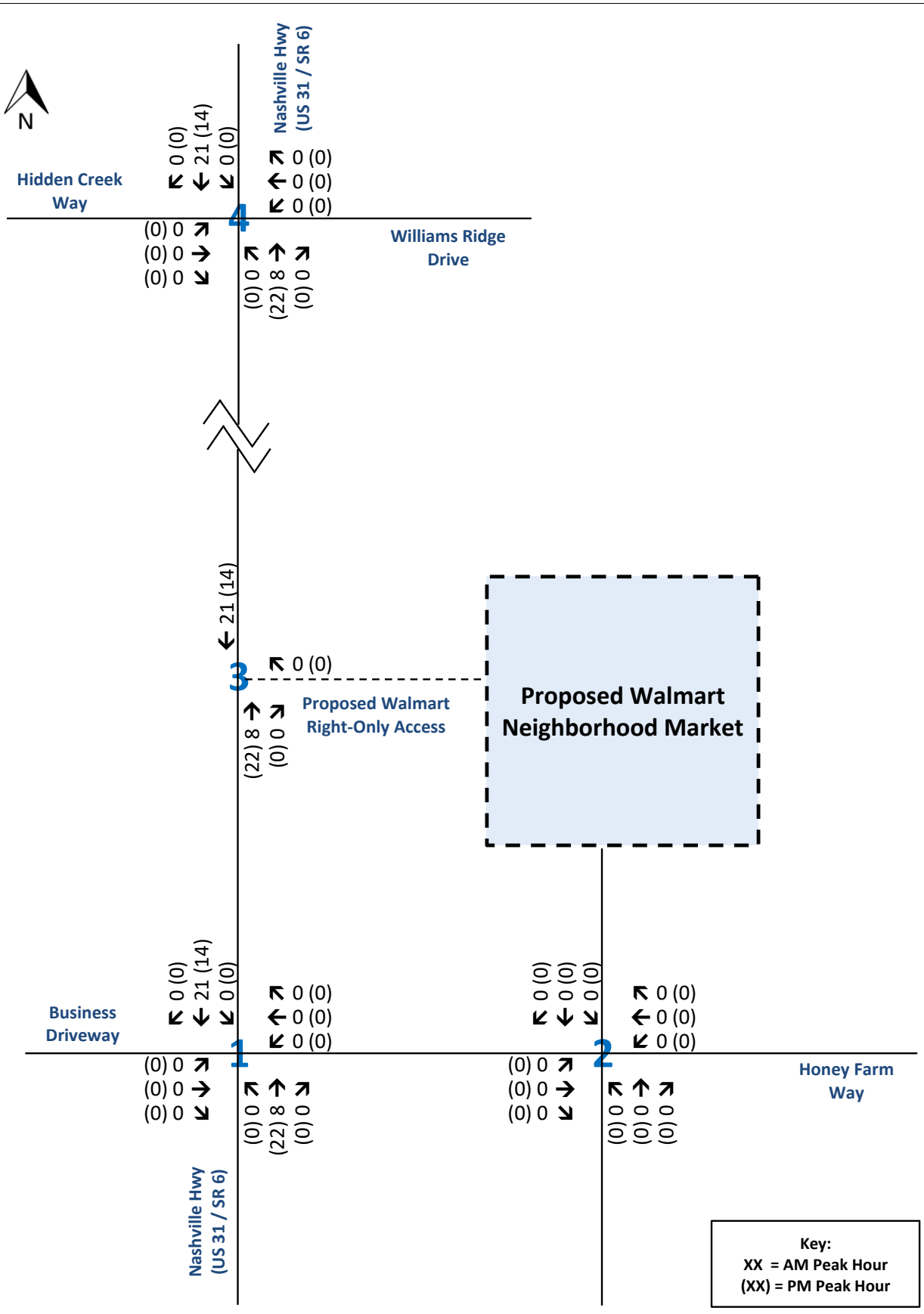
Traffic Assignment Worksheet
Existing Traffic Volumes (2024)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



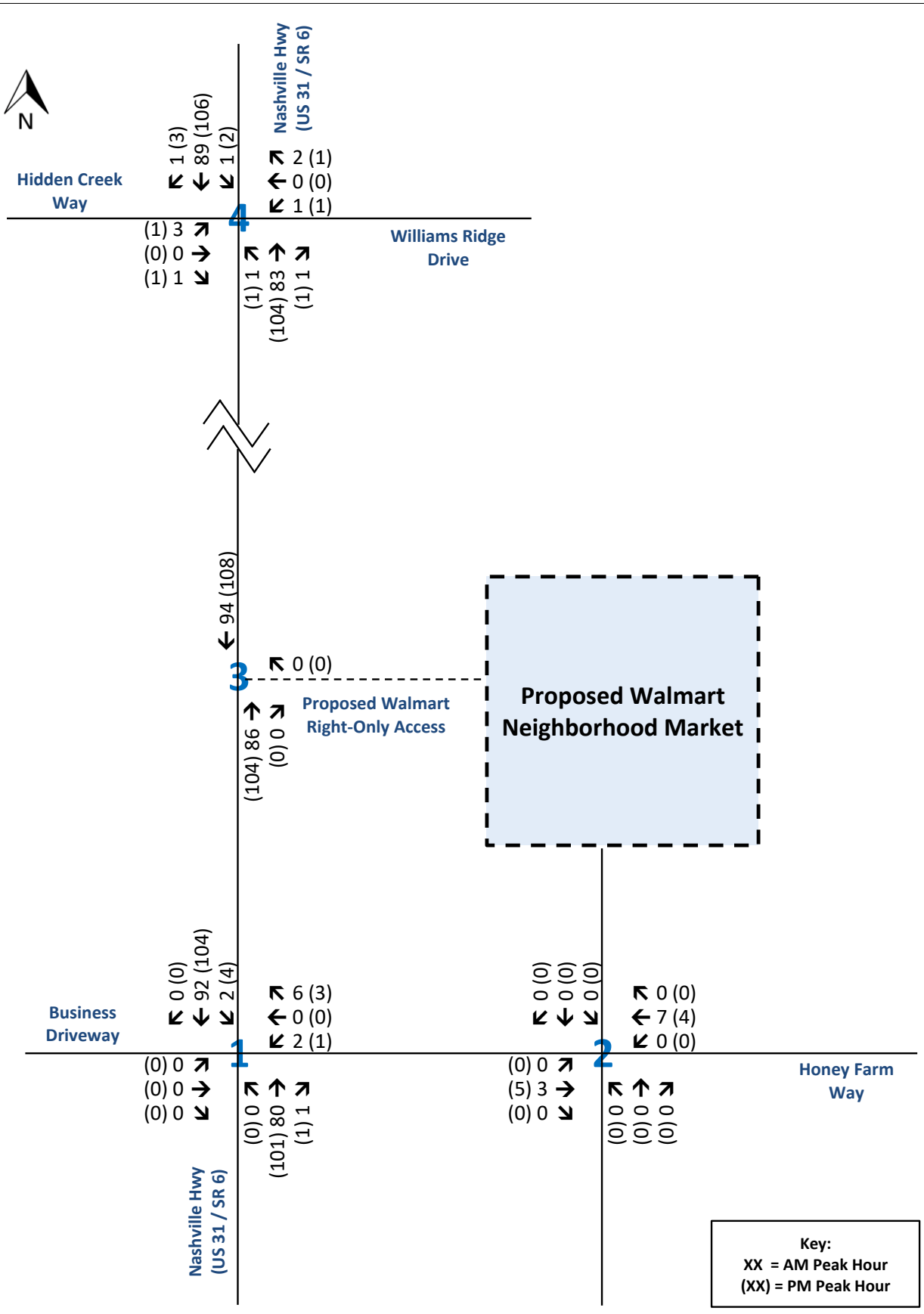
Traffic Assignment Worksheet
Background - Historical Growth Only (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



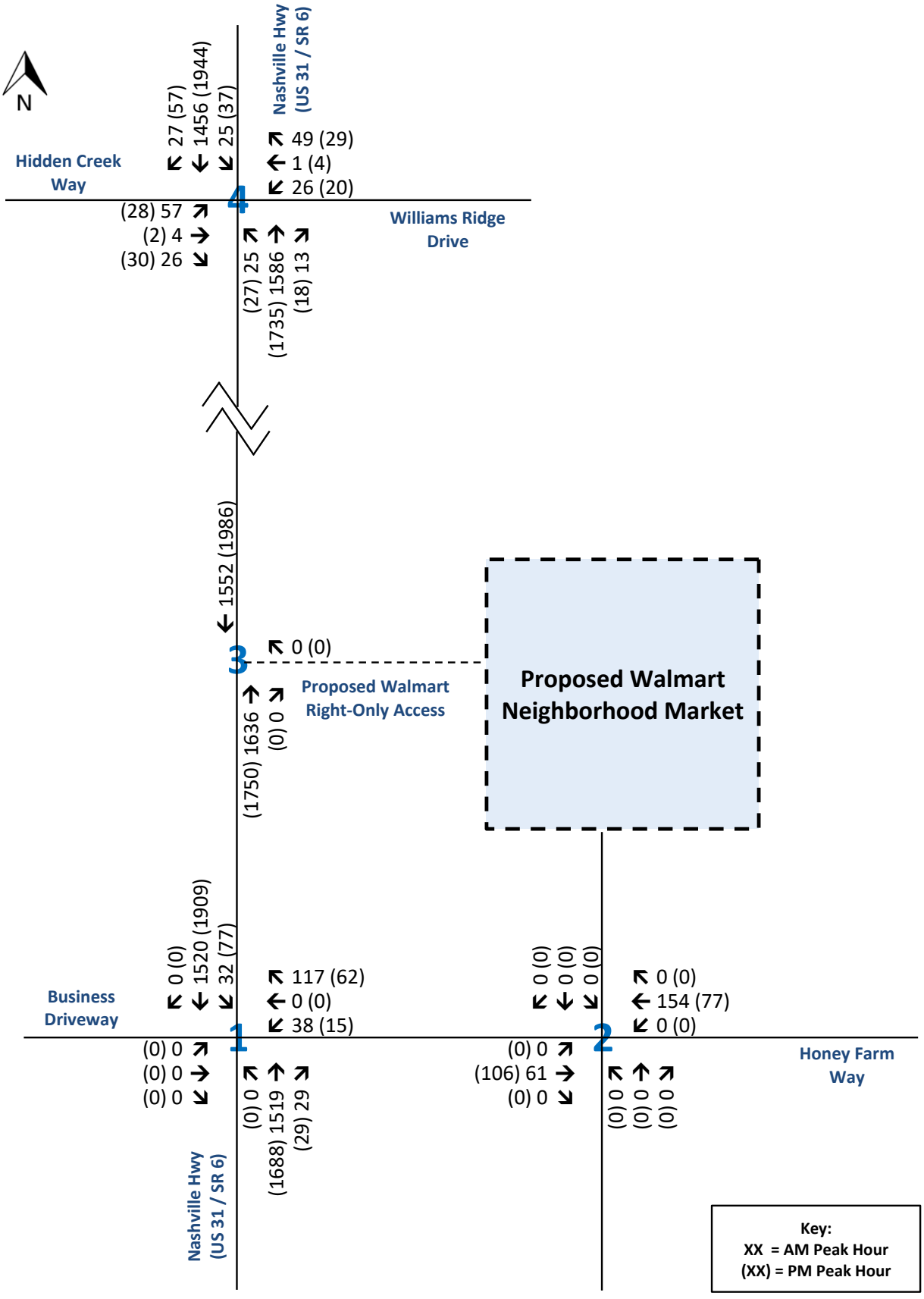
Traffic Assignment Worksheet
Off-Site Traffic Assignment - 2558 Nashville Highway
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



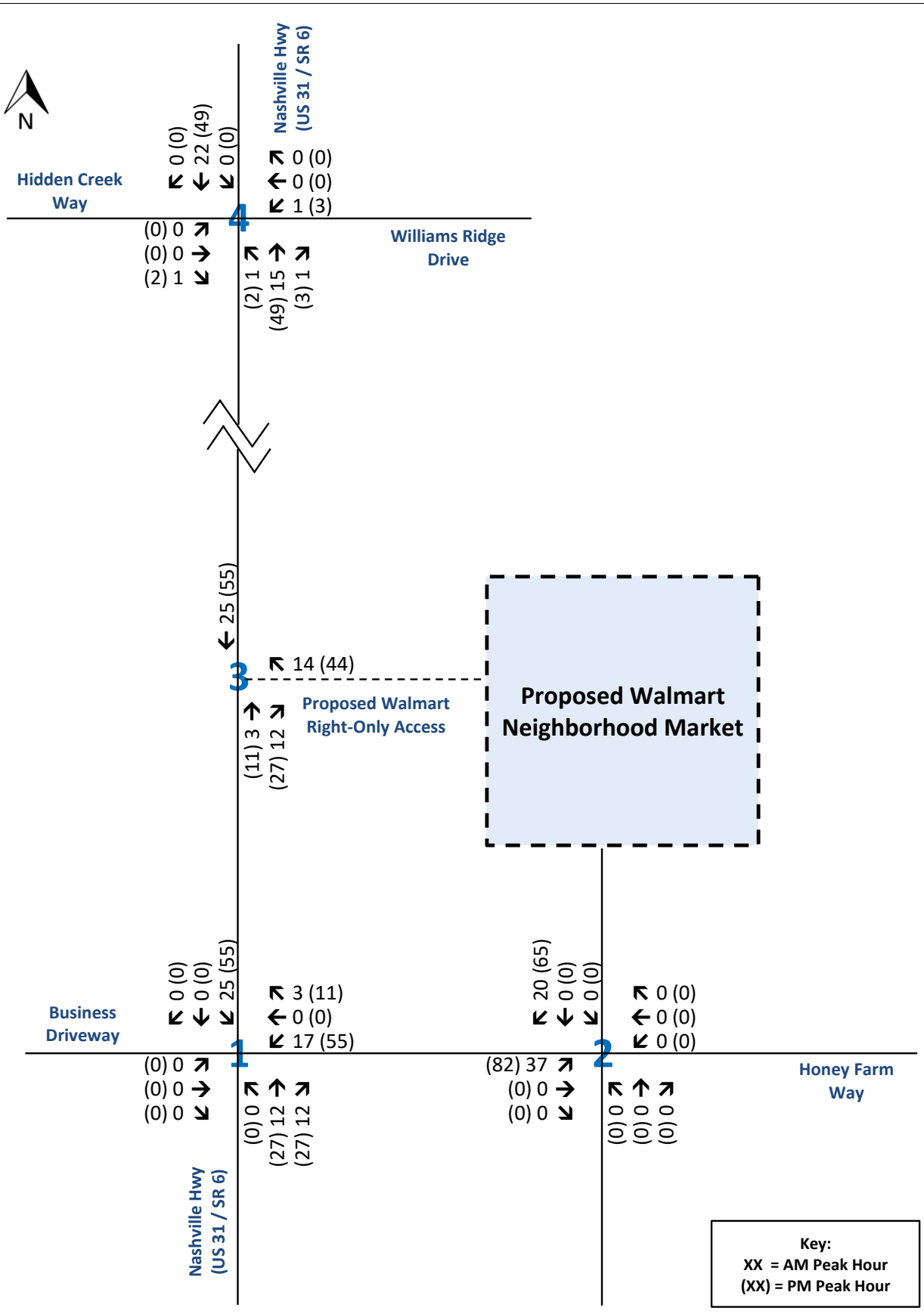
Traffic Assignment Worksheet
Background (Growth + Offsite)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



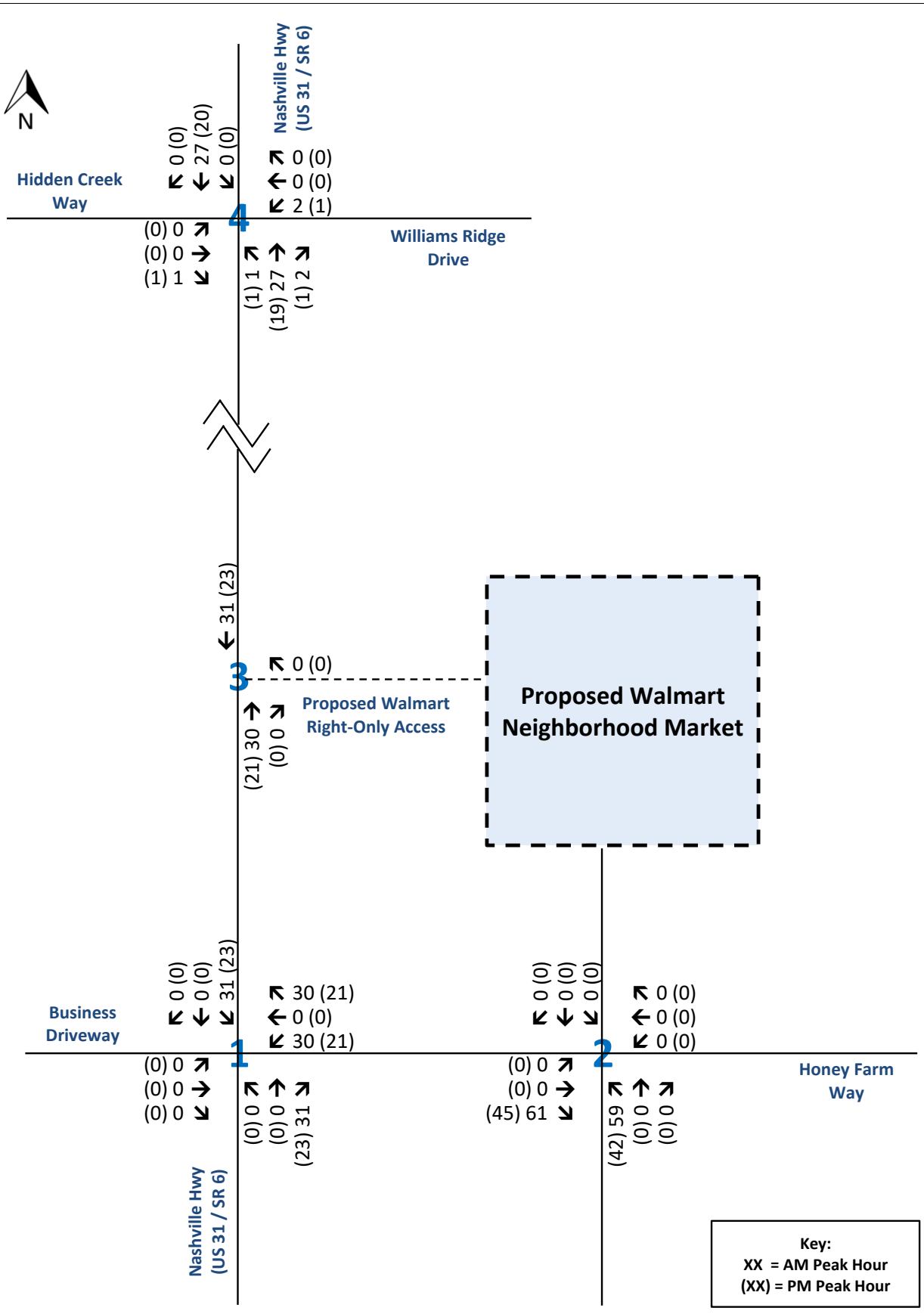
Traffic Assignment Worksheet
Background Traffic Volumes (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



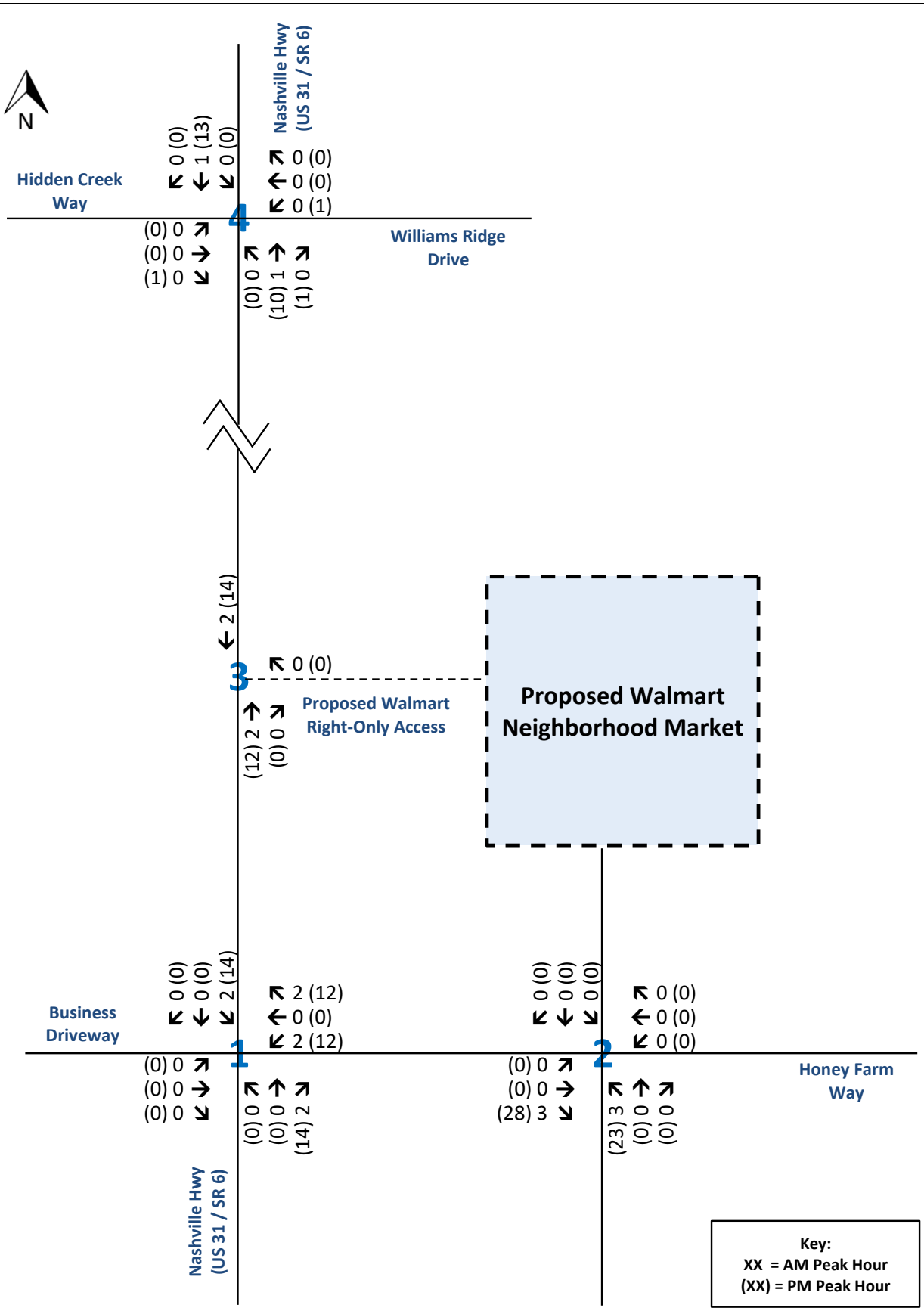
Traffic Assignment Worksheet
Primary Traffic Assignment - Grocery Store (Walmart Neighborhood Market)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



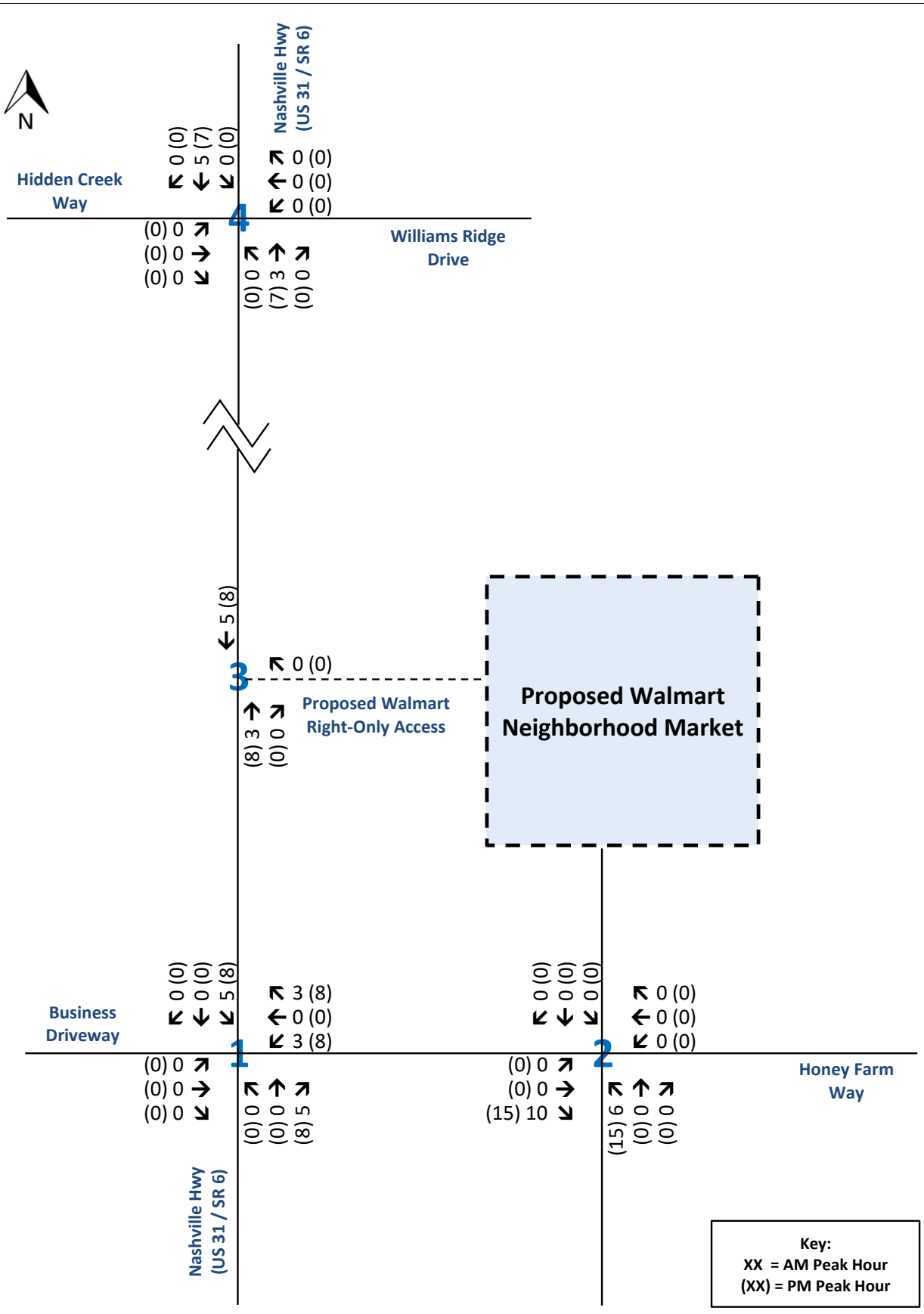
Traffic Assignment Worksheet
Primary Traffic Assignment - Fast-Food Restaurant with Drive-Through
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



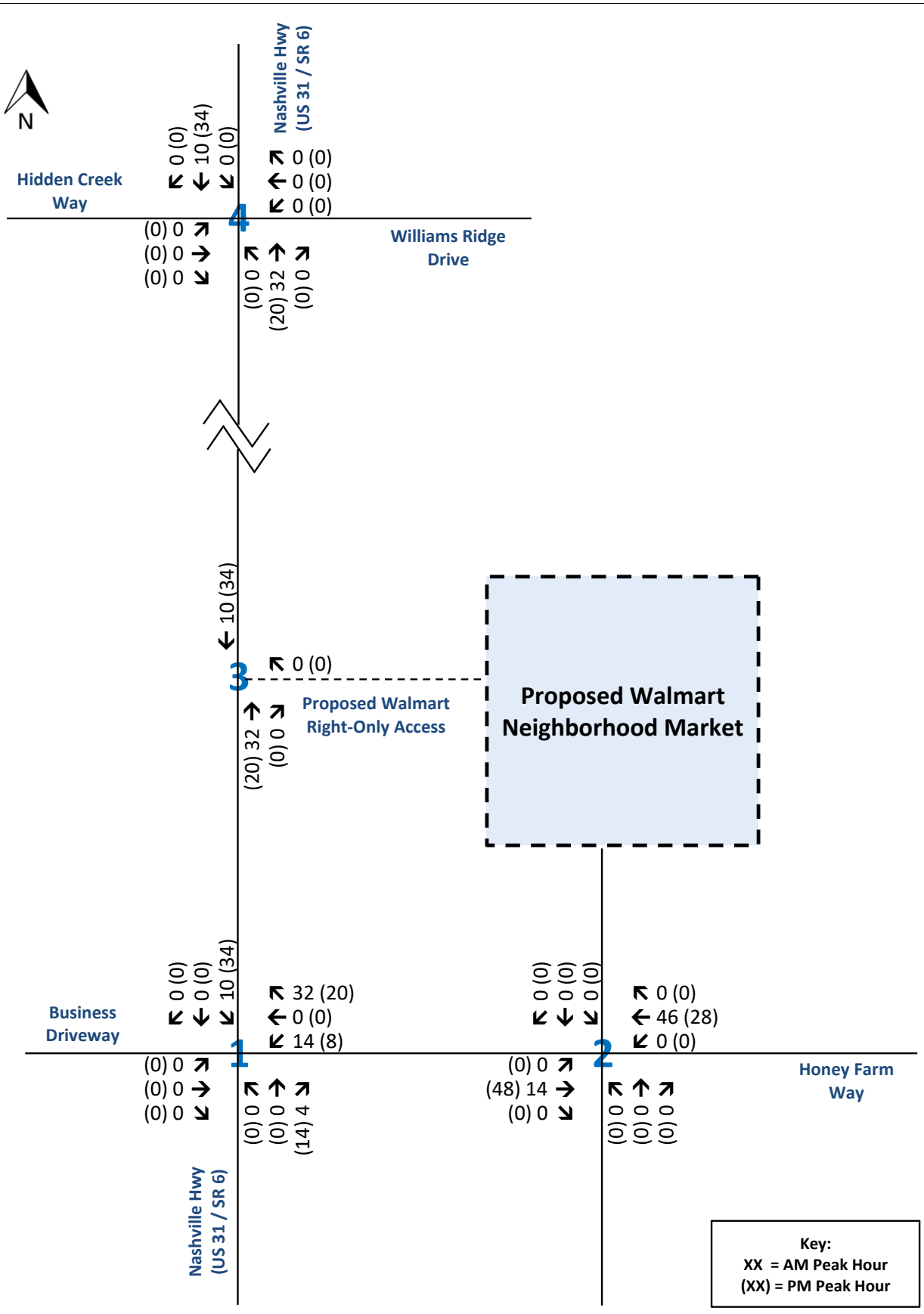
Traffic Assignment Worksheet
Primary Traffic Assignment - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



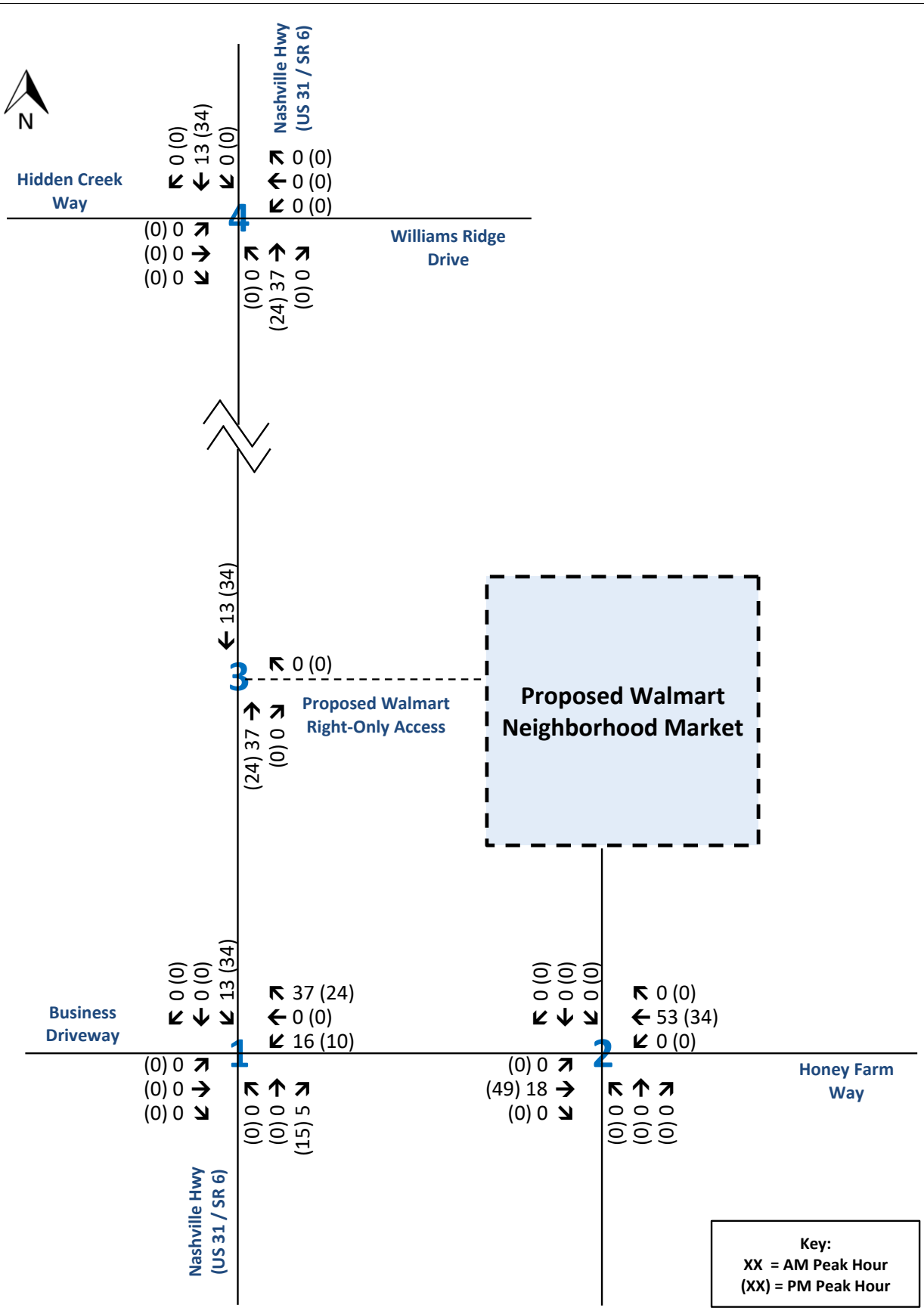
Traffic Assignment Worksheet
Primary Traffic Assignment - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



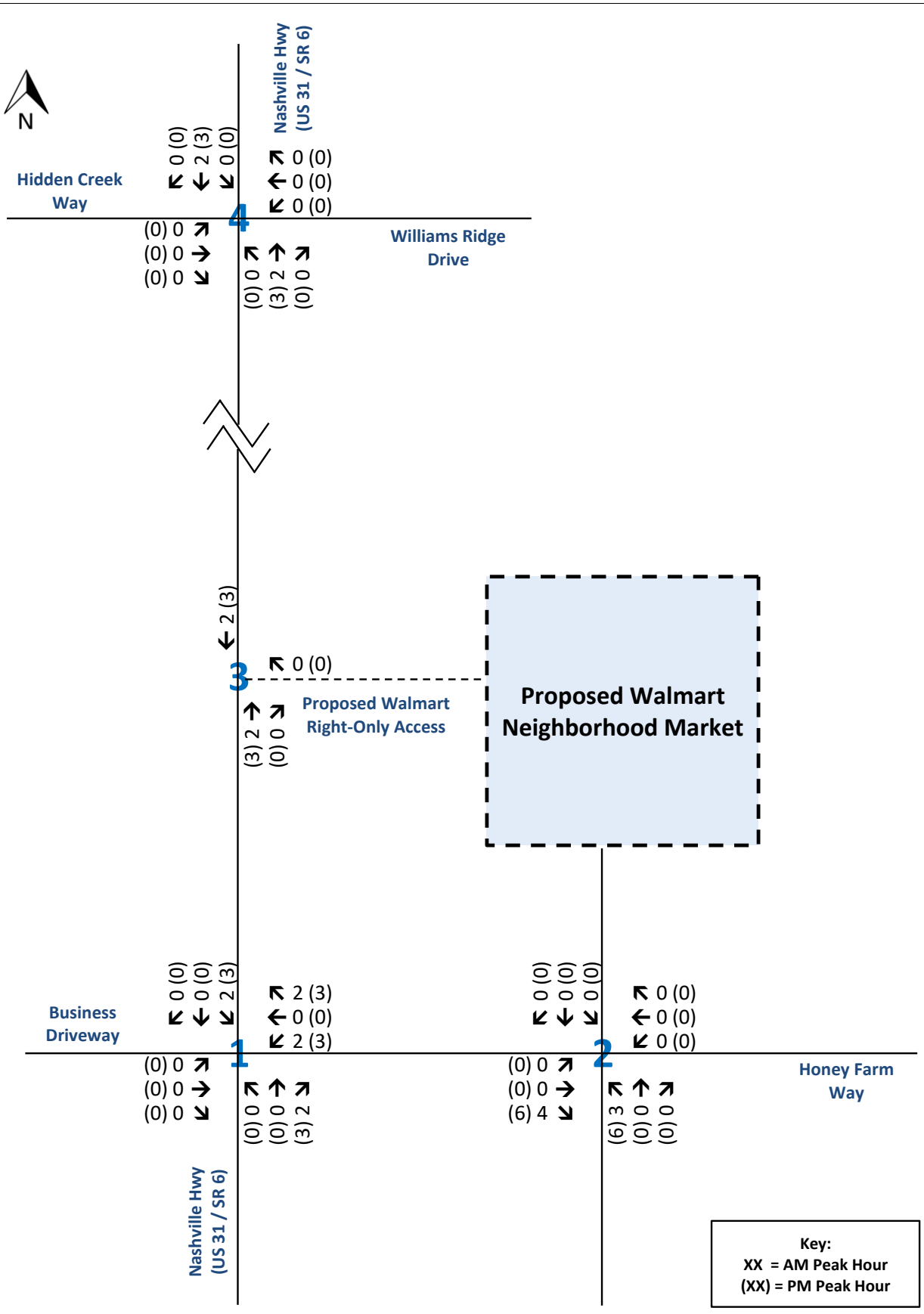
Traffic Assignment Worksheet
Primary Traffic Assignment - Multifamily Housing (Low-Rise)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



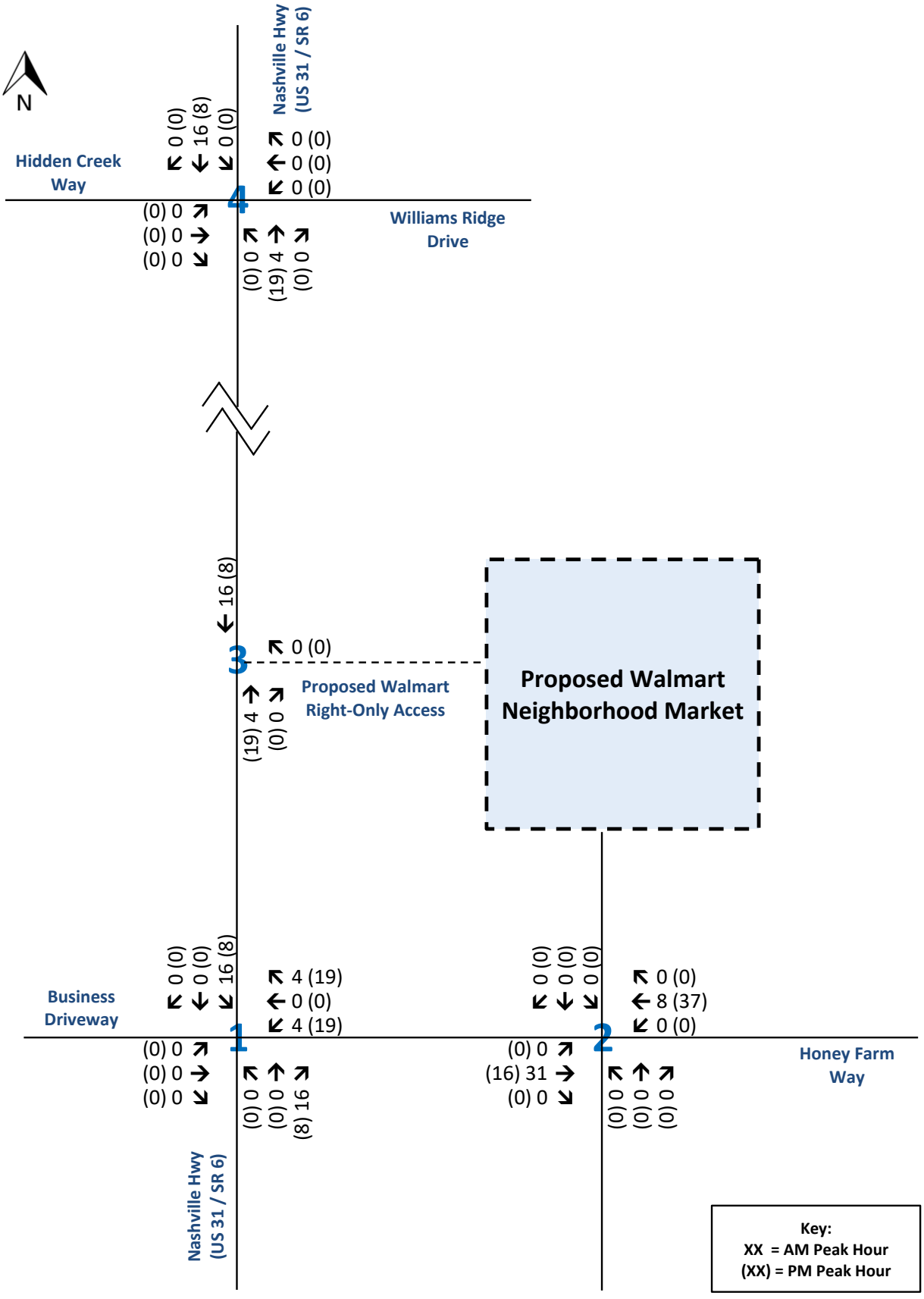
Traffic Assignment Worksheet
Primary Traffic Assignment - Townhomes
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



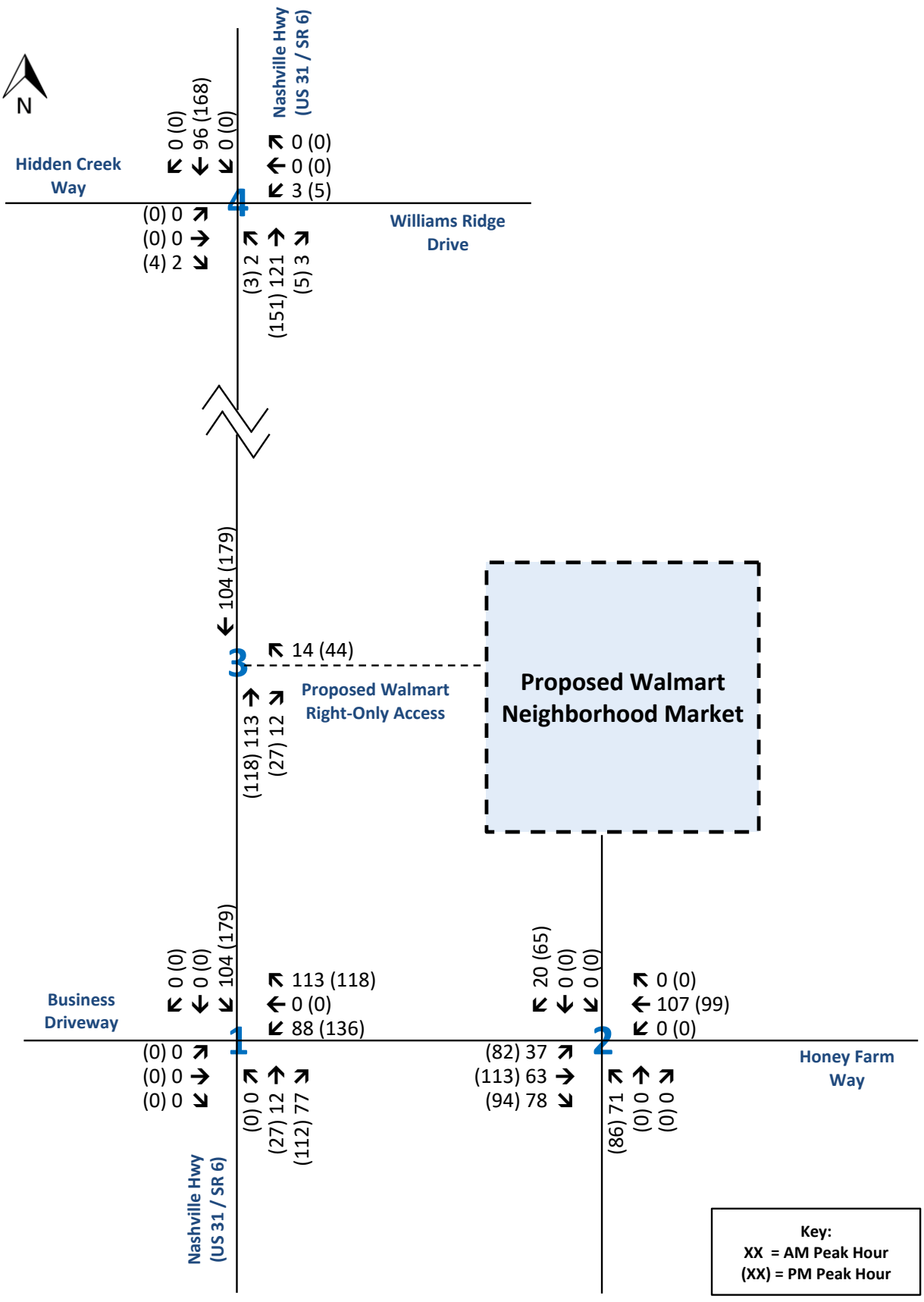
Traffic Assignment Worksheet
Primary Traffic Assignment - Mini-Warehouse
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



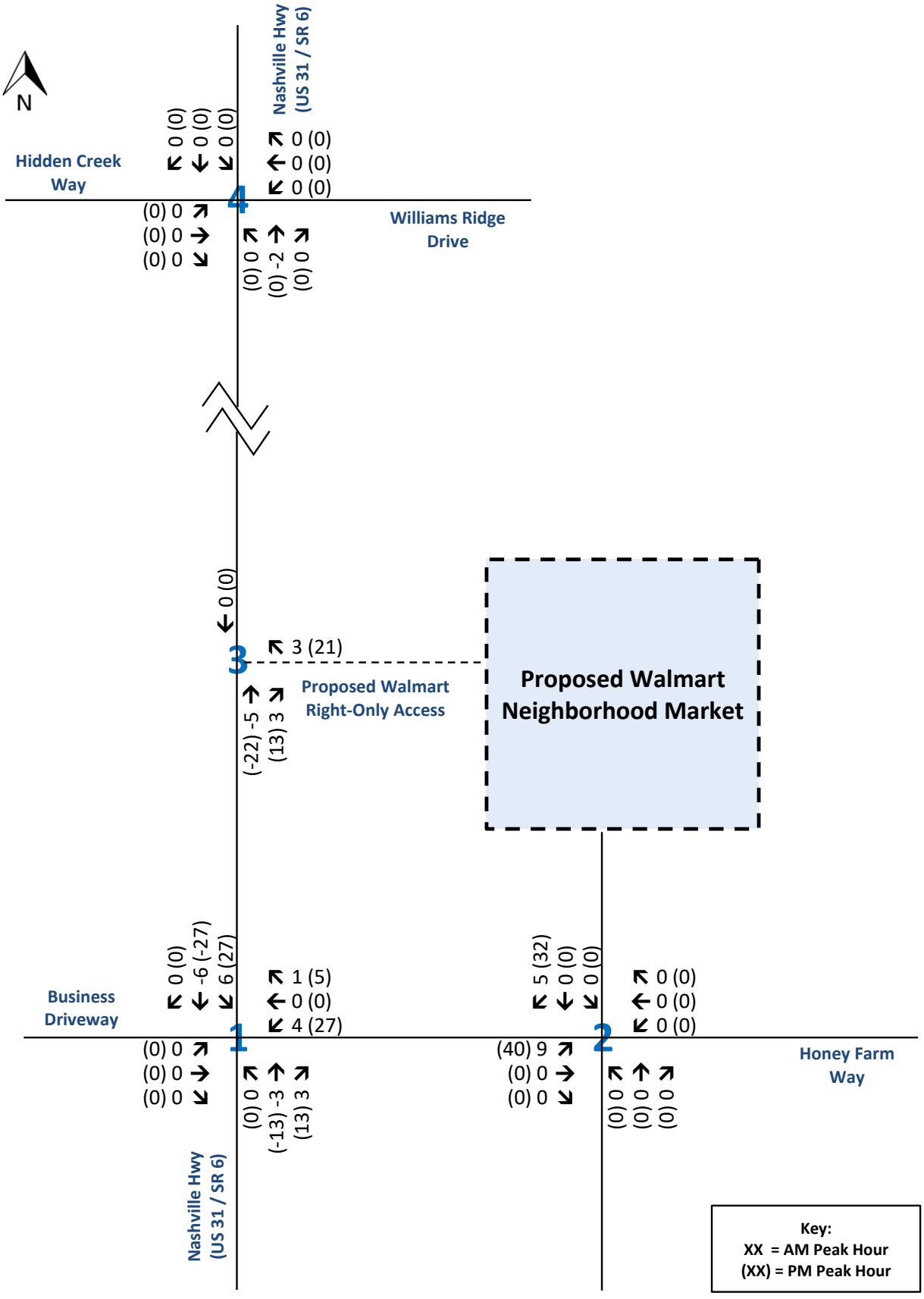
Traffic Assignment Worksheet
Primary Traffic Assignment - Health Department
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Total Primary Traffic Assignment
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

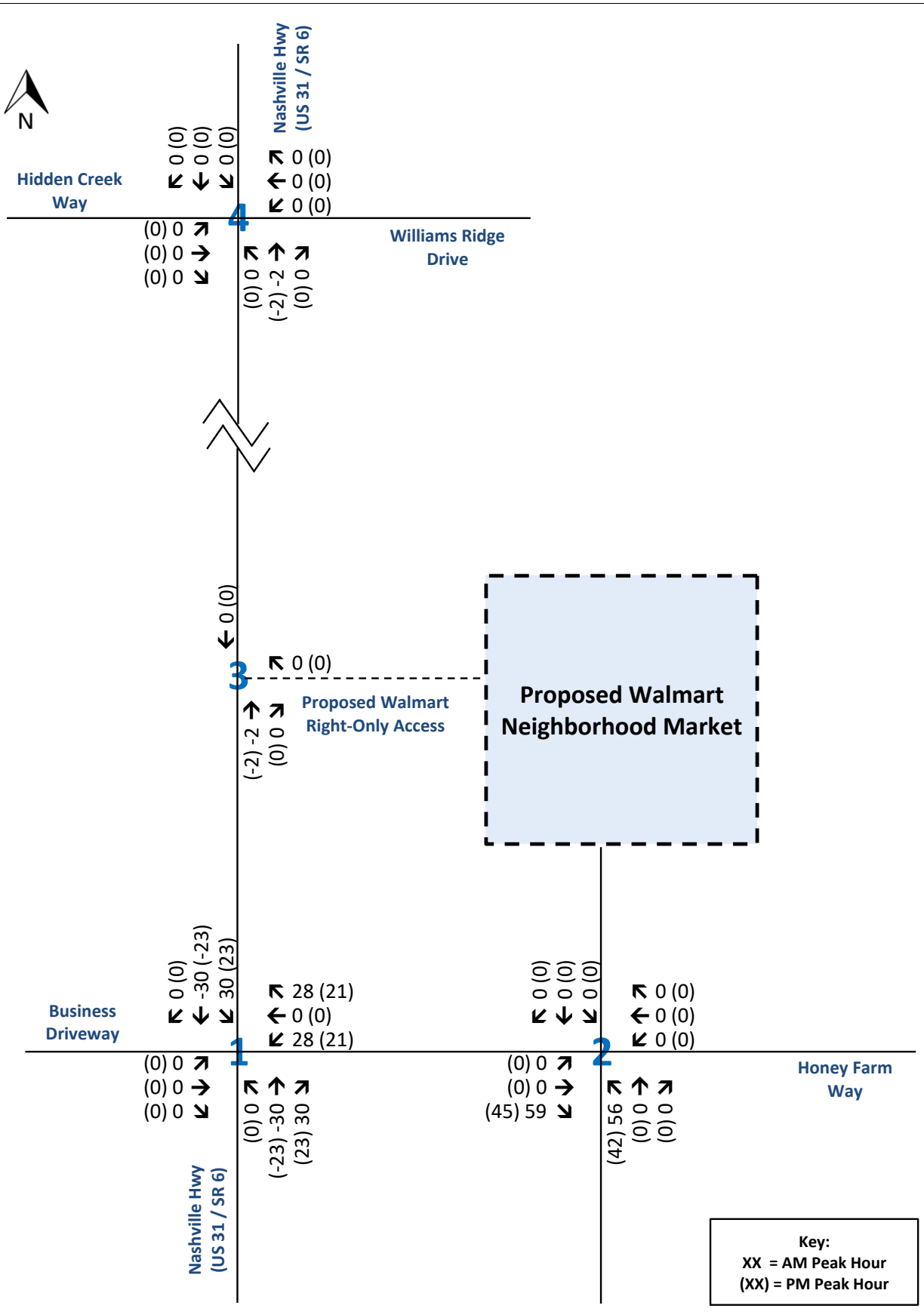


Traffic Assignment Worksheet

Pass-by Traffic Assignment - Grocery Store (Walmart Neighborhood Market)

Honey Farm - Walmart Neighborhood Market

Columbia, Tennessee



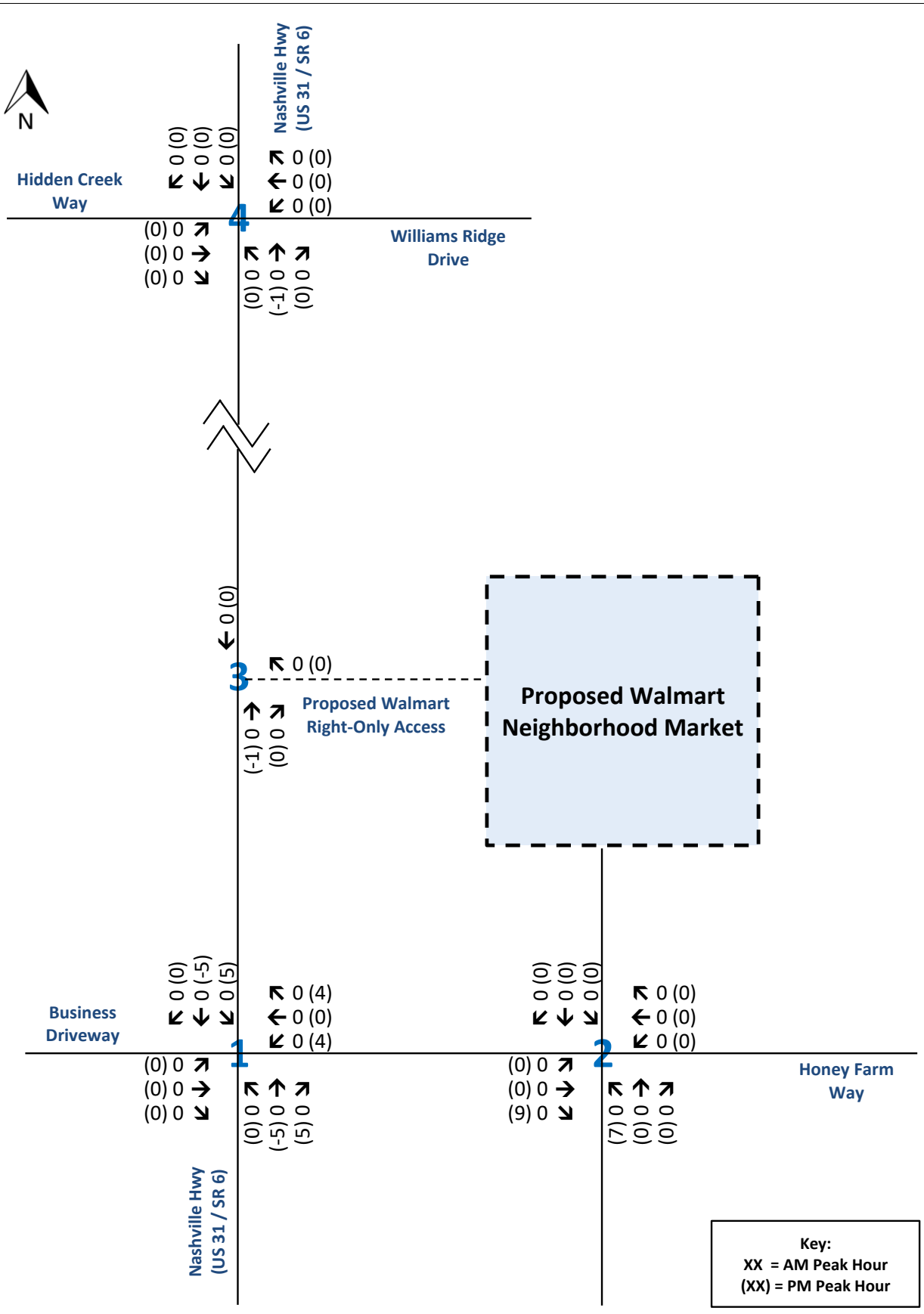
Traffic Assignment Worksheet

Pass-by Traffic Assignment - Fast-Food Restaurant with Drive-Through

Honey Farm - Walmart Neighborhood Market

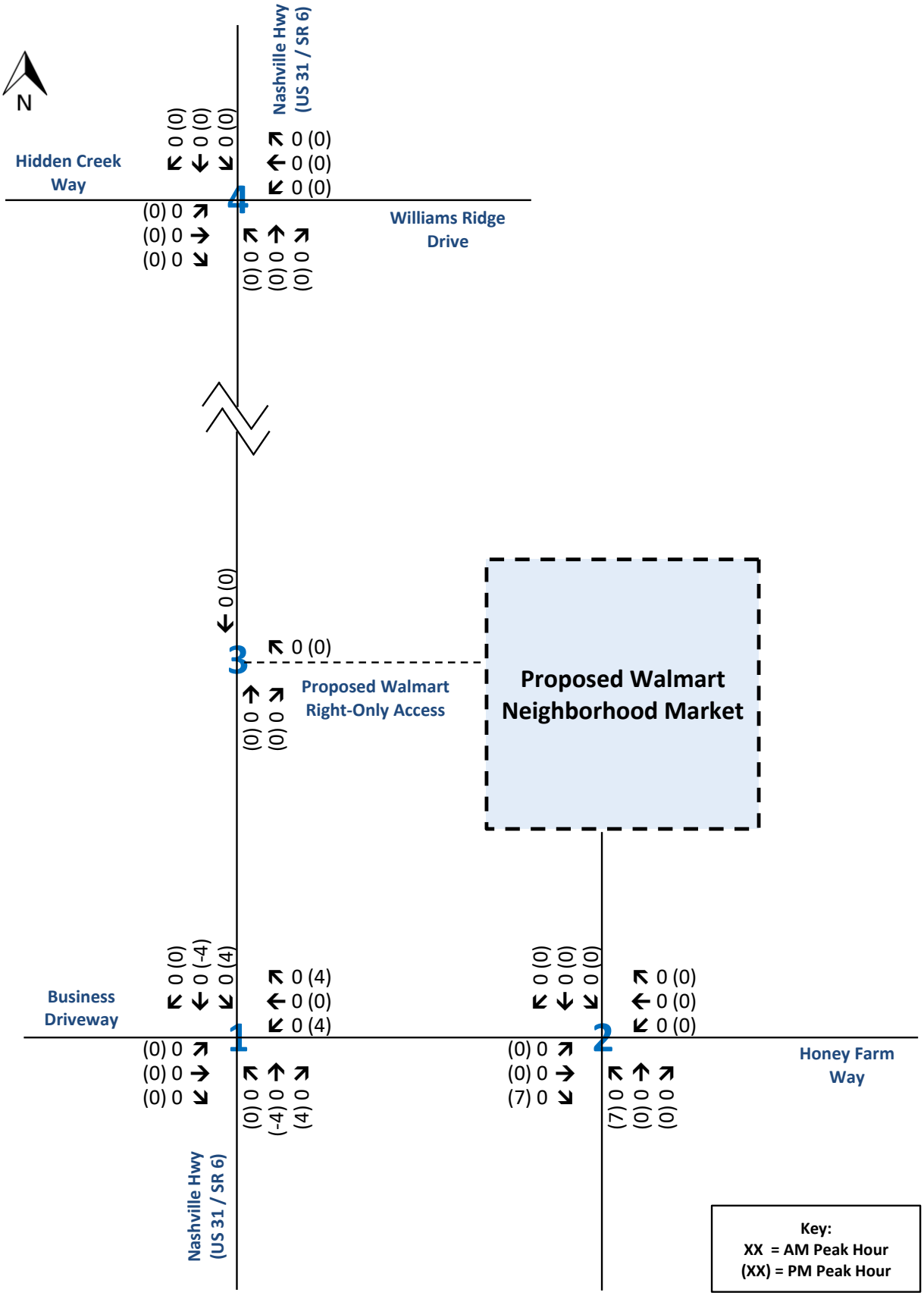
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



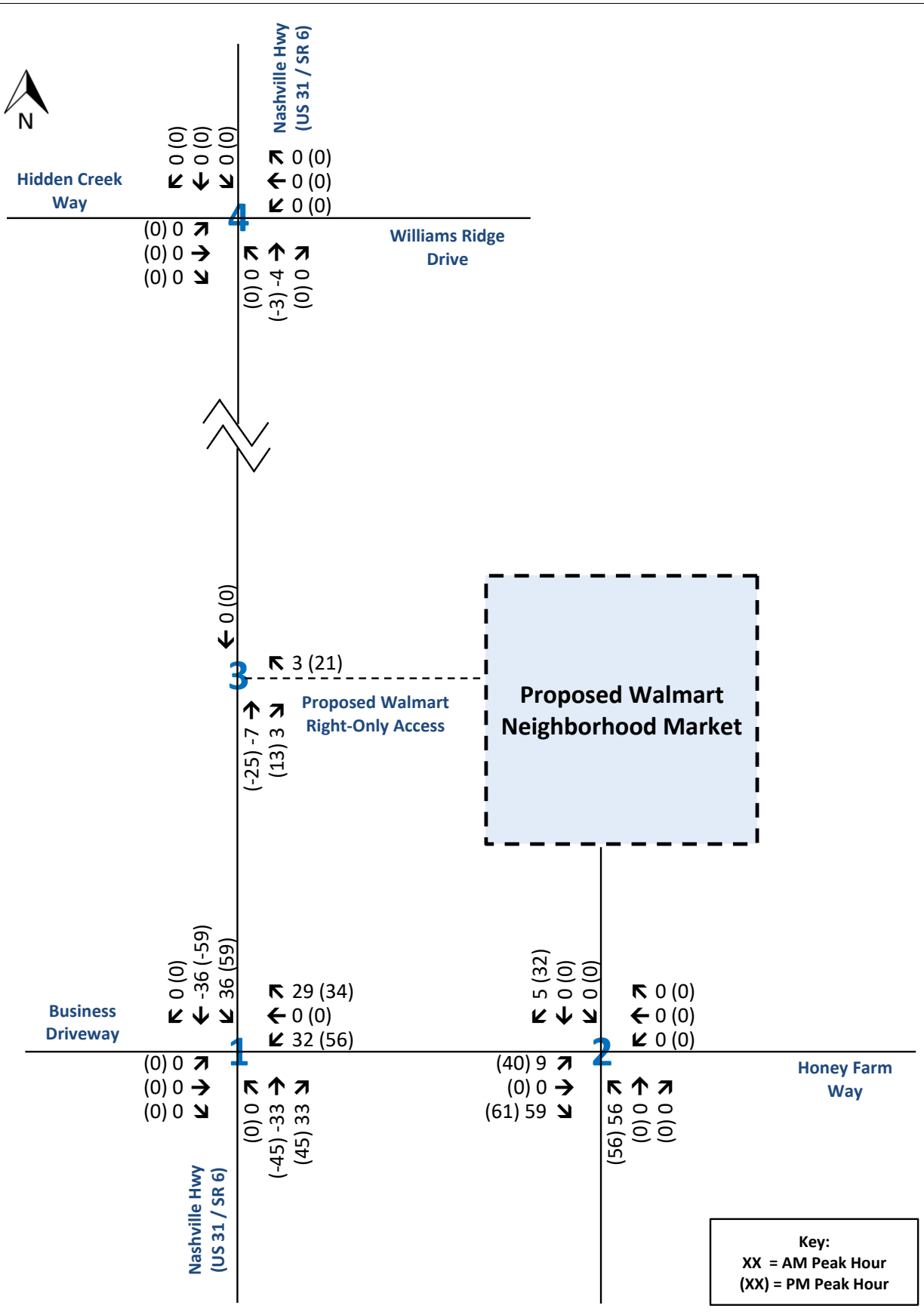
Traffic Assignment Worksheet
Pass-by Traffic Assignment - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



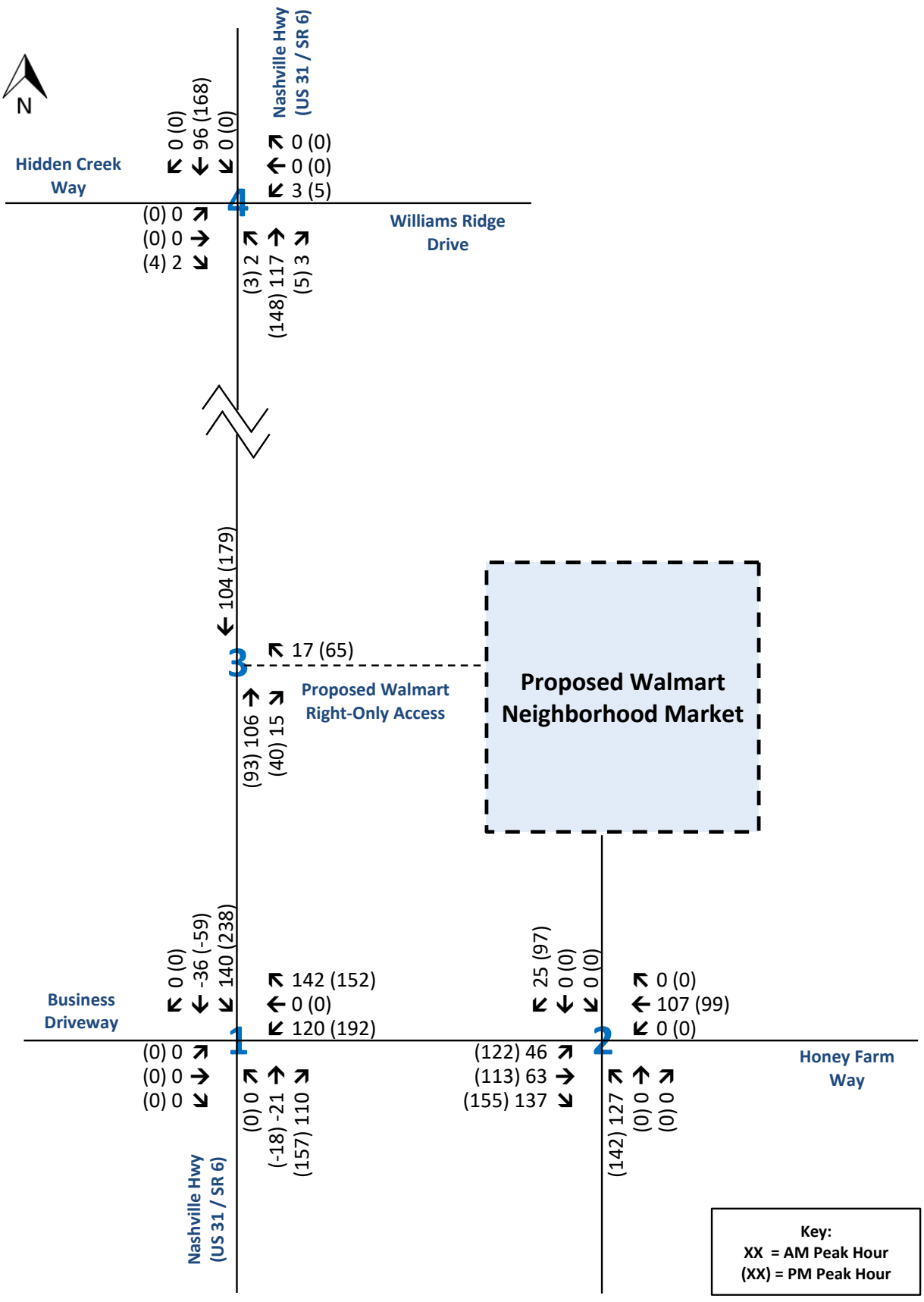
Traffic Assignment Worksheet
Pass-by Traffic Assignment - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



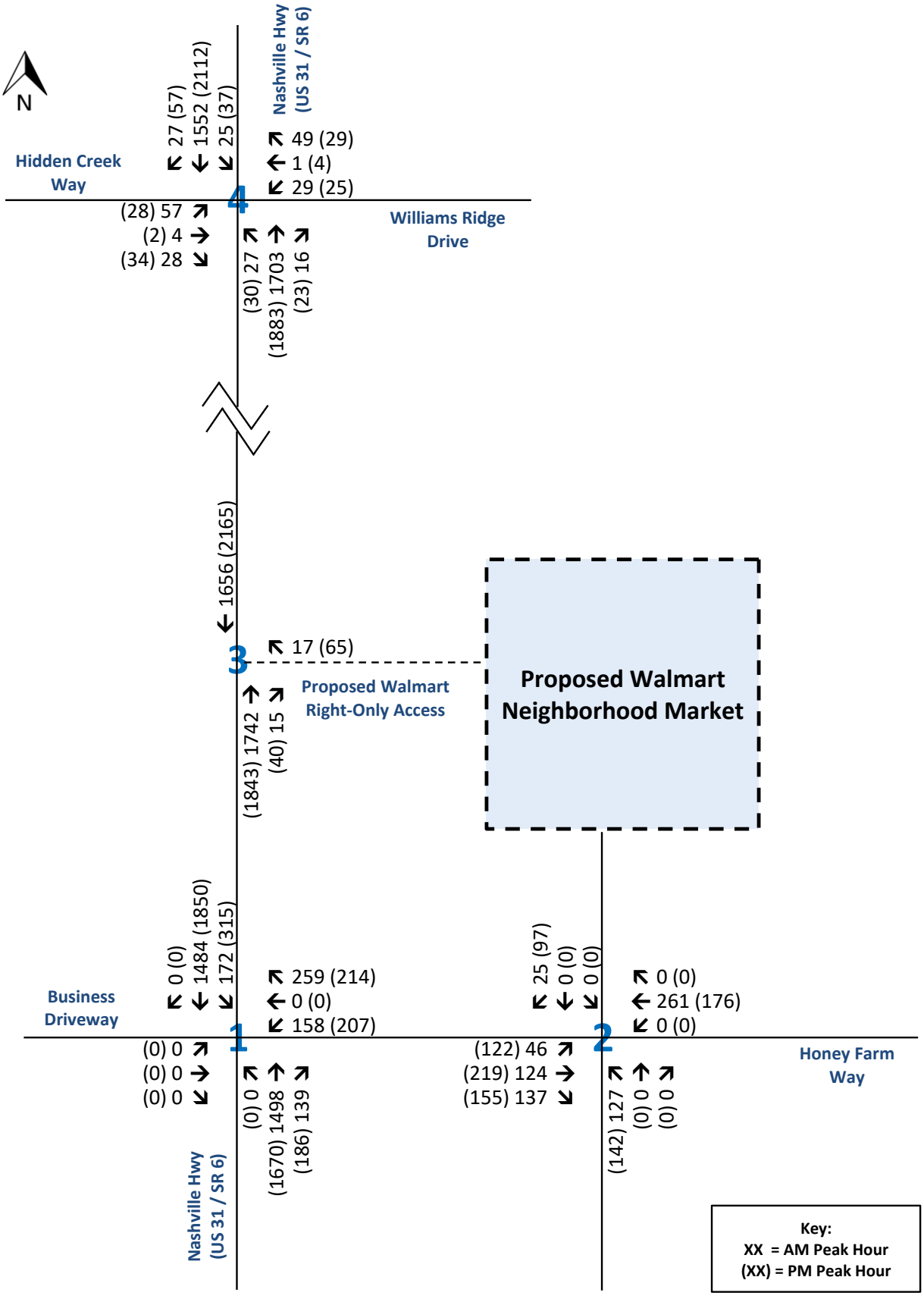
Traffic Assignment Worksheet
Total Passby Traffic Assignment
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Site Generated Traffic
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

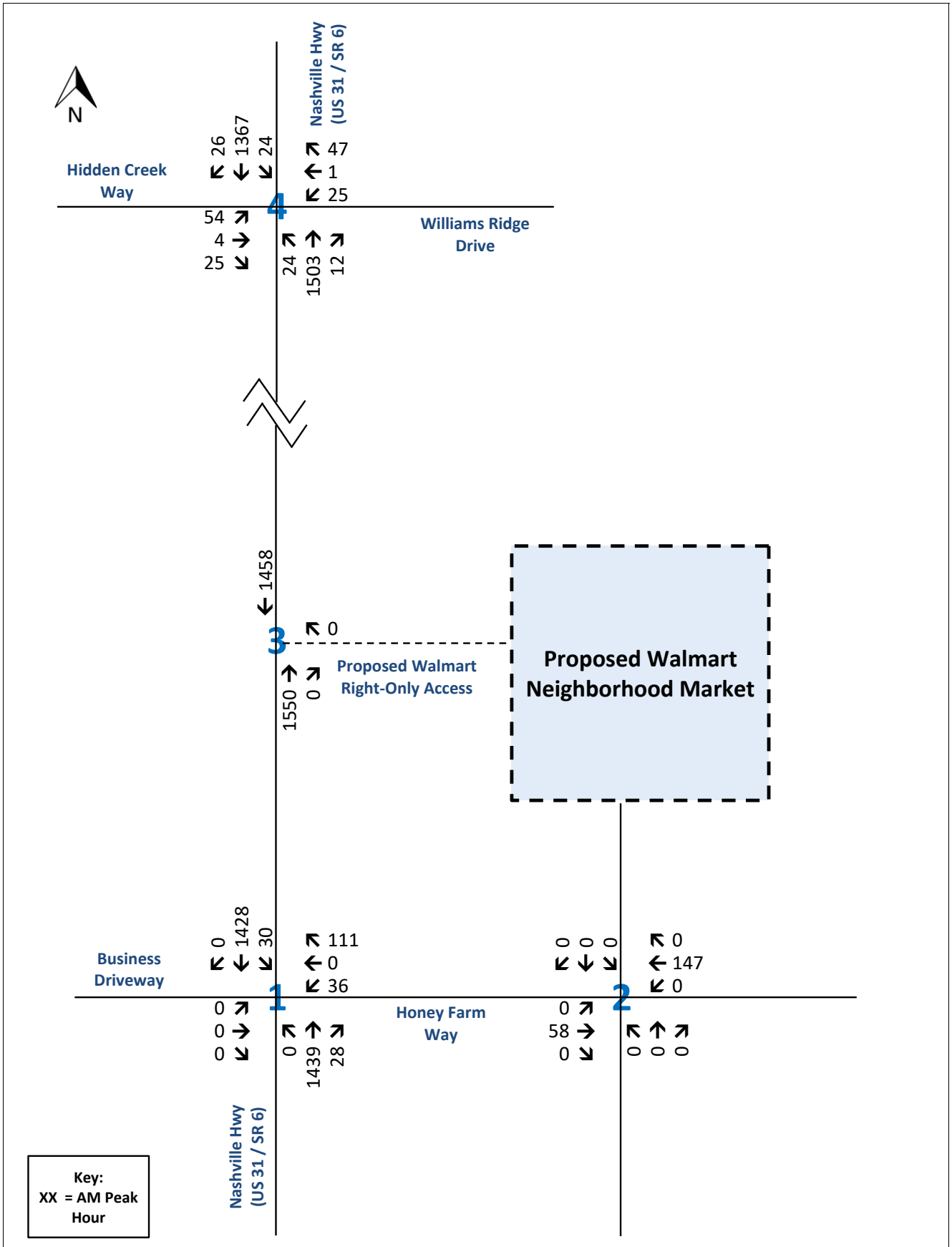


Traffic Assignment Worksheet
Total Projected Traffic at Buildout (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

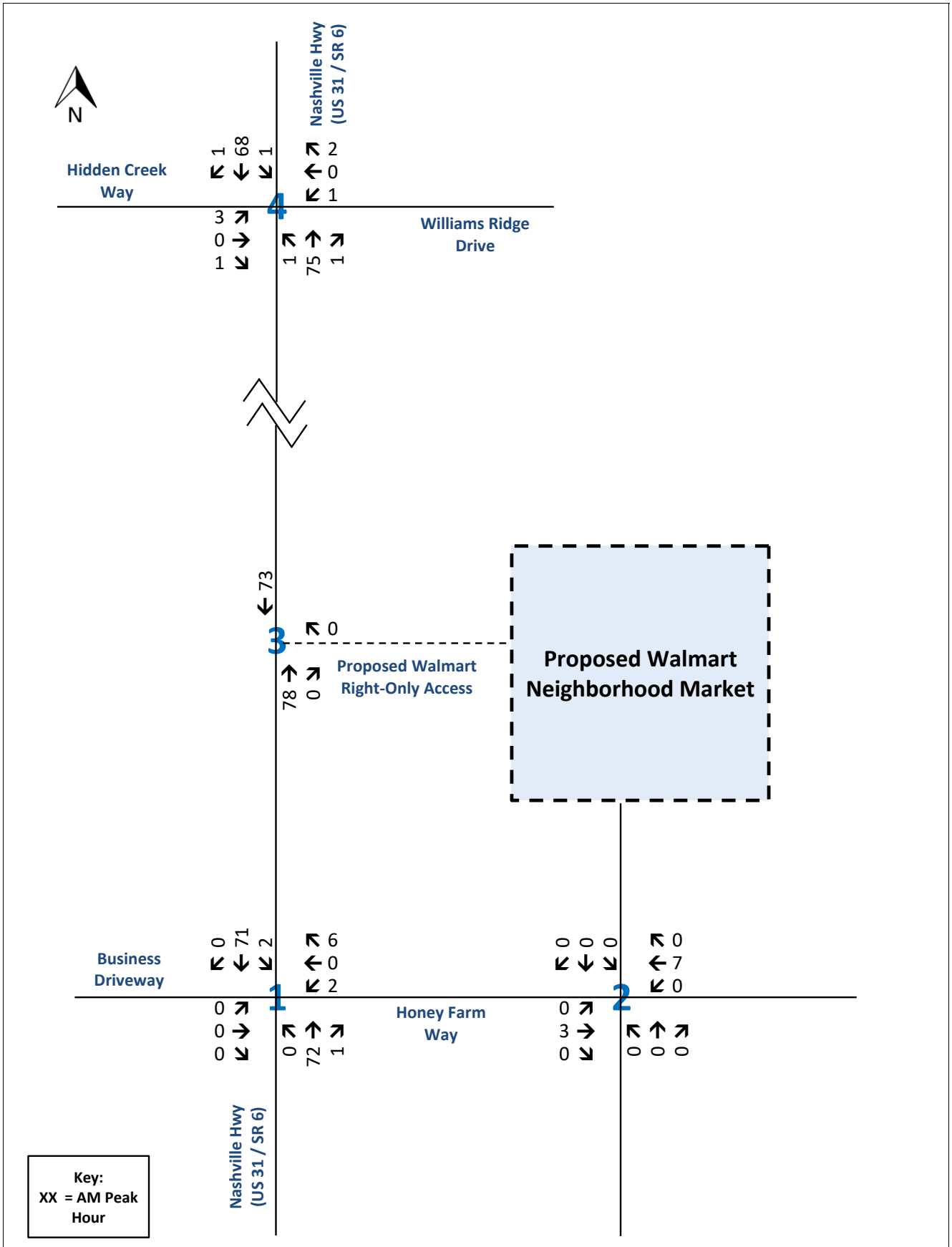
TRAFFIC ASSIGNMENT WORKSHEETS

AM PEAK HOUR



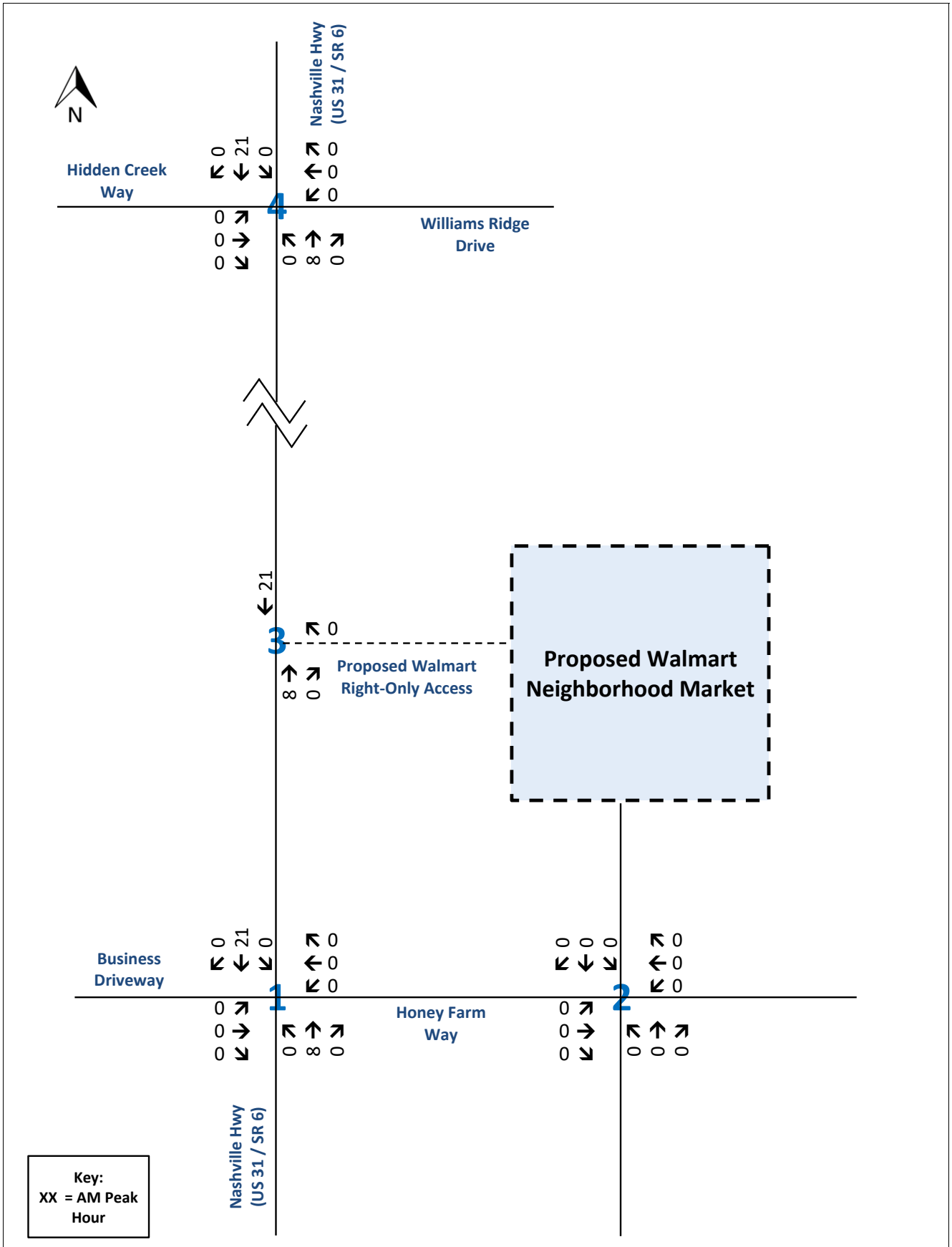
Traffic Assignment Worksheet
Existing Traffic Volumes (2024)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



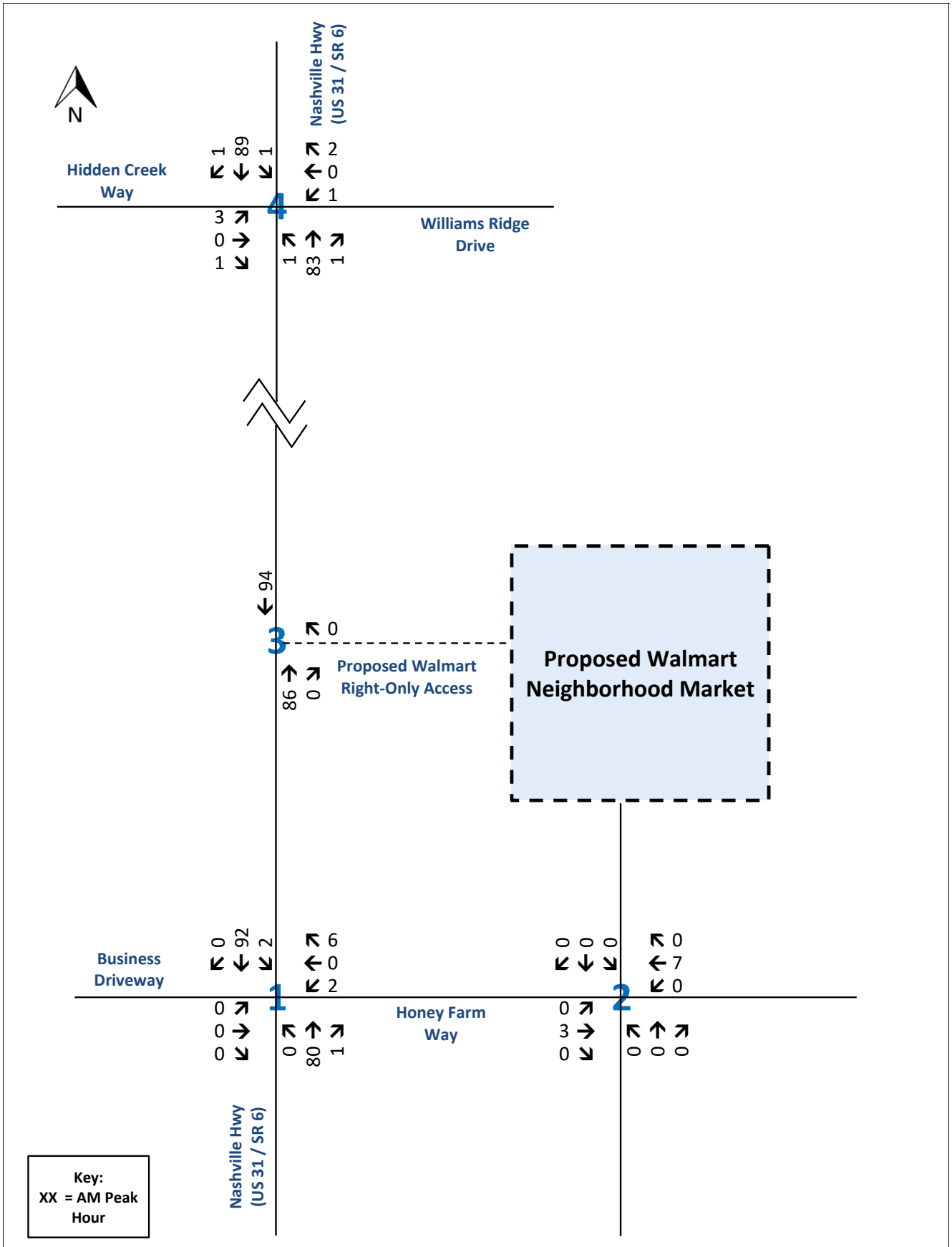
Traffic Assignment Worksheet
Background - Historical Growth Only (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



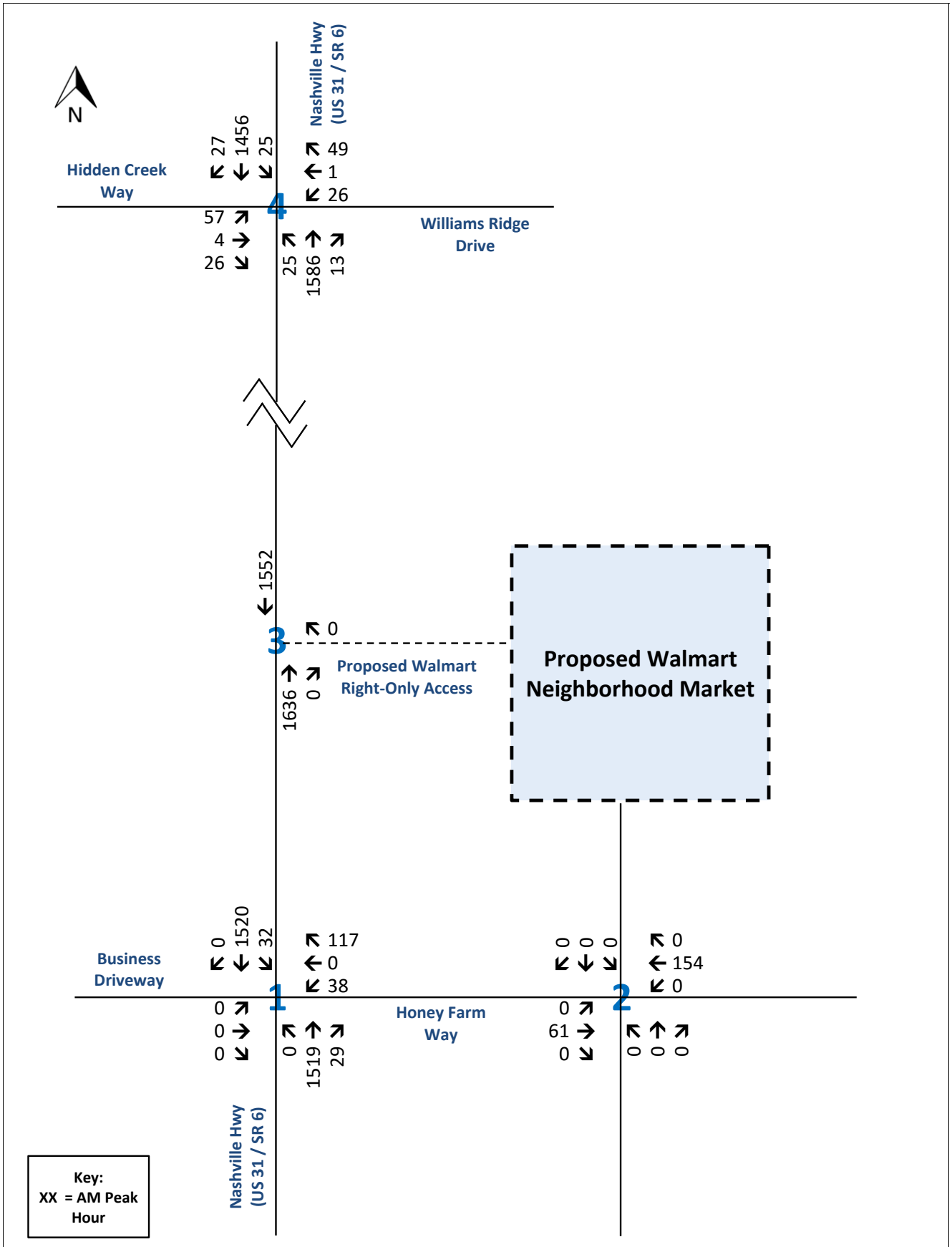
Traffic Assignment Worksheet
Off-Site Traffic Assignment - 2558 Nashville Highway
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



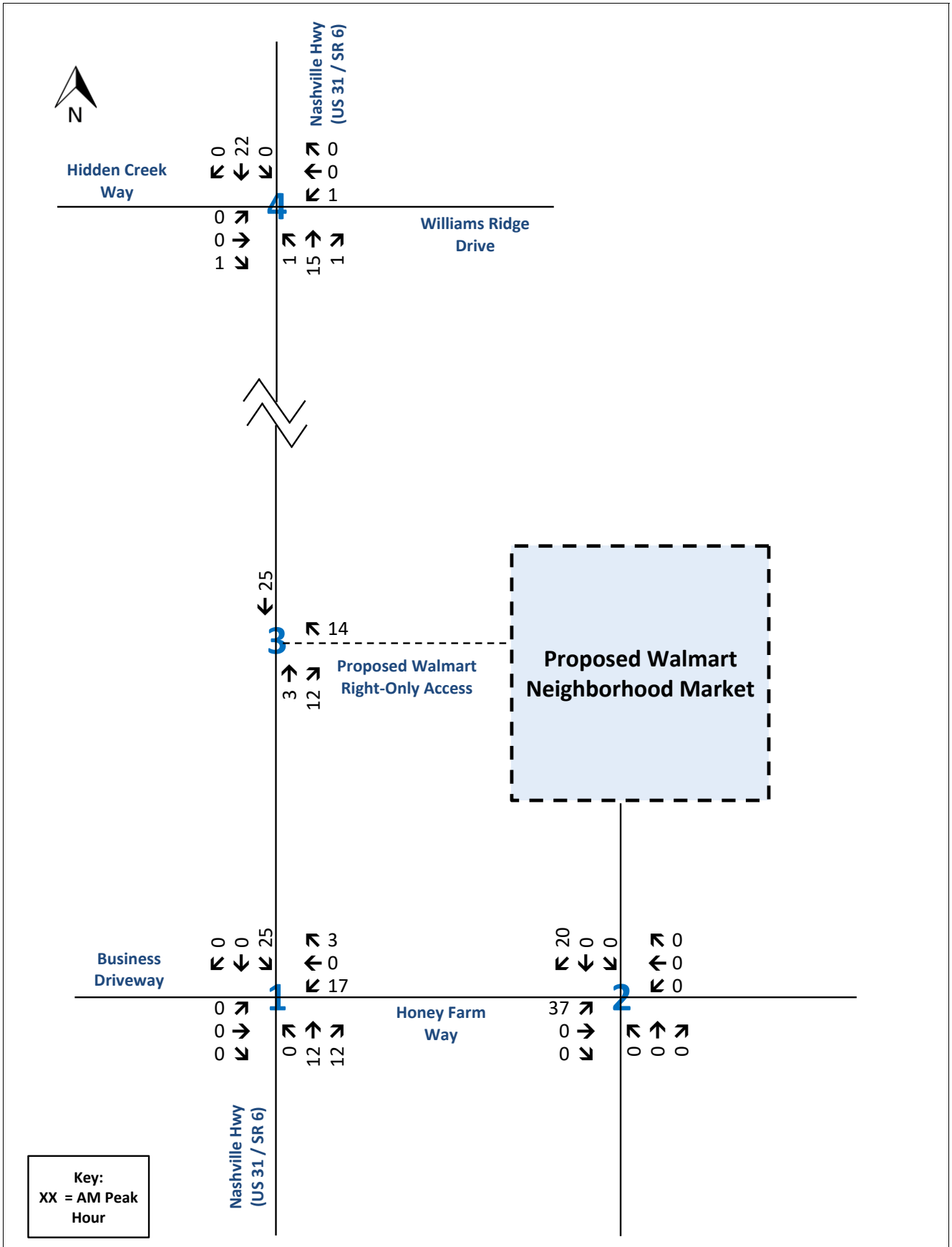
Traffic Assignment Worksheet
Background (Growth + Offsite)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Background Traffic Volumes (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



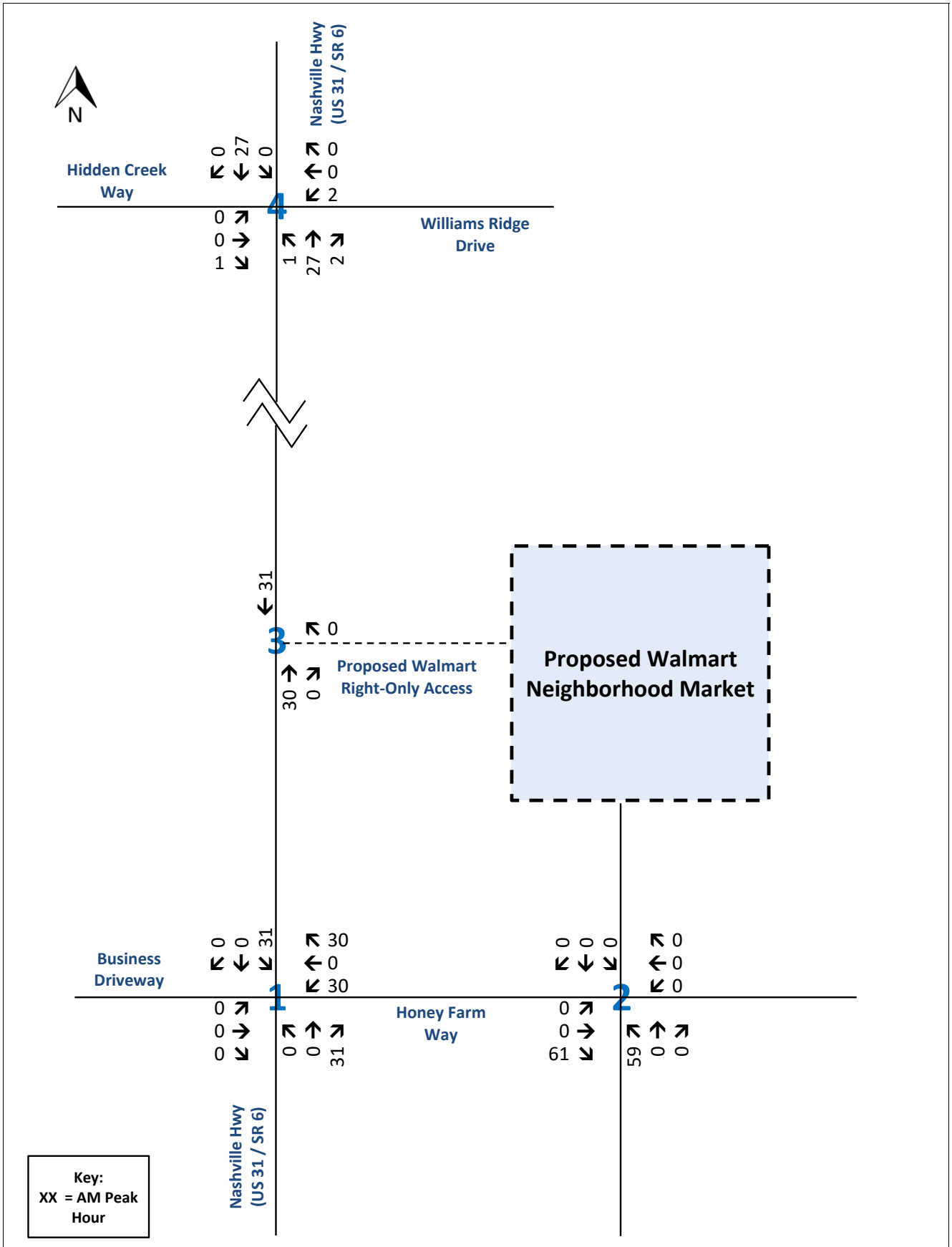
Traffic Assignment Worksheet

Primary Traffic Assignment - Grocery Store (Walmart Neighborhood Market)

Honey Farm - Walmart Neighborhood Market

Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



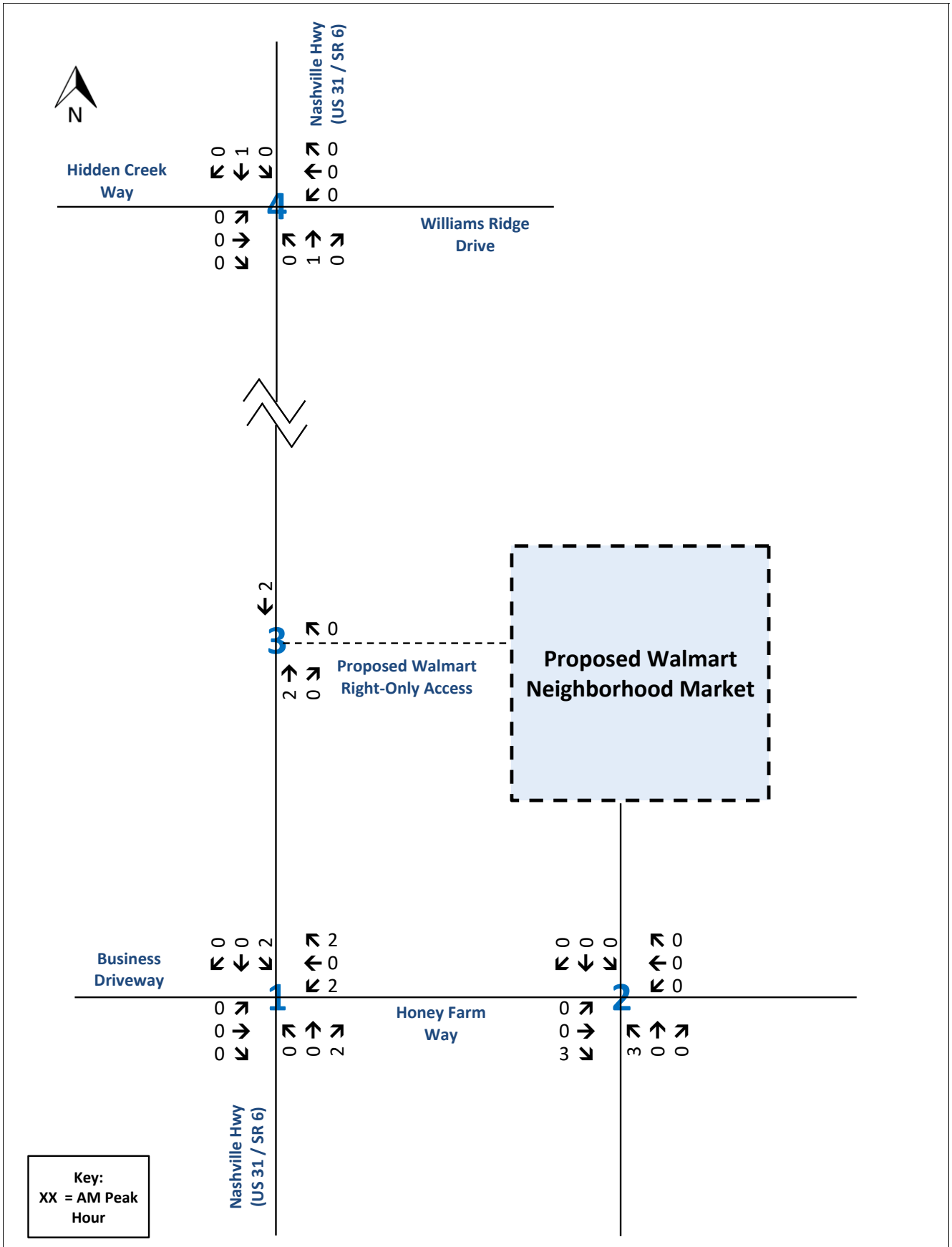
Traffic Assignment Worksheet

Primary Traffic Assignment - Fast-Food Restaurant with Drive-Through

Honey Farm - Walmart Neighborhood Market

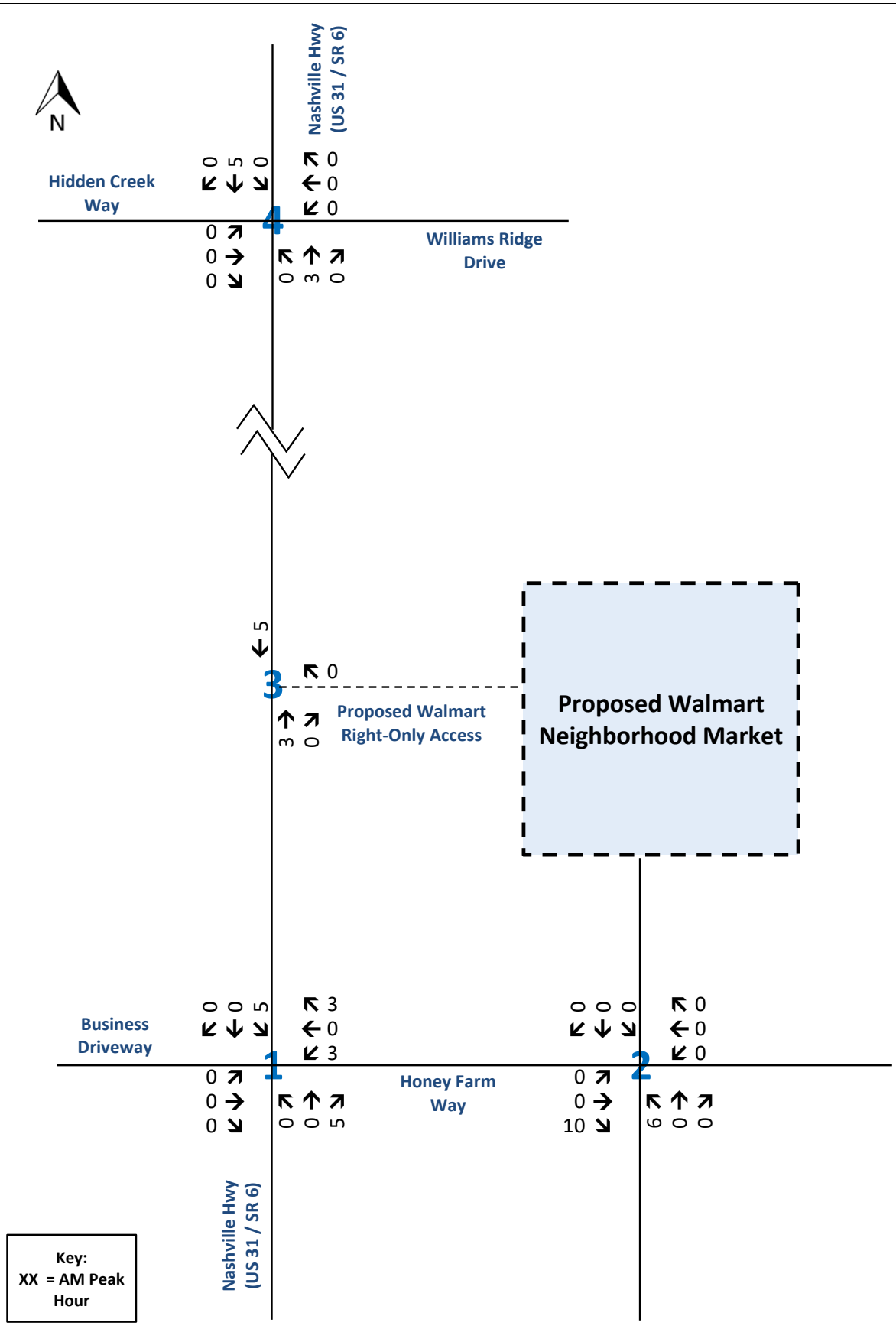
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



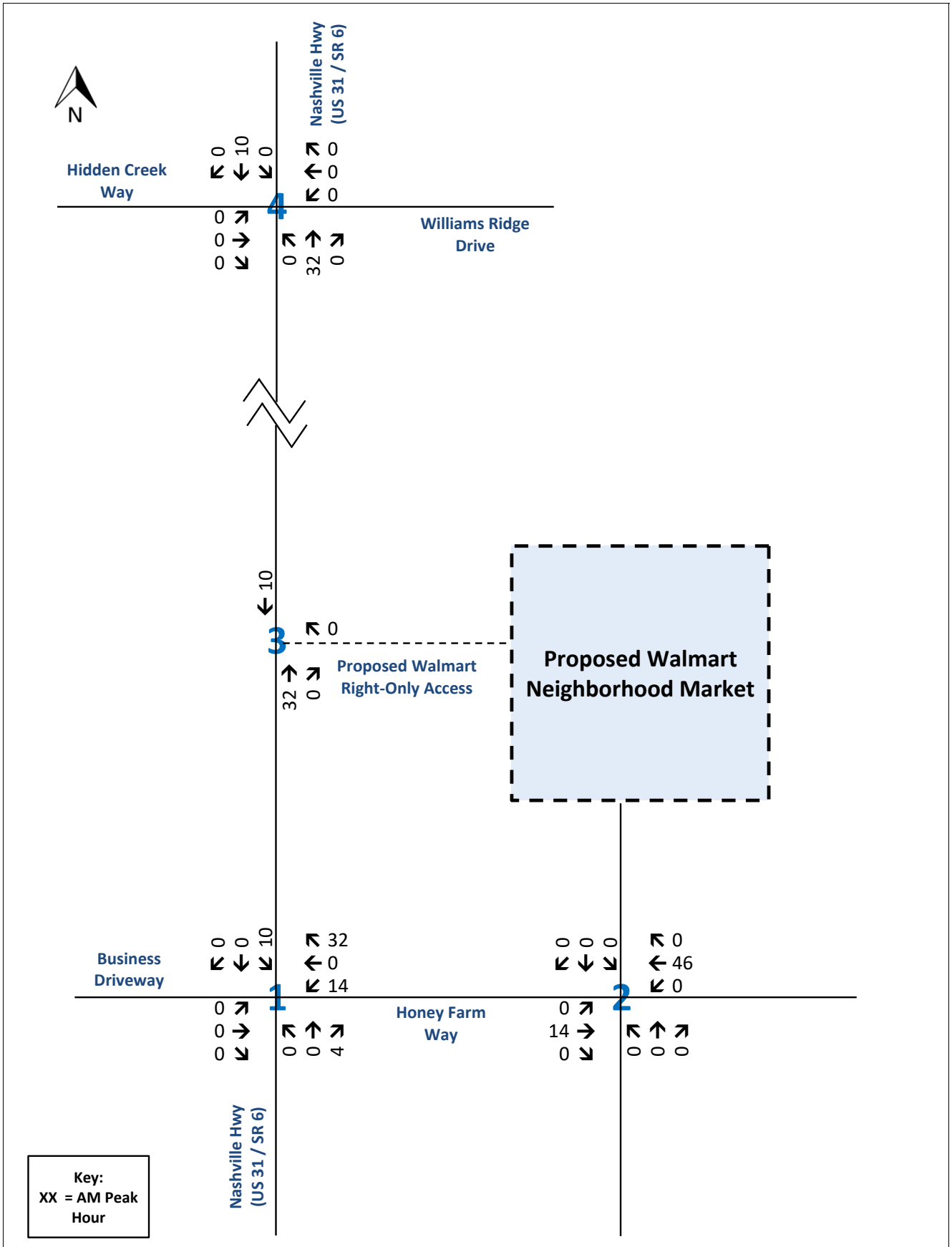
Traffic Assignment Worksheet
Primary Traffic Assignment - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



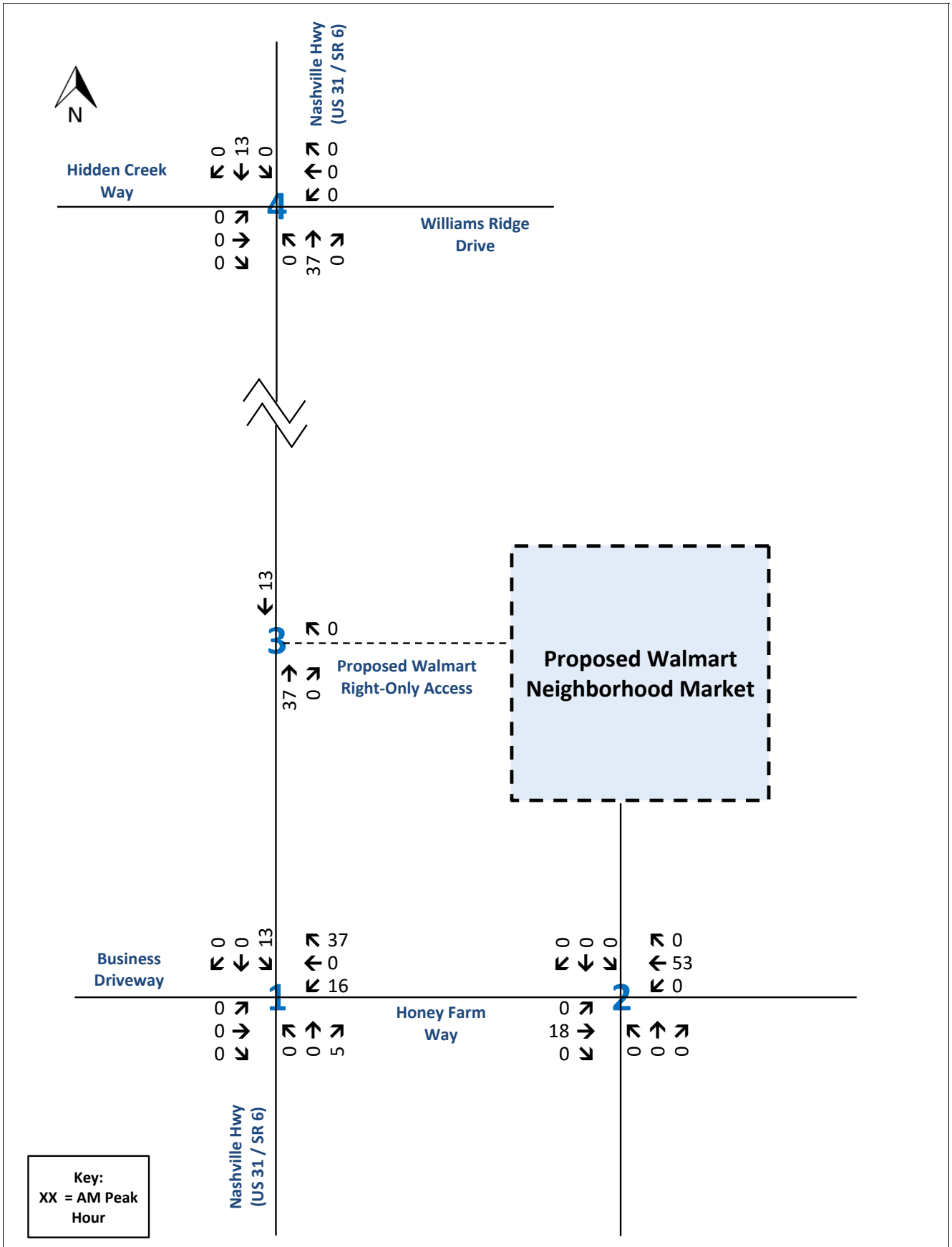
Traffic Assignment Worksheet
Primary Traffic Assignment - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



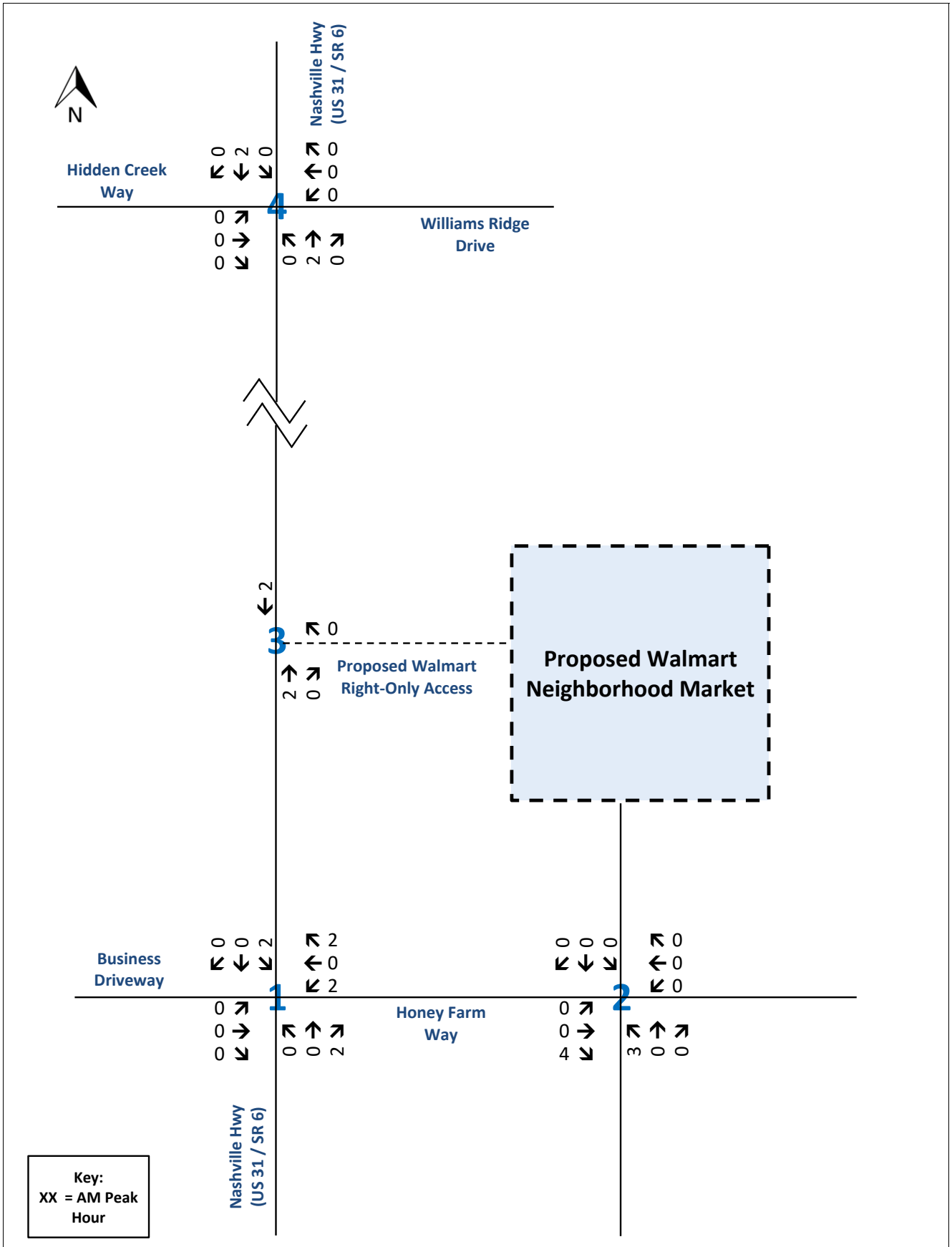
Traffic Assignment Worksheet
Primary Traffic Assignment - Multifamily Housing (Low-Rise)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



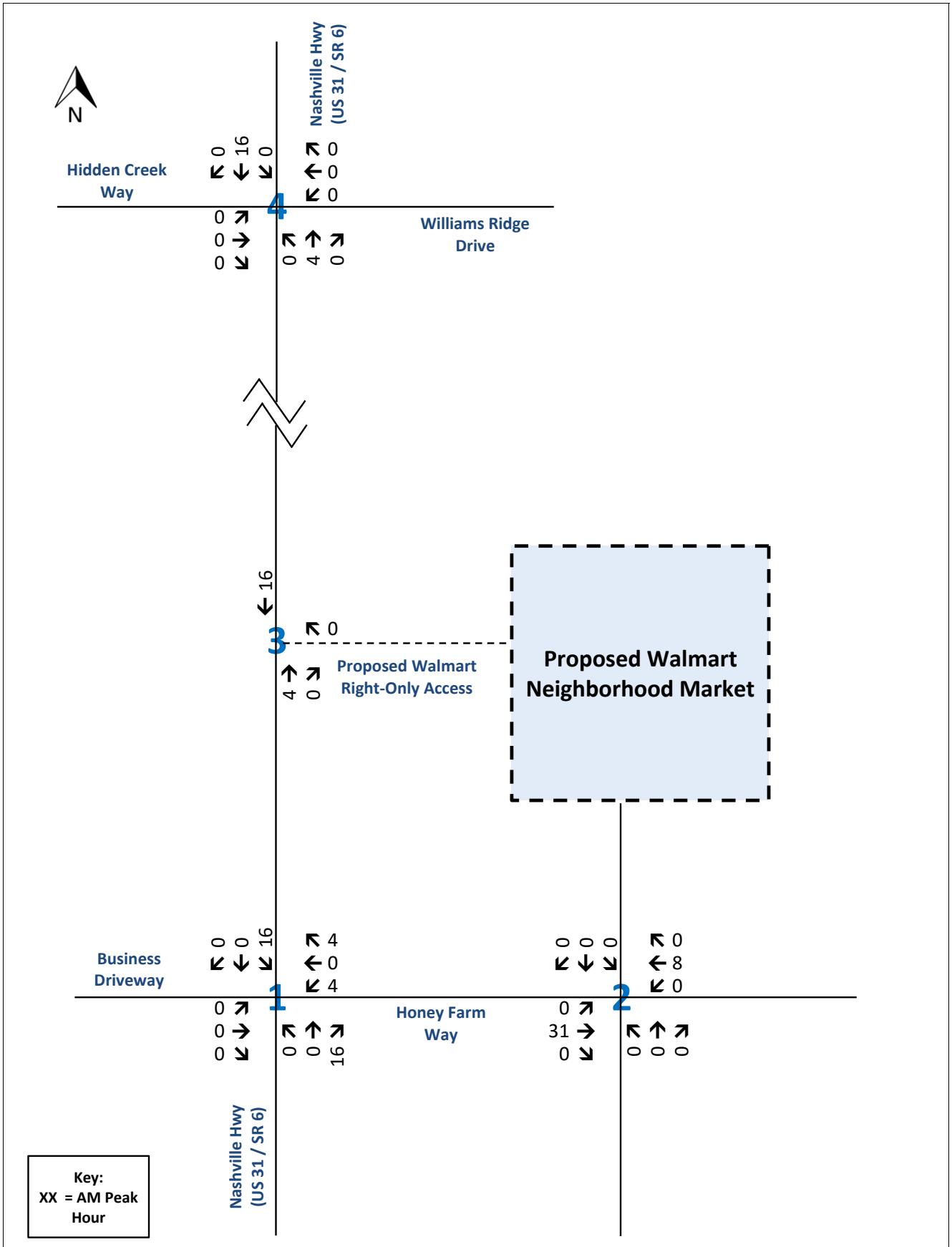
Traffic Assignment Worksheet
Primary Traffic Assignment - Townhomes
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



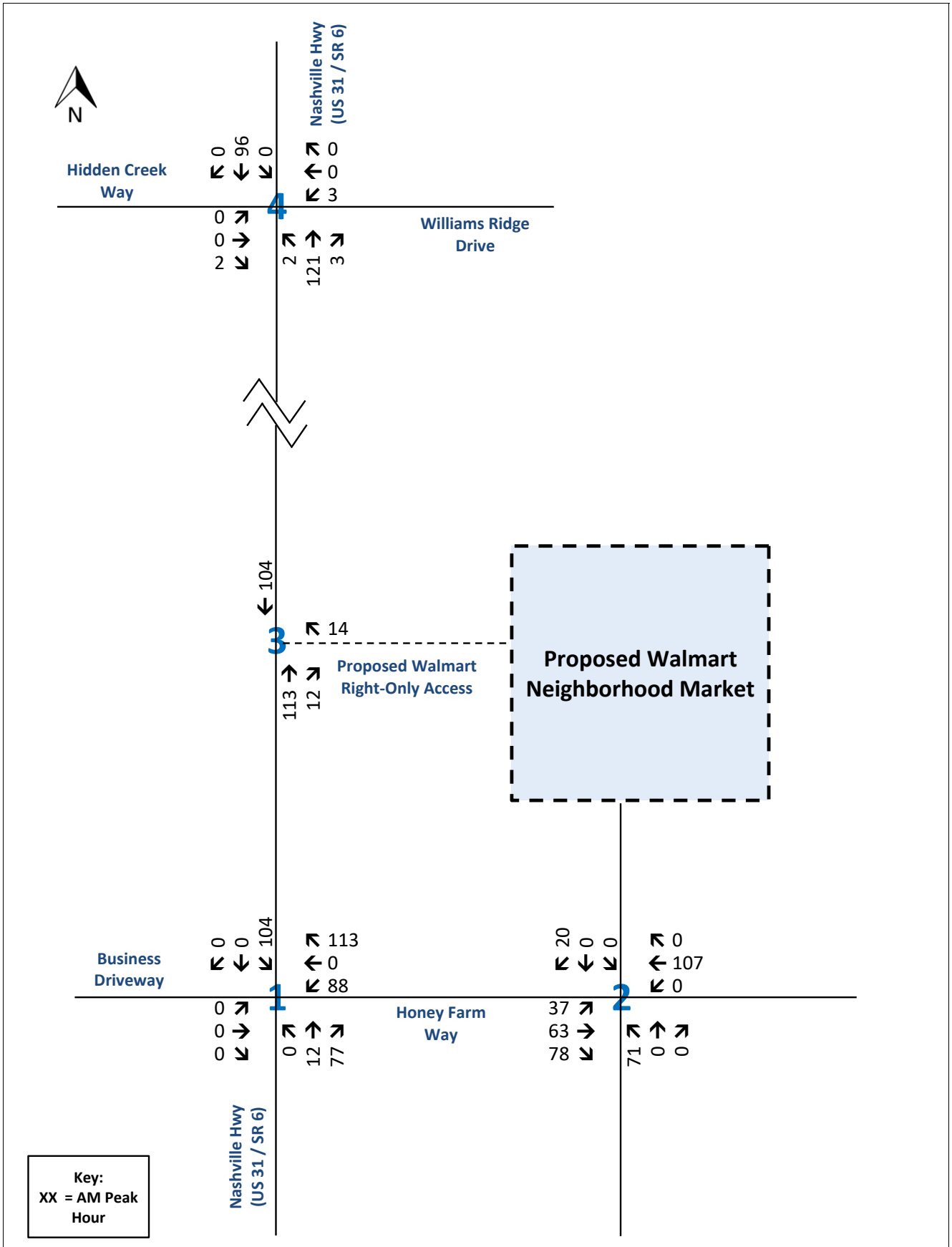
Traffic Assignment Worksheet
Primary Traffic Assignment - Mini-Warehouse
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

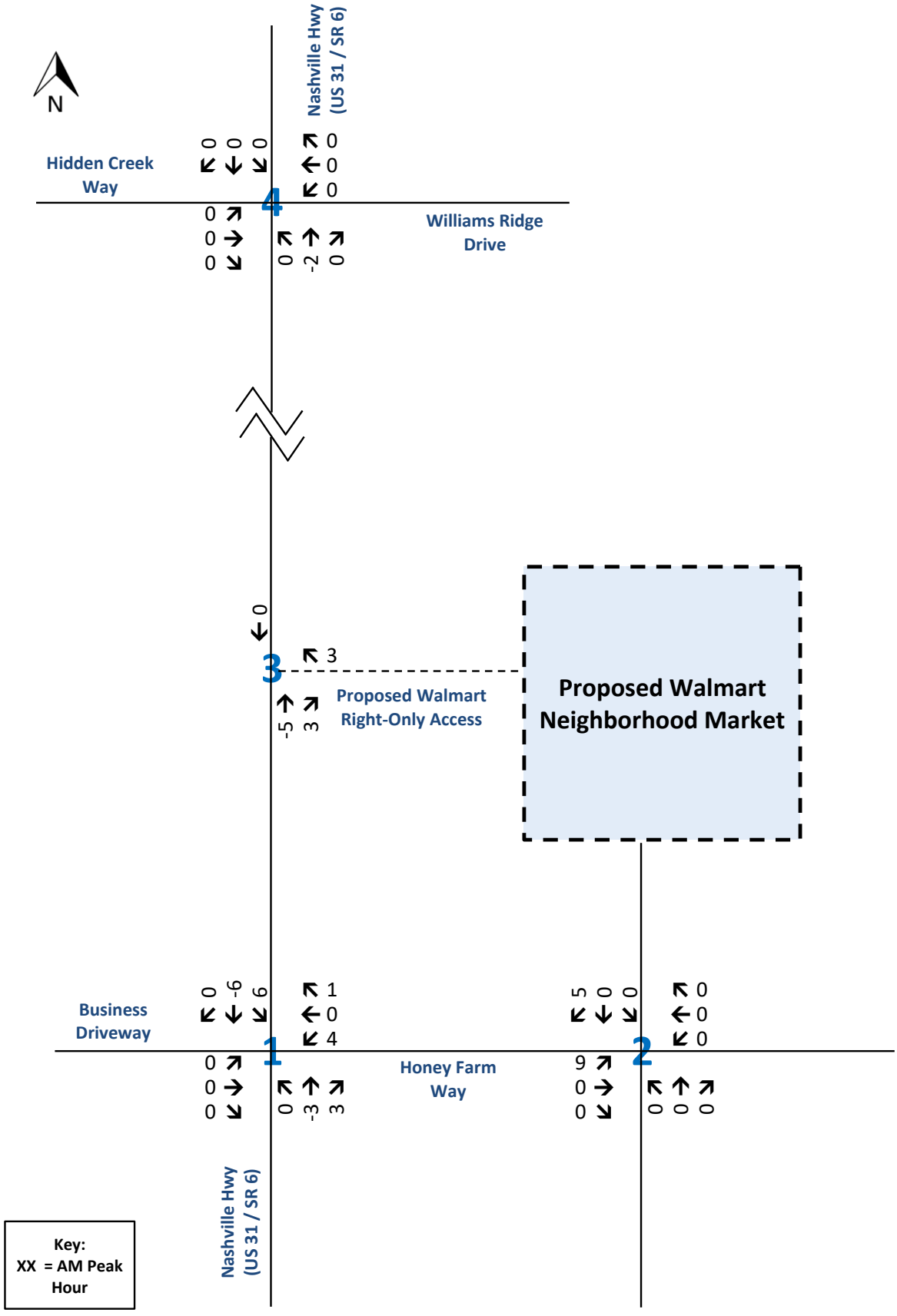


Traffic Assignment Worksheet
Primary Traffic Assignment - Health Department
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Total Primary Traffic Assignment
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee



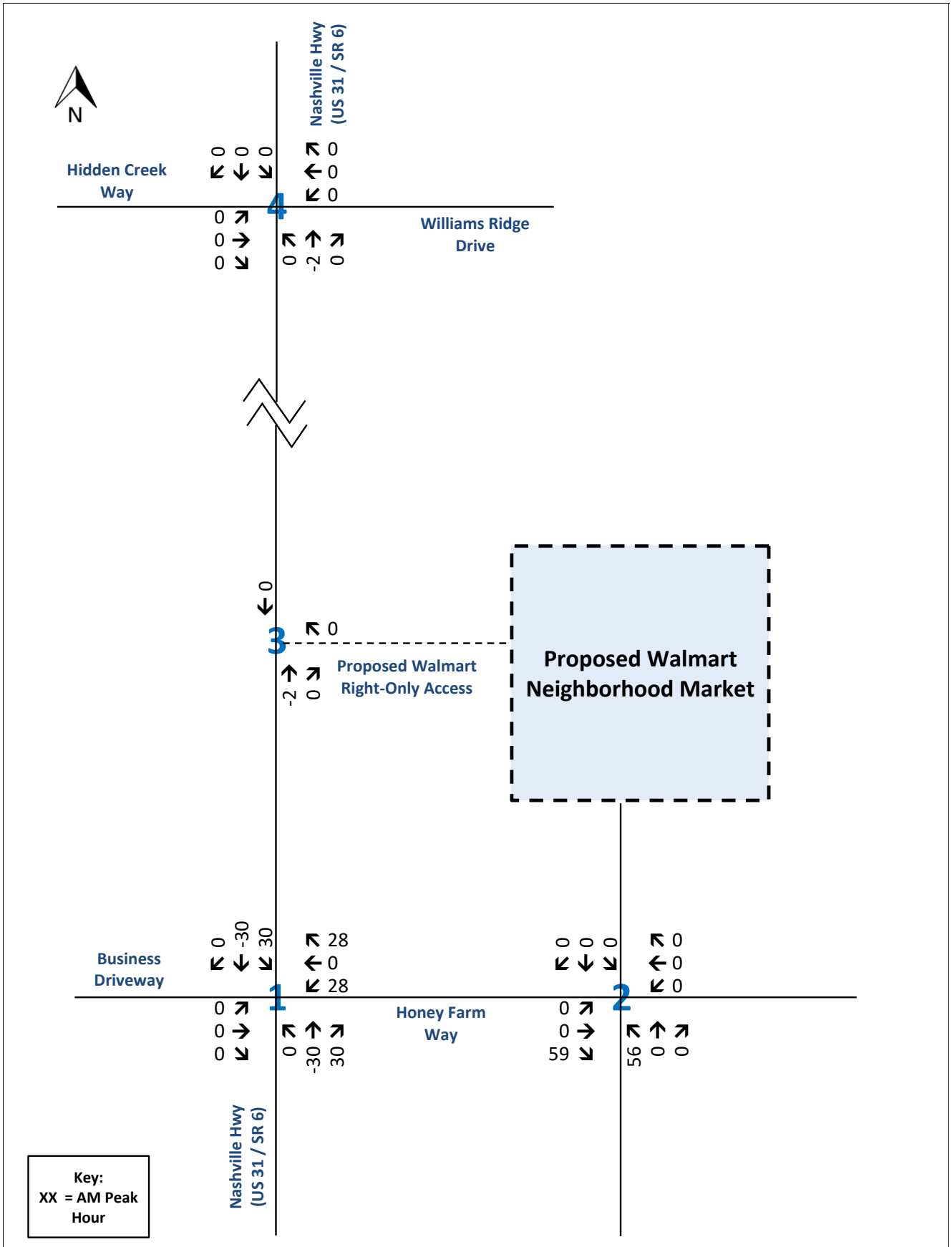
Traffic Assignment Worksheet

Pass-by Traffic Assignment - Grocery Store (Walmart Neighborhood Market)

Honey Farm - Walmart Neighborhood Market

Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



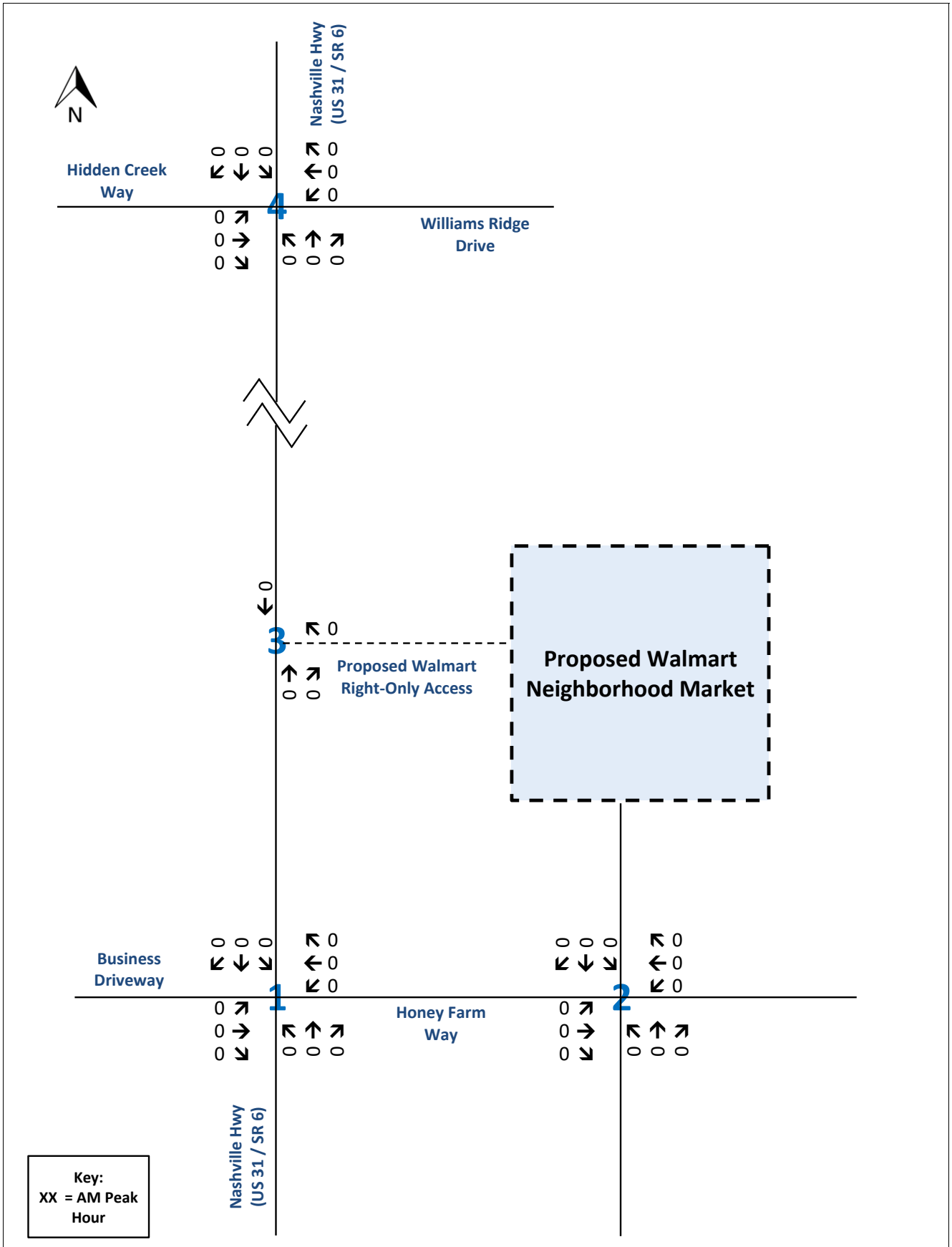
Traffic Assignment Worksheet

Pass-by Traffic Assignment - Fast-Food Restaurant with Drive-Through

Honey Farm - Walmart Neighborhood Market

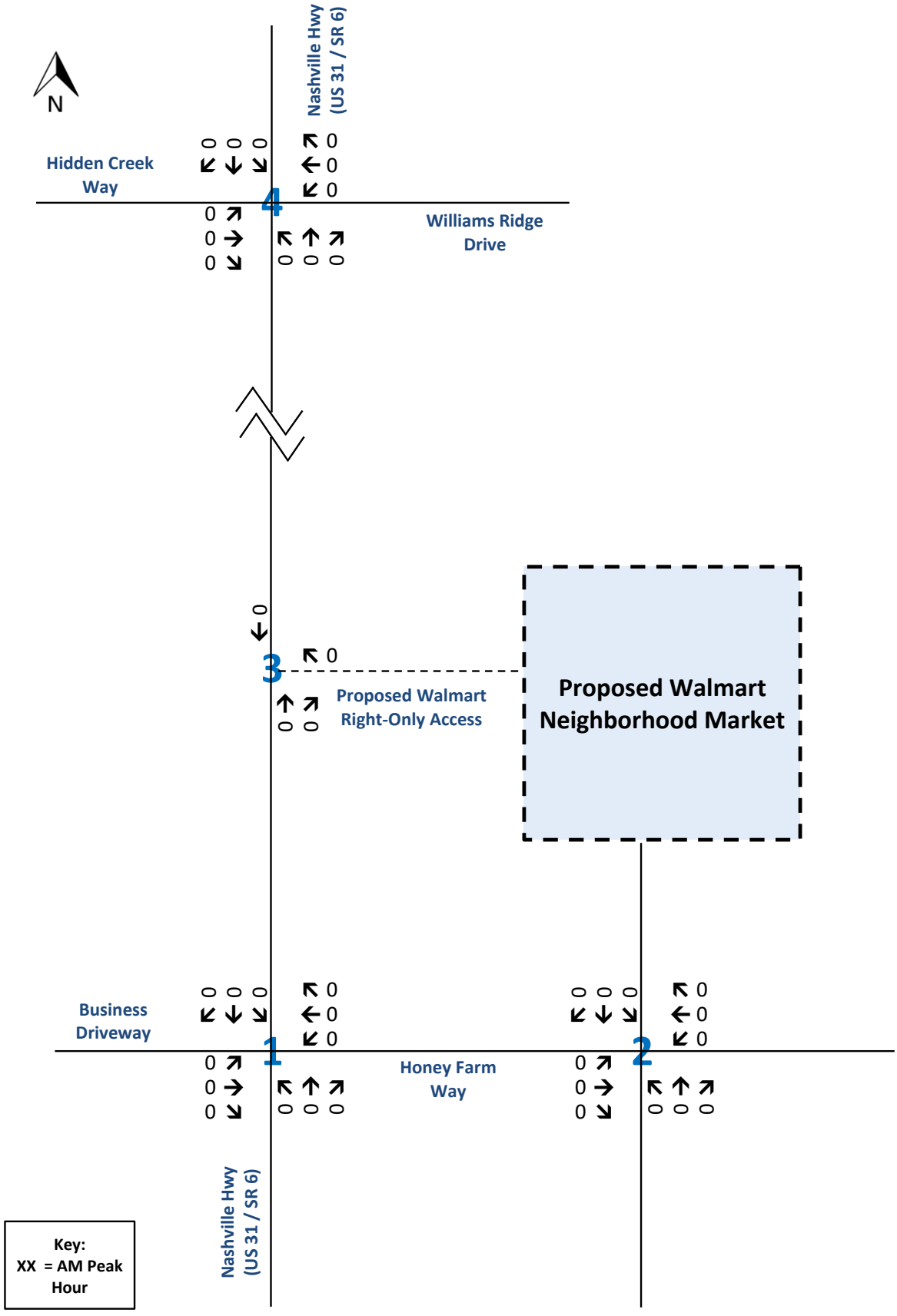
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



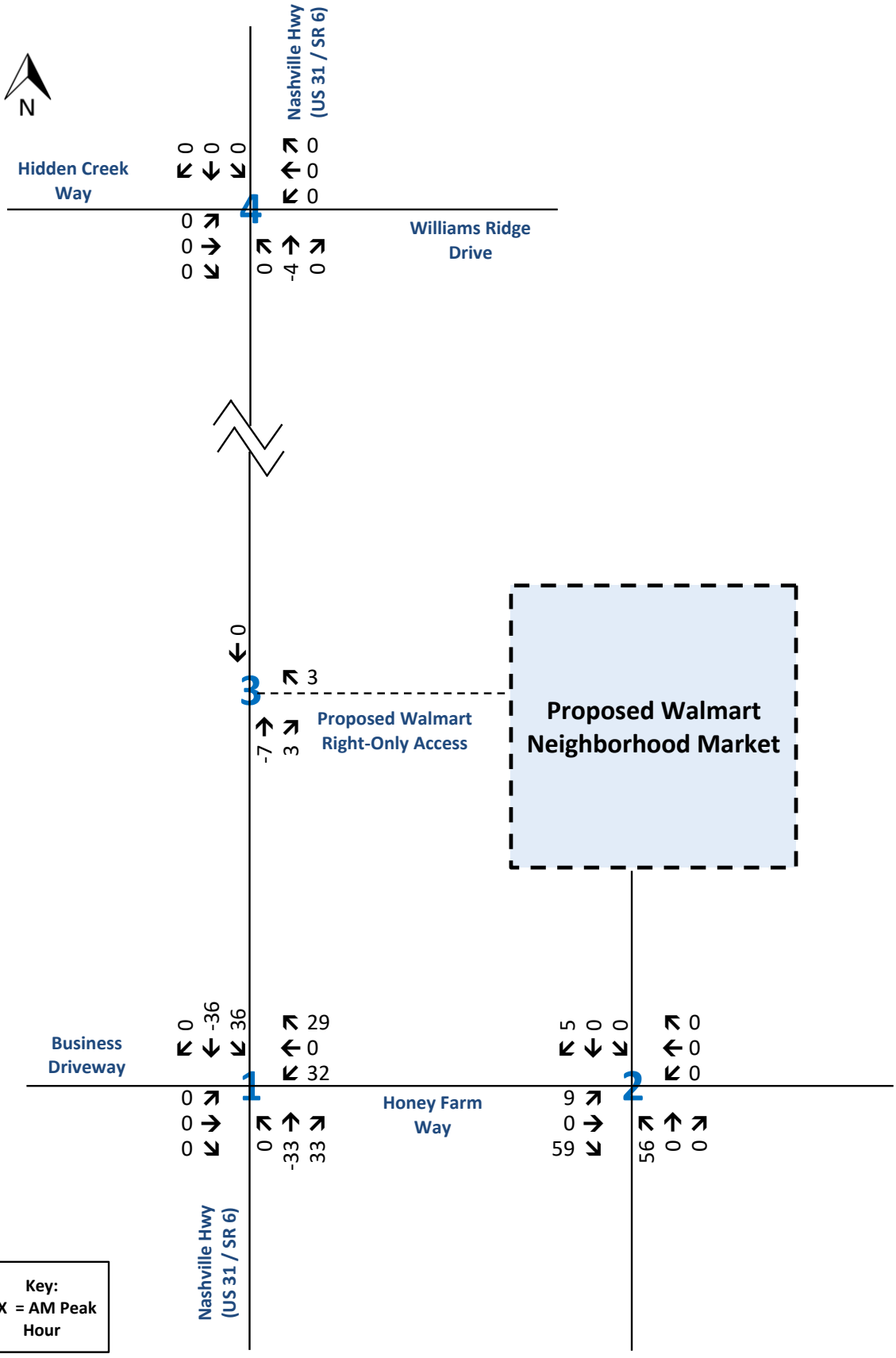
Traffic Assignment Worksheet
Pass-by Traffic Assignment - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



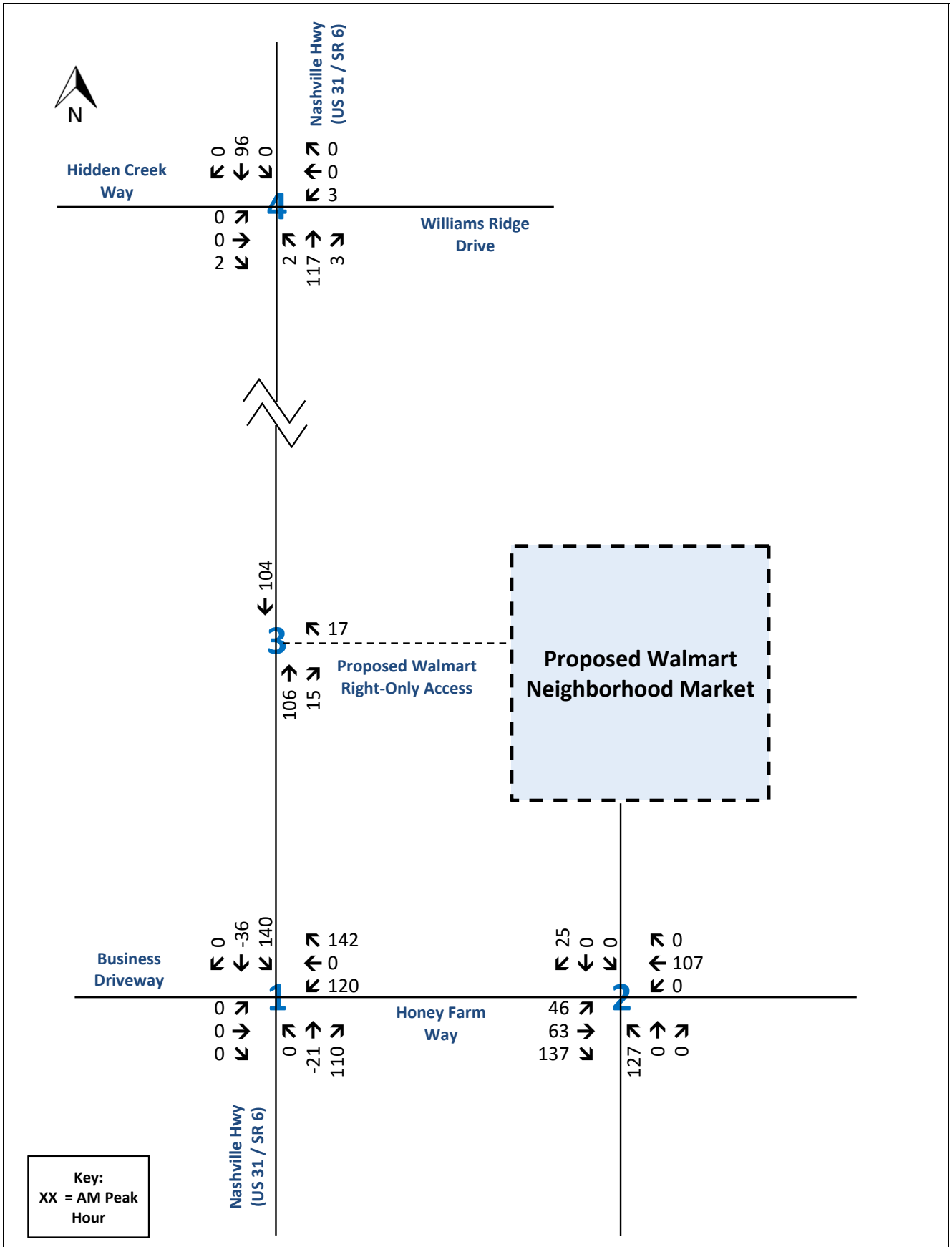
Traffic Assignment Worksheet
Pass-by Traffic Assignment - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



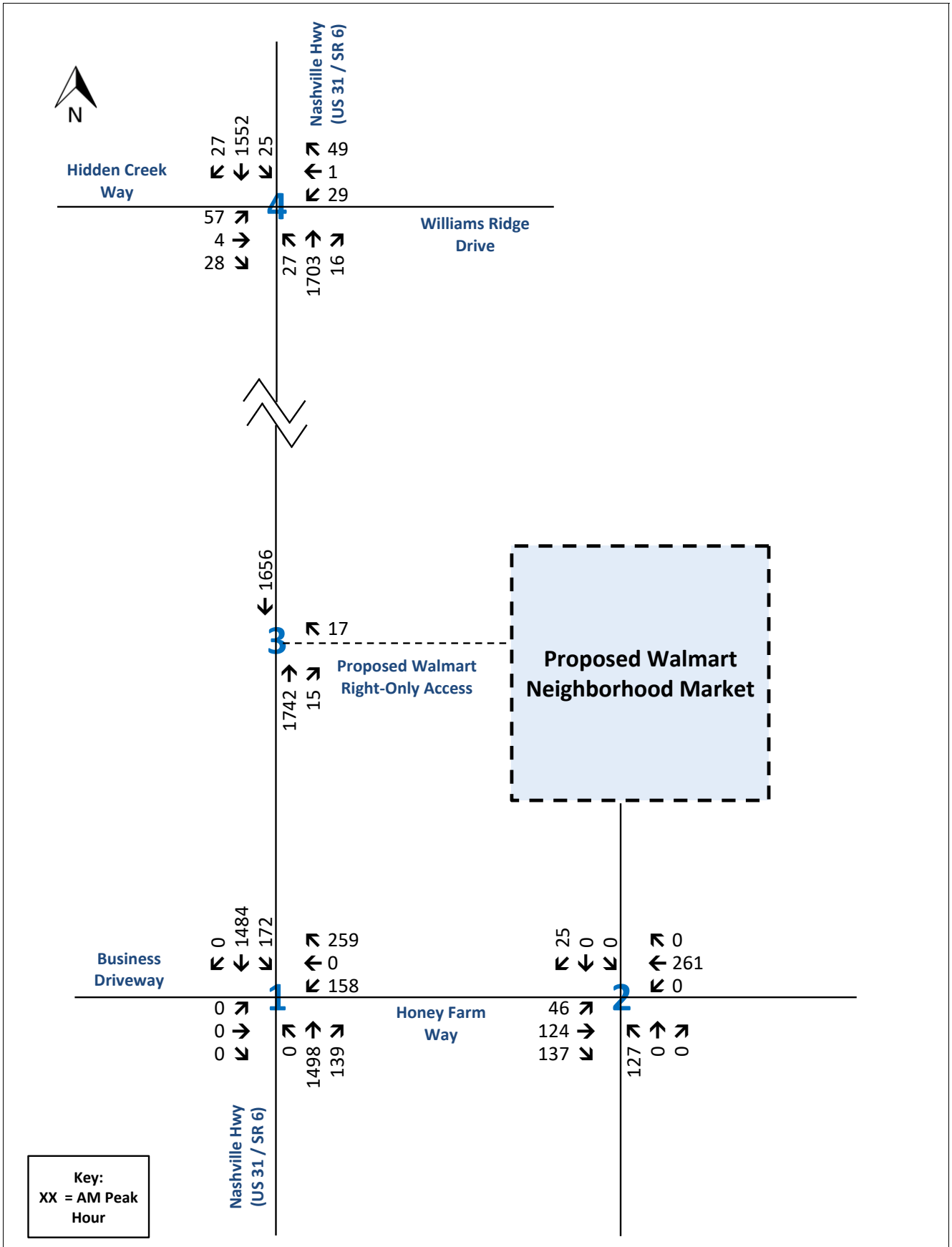
Traffic Assignment Worksheet
Total Passby Traffic Assignment
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Site Generated Traffic
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

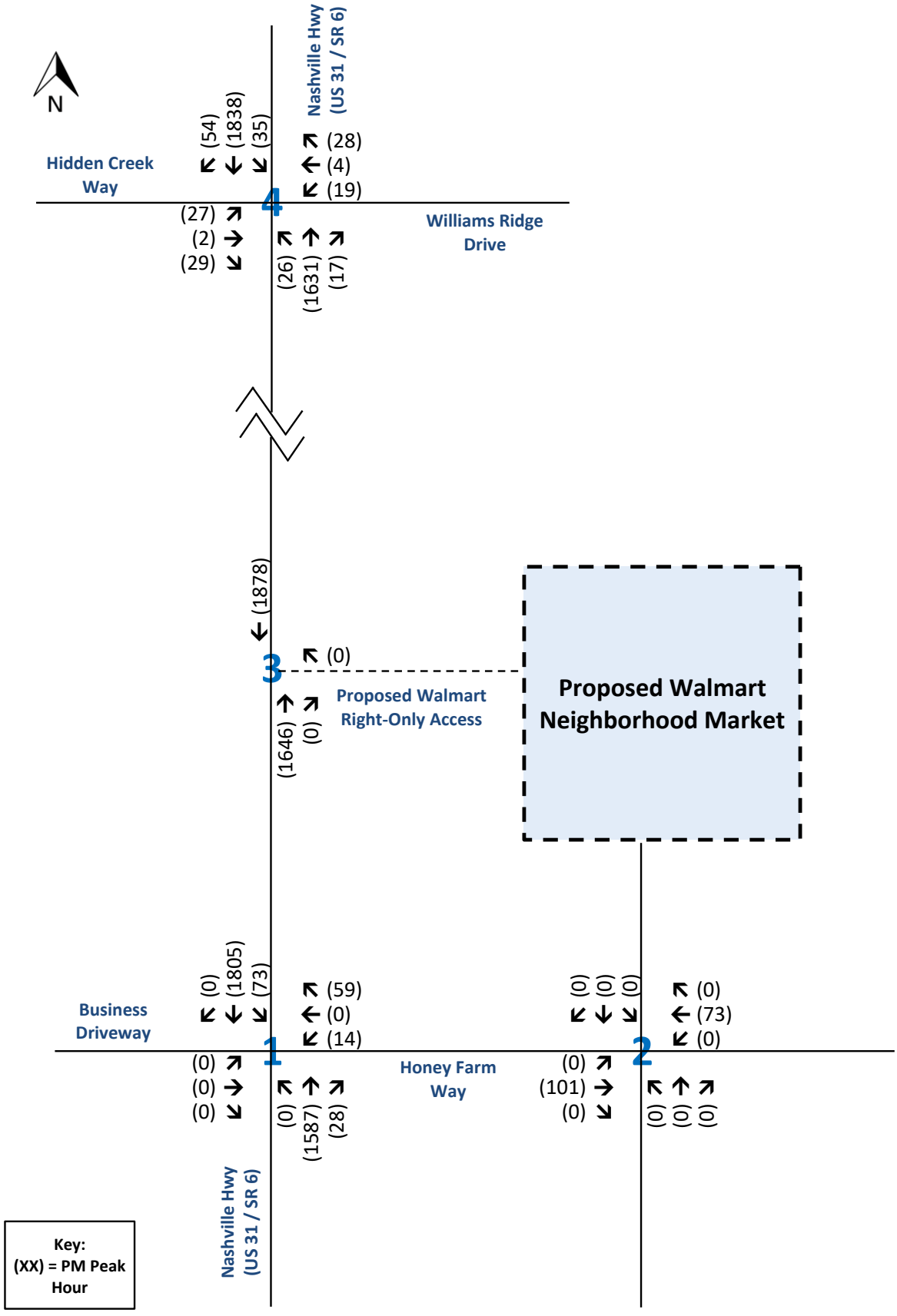


Traffic Assignment Worksheet
Total Projected Traffic at Buildout (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

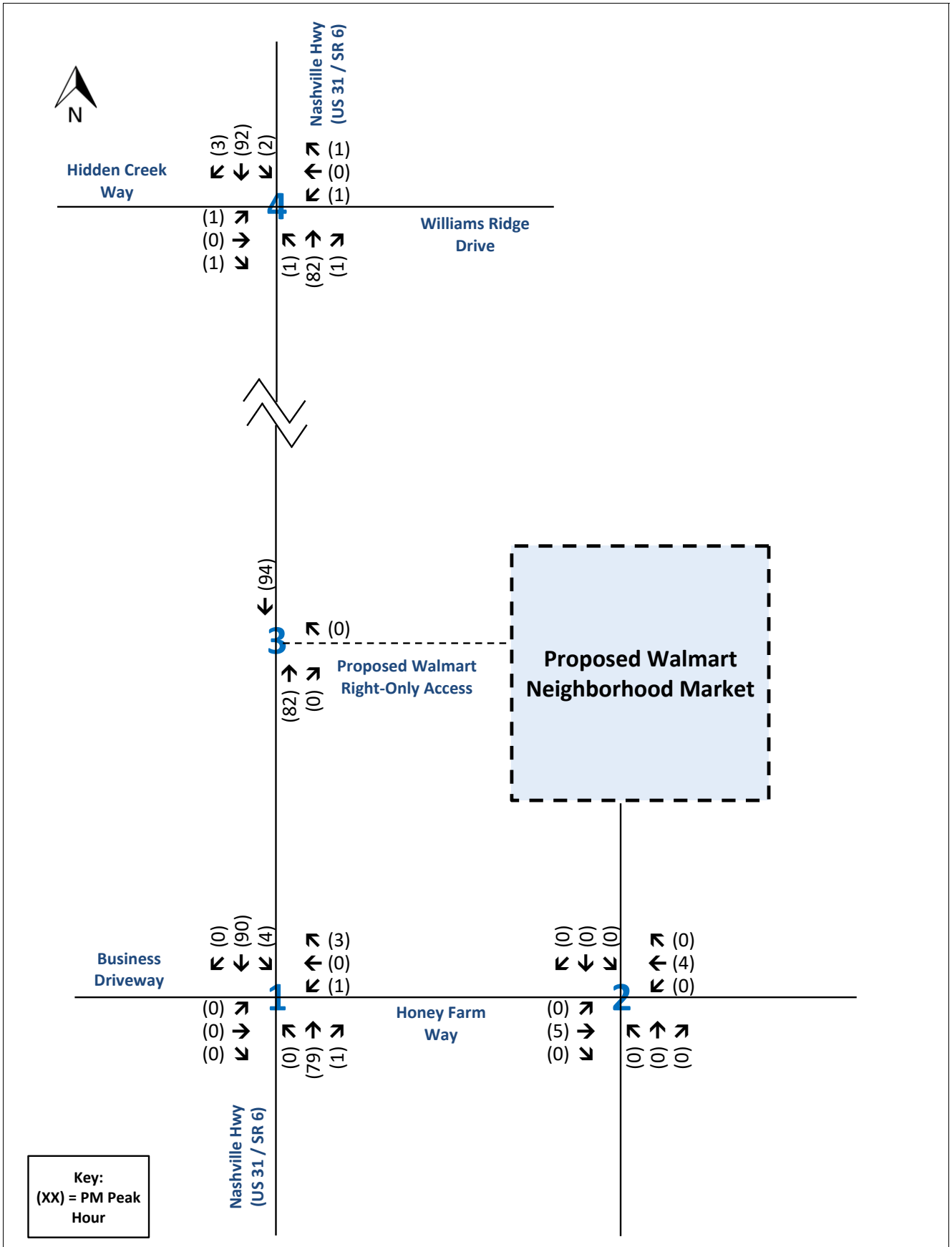
TRAFFIC ASSIGNMENT WORKSHEETS

PM PEAK HOUR



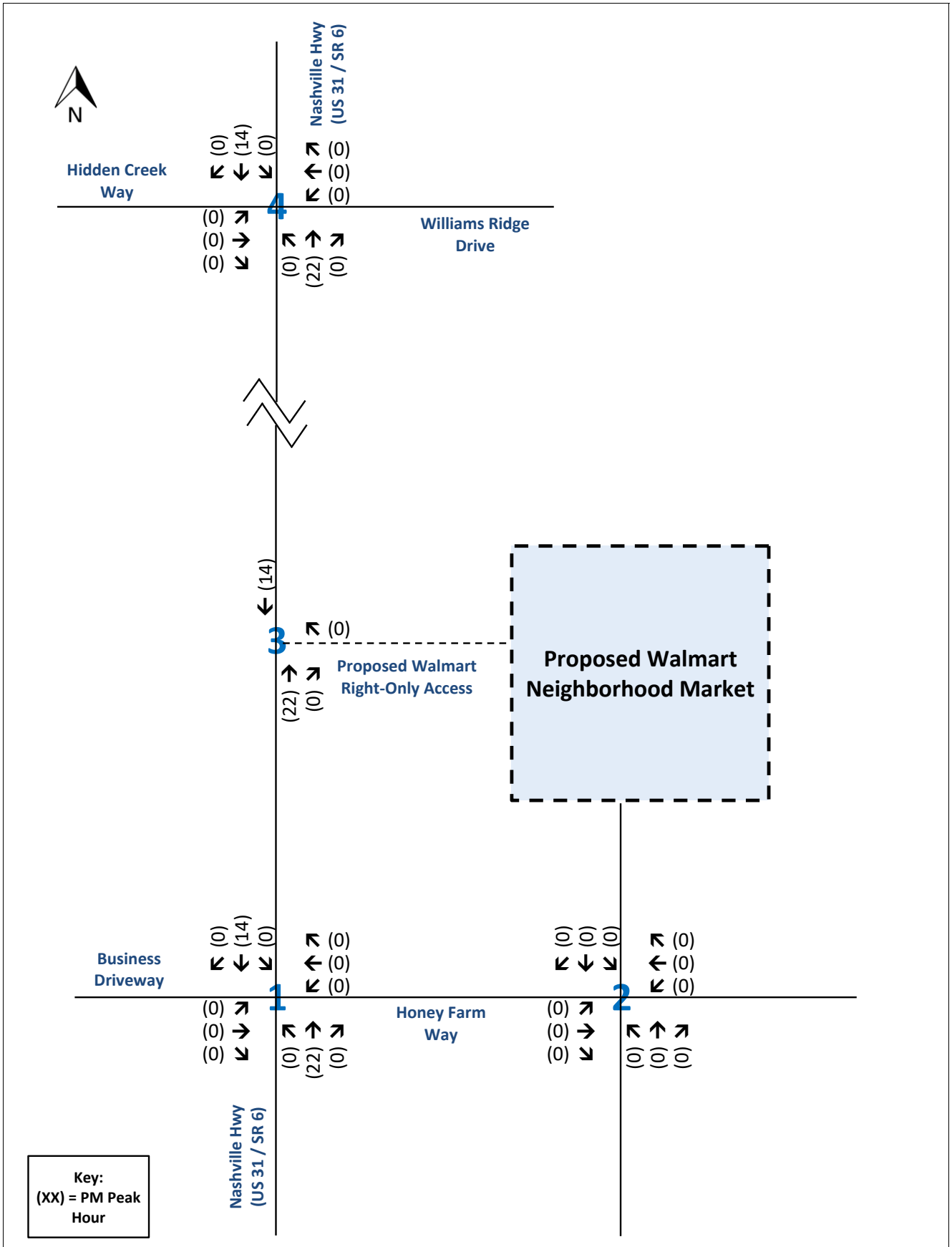
Traffic Assignment Worksheet
Existing Traffic Volumes (2024)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



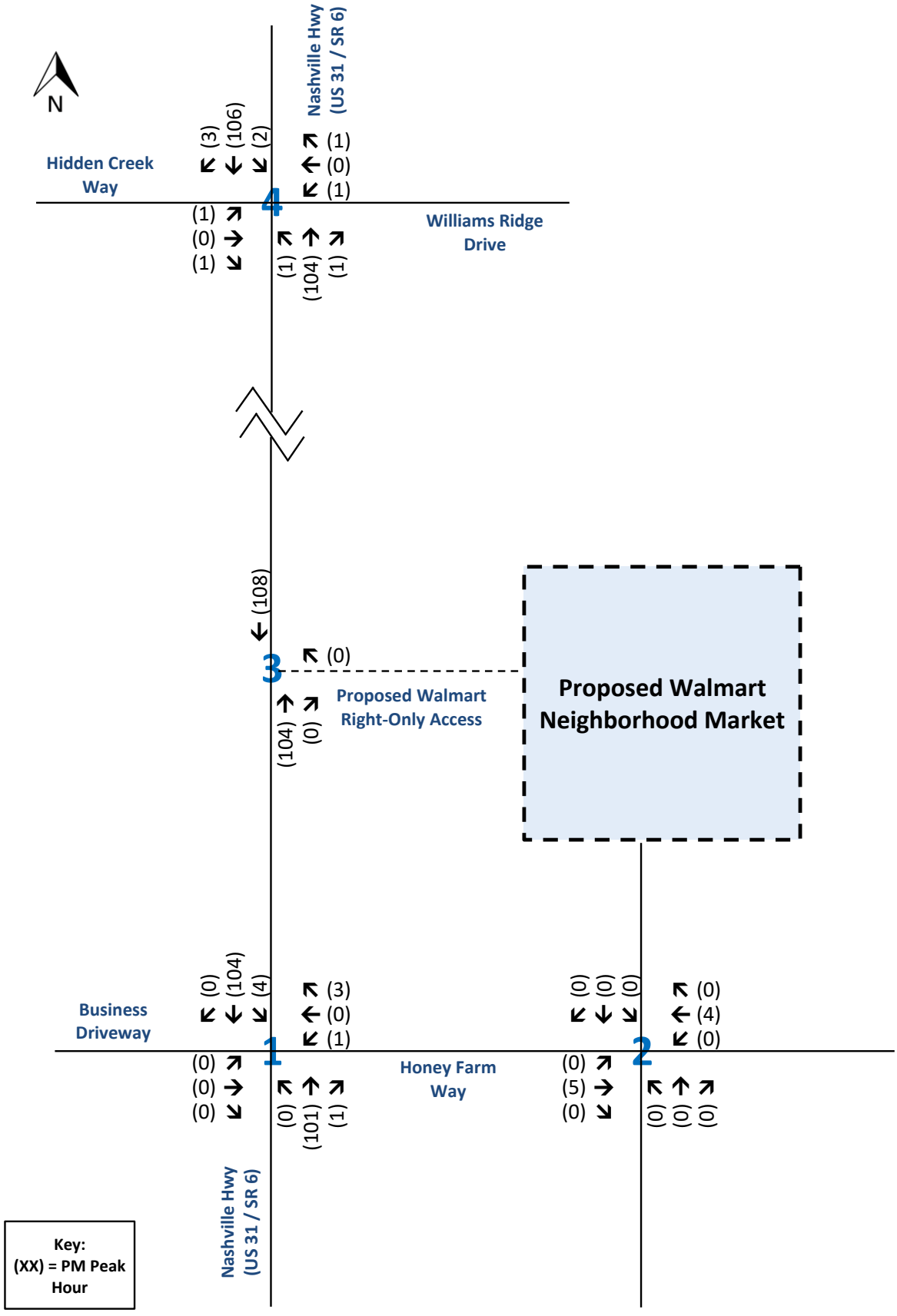
Traffic Assignment Worksheet
Background - Historical Growth Only (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



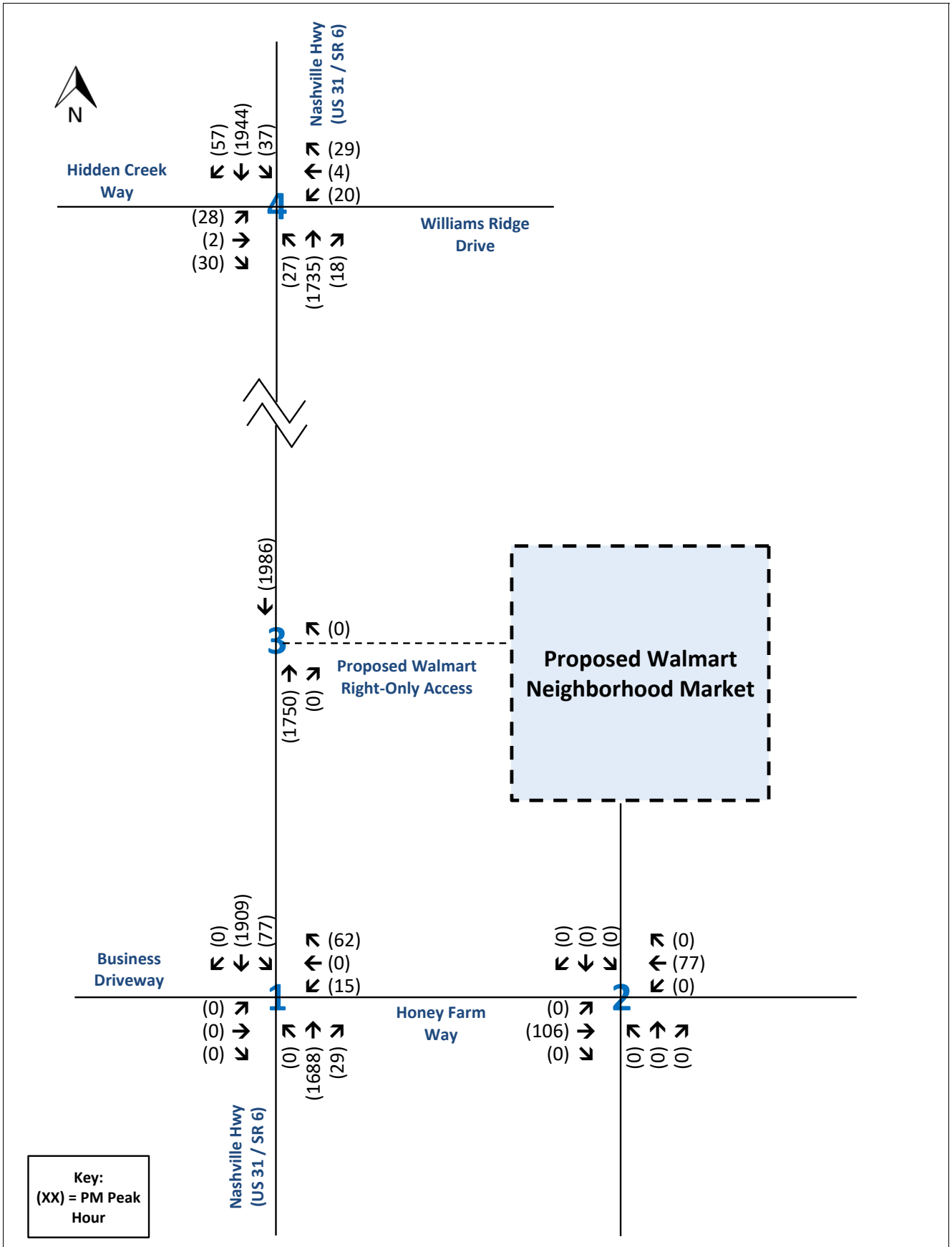
Traffic Assignment Worksheet
Off-Site Traffic Assignment - 2558 Nashville Highway
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



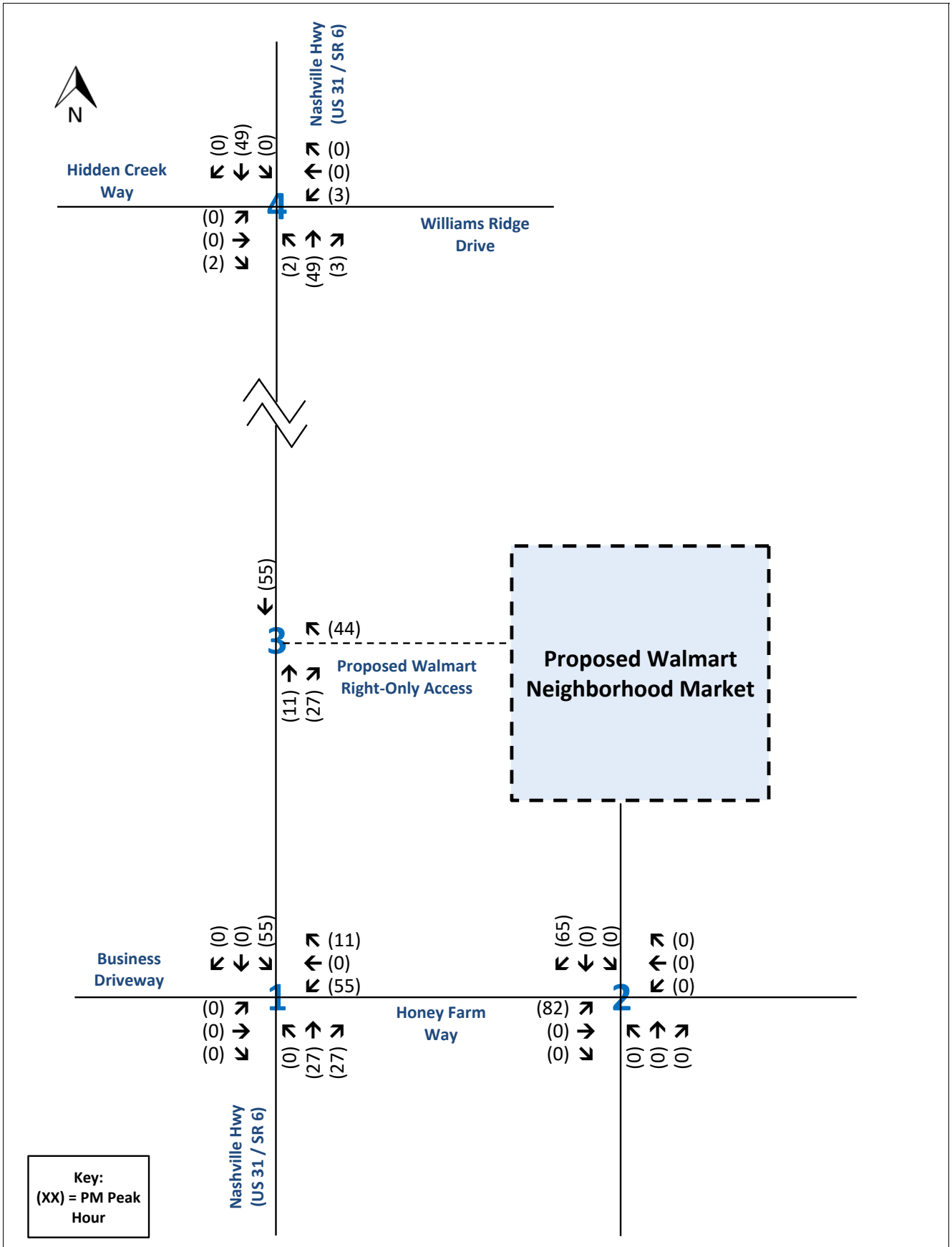
Traffic Assignment Worksheet
Background (Growth + Offsite)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



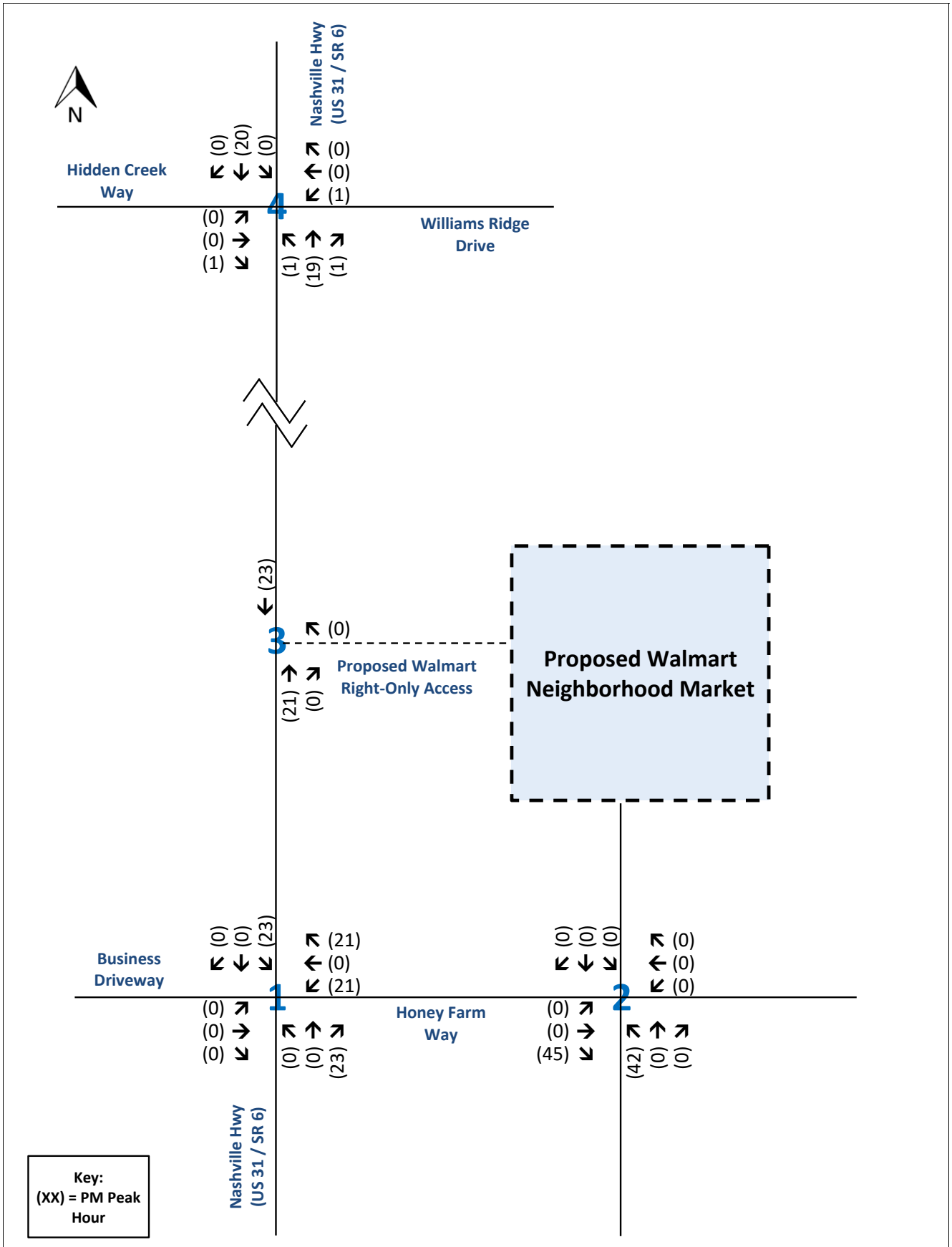
Traffic Assignment Worksheet
Background Traffic Volumes (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Primary Traffic Assignment - Grocery Store (Walmart Neighborhood Market)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



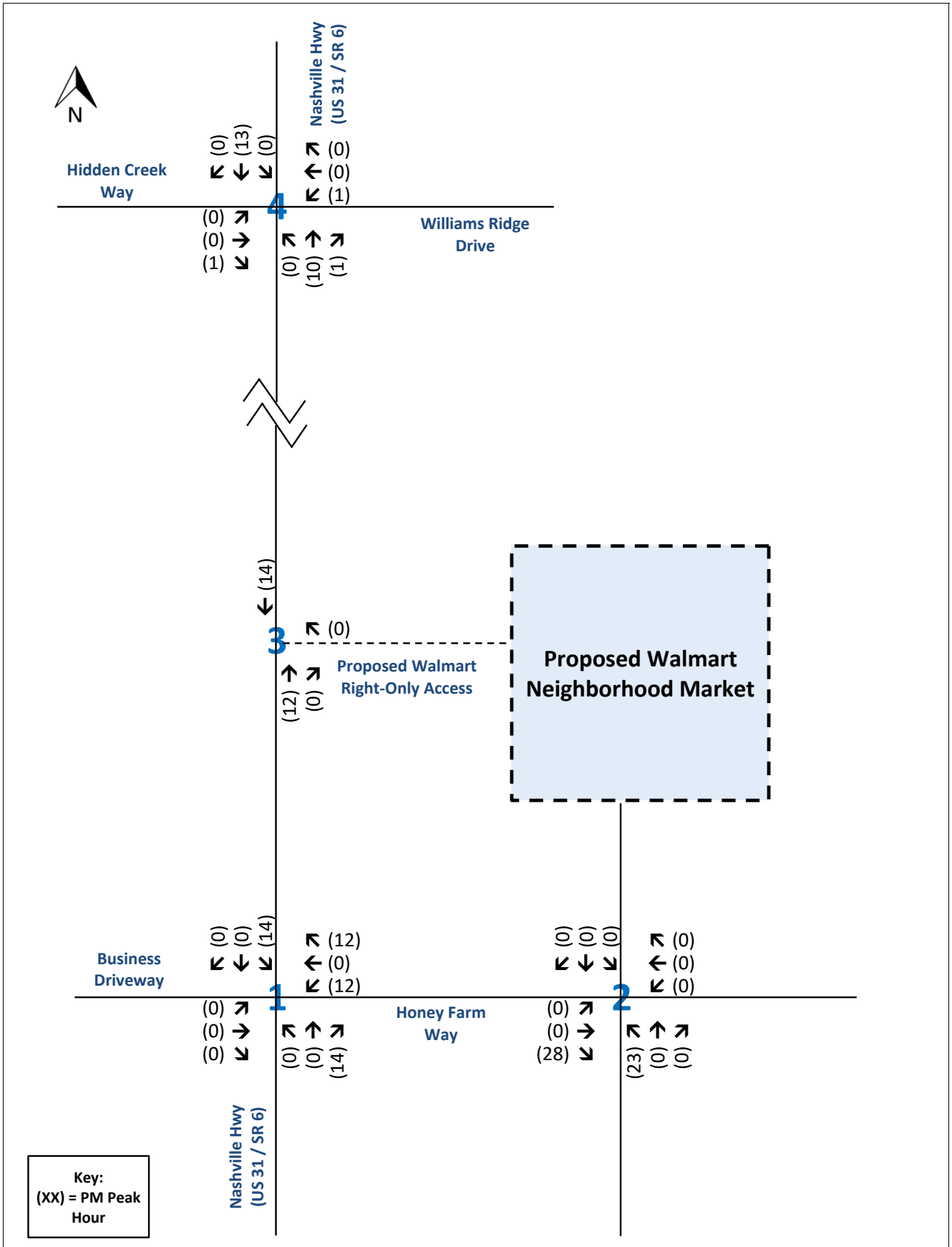
Traffic Assignment Worksheet

Primary Traffic Assignment - Fast-Food Restaurant with Drive-Through

Honey Farm - Walmart Neighborhood Market

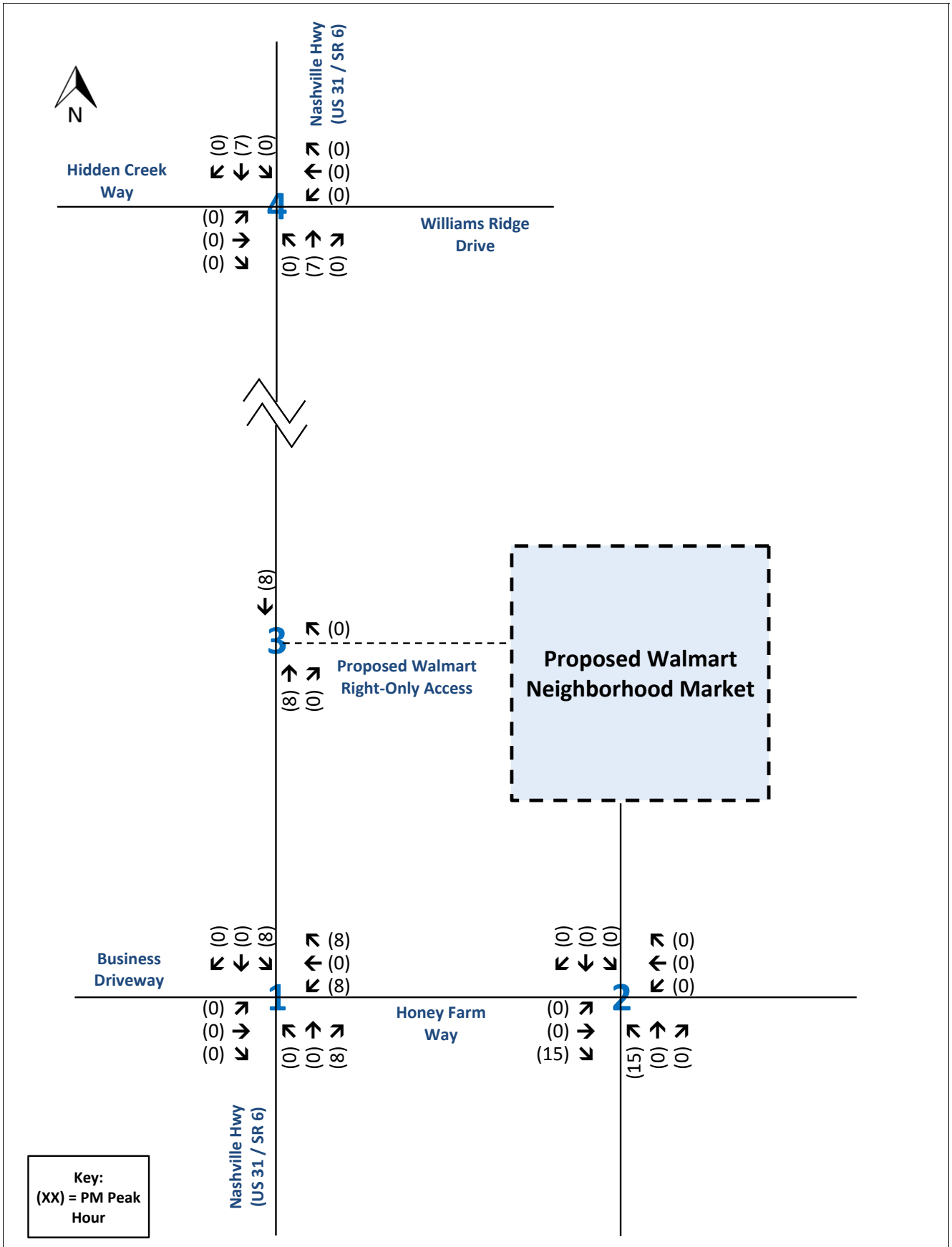
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



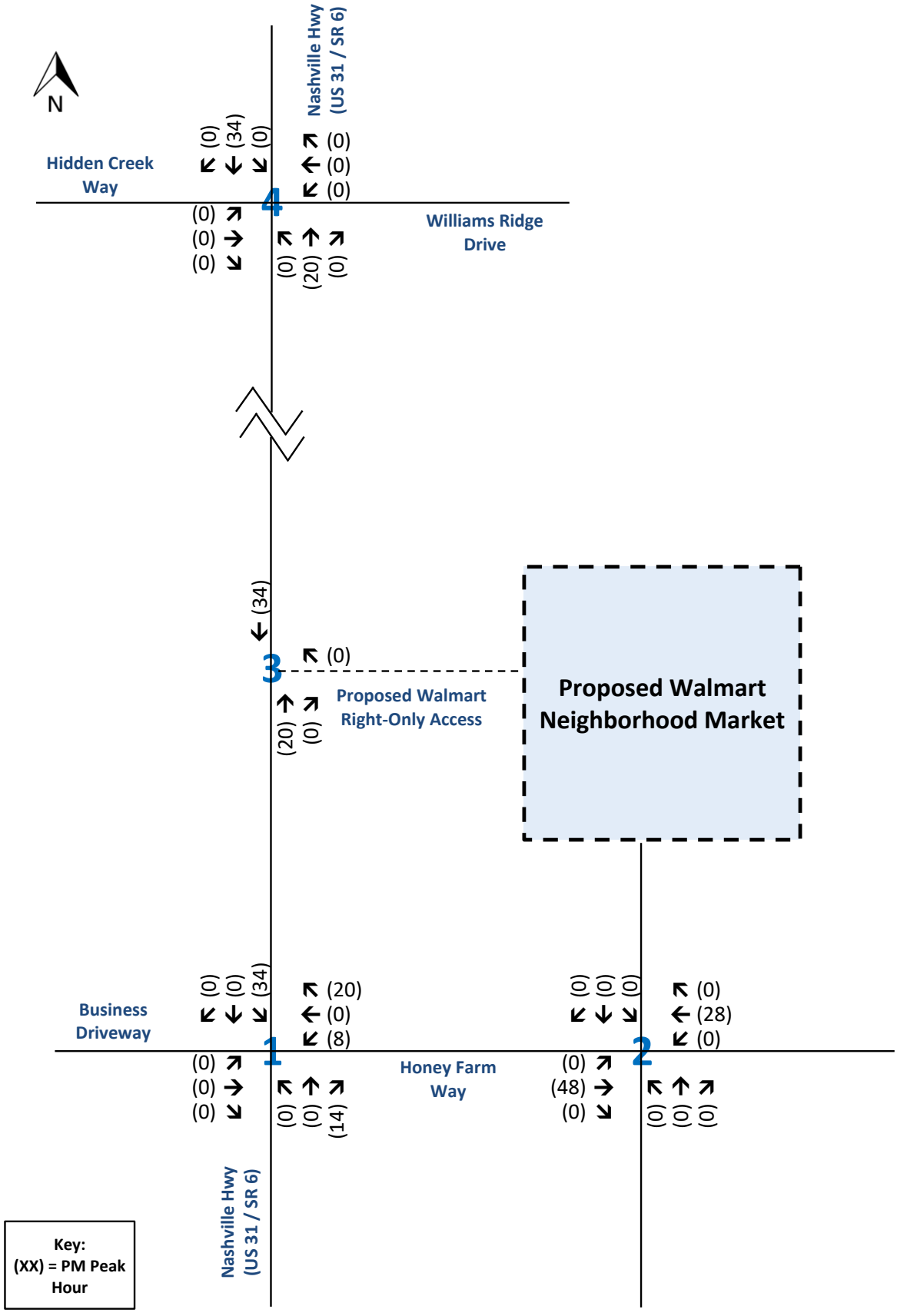
Traffic Assignment Worksheet
Primary Traffic Assignment - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



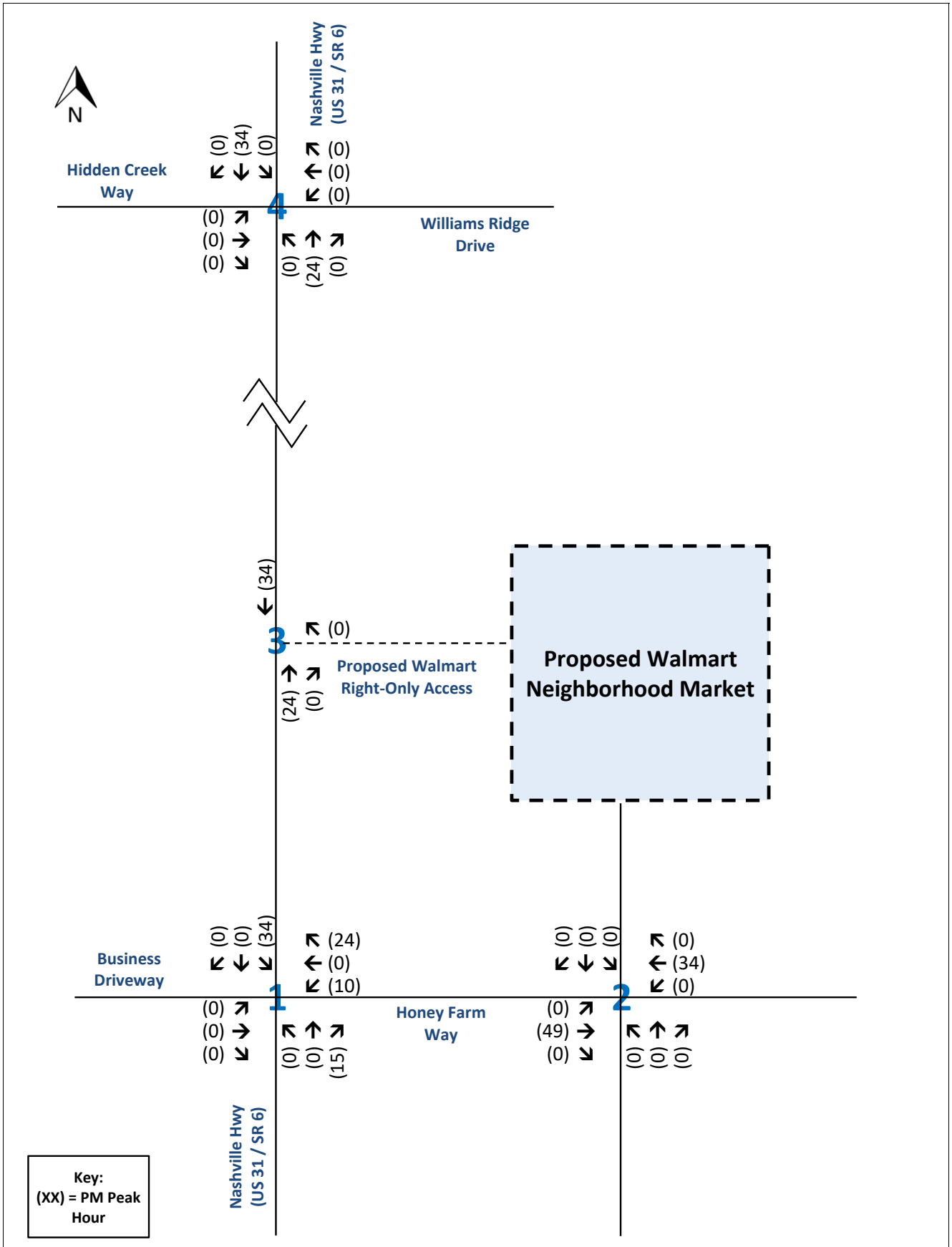
Traffic Assignment Worksheet
Primary Traffic Assignment - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



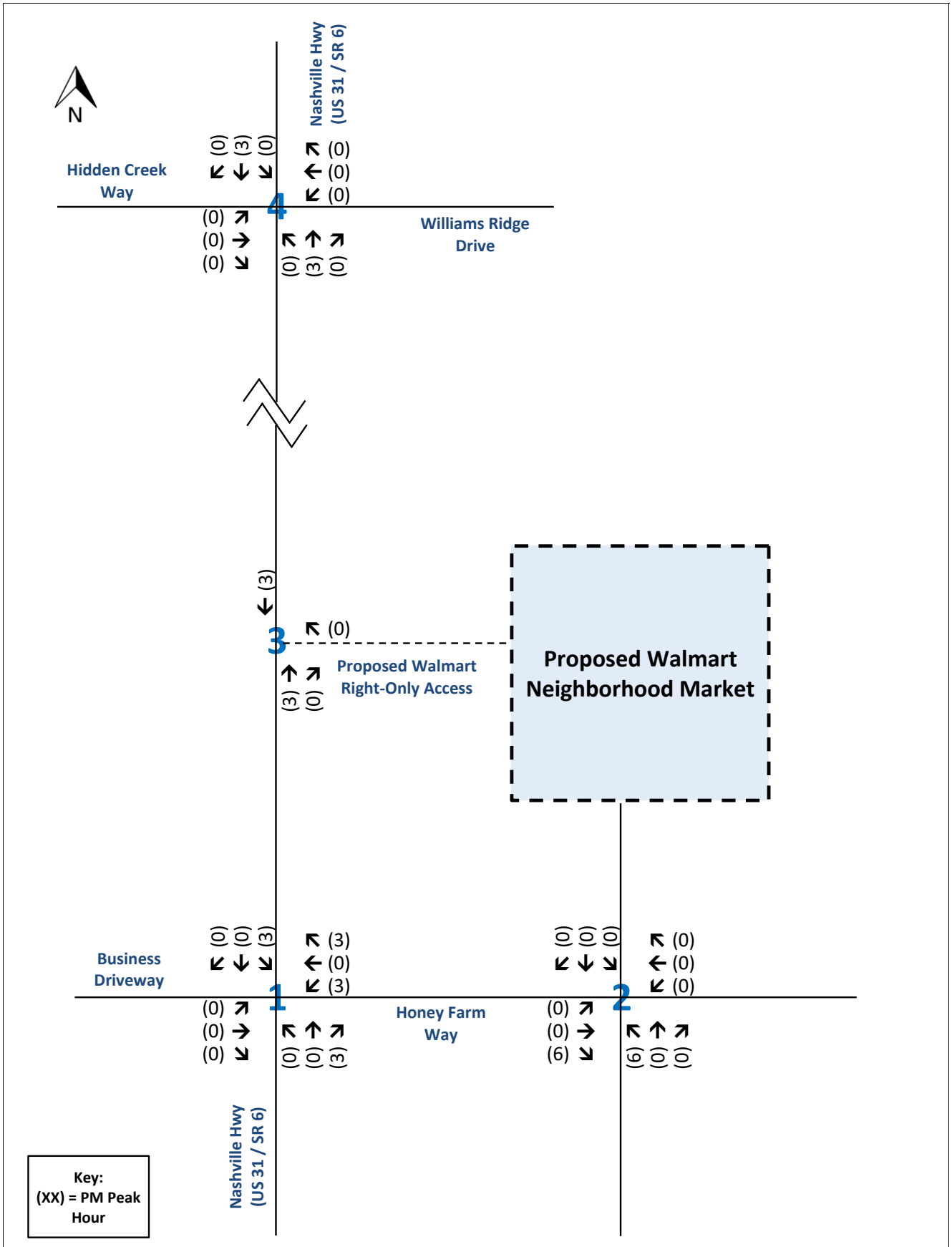
Traffic Assignment Worksheet
Primary Traffic Assignment - Multifamily Housing (Low-Rise)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



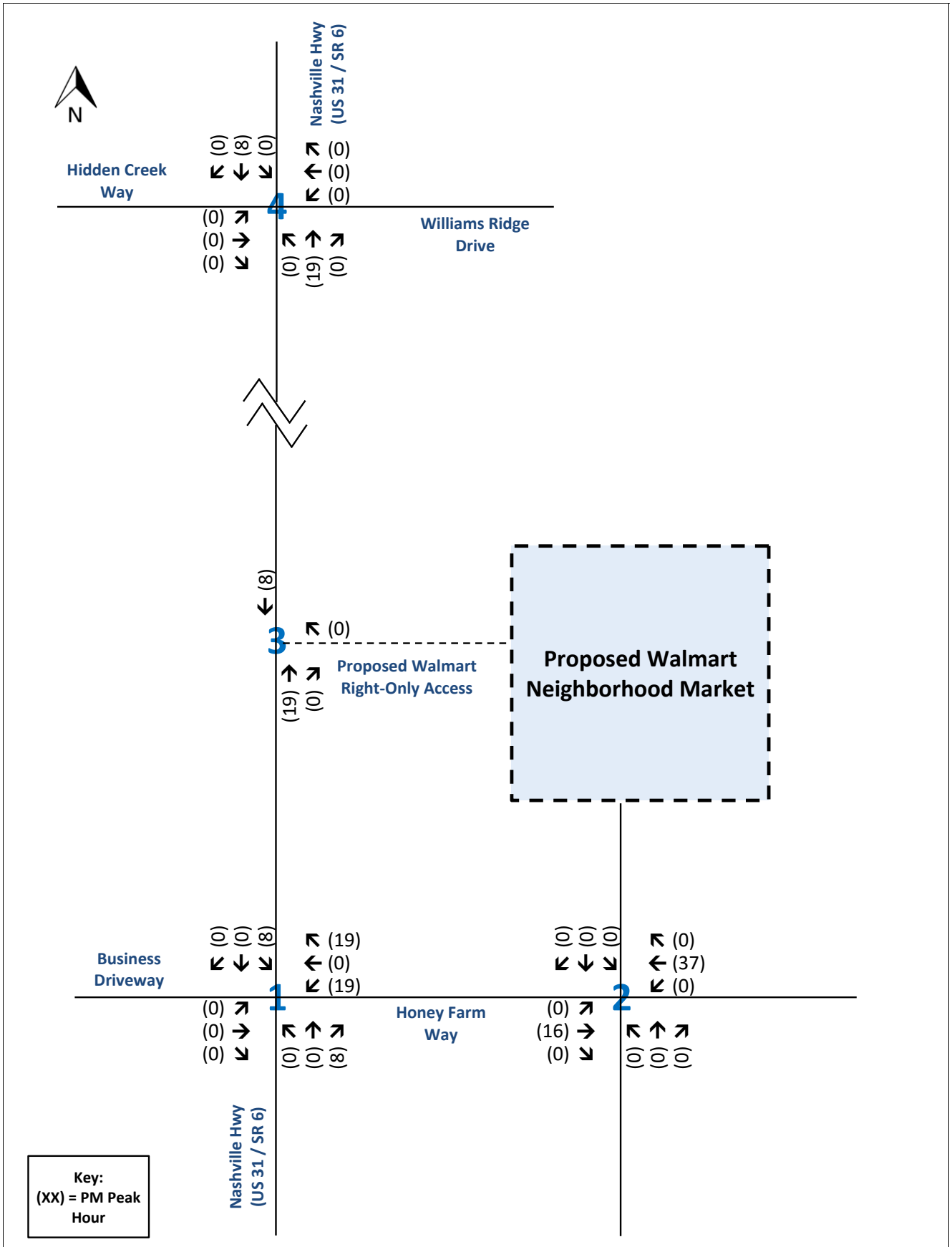
Traffic Assignment Worksheet
Primary Traffic Assignment - Townhomes
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



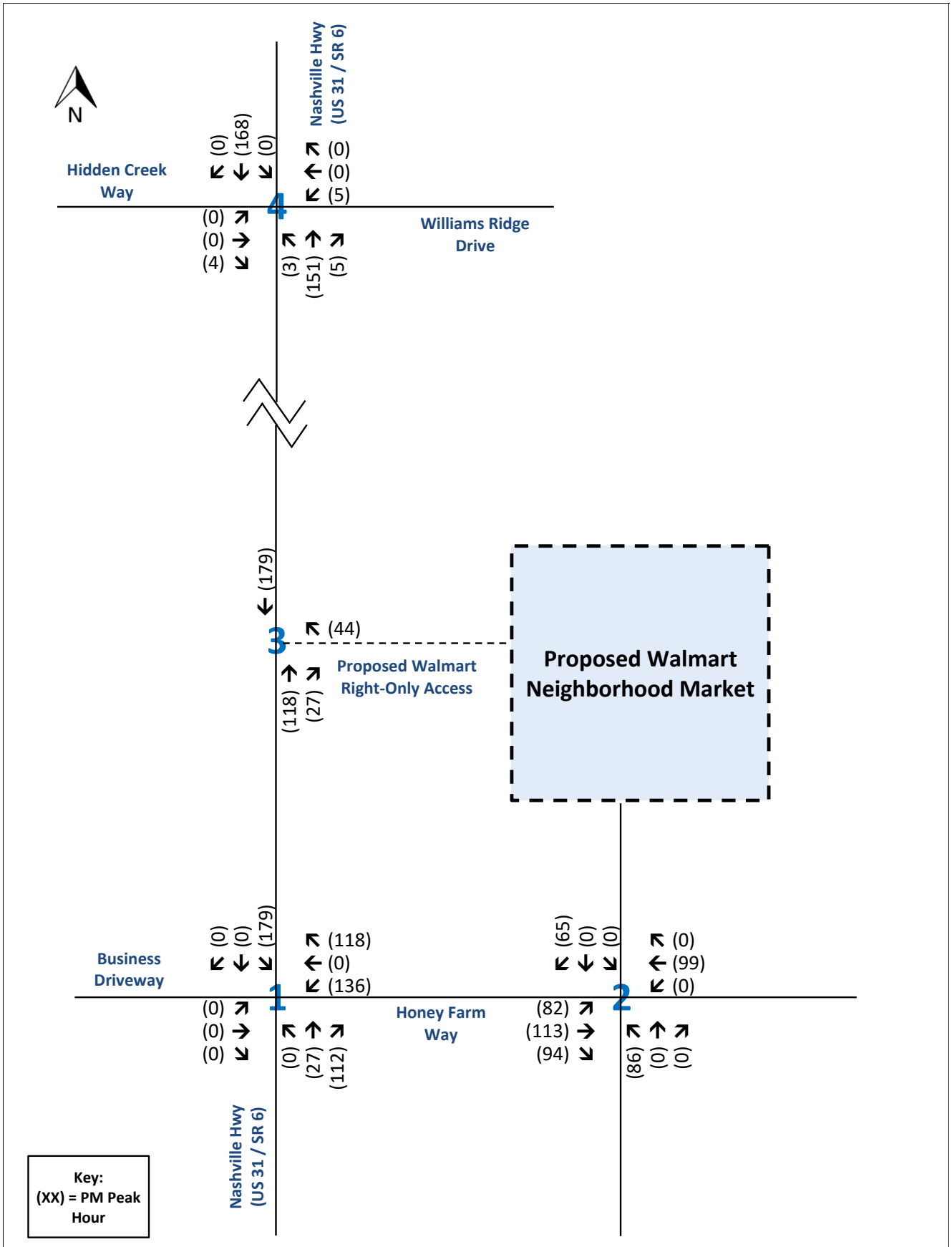
Traffic Assignment Worksheet
Primary Traffic Assignment - Mini-Warehouse
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



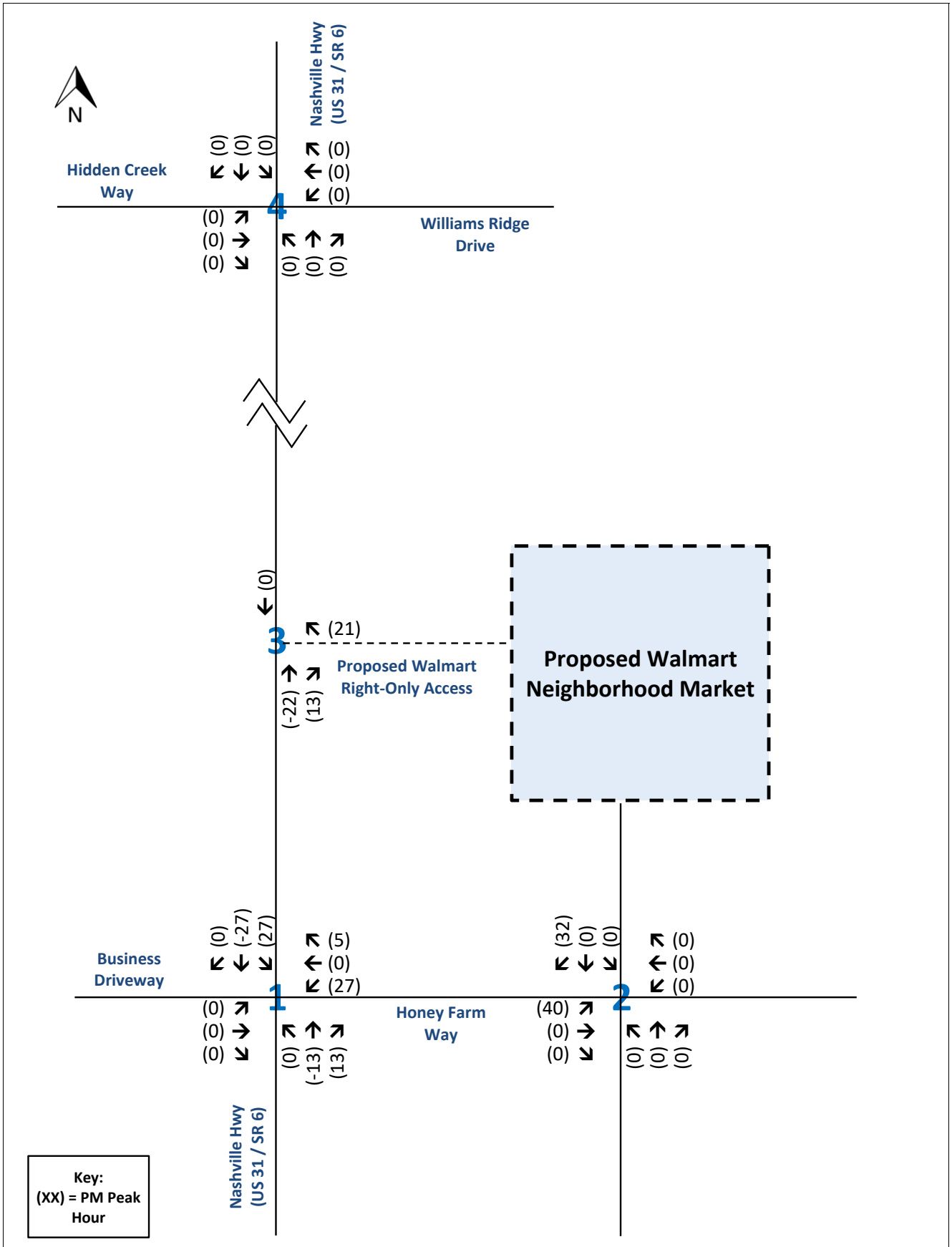
Traffic Assignment Worksheet
Primary Traffic Assignment - Health Department
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Total Primary Traffic Assignment
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



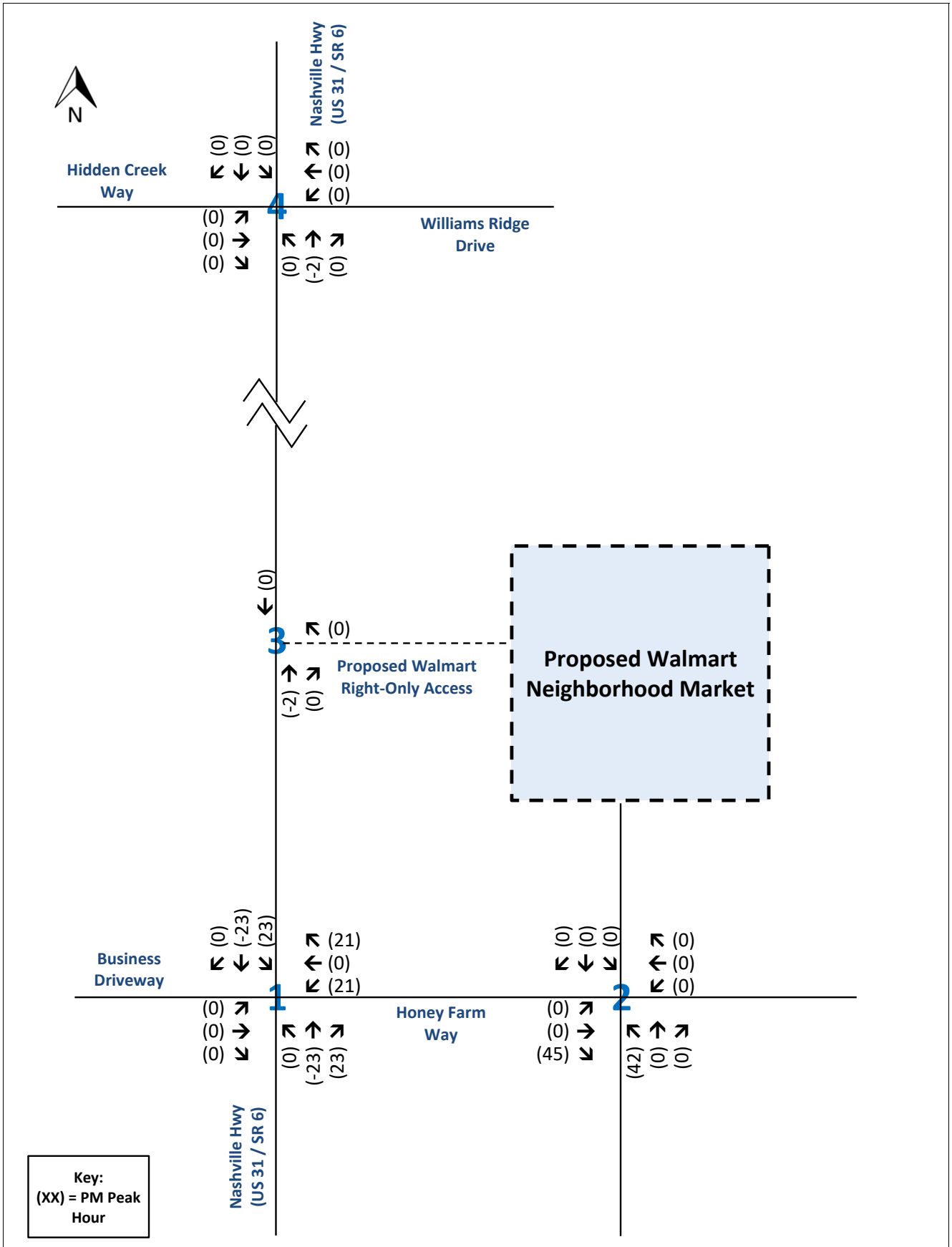
Traffic Assignment Worksheet

Pass-by Traffic Assignment - Grocery Store (Walmart Neighborhood Market)

Honey Farm - Walmart Neighborhood Market

Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



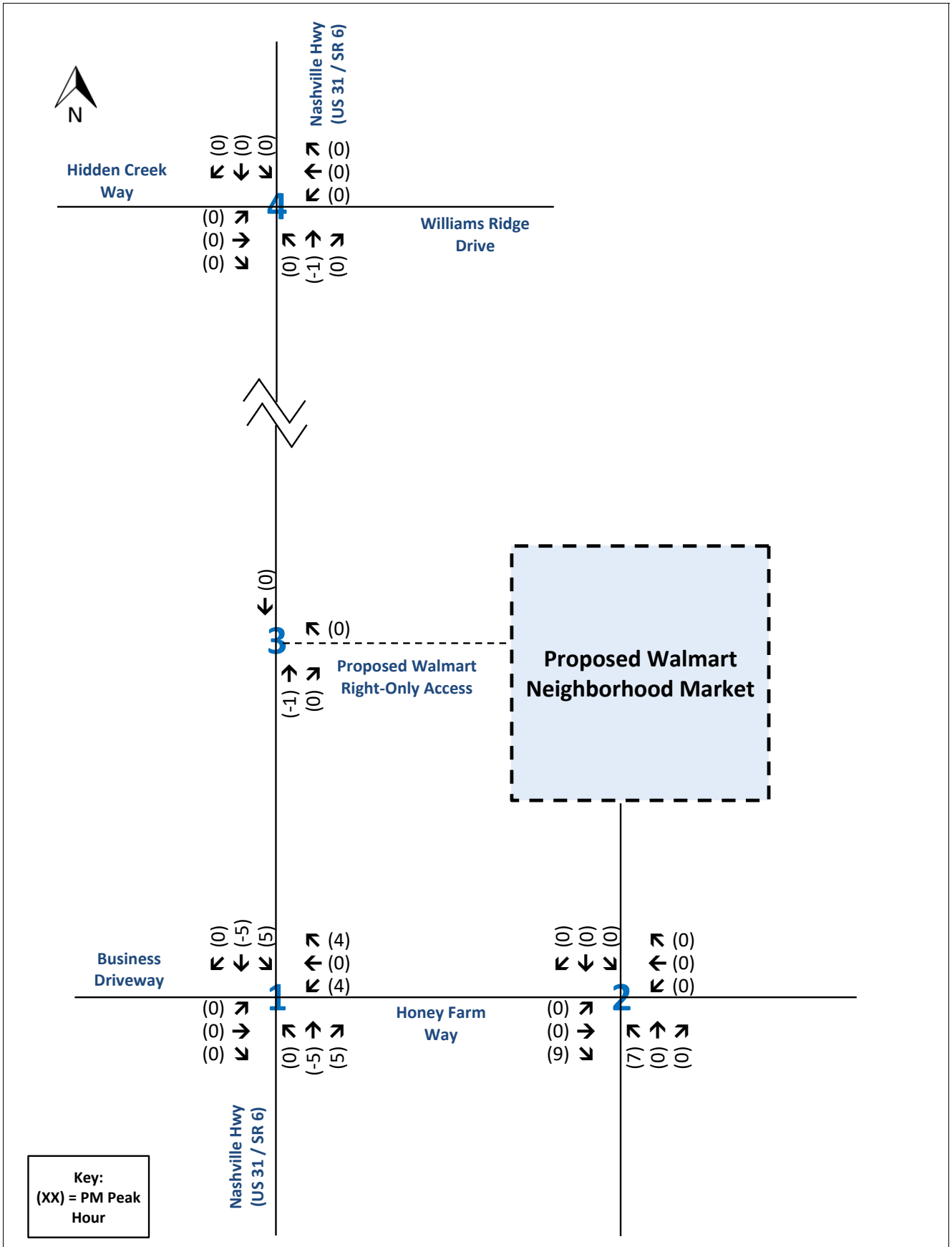
Traffic Assignment Worksheet

Pass-by Traffic Assignment - Fast-Food Restaurant with Drive-Through

Honey Farm - Walmart Neighborhood Market

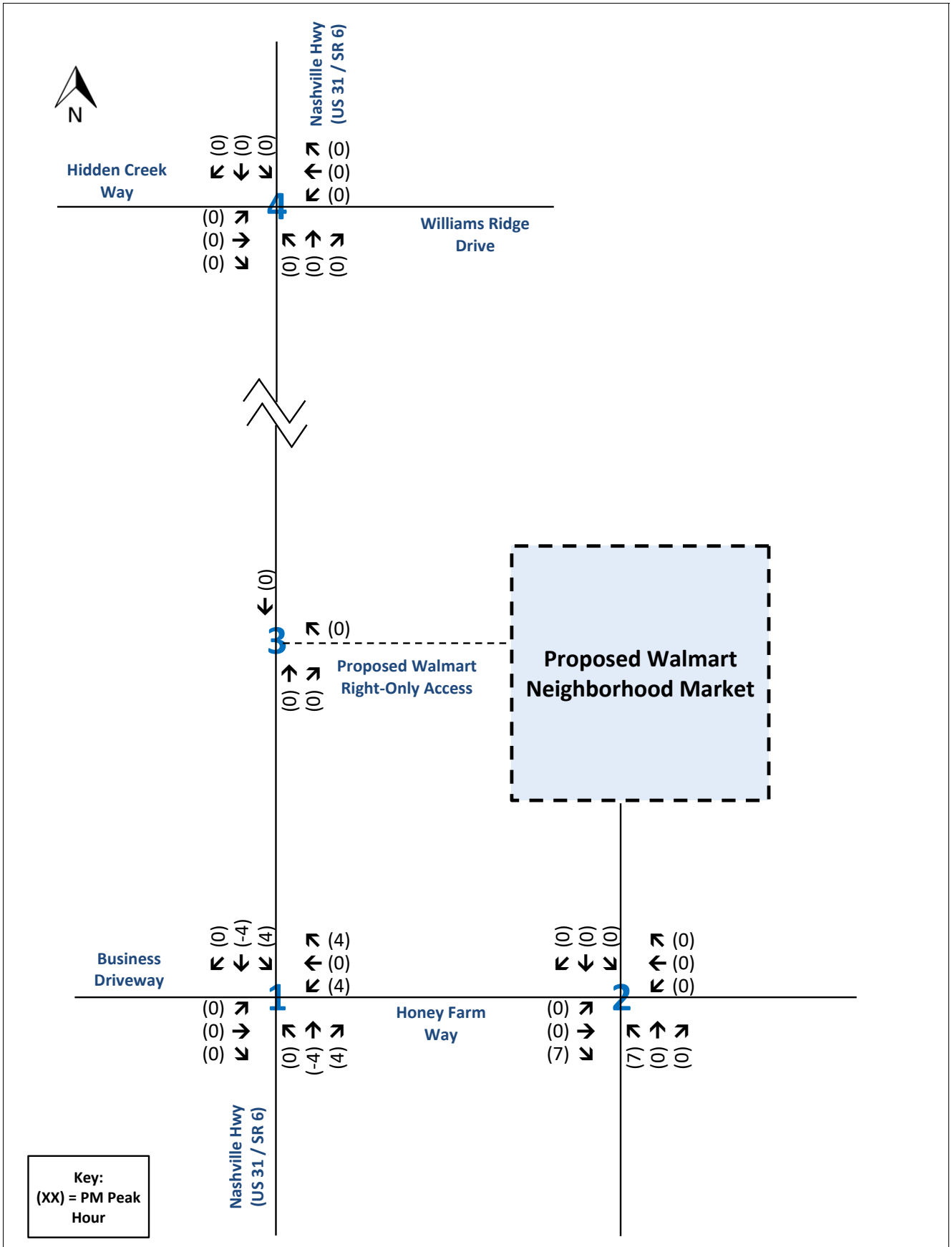
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



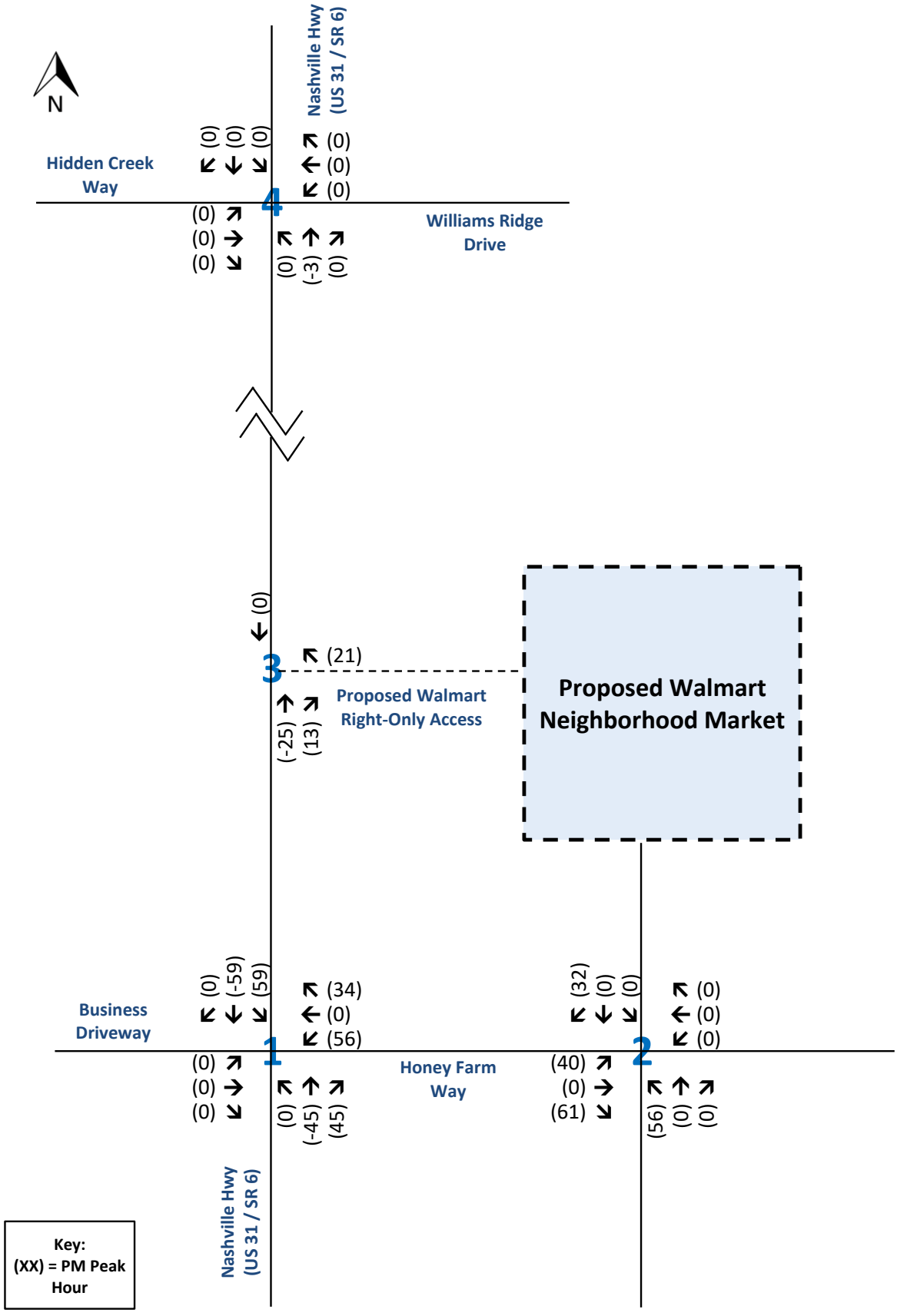
Traffic Assignment Worksheet
Pass-by Traffic Assignment - Fast Casual Restaurant
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



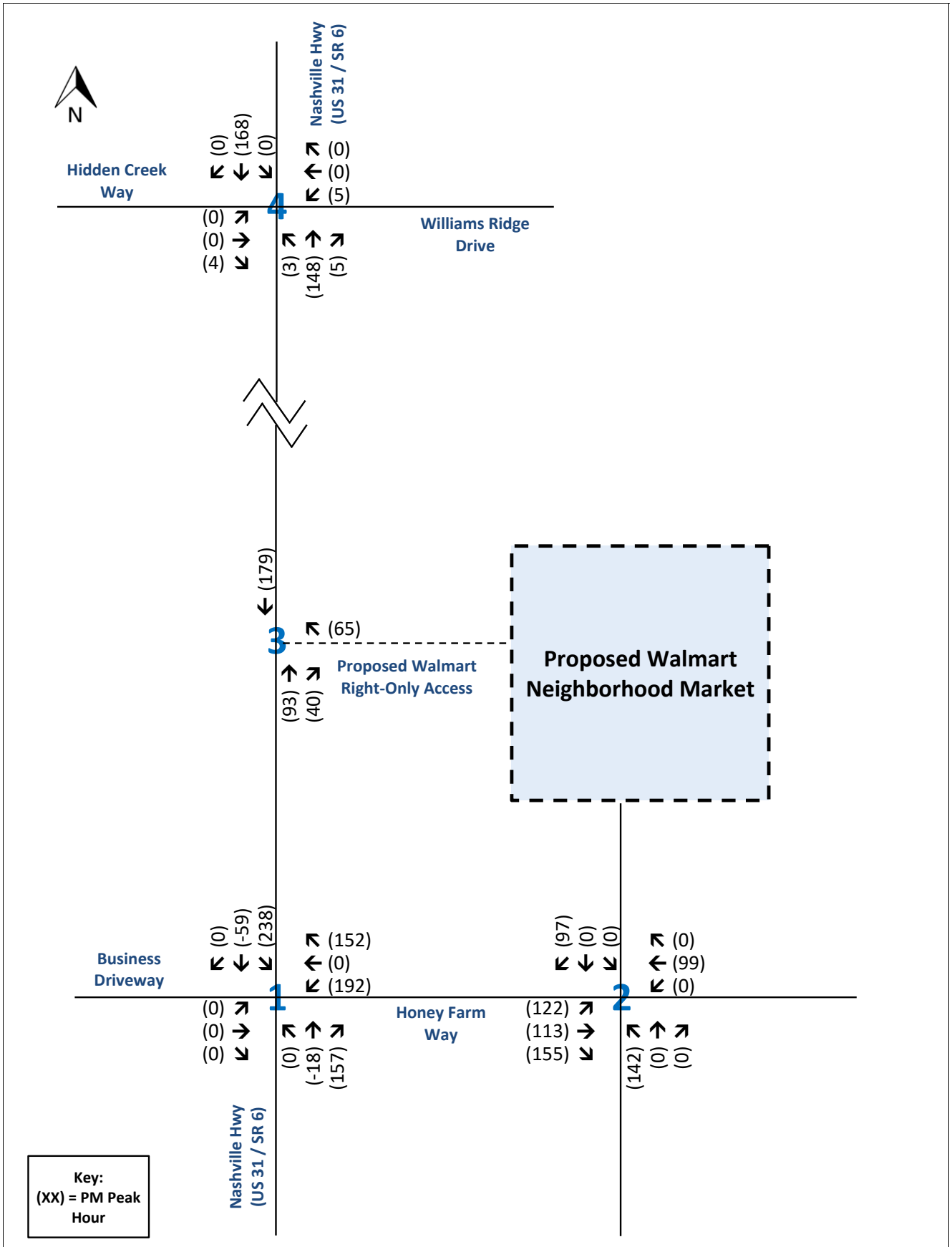
Traffic Assignment Worksheet
Pass-by Traffic Assignment - Future Retail
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



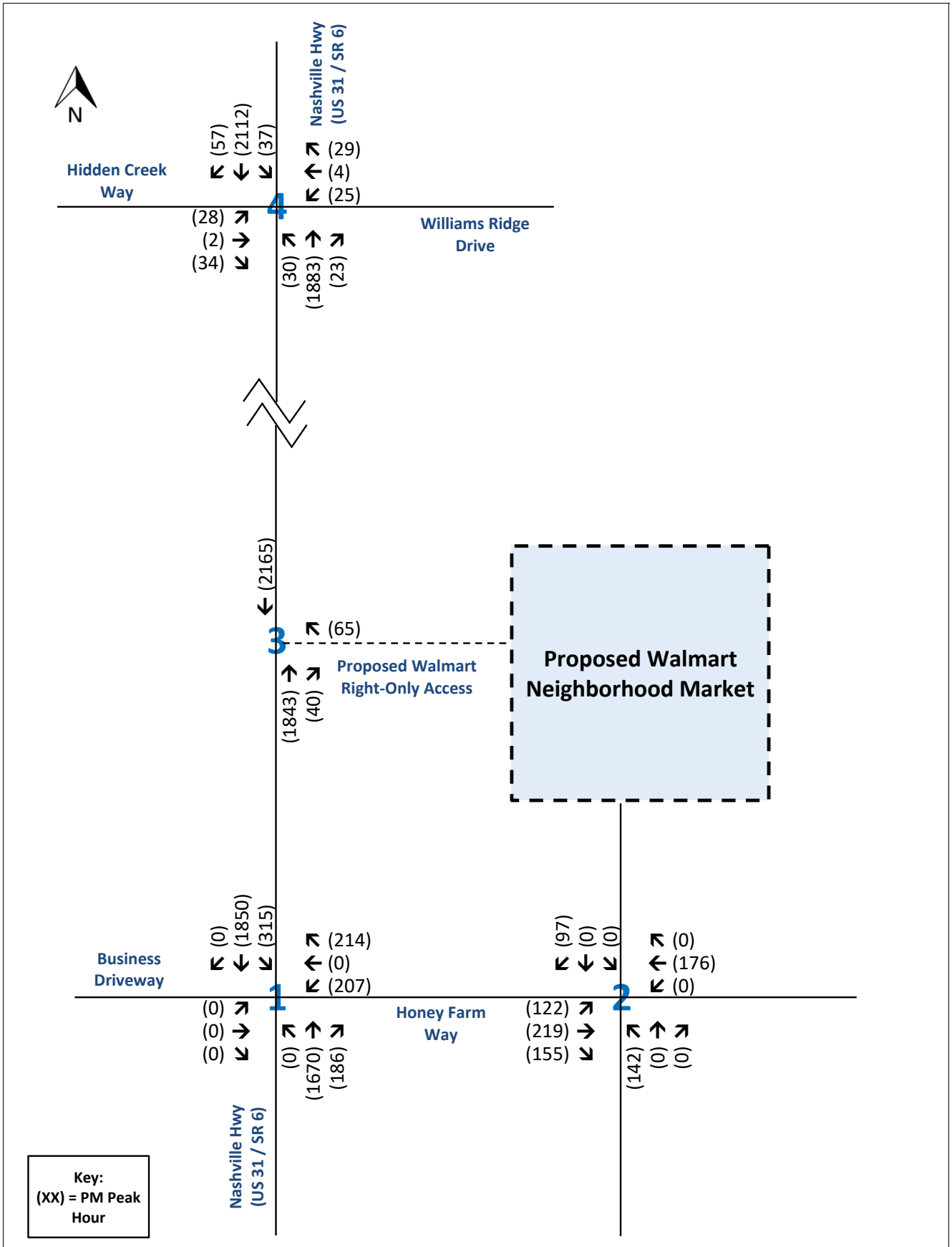
Traffic Assignment Worksheet
Total Passby Traffic Assignment
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Site Generated Traffic
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING



Traffic Assignment Worksheet
Total Projected Traffic at Buildout (2026)
Honey Farm - Walmart Neighborhood Market
Columbia, Tennessee

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

APPENDIX F

TURN LANE

EVALUATIONS

RIGHT TURN LANE

EVALUATIONS

RIGHT TURN LANE EVALUATION

Based on NCHRP 457

PROJECT:	**Proposed Walmart Neighborhood Market - Honey Farm Crossing**
LOCATION:	**#2 - Honey Farm Way & Walmart Access / Commercial Access**
SECENARIO:	**2026 Projected Traffic Volumes**
TIME PERIOD:	**AM Peak Hour**
DIRECTION:	**Westbound**

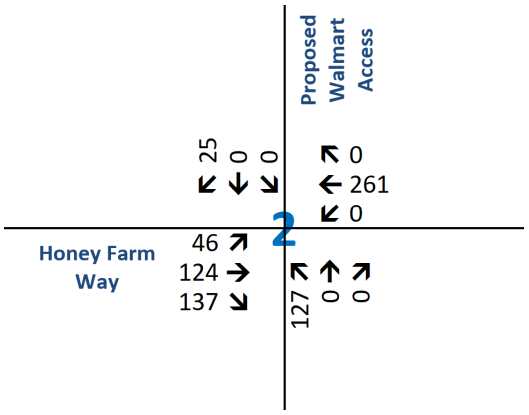


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

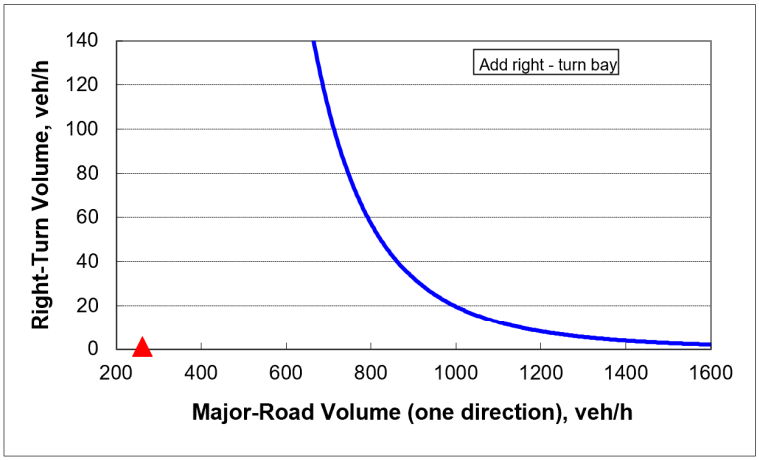
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	262
Right-turn volume, veh/h:	1

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12420
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



RIGHT TURN LANE EVALUATION

Based on NCHRP 457

PROJECT:	**Proposed Walmart Neighborhood Market - Honey Farm Crossing**
LOCATION:	**#2 - Honey Farm Way & Walmart Access / Commercial Access**
SECENARIO:	**2026 Projected Traffic Volumes**
TIME PERIOD:	**PM Peak Hour**
DIRECTION:	**Westbound**

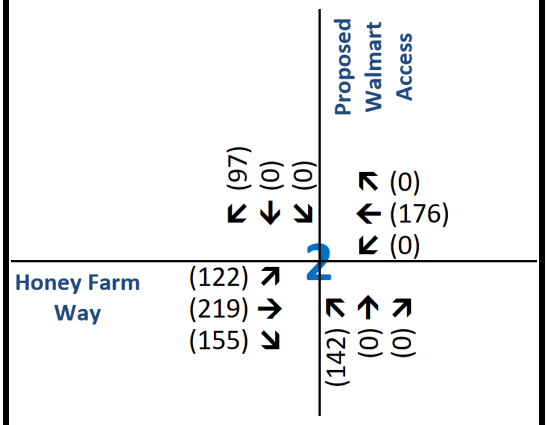


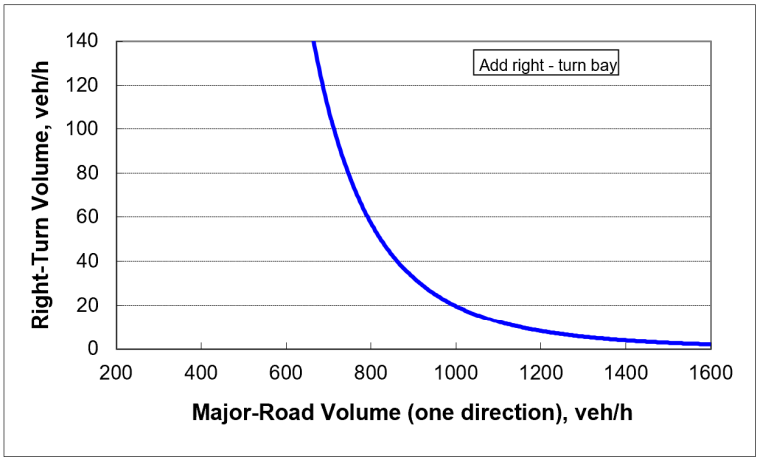
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	30
Major-road volume (one direction), veh/h:	177
Right-turn volume, veh/h:	1

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82211
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



RIGHT TURN LANE EVALUATION

Based on NCHRP 457

PROJECT: **Proposed Walmart Neighborhood Market - Honey Farm Crossing**

LOCATION: **#3 - Nashville Hwy & Proposed Walmart Right-Only Access**

SECENARIO: **2026 Projected Traffic Volumes**

TIME PERIOD: **AM Peak Hour**

DIRECTION: **Northbound**

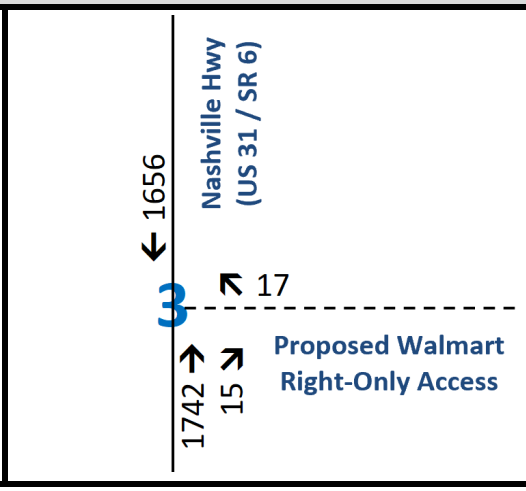


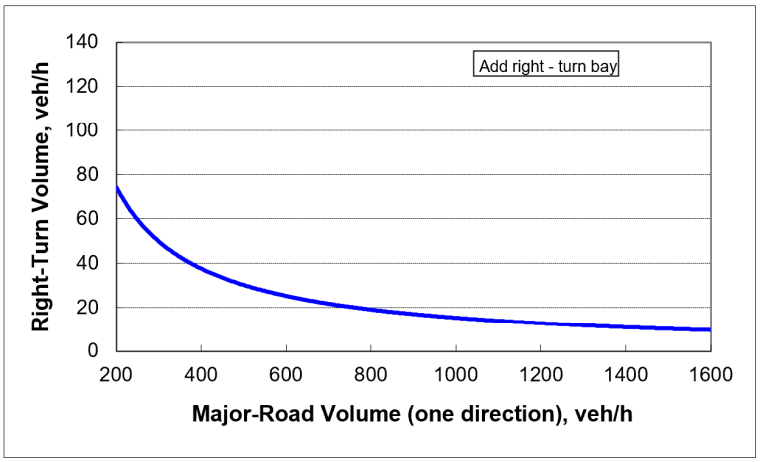
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	1757
Right-turn volume, veh/h:	15

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	9
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



RIGHT TURN LANE EVALUATION

Based on NCHRP 457

PROJECT:	**Proposed Walmart Neighborhood Market - Honey Farm Crossing**
LOCATION:	**#3 - Nashville Hwy & Proposed Walmart Right-Only Access**
SECENARIO:	**2026 Projected Traffic Volumes**
TIME PERIOD:	**PM Peak Hour**
DIRECTION:	**Northbound**

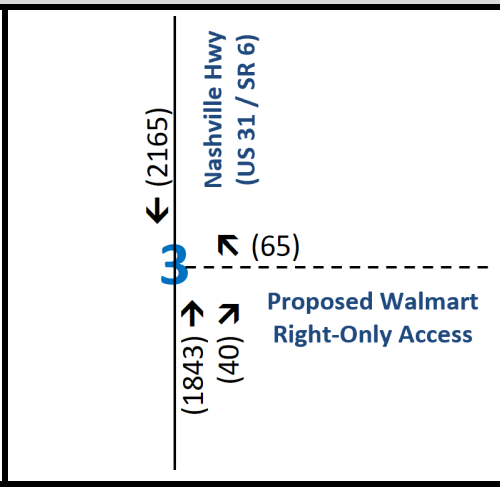


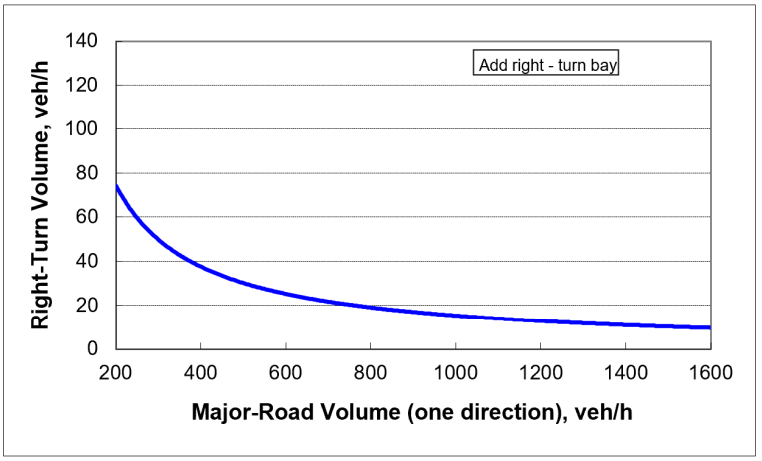
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

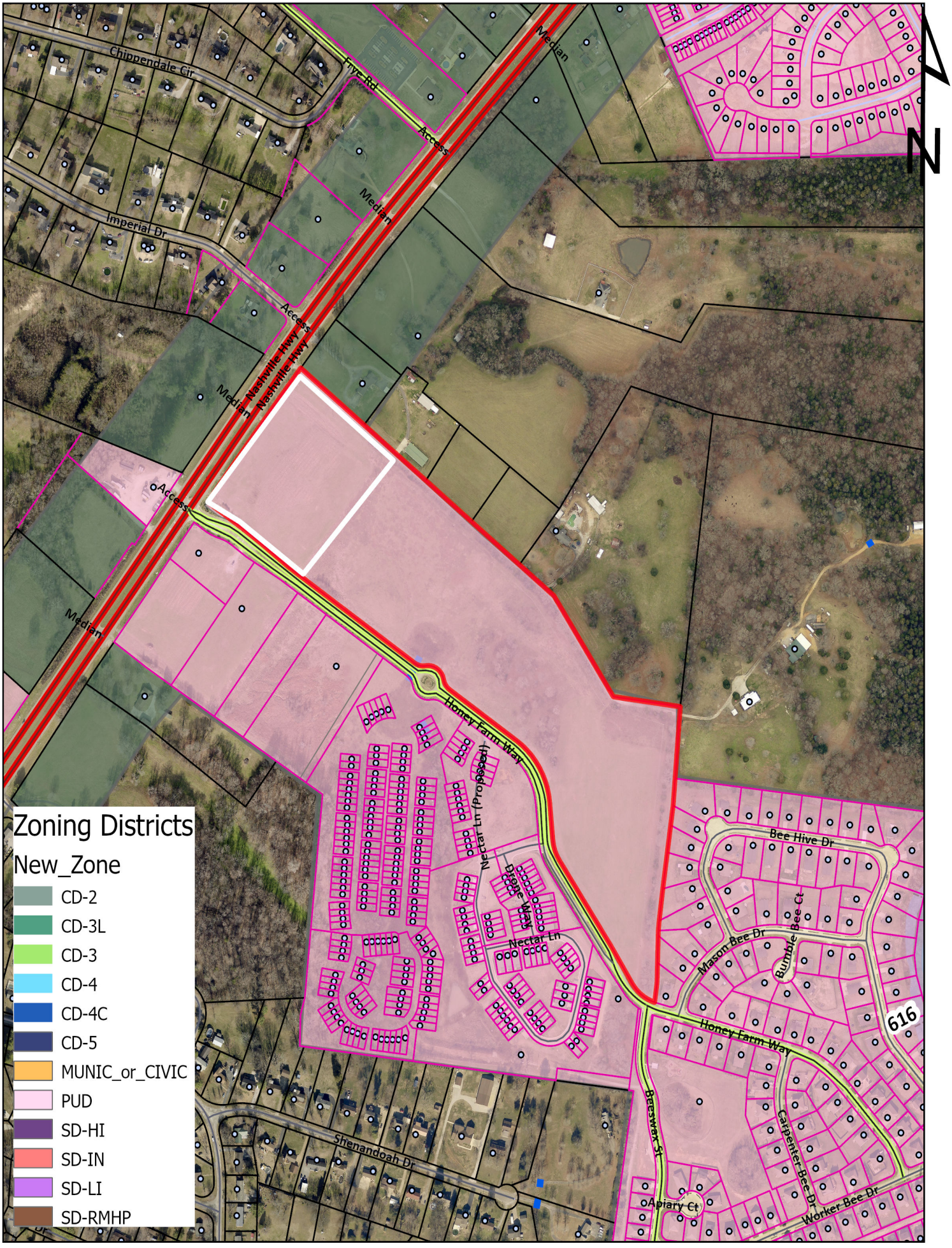
INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	1883
Right-turn volume, veh/h:	40

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	8
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	





25-0217/25-0219
Honey Farm PUD
Honey Farm Crossing Lot 6, portion of

Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

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

November 8, 2024

Olivia DuPuy
Carlson Consulting Engineers, Inc
7068 Ledgestone Commons
Bartlett, TN 38133

Re: Walmart Neighborhood Market; Corner of Nashville Hwy & Honey Farm Way, being Tax Map: 051 Parcel: 058.00

Dear Sir:

Columbia Power System has an existing power line near your proposed 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.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

12 November 2024

Olivia DuPuy
Carlson Consulting Engineers, Inc.
7068 Ledgestone Commons
Bartlett, TN 38133

RE: 2248 Nashville Hwy, Columbia, TN 38401; Neighborhood Walmart

Olivia,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 4/11/24
Name: Chad Lueders
Phone: 636.497.2889
Email: chad.lueders@aiefire.com
Address/Parcel ID: 051 05800 000
Property Type: ☐ Residential ◉ Commercial ☐ Industrial
Construction Type: V-B
Enclosed Area (ft²): 50,000

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: _____ gpm Duration: _____ hours

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

Minimum number of hydrants: _____

Average spacing between hydrants: _____ft.

Maximum distance from frontage to hydrant: _____ ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,500 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 4/11/2024

December 18, 2024

Ms. Olivia DuPuy
Carlson Consulting Engineers, Inc
7068 Ledgestone Commons
Bartlett, TN 38133
Sent via email: OliviaDuPuy@carlsonconsulting.net

RE: Water Availability Letter
Honey Farm Walmart Neighborhood Market
2248 Nashville Hwy
Tax Map 51, Parcel 58
Columbia, Maury County, TN

Dear Ms. DuPuy:

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 45,000 square foot grocery store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service, including a minimum of 1,350 gpm, while maintaining state standards for 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:

- The above request translates to a 25.5 Single Family Unit (SFU) flow demand equivalent.
- A new 12-inch water main will be extended in an easement from the existing stubout at the West corner of the property through the Nashville Highway frontage of the lot.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water

infrastructure shall be initiated until final construction plans have been approved by CPWS (including, if necessary, TDEC approval).

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review/design development, TDEC coordination (if necessary), and inspection as follows:

  $1,500 + $370 per SFU equivalent

- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
  - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
  - If necessary, CPWS will provide hydraulic calculations and a letter of approval to support your submittal to TDEC for review and approval.
  - Once comments received from TDEC have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- As an option, the applicant may request CPWS design the water infrastructure to support the proposed development project. Under this option, the applicant will:
  - Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
  - CPWS will then develop design drawings for the water system improvements and submit to TDEC for review and approval.
- Current water service fees due prior to CPWS review or development of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	25.5	**$10,935.00**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.

- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
    - Meters are not ordered until fees are paid and may result in extended lead-times.
    - Note that meter fees are charged at time of purchase, based on price of meter at that time.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
6" Fire Meter Cost	1	Current Price	Deferred
2" Service Meter Cost	1	Current Price	Deferred
¾" Irrigation Meter Cost	1	$540	Deferred
Current Impact Fee for 2" Service Meter	1	$27,000	$27,000
Current Impact Fee for 3/4" Irrigation Meter	1	$5,000	$5,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$32,000**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is 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. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Bart Anderson, CPWS
Eric King, Inflo Design Group
File 24-077

CARLSON CONSULTING ENGINEERS, INC.

June 11, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Preliminary Plat Project Narrative
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

This letter serves as a summary 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.

The proposed project is a Walmart Neighborhood Market at the parcel 051 058, which is located the intersection of Nashville Highway and Honey Farm Way. The parcel is currently zoned PUD-MU (Planned Unit Development – Mixed Use).

The proposed project consists of site clearing, grading, drainage installation, utility installation, paving, and building construction of the Walmart Neighborhood Market.

The project's design has been coordinated with staff to best meet the City of Columbia's Zoning Code. Due to site constraints and the nature of the project, not all design principles were achievable. The applicant will request for relief from the City of Columbia Planning Commission within the submittal package.

Thank you for taking the time to review this letter, and if you need any additional information or have any questions, please do not hesitate to contact me.

Thank you,

Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

Equitas

December 2, 2024

Ms. Olivia DuPuy
Carlson Consulting Engineers, Inc.
7068 Ledgestone Commons
Bartlett, TN 38133

RE: Project Development Application
Walmart Neighborhood Market #03908-1000
2248 Nashville Hwy, Columbia, TN

Olivia:

Please accept this letter as confirmation that Drew Smith, Senior Vice President of Equitas Management Group, is authorized to sign the Project Development Application on behalf of EMG Honey Farm, LLC.

Sincerely,

Reggie Vachon, Jr.
Executive Vice President

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: #03908-1000 Walmart Neighborhood Market

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
- ☑ Traffic Impact Study, as required.
- ☑ The substance of all existing and proposed covenants, easements, or other restrictions. AS SHOWN ON ALTA

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
- N/A 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

- ☑ 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.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

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

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PUD Specific Items

- ☑ List of all deviations from PUD Standards 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 plan.

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:

Olivia DuPuy	Olivia DuPuy Digitally signed by Olivia DuPuy Date: 2025.06.11 11:20:25 -05'00'	6/11/2025
Print Name	Signature	Date

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
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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	2248 Nashville Hwy, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 058
SUMMARY OF NATURE OF REQUEST AND WORK	Project construction will consist primarily of site clearing, grading, drainage installation, utility installation, paving, and building construction of the Walmart Neighborhood Market #03908-1000.		

DATE OF PRE-APPLICATION CONFERENCE	7/24/2024	*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: **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) #03908-1000 Walmart Neighborhood Market N/A Total Number of Lots/Residential Units ☒ Square Footage of Non-Residential Floor Space 45,002 SF ☒ Total acreage 7.49 AC

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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	Olivia DuPuy	PHONE	901-384-0404
ADDRESS	7068 Ledgestone Commons, Bartlett, TN 38133	EMAIL	OliviaDuPuy@carlsonconsulting.net

PROPERTY OWNER NAME	EMG Honey Farm LLC (Drew Smith)	PHONE	469-585-7913
ADDRESS	6148 Lee Highway, Suite 300, Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.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.

Olivia DuPuy	Olivia DuPuy	5/29/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
EMG Honey Farm, LLC		
Drew Smith	Drew Smith Digitally signed by Drew Smith DN: C=US, E=drew.smith@equitasmg.com, CN=Drew Smith Date: 2025.05.30 11:34:55-05'00'	5/29/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

BLUFF

FRONT ELEVATION
ELEVATION B

MATERIAL %
Cement Lap Siding = 85%
Brick = 15%

FRONT ELEVATION
ELEVATION C

MATERIAL %
Cement Lap Siding = 13%
Brick = 87%

FRONT ELEVATION
ELEVATION F

MATERIAL %
Cement Lap Siding = 5%
Cement Shake = 15
Brick = 80%

FRONT ELEVATION
ELEVATION D

MATERIAL %
Cement Lap Siding = 49%
Brick = 51%

FRONT ELEVATION
ELEVATION E

MATERIAL %
Cement Board & Batten = 24%
Brick = 76%

FRONT ELEVATION
ELEVATION M

MATERIAL %
Cement Board & Batten = 36%
Brick = 64%

FRONT ELEVATION
ELEVATION L

MATERIAL %
Cement Board & Batten = 24%
Brick = 76%

FRONT ELEVATION
ELEVATION N

MATERIAL %
Cement Shake = 22%
Cement Shake = 67
Brick = 11%

BLUFF (cont)

FRONT ELEVATION

ELEVATION PB1

MATERIAL %
Cement Board & Batten = 24% Brick = 76%

FRONT ELEVATION

ELEVATION PB2

MATERIAL %
Cement Board & Batten = 16% Brick = 84%

EVEREST

ELEV B
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Lap Siding = 85%
Brick = 15%

ELEV C
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Lap Siding = 13%
Brick = 87%

ELEV D
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Lap Siding = 48%
Brick = 52%

ELEV E
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 42%
Cement Lap Siding = 6
Brick = 52%

ELEV F
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Lap Siding = 14%
Brick = 86%

ELEV L
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Lap Siding = 48
Brick = 52%

ELEV M
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Lap Siding = 48
Brick = 52%

ELEV N
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 22%
Cement Lap Siding = 6
Brick = 82%

EVEREST (cont)

ELEV PB1
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 24%
Brick = 76%

ELEV PB2
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 24%
Brick = 76%

HIGHLAND

MATERIAL %

Cement Lap Siding = 85%
Brick = 15%

ELEV B
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 49%
Brick = 51%

ELEV C
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 34%
Brick = 66%

ELEV D
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Board & Batten = 49%
Brick = 51%

ELEV E
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Board & Batten = 14%
Cement Shake = 18"
Brick = 68%

ELEV F
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Board & Batten = 49%
Brick = 51%

MATERIAL %

Cement Lap Siding = 32%
Brick = 68%

ELEV L
SCALE: 3/16"=1'-0"

ELEV M
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Board & Batten = 32%
Cement Shake = 18"
Brick = 50%

ELEV N
SCALE: 3/16"=1'-0"

HIGHLAND (cont)

ELEV PB1
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 27%
Brick = 73%

ELEV PB2
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 49%
Brick = 51%

HORIZON

MATERIAL %

Cement Lap Siding = 85%
Brick = 15%

ELEV B
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 38%
Brick = 62%

ELEV C
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 42%
Brick = 58%

ELEV D
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Board & Batten = 42%
Brick = 58%

ELEV E
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Shake = 38%
Brick = 62%

ELEV F
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Board & Batten = 37%
Brick = 63%

MATERIAL %

Cement Lap Siding = 42%
Brick = 58%

ELEV L
SCALE: 3/16"=1'-0"

ELEV M
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 30%
Cement Shake = 18
Stone = 52%

ELEV N
SCALE: 3/16"=1'-0"

HORIZON (cont)

ELEV PB1

SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 42%
Brick = 58%

ELEV PB2

SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 28%
Brick = 72%

PINECREST

MATERIAL %

Cement Lap Siding = 85%
Brick = 15%

ELEV B
SCALE: 3/16"=1'-0"

ELEV C
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 13%
Brick = 87%

ELEV D
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 48%
Brick = 52%

ELEV E
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Cement Board & Batten = 32%
Brick = 68%

ELEV F
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 48%
Brick = 52%

ELEV L
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Cement Board & Batten = 42%
Brick = 58%

ELEV M
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 16%
Brick = 84%

ELEV N
SCALE: 3/16"=1'-0"

MATERIAL %

Cement Lap Siding = 48%
Stone = 52%

PINECREST (cont)

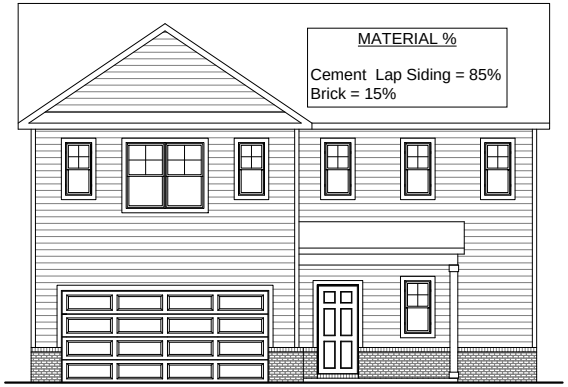
ELEV PB1
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Cement Board & Batten = 17%
Brick = 83%

ELEV PB2
SCALE: 3/16"=1'-0"

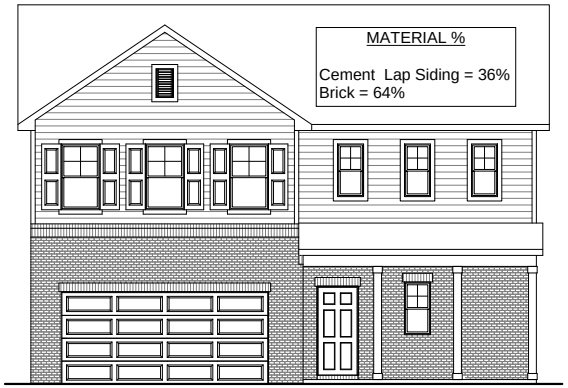
MATERIAL %
Cement Cement Board & Batten = 15%
Brick = 85%

RIDGE

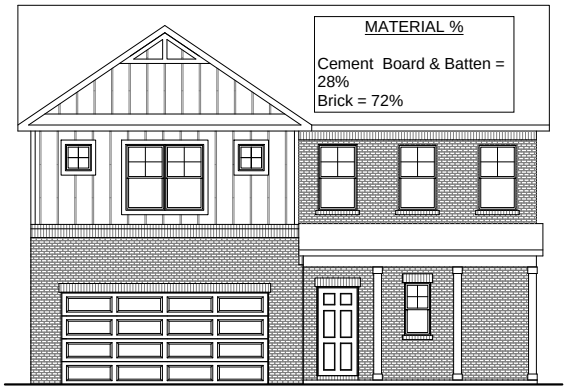


ELEV B
SCALE: 3/16"=1'-0"

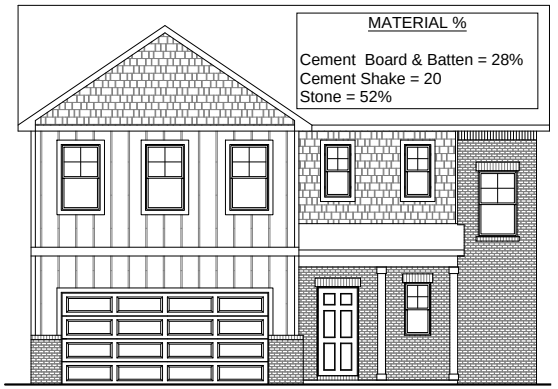
ELEV C
SCALE: 3/16"=1'-0"



ELEV D
SCALE: 3/16"=1'-0"



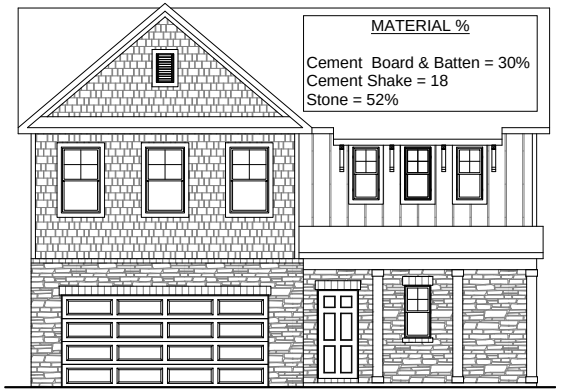
ELEV E
SCALE: 3/16"=1'-0"



ELEV F
SCALE: 3/16"=1'-0"

ELEV L
SCALE: 3/16"=1'-0"

ELEV M
SCALE: 3/16"=1'-0"



ELEV N
SCALE: 3/16"=1'-0"

RIDGE (cont)

ELEV PB1
SCALE: 3/16"=1'-0"

MATERIAL %

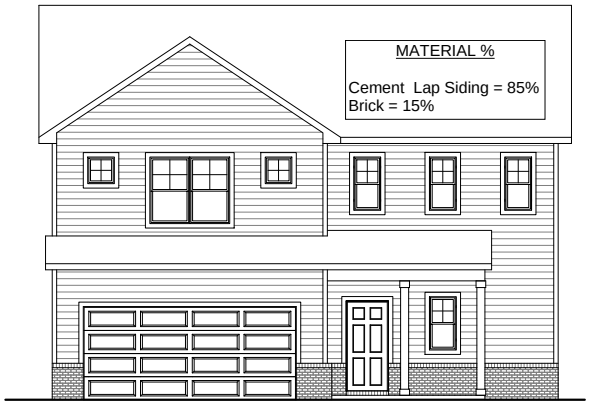
Cement Board & Batten = 50%
Brick = 50%

ELEV PB2
SCALE: 3/16"=1'-0"

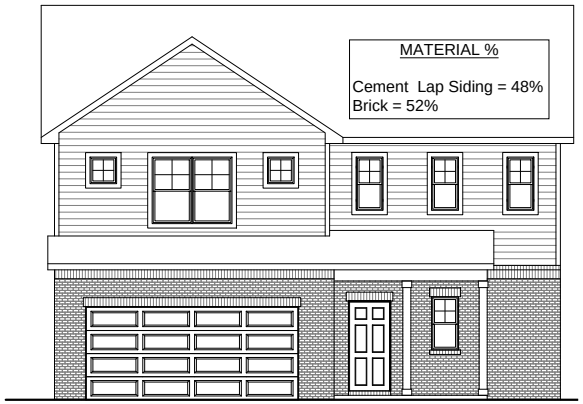
MATERIAL %

Cement Board & Batten = 32%
Brick = 68%

SIERRA

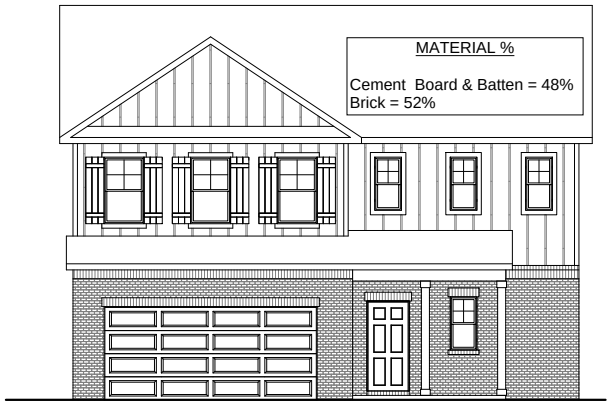


ELEV B
SCALE: 3/16"=1'-0"

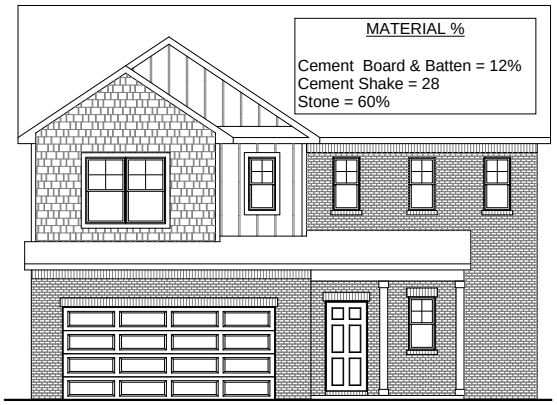


ELEV C
SCALE: 3/16"=1'-0"

ELEV D
SCALE: 3/16"=1'-0"



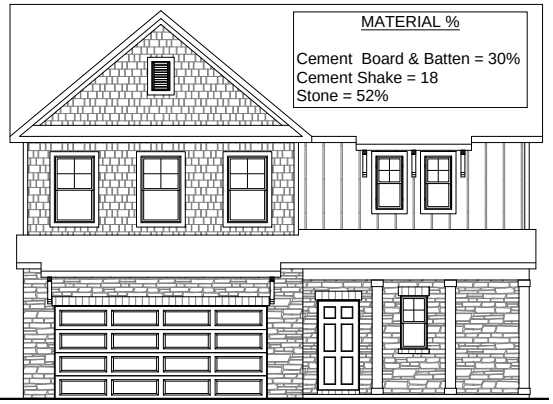
ELEV E
SCALE: 3/16"=1'-0"



ELEV F
SCALE: 3/16"=1'-0"

ELEV L
SCALE: 3/16"=1'-0"

ELEV M
SCALE: 3/16"=1'-0"



ELEV N
SCALE: 3/16"=1'-0"

SIERRA (cont)

ELEV PB1
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 37%
Brick = 63%

ELEV PB2
SCALE: 3/16"=1'-0"

MATERIAL %
Cement Board & Batten = 52%
Brick = 48%

SUMMIT

MATERIAL %

Cement Lap Siding = 85%
Brick = 15%

FRONT ELEVATION
ELEVATION B

MATERIAL %

Cement Lap Siding = 48%
Brick = 52%

FRONT ELEVATION
ELEVATION C

MATERIAL %

Cement Board & Batten = 12%
Cement Shake = 24
Brick = 54%

FRONT ELEVATION
ELEVATION F

FRONT ELEVATION
ELEVATION D

MATERIAL %

Cement Lap Siding = 45%
Brick = 55%

FRONT ELEVATION
ELEVATION E

MATERIAL %

Cement Lap Siding = 36%
Brick = 64%

FRONT ELEVATION
ELEVATION M

MATERIAL %

Cement Lap Siding = 22%
Cement Shake = 28
Brick = 50%

SUMMIT

MATERIAL %

Cement Board & Batten = 48%
Brick = 52%

FRONT ELEVATION
ELEVATION L

MATERIAL %

Cement Shake = 18%
Stone = 28%
Brick = 54%

FRONT ELEVATION
ELEVATION N

MATERIAL %

Cement Lap Siding = 27%Cement Board & Batten = 8%
Brick = 65%

FRONT ELEVATION
ELEVATION PB1

MATERIAL %

Cement Board & Batten = 32%
Brick = 68%

FRONT ELEVATION
ELEVATION PB2

TIMBER

MATERIAL %

Cement Lap Siding = 85%
Brick = 15%

FRONT ELEVATION
ELEVATION B

MATERIAL %

Cement Lap Siding = 48%
Brick = 52%

FRONT ELEVATION
ELEVATION C

MATERIAL %

Cement Board & Batten = 12%
Cement Shake = 24
Brick = 54%

FRONT ELEVATION
ELEVATION F

FRONT ELEVATION
ELEVATION D

MATERIAL %

Cement Lap Siding = 47%
Brick = 53%

FRONT ELEVATION
ELEVATION E

MATERIAL %

Cement Board & Batten = 49%
Brick = 51%

FRONT ELEVATION
ELEVATION M

MATERIAL %

Cement Lap Siding = 49%
Brick = 51%

TIMBER

MATERIAL %

Cement Board & Batten = 48%
Brick = 52%

FRONT ELEVATION
ELEVATION L

MATERIAL %

Cement Shake = 22%
Cement Board & Batten = 26%
Stone = 52%

FRONT ELEVATION
ELEVATION N

MATERIAL %

Board & Batten = 39%
Brick = 61%

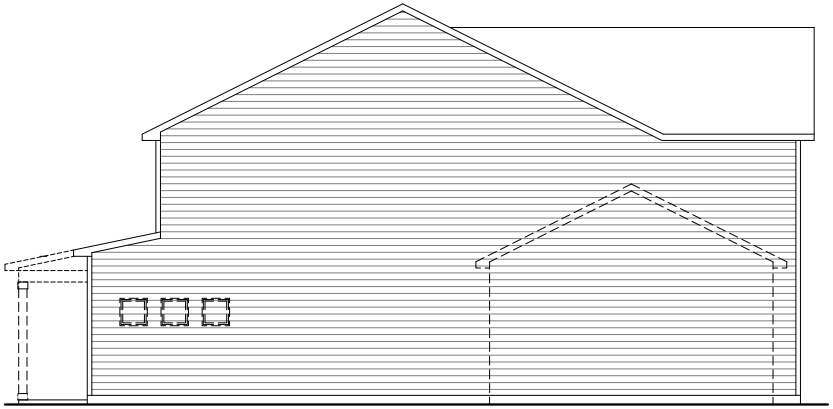
FRONT ELEVATION
ELEVATION PB1

MATERIAL %

Cement Board & Batten = 46%
Brick = 54%

FRONT ELEVATION
ELEVATION PB2

SIDE & REAR ELEVATIONS



LEFT ELEVATION

MATERIAL %

Cement Lap Siding = 100%

RIGHT ELEVATION

MATERIAL %

Cement Lap Siding = 100%

REAR ELEVATION

MATERIAL %

Cement Lap Siding = 100%

CANTERBURY

MATERIAL %

Cement Lap Siding = 18%

Brick = 82%

Front Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 18%

Brick = 82%

Front Elevation 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Shake = 18%

Cement Lap Siding = 8%

Stone = 54%

Brick = 20%

Front Elevation 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Shake = 14%

Stone = 34%

Brick = 52%

Front Elevation 'D'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 18%

Brick = 82%

Front Elevation 'E'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Shake = 12%

Stone = 19%

Brick = 69%

Front Elevation 'F'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 27%

Brick = 73%

Front Elevation 'PB1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

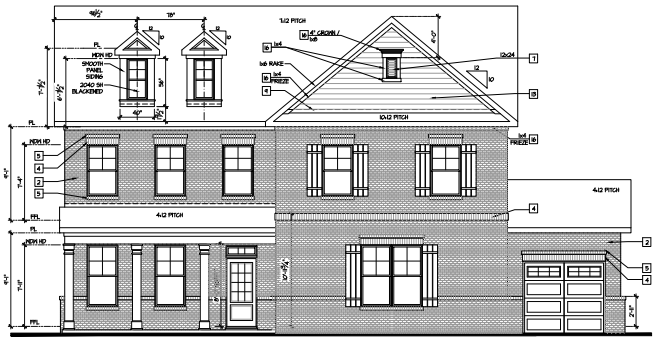
Cement Board & Batten = 15%

Brick = 85%

Front Elevation 'PB2'

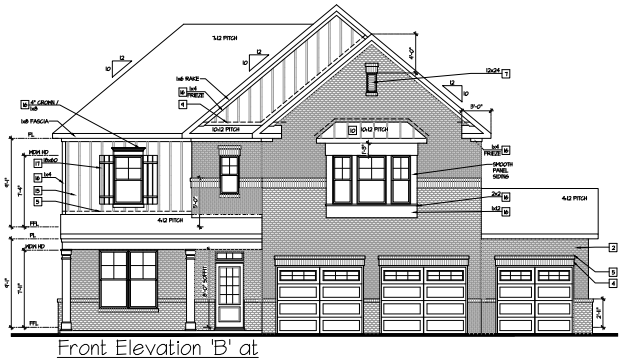
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

CANTERBURY 3- Car



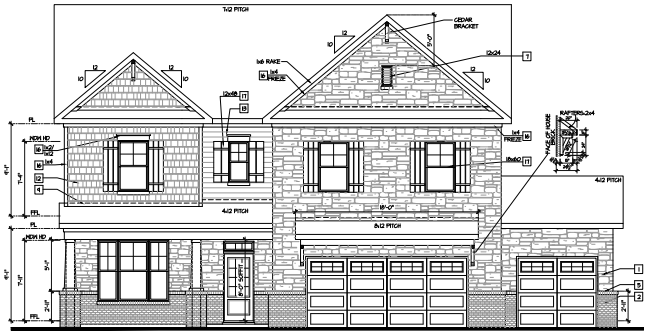
Front Elevation 'A' at
3-Car Side Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



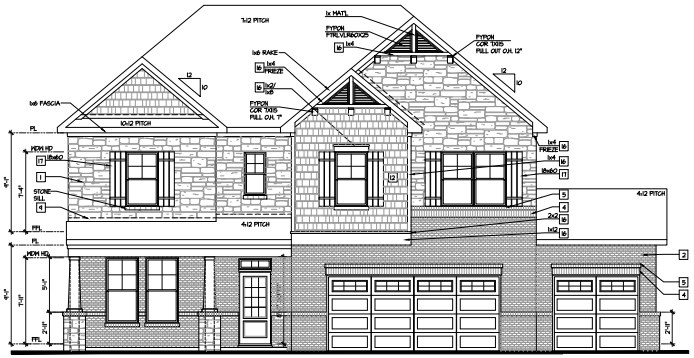
Front Elevation 'B' at
3-Car Front Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



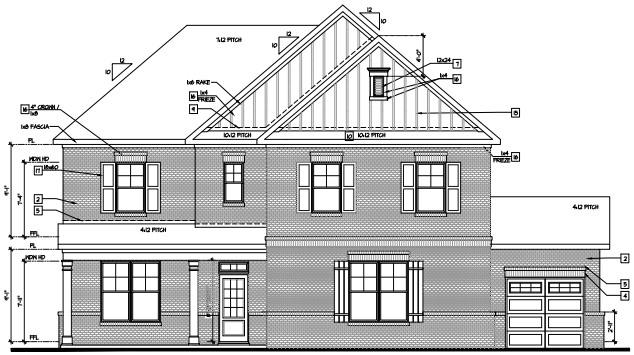
Front Elevation 'C' at
3-Car Front Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



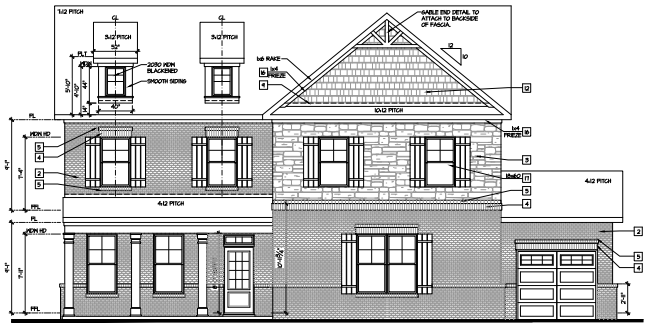
Front Elevation 'D' at
3-Car Front Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



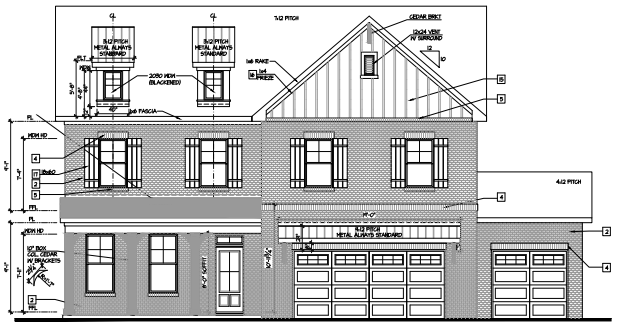
Front Elevation 'E' at
3-Car Side Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



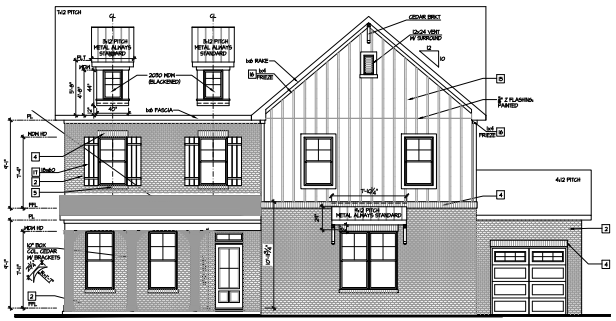
Front Elevation 'F' at
3-Car Side Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'PB2' at
3-Car Front Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'PB1' at
3-Car Side Load Garage

SCALES: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

CAMELOT

Front Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 38%

Brick = 62%

Front Elevation 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 18%

Cement Shake = 22%

Brick = 60%

Front Elevation 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Shake = 30%

Stone = 32%

Brick = 38%

Front Elevation 'D'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Shake = 30%

Stone = 38%

Brick = 32%

Front Elevation 'PB1'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 38%

Brick = 62%

Front Elevation 'PB2'

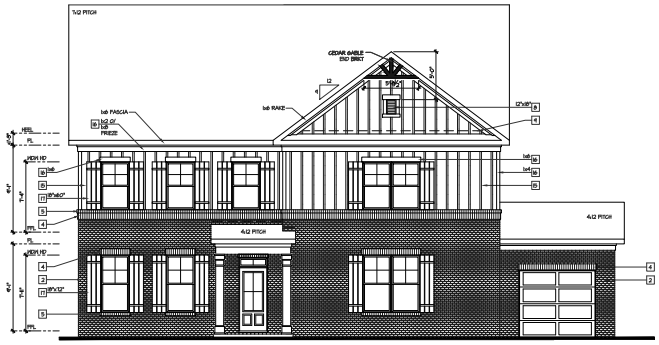
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

MATERIAL %

Cement Board & Batten = 24%

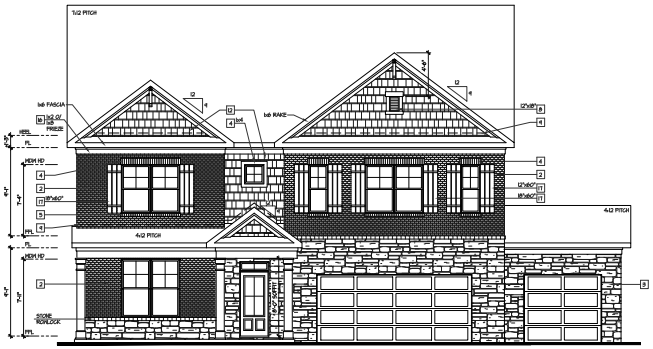
Brick = 76%

CAMELOT 3-Car

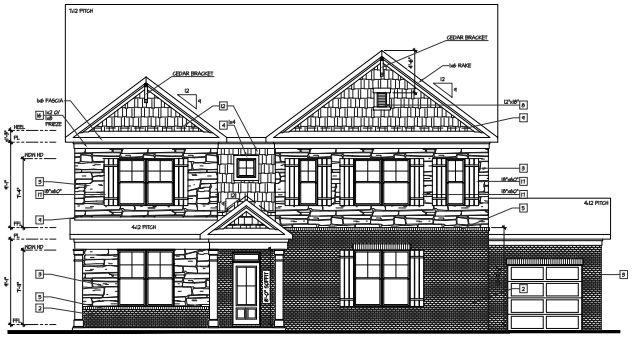


Front Elevation 'A' at
3-Car Swing-In Garage

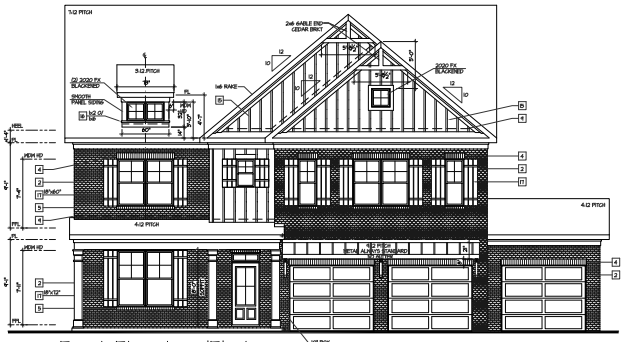
Front Elevation 'B' at
3-Car Swing-In Garage



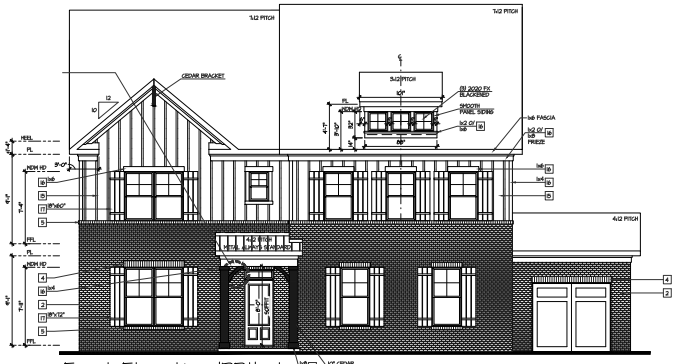
Front Elevation 'C' at
3-Car Front Load Garage



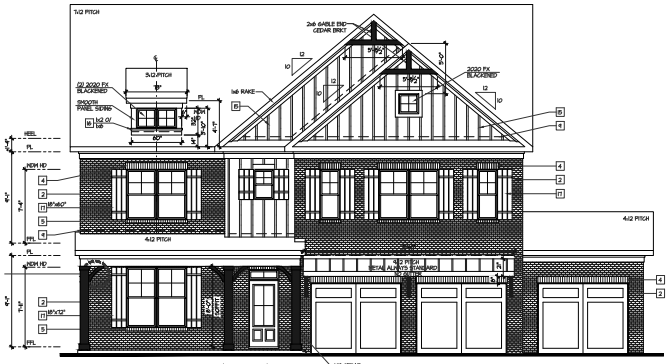
Front Elevation 'D' at
3-Car Swing-In Garage



Front Elevation 'E' at
3-Car Front Load Garage



Front Elevation 'PB1' at
3-Car Swing-In Garage



Front Elevation 'PB2' at
3-Car Front Load Garage

STANFORD

MATERIAL %

Cement Lap Siding = 48%

Cement Board & Batten = 44%

Brick = 8%

A

MATERIAL %

Cement Lap Siding = 62%

Cement Shake = 30%

Stone = 8%

B

MATERIAL %

Cement Lap Siding = 52%

Cement Board & Batten = 39%

Brick = 9%

C

MATERIAL %

Cement Lap Siding = 64%

Cement Shake = 28%

Stone = 8%

D

MATERIAL %

Cement Lap Siding = 30%

Cement Shake = 14%

Brick = 56%

E

MATERIAL %

Cement Shake Siding = 27%

Cement Board & Batten = 22%

Brick = 51%

F

MATERIAL %

Cement Board & Batten = 33%

Brick = 67%

G

MATERIAL %

Cement Board & Batten = 31%

Brick = 69%

H

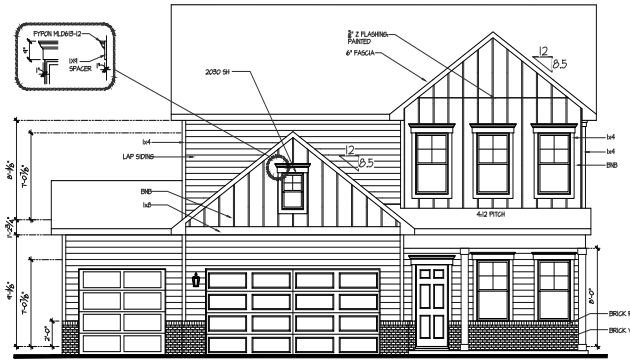
MATERIAL %

Cement Board & Batten = 35%

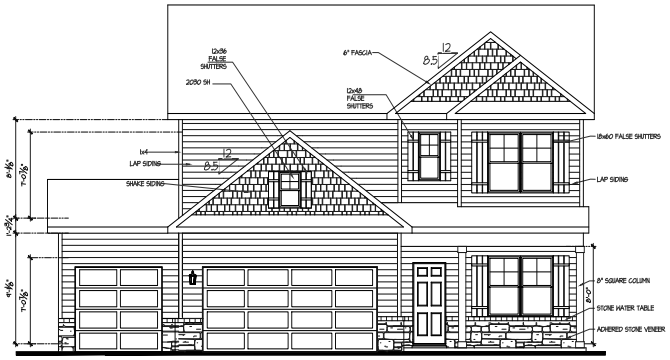
Brick = 65%

I

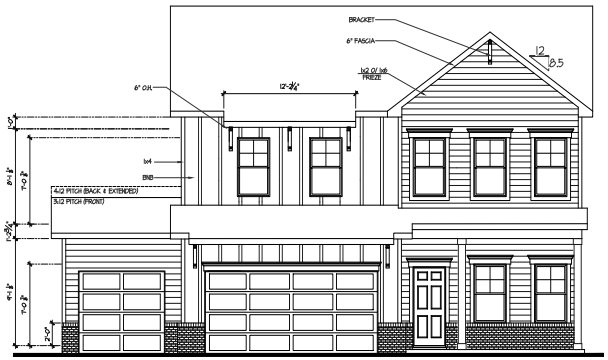
STANFORD | 3- Car



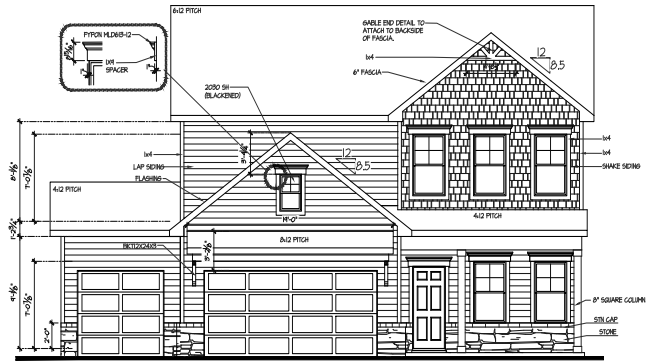
A



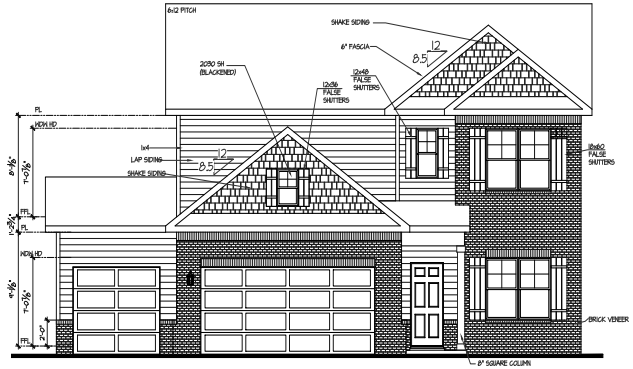
B



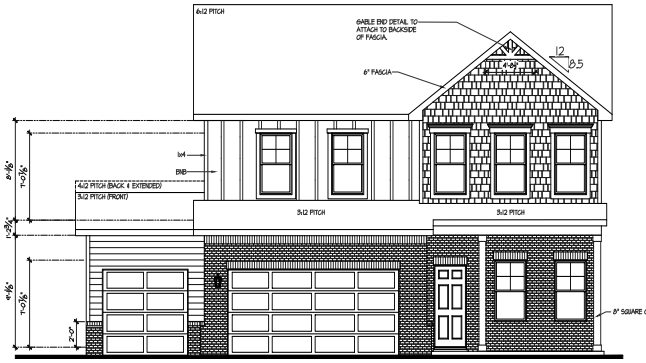
C



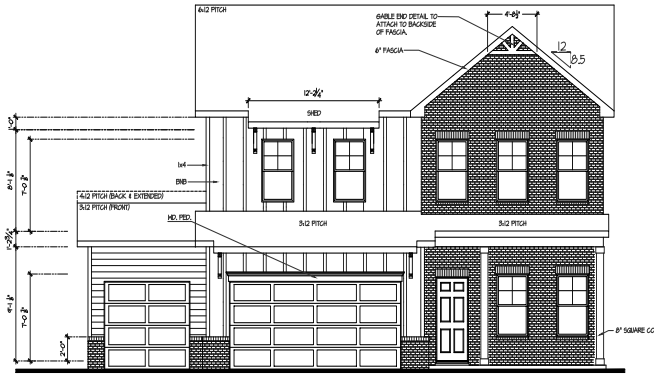
D



E

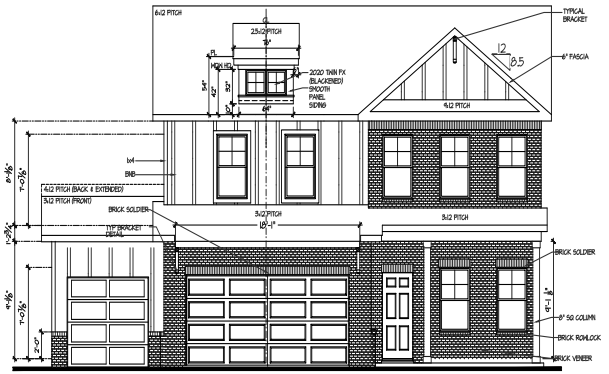


F



G

H



I

WINSTON

MATERIAL %

Cement Lap Siding = 76%

Cement
Board & Batten = 16%

Brick = 8%

A

MATERIAL %

Cement Lap Siding = 76%

Cement Shake = 16%

Brick = 8%

B

MATERIAL %

Cement
Board & Batten = 35%

Brick = 65%

C

MATERIAL %

Cement
Board & Batten = 36%

Brick = 64%

D

MATERIAL %

Cement
Board & Batten = 55%

Stone = 36%

Brick = 9%

E

MATERIAL %

Cement Shake = 36%

Stone = 28%

Brick = 36%

F

MATERIAL %

Cement
Board & Batten = 52 %

Brick = 48%

G

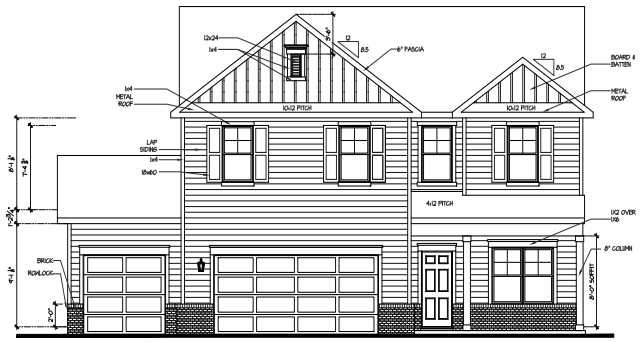
MATERIAL %

Cement
Board & Batten = 38%

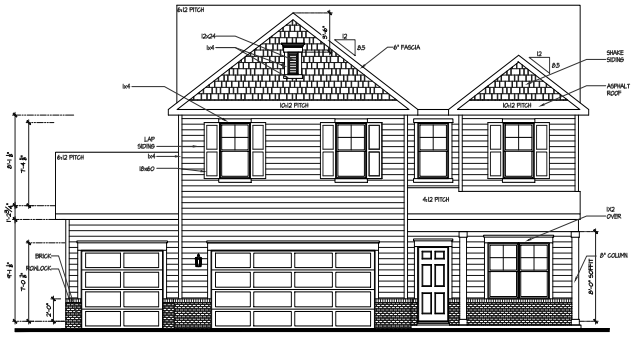
Brick = 62%

H

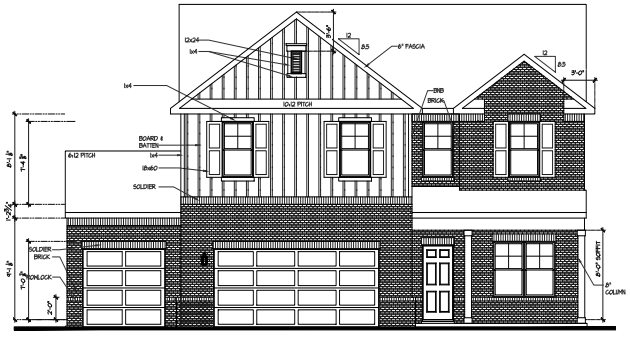
WINSTON | 3-Car



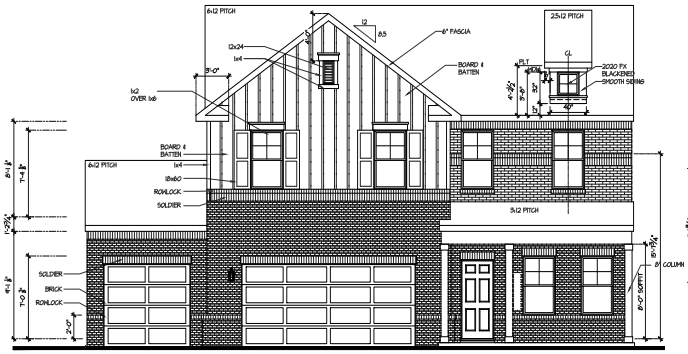
A



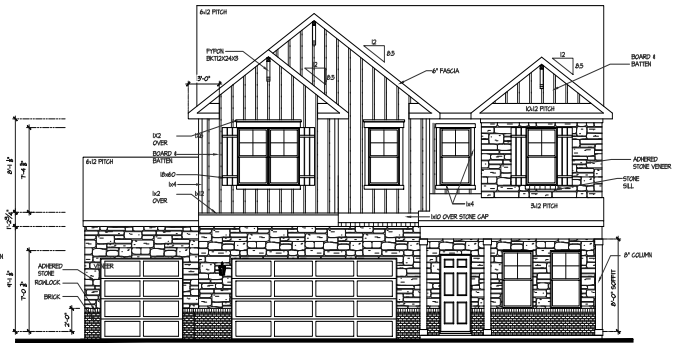
B



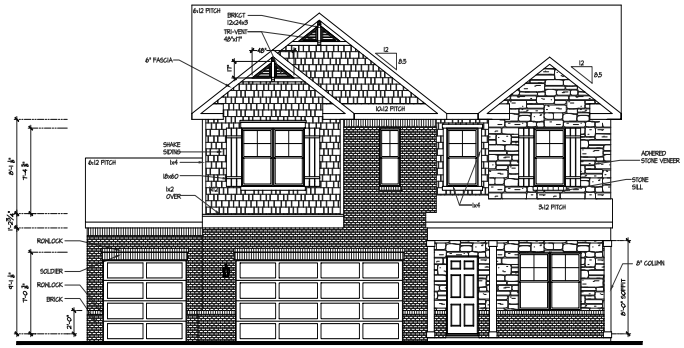
C



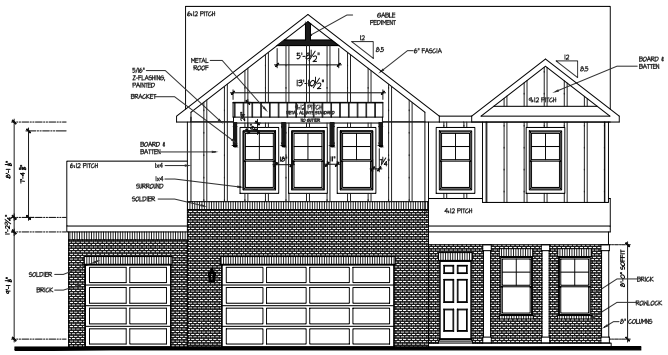
D



E



F



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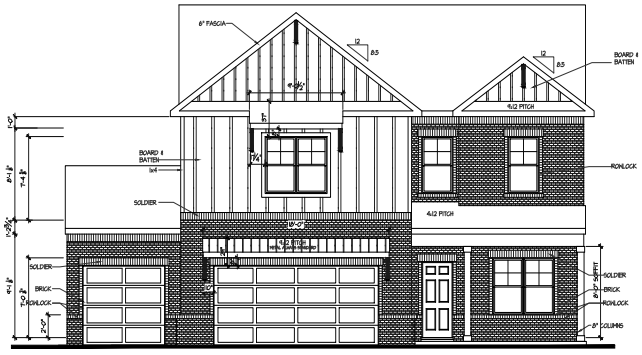


H

COLBURN

MATERIAL %

Cement
Lap Siding = 91%

Brick = 9%

B

MATERIAL %

Cement
Lap Siding = 22%

Cement
Board & Batten = 40%

Cement Shake = 28%

Brick = 10%

D

MATERIAL %

Cement
Lap Siding = 45%

Cement Shake = 45%

Brick = 10%

E

MATERIAL %

Cement
Lap Siding = 17%

Cement Shake = 45%

Brick = 38%

F

MATERIAL %

Cement
Lap Siding = 92%

Brick = 8%

G

MATERIAL %

Cement
Lap Siding = 8%

Cement
Board & Batten = 36%

Cement Shake = 15%

Brick = 41%

H

MATERIAL %

Cement
Shake = 39%

Brick = 61%

I

MATERIAL %

Cement
Lap Siding = 13%

Cement
Board & Batten = 38%

Brick = 49%

J

MATERIAL %

Cement
Lap Siding = 6%

Cement Shake = 34%

Brick = 60%

K

COLBURN (cont.)

MATERIAL %

Cement Lap Siding = 7%

Cement Shake = 13%

Stone = 53%

Brick = 27%

L

MATERIAL %

Cement Lap Siding = 9%

Cement
Board & Batten = 13%

Brick = 78%

M

MATERIAL %

Cement Lap Siding = 5%

Cement Shake = 20%

Stone = 49%

Brick = 26%

N

MATERIAL %

Cement Shake = 25%

Stone = 33%

Brick = 42%

O

MATERIAL %

Cement
Board & Batten = 21%

Brick = 79%

P

MATERIAL %

Cement Shake = 14%

Stone = 23%

Brick = 63%

Q

MATERIAL %

Cement Lap Siding = 9%

Cement
Board & Batten = 13%

Brick = 78%

R

MATERIAL %

Cement
Board & Batten = 56%

Brick = 44%

S

MATERIAL %

Cement
Board & Batten = 20%

Brick = 80%

T

COLBURN (cont.)

MATERIAL %

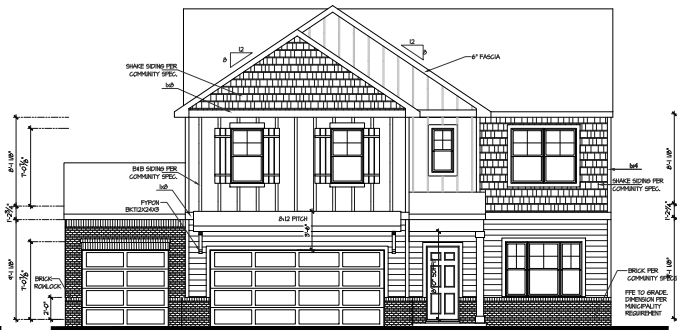
Cement
Board & Batten = 36%

Brick = 64%

U

COLBURN | 3-Car

B



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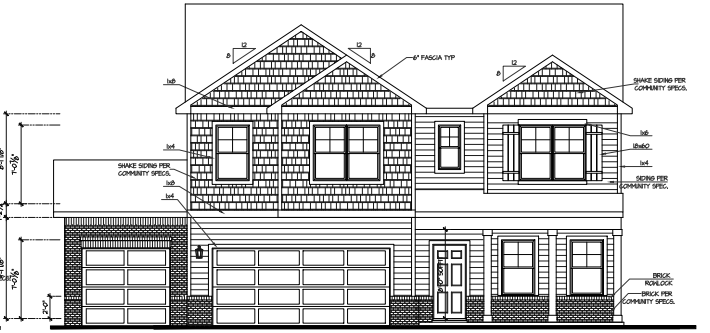

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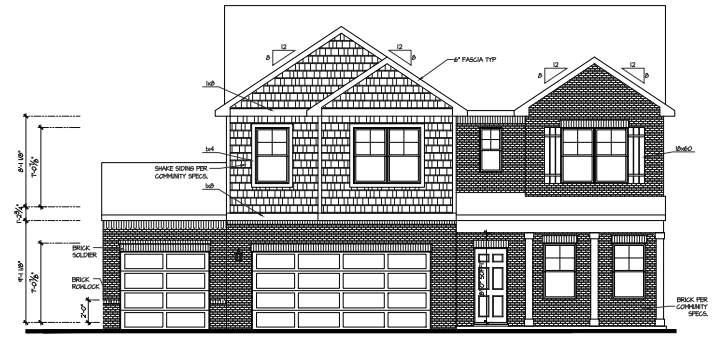

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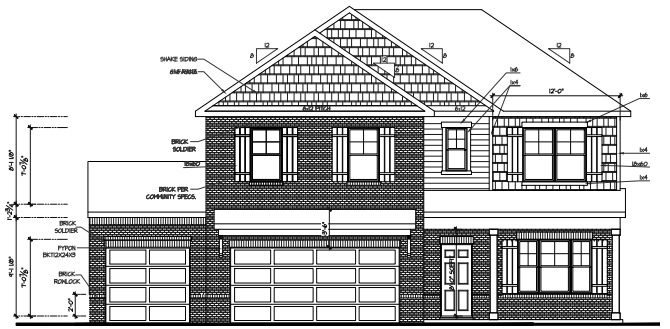
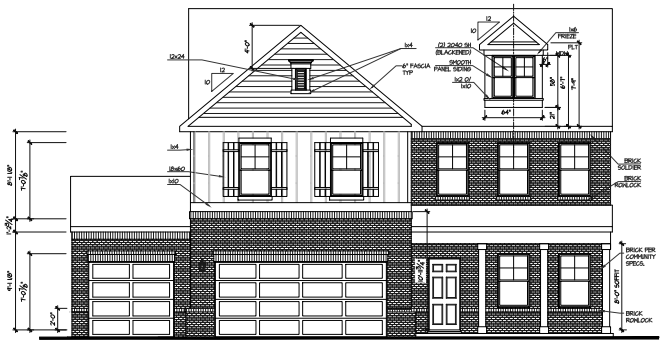


K

COLBURN | 3-Car(cont)

L



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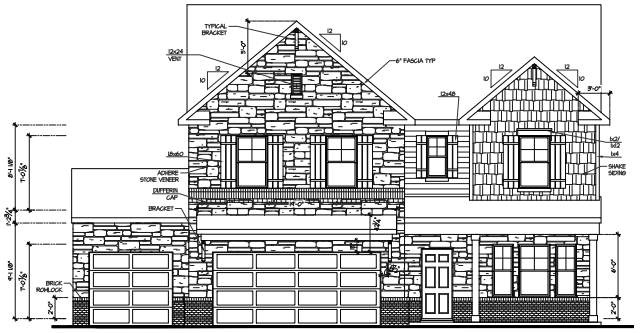

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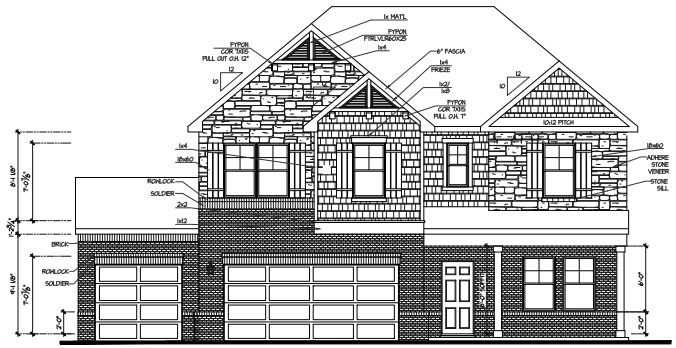

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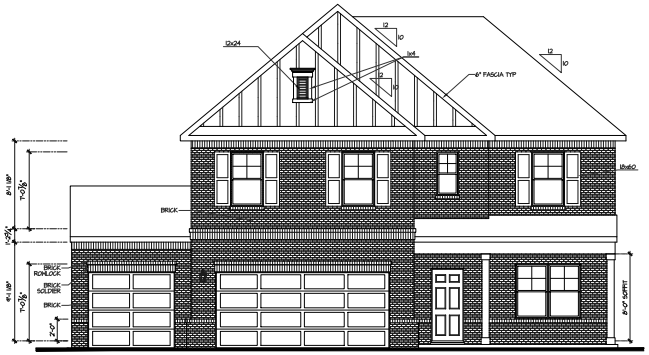

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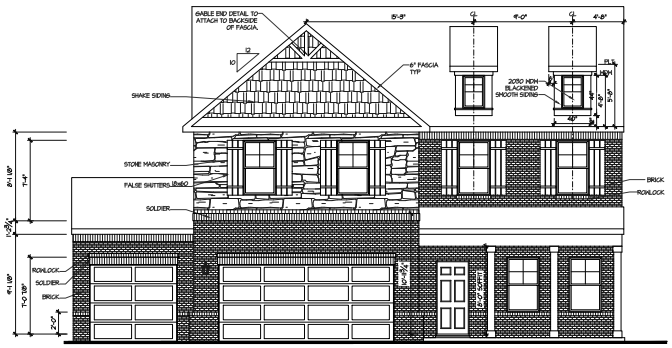

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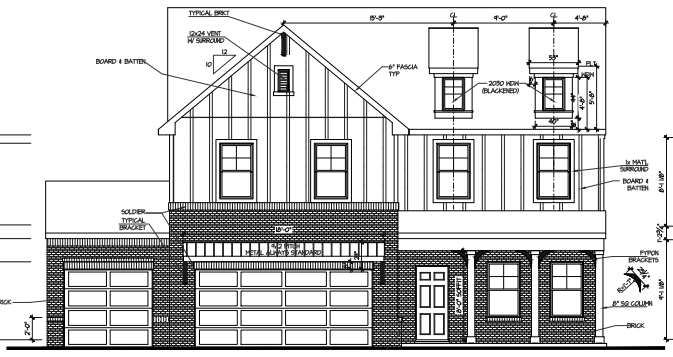
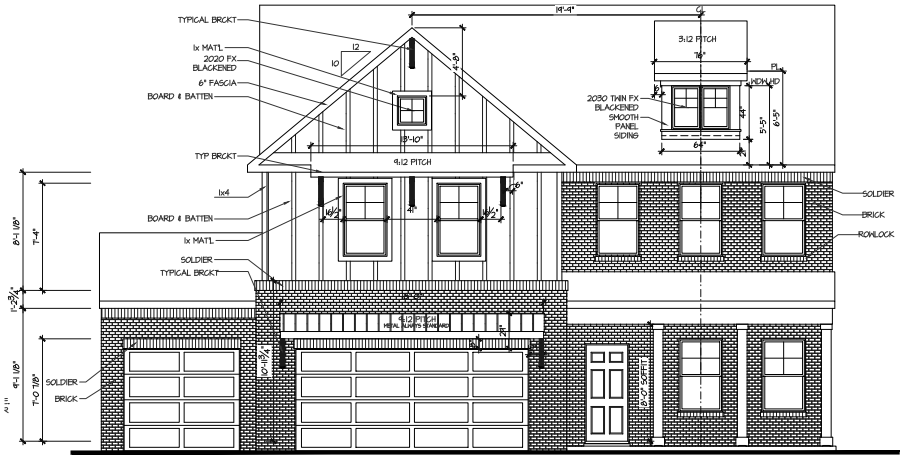


S

T

COLBURN | 3-Car (cont)



U

City Approval Form

Community: Greens Mill

Date Submitted: 05/05/2025

Comments: TBD

Plan Lineup:

Plan 1: Cleveland (1,646 SQFT)
Elevations Submitted: Craftsman 1 , Craftsman 2, Craftsman 3, Homestead 1, Traditional 1, Traditional 2, Traditional 3
Plan 2: Heartland (1,765 SQFT)
Elevations Submitted: Craftsman 1 , Craftsman 2, Craftsman 3, Craftsman 4, Homestead 1, Traditional 1, Traditional 2,
Plan 3: Sutherland (2,344 SQ FT)
Elevations Submitted: Craftsman 1 , Craftsman 2, Craftsman 3, Craftsman 4, Homestead 1, Traditional 1, Traditional 2,
Plan 4: Stanford (2,264 SQ FT)
Elevations Submitted: A, B, C, D, E, F, G, H, I

Plan 5: Winston (2,578 SQ FT)
Elevations Submitted: A, B, C, D, E, F, G, H

Plan 6: Colburn (2,844 SQ FT)
Elevations Submitted: B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U

Plan 7: Canterbury (3,143 SQ FT)
Elevations Submitted: A, B, C, D, E, F, PB1, PB2

Plan 8: Camelot (3,550 SQ FT)
Elevations Submitted: A, B, C, D, E, L, PB1, PB2

Plan 9: Bluff (1,688 SQ FT)
Elevations Submitted: B, C, D, E, F, L, M, N,
PB1, PB2
Plan 10: Everest (1,829 SQ FT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan 11: Highland (2,133 SQ FT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan 12: Horizon (2,241 SQ FT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan 13: Pinecrest (2,245 SQ FT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan lineup continued:

Plan 14: Ridge (2,474 SQFT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan 15: Sierra (2,570 SQFT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan 16: Summit (2,907 SQFT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

Plan 16: Timber (3,004 SQ FT)
Elevations Submitted: B, C, D, E, F, L, M, N, PB1, PB2

City Official: _____

_____ Approved Date: _____/_____ / _____

Authorized Signature

Material and Architectural comparison:

Old elevation features:

* Cement Siding:
  - Lap
  - Shake
  - Board & Batten
* Brick Veneer
* Shutters
* Gable details
  - Brackets
  - Vents
* Varying window grid patterns
* Carriage style garage doors
* Dormers

New elevation features:

* Cement Siding:
  - Lap
  - Shake
  - Board & Batten
* Brick Veneer
* Stone Veneer (per plan and elevation)
* Shutters
* Gable details
  - Brackets
  - Vents (expanded selection)
* Varying window grid patterns
* Carriage style garage doors
* Stone base columns (per plan and elevation)
* Metal roof (per plan and elevation)
* Increased roof pitches
* Dormers (expanded selection)

City Official: _____

_____ Approved Date: _____/_____ / _____

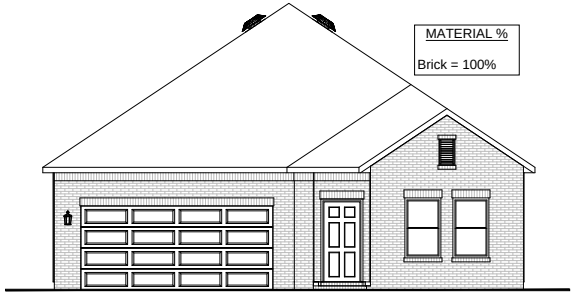
Authorized Signature

CLEVELAND

CRAFTSMAN 1

CRAFTSMAN 2

CRAFTSMAN 3



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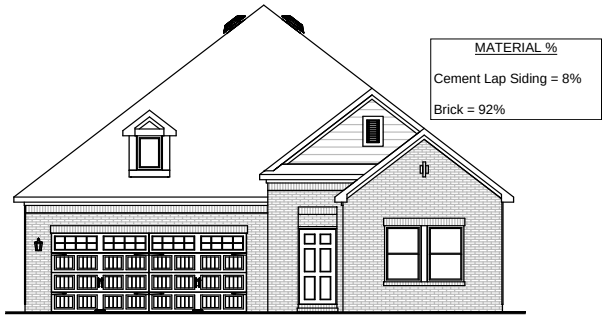

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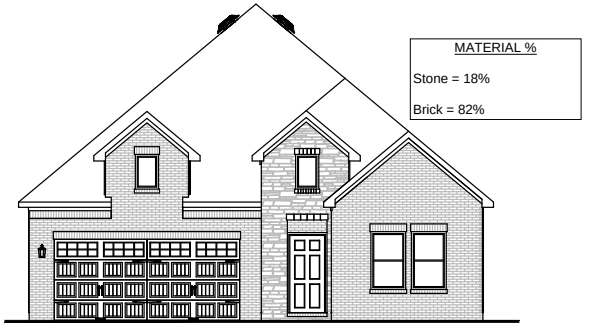

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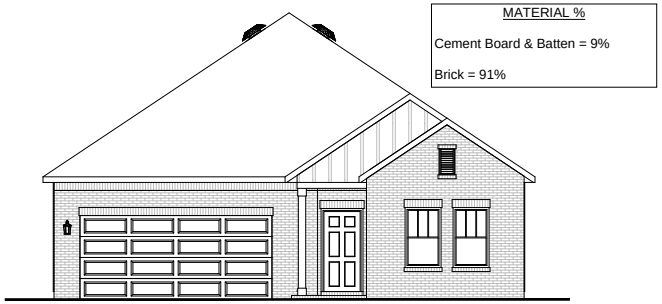
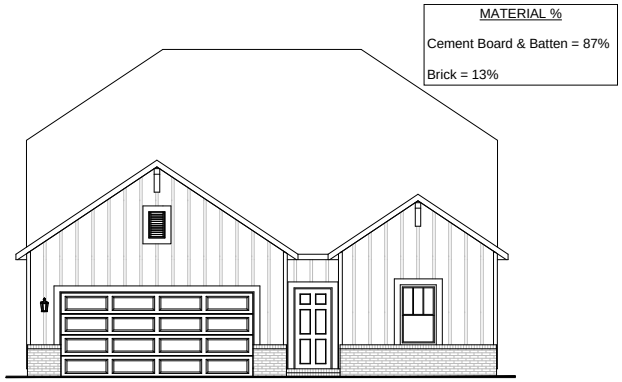


HOMESTEAD 1

HEARTLAND



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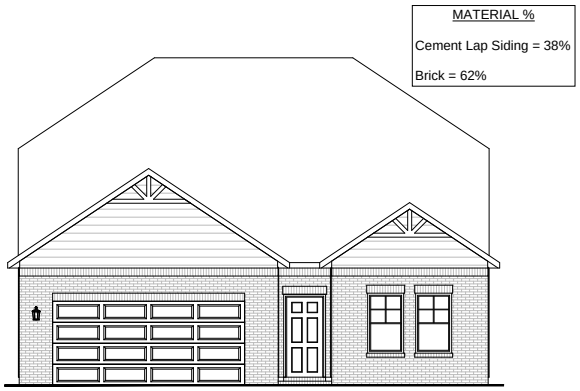

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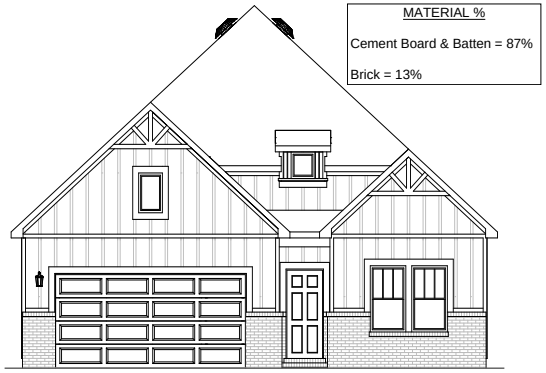
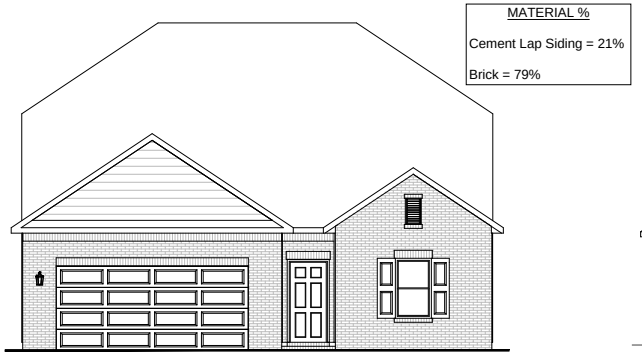


CRAFTSMAN 3

CRAFTSMAN 4



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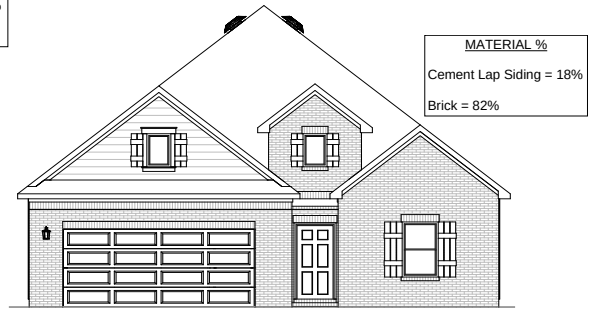
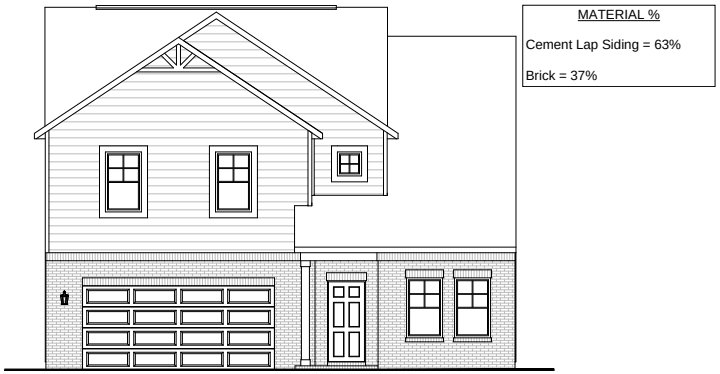


TRADITIONAL 2

HOMESTEAD 1

KIRKLAND

CRAFTSMAN 1



CRAFTSMAN 2

HOMESTEAD 1

TRADITIONAL 1

ROLAND

MATERIAL %

Cement Lap Siding = 90%

Brick = 10%

CRAFTSMAN 1

MATERIAL %

Cement Board & Batten = 56%

Brick = 44%

CRAFTSMAN 2

MATERIAL %

Cement Lap Siding = 23%

Brick = 77%

HOMESTEAD 1

MATERIAL %

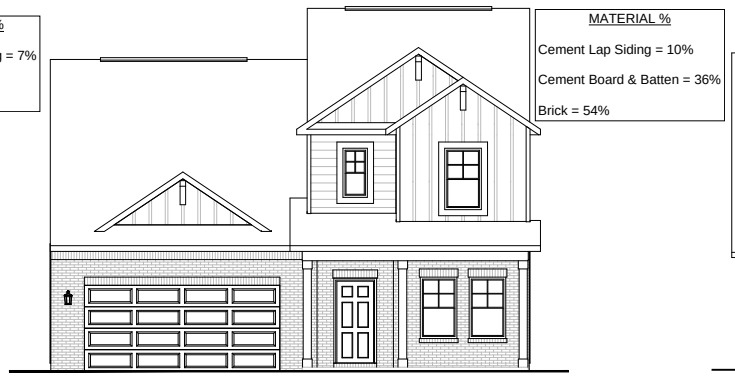
Cement Lap Siding = 7%

Brick = 93%

TRADITIONAL 1

SUTHERLAND

CRAFTSMAN 1



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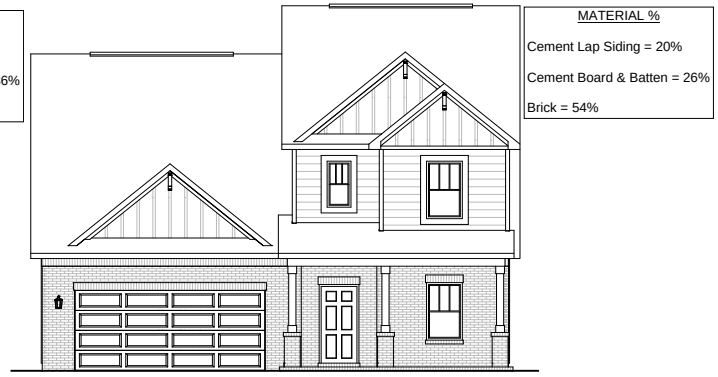
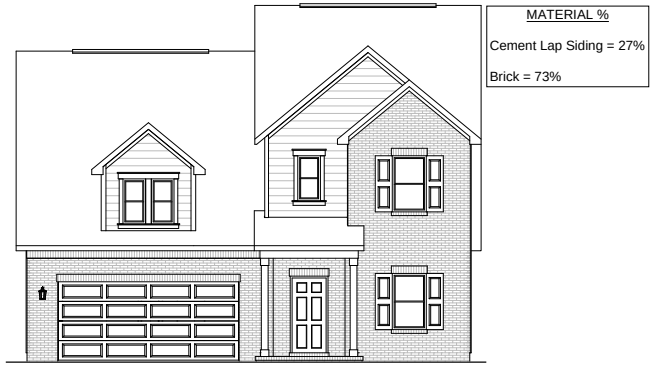


CRAFTSMAN 3

CRAFTSMAN 4

TRADITIONAL 1



TRADITIONAL 2

HOMESTEAD 1

PLOT PLAN

LOT AREA: 10,413 SQ. FT. ± / 0.24 ± ACRES (PER PLAT)

LOT 1042 - THE LANDING AT GREENS MILL ROAD, PHASE 1A

MINIMUM BUILDING SETBACKS

FRONT YARD..... 25'
SIDE YARD..... 10'
REAR YARD..... 20'

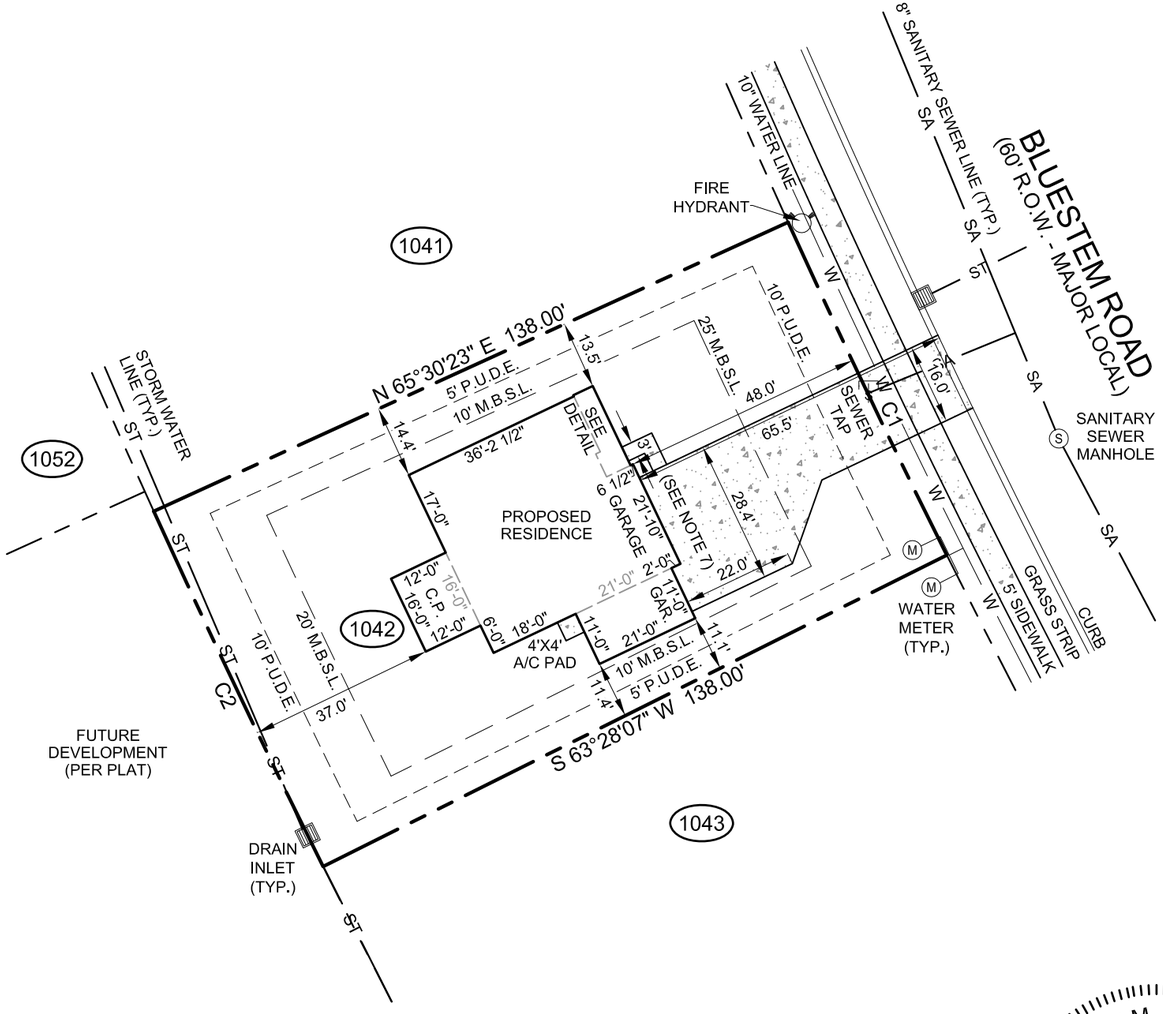
BASIS OF BEARING:
FINAL PLAT
THE LANDING AT GREENS
MILL ROAD, PHASE 1A
PLAT BOOK P23, PAGE 502
R.O.M.C.T.

NOTE:
THE BUILDING DEPICTED HEREON IS BASED ON SINGLE-FAMILY FOOTPRINTS VERSION 47 PROVIDED TO BYRD SURVEYING, INC. BY GOODALL HOMES ON FEBRUARY 10, 2025. ANY CHANGES MADE TO THE FILE AFTER THE DATE SHOWN ABOVE ARE THE RESPONSIBILITY OF THE BUILDER.

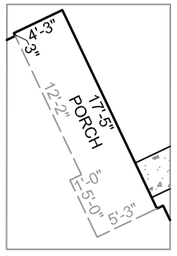
NOTE:
*PROPOSED HARD SURFACE AREA IS THE SUM OF THE TOTAL DRIVEWAY, LEADWALK AND HOUSE AREAS.

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	----	2015.00'	73.00'	----	----
C2	02°04'24"	2153.00'	77.91'	N 25°29'41" W	77.91'



DETAIL
N.T.S.



SITE CALCULATIONS

TOTAL 4" DRIVEWAY:	1,393 ± SQ. FT.
TOTAL 6" DRIVEWAY:	0 ± SQ. FT.
TOTAL LEADWALKS:	32 ± SQ. FT.
REAR DECK OR PATIO:	0 ± SQ. FT.
TOTAL FLATWORK:	1,425 ± SQ. FT.
TOTAL CITY SIDEWALK:	284 ± SQ. FT.
TOTAL ADA RAMPS:	0
FRONT AND SIDE SOD:	435 ± SQ. YD.
OPTIONAL REAR YARD SOD:	441 ± SQ. YD.
TOTAL TOP SOIL:	10 LOADS
* PROPOSED HARD SURFACE AREA:	3,439 ± SQ. FT.

SITE CALCULATIONS BY GOODALL HOMES
(NOT VERIFIED BY BSI)

PLAN: WINSTON
ELEVATION: C
ORIENTATION: LEFT HAND

SQUARE FOOTAGE:
1ST FLOOR = 1,072
2ND FLOOR = 1,512
TOTAL HEATED = 2,584
UNFINISHED = 0
GARAGE = 660
FRONT PORCH = 79
REAR PORCH = 192
TOTAL PORCHES = 271

PERMIT INFO:
UNDER ROOF = 3,515
NO. OF STORIES = 2
BEDROOMS = 4
BATHS = 3
HVAC TONNAGE = -----
TOTAL HEIGHT = 28'-2 1/2"

JOHN M. PAYNE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
04-28-25
TENNESSEE NO. 845

Goodall HOMES

BYRD SURVEYING, INC.
WWW.BYRDSURVEYING.COM

CLARKSVILLE OFFICE:
230-B W DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
NASHVILLE: (615) 733-3131
FAX: (931) 553-0070

SERVING: TN, KY, AL, FL, NC, SC & VA

GRAPHIC SCALE 1"= 30'

30' 0 30'

NOTES:
1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT, THE LANDING AT GREENS MILL ROAD, PHASE 1A, AS RECORDED IN PLAT BOOK P23, PAGE 502, R.O.M.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER CHAPTER 0820-03-.07 (1).
3. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
4. THE LOCATION OF THE HOUSE AND OTHER IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND DO NOT REPRESENT THE FINAL, AS CONSTRUCTED POSITIONS. THE DIMENSIONS SHOWN HEREON SHOULD NOT BE RELIED UPON TO BUILD FENCES, ADDITIONS OR OTHER IMPROVEMENTS.
5. THE DIMENSIONS OF THE PROPOSED HOUSE, ALONG WITH THE APPURTENANT STRUCTURES SHOWN HEREON, WERE PROVIDED TO BYRD SURVEYING, INC. BY GOODALL HOMES.
6. THE LOCATION OF THE UTILITIES, SIDEWALK, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
7. THE PROPOSED DRIVEWAY AS SHOWN HEREON IS IN CONFLICT WITH THE SEWER STUB AS DEPICTED ON THE RECORDED PLAT. BUILDER TO VERIFY PRIOR TO CONSTRUCTION.

HOME BUILDER ACKNOWLEDGEMENT:
I HEREBY CONFIRM THAT THE PROPOSED HOUSE ALONG WITH THE DEPICTED DIMENSIONS AND ALL OTHER IMPROVEMENTS AS SHOWN ON THIS PLAN, REFLECT THE POSITION, (OUTSIDE FACE OF BRICK OR OTHER BUILDING MATERIAL BEING USED), OF THE IMPROVEMENTS TO BE STAKED. MY SIGNATURE BELOW AUTHORIZES SUCH STAKING.

DAMON D. HILL — 5/06/25

BUILDER, OWNER OR AUTHORIZED COMPANY REPRESENTATIVE — DATE

OWNER: DOMAIN TIMBERLAKE MULTISTATE 2, LLC
C /O CLAYTON PROPERTIES GROUP, INC.
(PER 04-28-25 TAX CARD)

PROPERTY ADDRESS: 1040 BLUESTEM ROAD (PER BUILDER)
COLUMBIA, TENNESSEE
(MAURY COUNTY)

PROPERTY LOCATION: LOT 1042, THE LANDING AT GREENS MILL ROAD
PHASE 1A
PLAT BOOK P23, PAGE 502, R.O.M.C.T.

REVISION TABLE

1.	04-23-25	MOVED HOUSE PER BUILDER - J.L.C.
2.	04-28-25	MOVED HOUSE 3' PER BUILDER - J.L.C.

DRAWING SCALE: 1" = 30'	PROJ. #: B24280-25
DRAWN BY: J.C.	DATE: MARCH 14, 2025
CHECKED BY: J.M.P.	DATE: MARCH 14, 2025

© 2025 BYRD SURVEYING, INCORPORATED

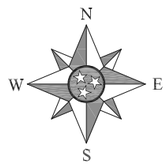
PLOT PLAN

LOT AREA: 10,413 SQ. FT. ± / 0.24 ± ACRES (PER PLAT)

LOT 1042 - THE LANDING AT GREENS MILL ROAD, PHASE 1A

MINIMUM BUILDING SETBACKS

FRONT YARD..... 25'
SIDE YARD..... 10'
REAR YARD..... 20'



BASIS OF BEARING:
FINAL PLAT
THE LANDING AT GREENS
MILL ROAD, PHASE 1A
PLAT BOOK P23, PAGE 502
R.O.M.C.T.

HVAC NOTE:
THE HVAC PAD HAS BEEN RELOCATED SO AS TO AVOID ENCROACHING ANY SETBACKS. BUILDER TO VERIFY PRIOR TO CONSTRUCTION.

NOTE:
THE BUILDING DEPICTED HEREON IS BASED ON SINGLE-FAMILY FOOTPRINTS VERSION 45 PROVIDED TO BYRD SURVEYING, INC. BY GOODALL HOMES ON JULY 31, 2024. ANY CHANGES MADE TO THE FILE AFTER THE DATE SHOWN ABOVE ARE THE RESPONSIBILITY OF THE BUILDER.

NOTE:
*PROPOSED HARD SURFACE AREA IS THE SUM OF THE TOTAL DRIVEWAY, LEADWALK AND HOUSE AREAS.

SITE CALCULATIONS	
TOTAL 4" DRIVEWAY:	1,031 ± SQ. FT.
TOTAL 6" DRIVEWAY:	0 ± SQ. FT.
TOTAL LEADWALKS:	32 ± SQ. FT.
REAR DECK OR PATIO:	0 ± SQ. FT.
TOTAL FLATWORK:	1,063 ± SQ. FT.
TOTAL CITY SIDEWALK:	284 ± SQ. FT.
TOTAL ADA RAMPS:	0
FRONT AND SIDE SOD:	286 ± SQ. YD.
OPTIONAL REAR YARD SOD:	628 ± SQ. YD.
TOTAL TOP SOIL:	01 LOADS
* PROPOSED HARD SURFACE AREA:	3,077 ± SQ. FT.

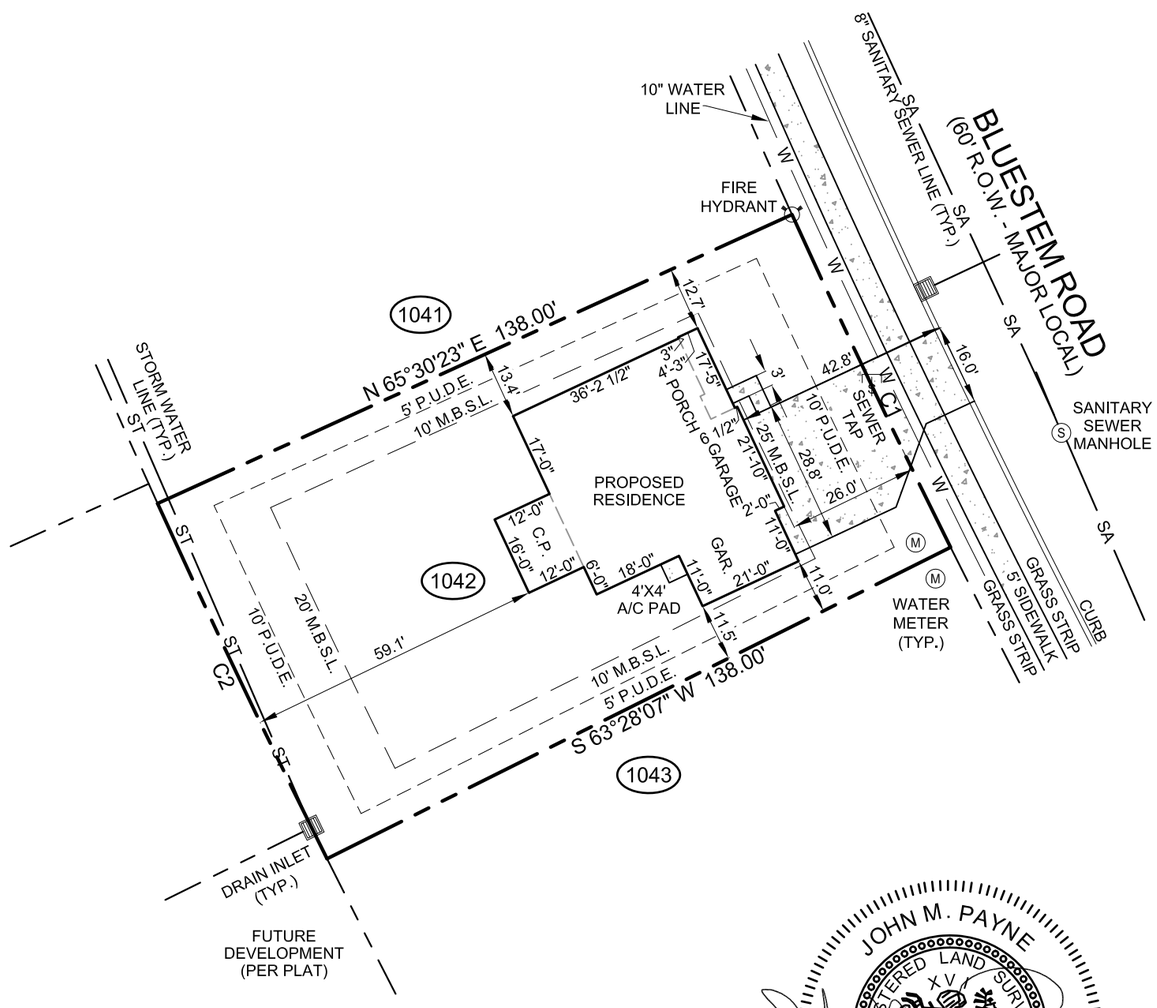
SITE CALCULATIONS BY GOODALL HOMES
(NOT VERIFIED BY BSI)

PLAN: WINSTON
ELEVATION: C
ORIENTATION: LEFT HAND

SQUARE FOOTAGE:	PERMIT INFO:
1ST FLOOR = 1,072	UNDER ROOF = 3,515
2ND FLOOR = 1,512	NO. OF STORIES = 2
TOTAL HEATED = 2,584	BEDROOMS = 4
UNFINISHED = 0	BATHS = 3
GARAGE = 660	HVAC TONNAGE = -----
FRONT PORCH = 79	TOTAL HEIGHT = 28'-2 1/2"
REAR PORCH = 192	
TOTAL PORCHES = 271	

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	-	2015.00'	73.00'	-	-
C2	02°04'24"	2153.00'	77.91'	N 25°29'41" W	77.91'



Goodall HOMES

BYRD SURVEYING, INC.
WWW.BYRDSURVEYING.COM

CLARKSVILLE OFFICE:
230-B W DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
NASHVILLE: (615) 733-3131
FAX: (931) 553-0070

SERVING: TN, KY, AL, FL, NC, SC & VA

GRAPHIC SCALE 1"= 30'

30' 0 30'

NOTES:
1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT, THE LANDING AT GREENS MILL ROAD, PHASE 1A, AS RECORDED IN PLAT BOOK P23, PAGE 502, R.O.M.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER CHAPTER 0820-03-.07 (1).
3. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
4. THE LOCATION OF THE HOUSE AND OTHER IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND DO NOT REPRESENT THE FINAL, AS CONSTRUCTED POSITIONS. THE DIMENSIONS SHOWN HEREON SHOULD NOT BE RELIED UPON TO BUILD FENCES, ADDITIONS OR OTHER IMPROVEMENTS.
5. THE DIMENSIONS OF THE PROPOSED HOUSE, ALONG WITH THE APPURTENANT STRUCTURES SHOWN HEREON, WERE PROVIDED TO BYRD SURVEYING, INC. BY GOODALL HOMES.
6. THE LOCATION OF THE UTILITIES, SIDEWALK, GRASS STRIPS AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
7. THE PROPOSED DRIVEWAY AS SHOWN HEREON IS IN CONFLICT WITH THE SEWER STUB AS DEPICTED ON THE RECORDED PLAT. BUILDER TO VERIFY PRIOR TO CONSTRUCTION

HOME BUILDER ACKNOWLEDGEMENT:
I HEREBY CONFIRM THAT THE PROPOSED HOUSE ALONG WITH THE DEPICTED DIMENSIONS AND ALL OTHER IMPROVEMENTS AS SHOWN ON THIS PLAN, REFLECT THE POSITION, (OUTSIDE FACE OF BRICK OR OTHER BUILDING MATERIAL BEING USED), OF THE IMPROVEMENTS TO BE STAKED. MY SIGNATURE BELOW AUTHORIZES SUCH STAKING.

ARIEL SCHARPEN — BUILDER, OWNER OR AUTHORIZED COMPANY REPRESENTATIVE

3/17/25 — DATE

OWNER: DOMAIN TIMBERLAKE MULTISTATE 2, LLC
C /O CLAYTON PROPERTIES GROUP, INC.
(PER 03-14-25 TAX CARD)

PROPERTY ADDRESS: 1040 BLUESTEM ROAD (PER BUILDER)
COLUMBIA, TENNESSEE
(MAURY COUNTY)

PROPERTY LOCATION: LOT 1042, THE LANDING AT GREENS MILL ROAD
PHASE 1A
PLAT BOOK P23, PAGE 502, R.O.M.C.T.

REVISION TABLE	
1.	
DRAWING SCALE: 1" = 30'	PROJ. #: B24280-25
DRAWN BY: J.C.	DATE: MARCH 14, 2025
CHECKED BY: J.M.P.	DATE: MARCH 14, 2025

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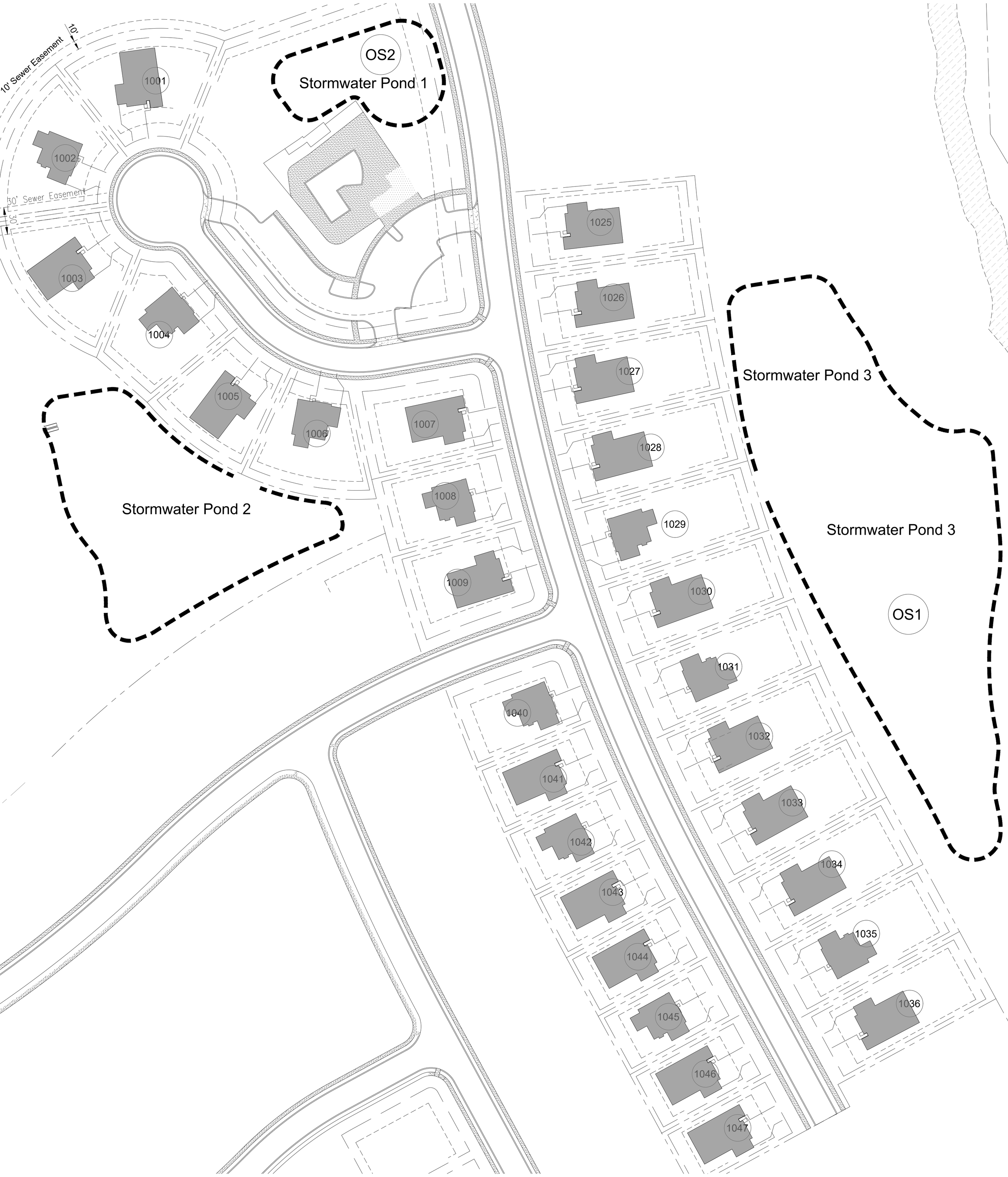
10' Sewer Easement
10'
30' Sewer Easement
30'
OS2
Stormwater Pond 1
Stormwater Pond 2
Stormwater Pond 3
Stormwater Pond 3
OS1
1001
1002
1003
1004
1005
1006
1007
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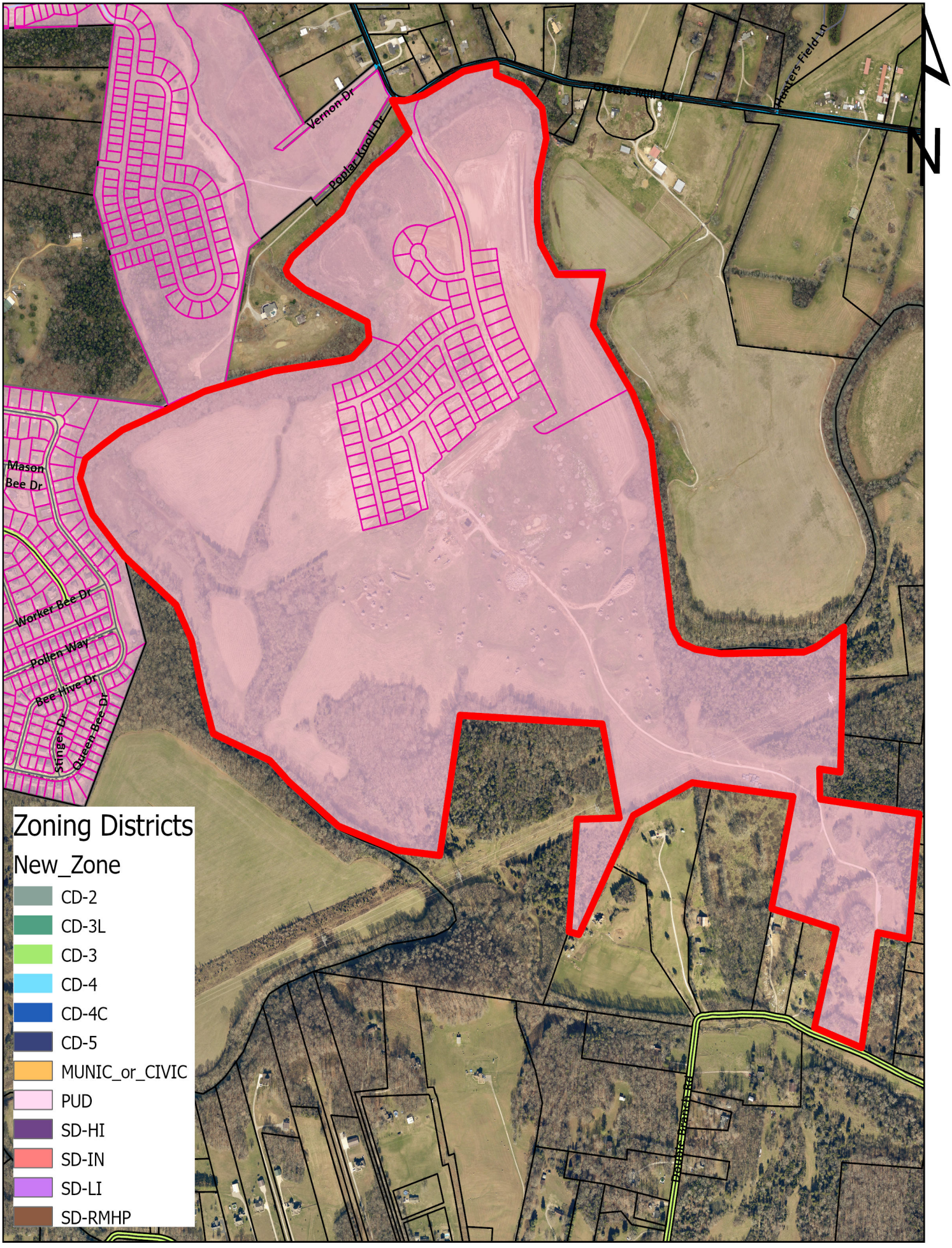


25-0206
Greens Mill PUD
The Landing at Greens Mill

Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	2558 GREENS MILL ROAD, COLUMBIA, TN 38401		
	TAX MAP: 51	GROUP: P10	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	PUD REVISION – PLAN ELEVATIONS & INCREASING 3-CAR DRIVEWAY WIDTH WITHIN THE M.B.S.L. FROM 25'-0" TO 28'-7"		

DATE OF PRE-APPLICATION CONFERENCE	May 14, 2025	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☒ ARC Alternative Compliance ☐ As Approved Plans ☐ Other: **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) THE LANDING AT GREENS MILL ROAD ❑ Total Number of Lots/Residential Units 372 ❑ Square Footage of Non-Residential Floor Space N/A ❑ Total acreage 72.56

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 will go to the Applicant's email that is provided.

NAME	DAMON D. HILL	PHONE	(404) 295-5071
ADDRESS	393 MAPLE ST., SUITE 100 GALLATIN, TN 37066	EMAIL	damon.hill@goodallhomes.com

PROPERTY OWNER NAME	Clayton Properties Group Inc. d.b.a. Goodall Homes	PHONE	(615) 466-3121
ADDRESS	393 MAPLE ST., SUITE 100 GALLATIN, TN 37066	EMAIL	

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.

DAMON D. HILL		05/19/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Clayton Properties Group Inc. d.b.a. Goodall Homes		05/19/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: The Landing at Greens Mill Road

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

General

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

Lots and Land-Use

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

Structures

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

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

CITY OF
COLUMBIA
TENNESSEE

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

PUD Specific Items

- ☒ List of all deviations from PUD Standards 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 plan.

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:

Damon D. Hill		05/19/2025
Print Name	Signature	Date

PUD ARCHITECTURAL ELAVATION ADJUSTMENTS

FOR

BEAR SPRINGS - SINGLE FAMILY AND TOWNHOMES

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

MARK MERRILL
RAGAN SMITH ASSOCIATES
4068 RURAL PLAINS CIR
#290, NASHVILLE, TN 37064
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

TYLOR FISCHER
RAGAN SMITH ASSOCIATES
4068 RURAL PLAINS CIR #290,
NASHVILLE, TN 37064
(615) 244-8591
TFISCHER@RAGANSMITH.COM

INDEX OF SHEETS

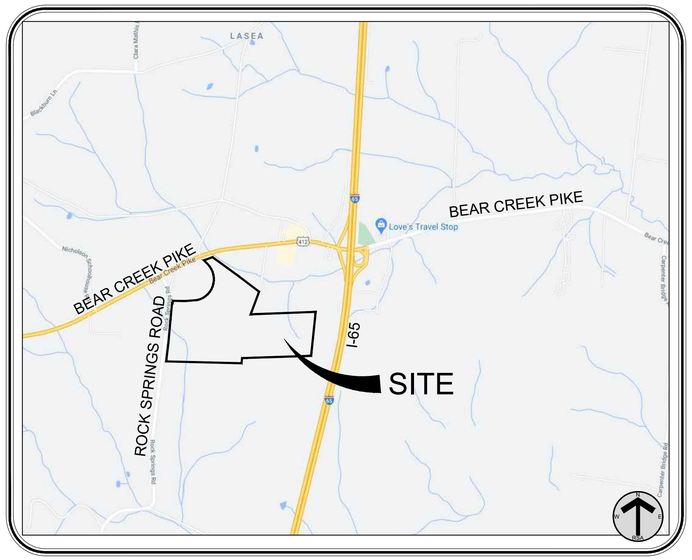
SHEET	DESCRIPTION
CVR	COVER SHEET

CIVIL PLANS

C1.0	ANTICIPATED PHASING PLAN

ARCHITECTURAL PLANS

--	ARCHITECTURAL IMAGERY
--	ARCHITECTURAL IMAGERY CONT.



LOCATION MAP
NOT TO SCALE

SITE DATA	
SITE INFORMATION	
Project Name:	1449 Rock Springs Road
Address:	1449 Rock Springs Road Columbia, Maury County
Map / Parcel:	92 / PO 012.00
Acreage of Site:	89.14± Ac.
Internal Right of Way Dedication	8.5± Ac.
Adjusted Site Acreage:	80.64± Ac.
REGULATIONS	
Base Zoning:	RS-40
Proposed Zoning:	HDRPUD (MRC Base Zone)
Setbacks:	
Street Yard (Bear Creek Road):	100'
Street Yard (Rock Springs):	20'
Street Yard (Single Family):	25'
Side Yard (Single Family):	7.5'
Rear Yard (Single Family):	20'
Street Yard (Townhouses):	22'
Side Yard (Townhouses):	0' Shared Sidewall, 20'
Rear Yard (Townhouses):	20'
Dwelling Unit Count, By Type:	
Townhouse:	231 Units
Single Family:	114 Lots
Building Height:	
Townhouse:	2-Stories

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. OC.114.0
STATE OF TENNESSEE
06 16 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.06.16
Approved By: JFV
Revisions:
- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

Know what's below. Call before you dig.

G:\21-0311\C-CIVIL ENGINEERING\2-PLAN SHEETS\PVD\01 COVER.DWG
PLOTTED BY HUNTER.FRIEDMAN, 6/16/2025 5:03 PM LAST UPDATED BY HFRIED ON 6/16/2025 4:23 PM

Meritage Homes®

LIFE. BUILT. BETTER.®

BEAR SPRINGS
PLANS, ELEVATIONS, & RENDERINGS

Single Family & Townhomes

BEAR SPRINGS SINGLE FAMILY PLANS & ELEVATIONS

Plan Name	Plan Number	Elevations
Autumn	340	A, E, F, Q
Dallas	342	A, E, F, Q
Lennon	343	A, E, F, Q
Sydney	344	A, E, F, Q
Paisley	346	A, E, F, Q
Rockwell	446	A, E, F, R

AUTUMN - 340

Elevation A

Elevation E

Elevation F

Elevation Q

DALLAS - 342

Elevation A

Elevation E

Elevation F

Elevation Q

LENNON - 343

Elevation A

Elevation E

Elevation F

Elevation Q

SYDNEY - 344

Elevation A

Elevation E

Elevation F

Elevation Q

PAISLEY - 346

Elevation A

Elevation E

Elevation F

Elevation Q

ROCKWELL - 446

Elevation A

Elevation E

Elevation F

Elevation R

BEAR SPRINGS TOWNHOMES PLANS & ELEVATIONS

Plan Name	Plan Number	Elevations
Anderson	I219	E, F
Opal	E242	F

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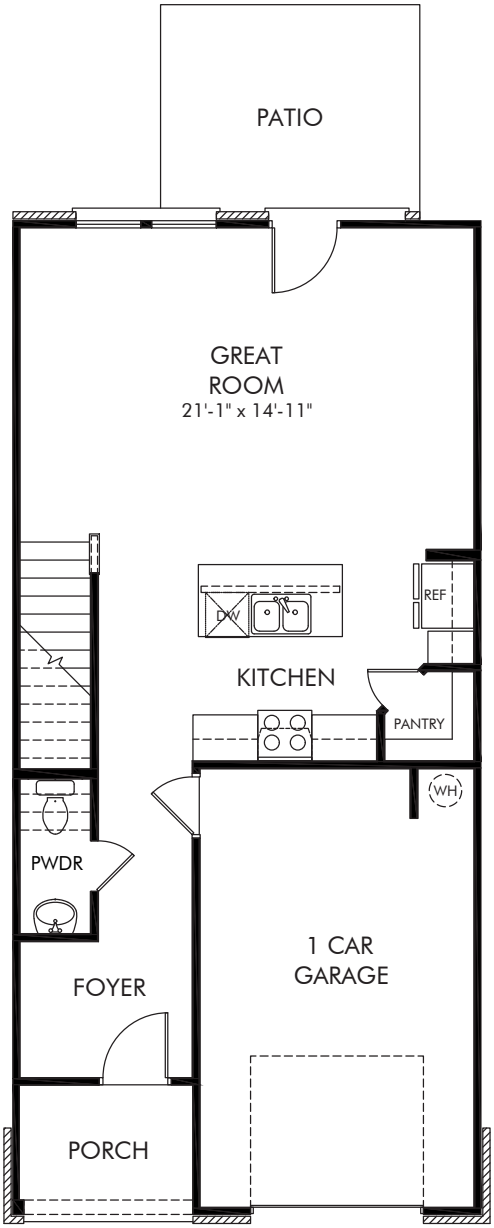
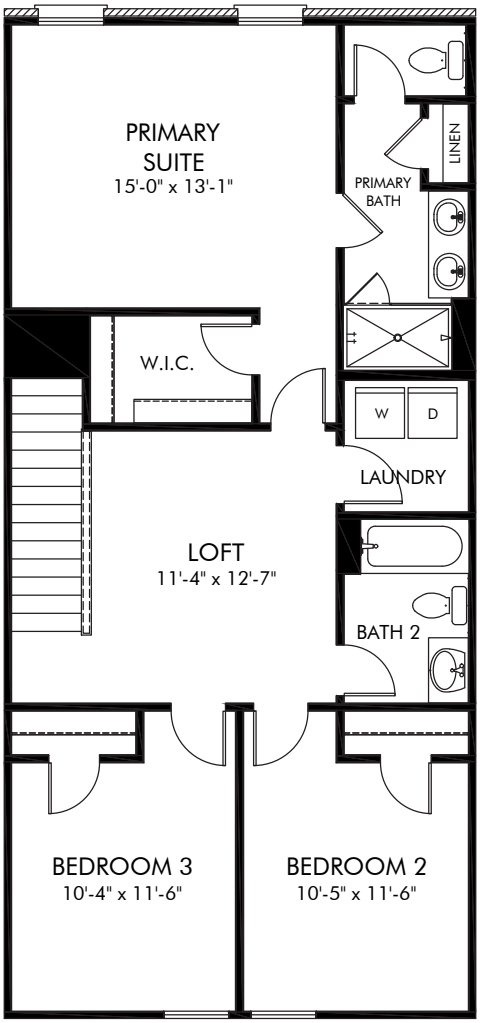
5-PLEX



Bear Springs Townhomes | Anderson | First Floor

Approx. 1,625 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs Townhomes | Anderson | Second Floor

Approx. 1,625 sq. ft. | 3 Bed | 2.5 Bath | 1 Car Garage | 2 Story

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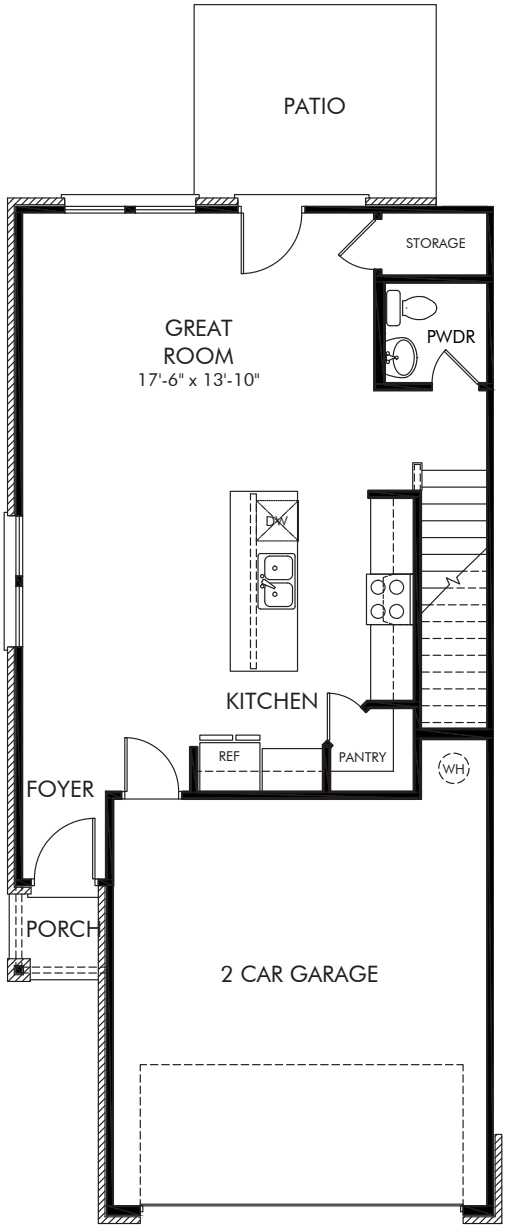

Bear Springs Townhomes | Opal | First Floor

Approx. 1,791 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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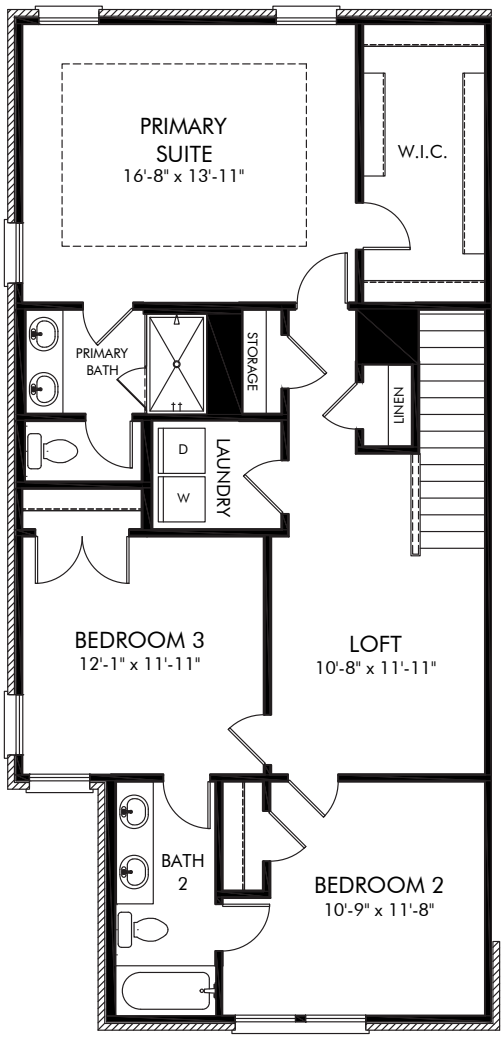

Bear Springs Townhomes | Opal | Second Floor

Approx. 1,791 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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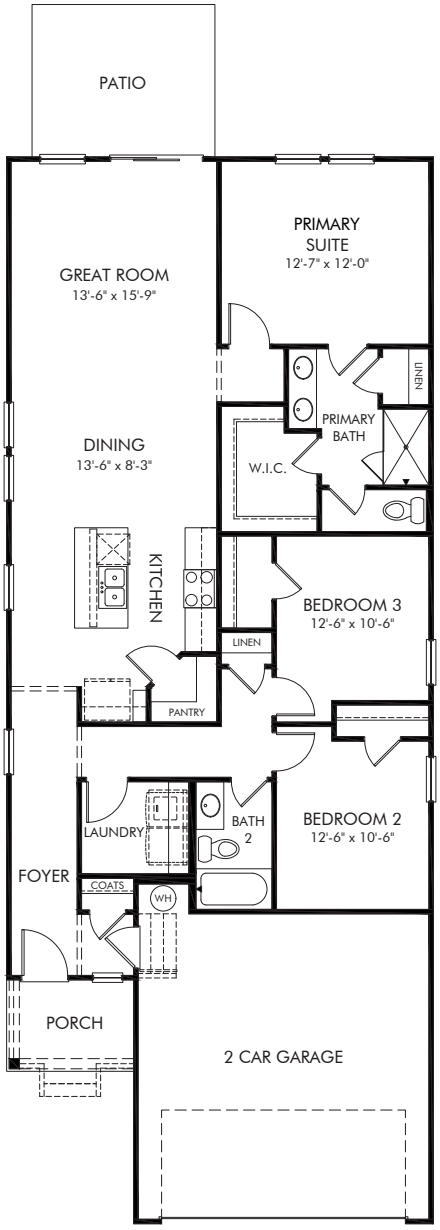

Bear Springs | Autumn/Plan 340 | First Floor

Approx. 1,420 sq. ft. | 3 Bed | 2 Bath | 2 Car Garage | 1 Story

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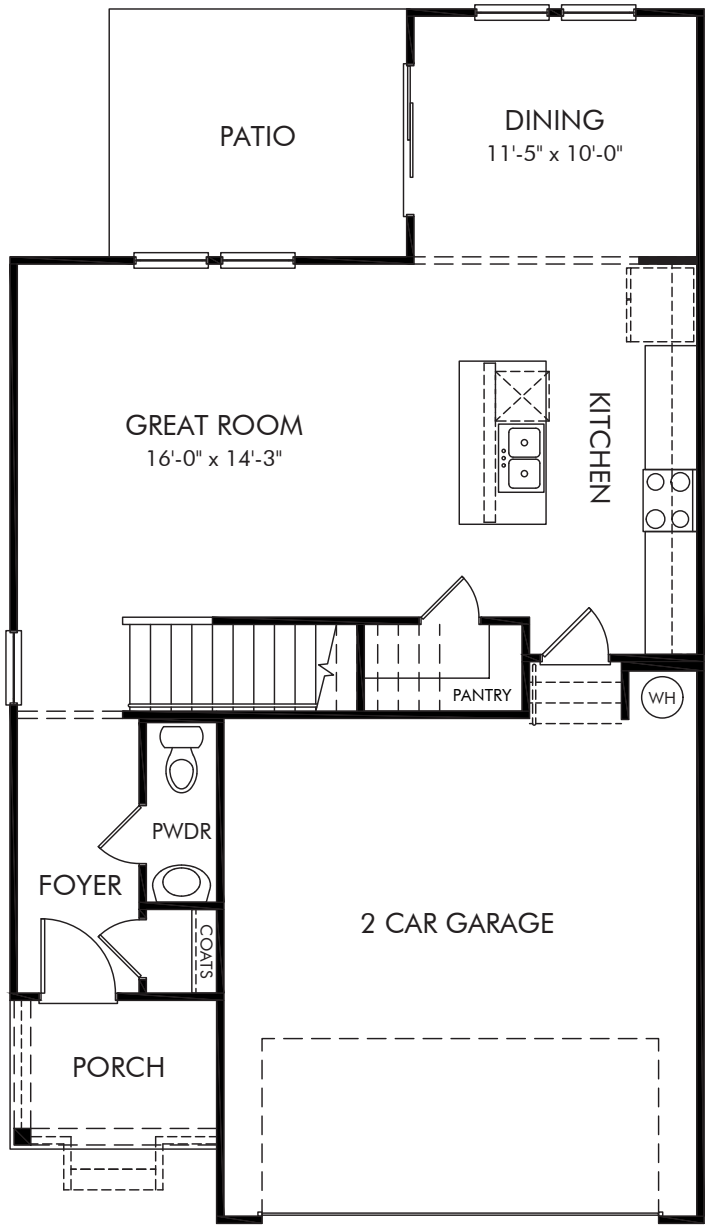
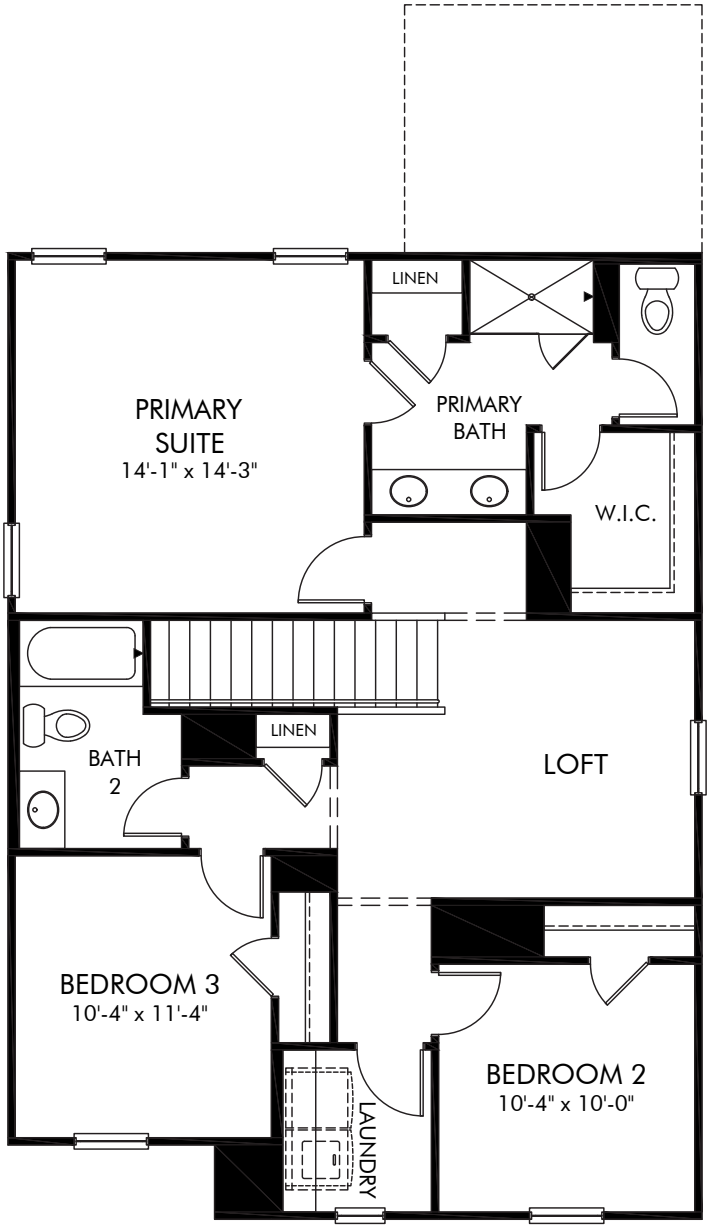


Bear Springs | Dallas/Plan 342 | First Floor

Approx. 1,749 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

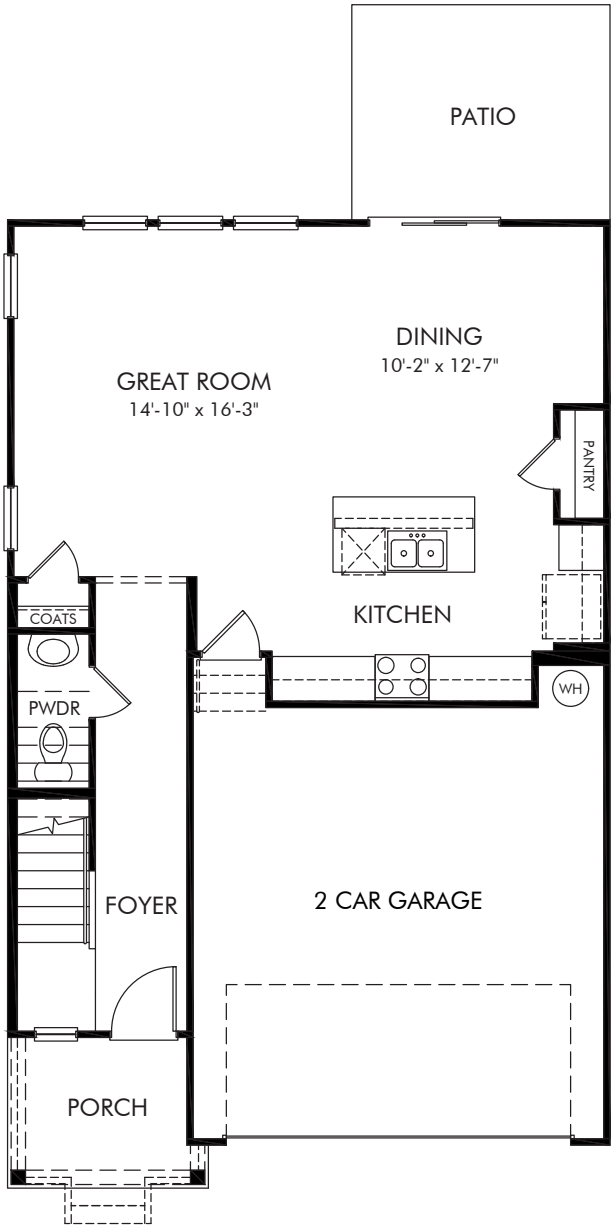
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Dallas/Plan 342 | Second Floor

Approx. 1,749 sq. ft. | 3 Bed | 2.5 Bath | 2 Car Garage | 2 Story

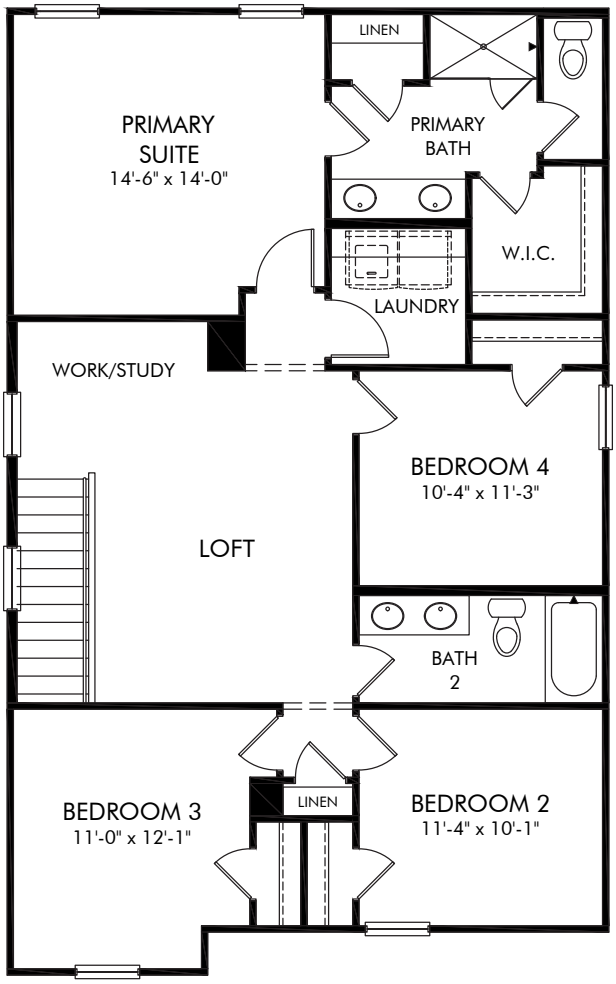
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Lennon/Plan 343 | First Floor

Approx. 1,934 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Lennon/Plan 343 | Second Floor

Approx. 1,934 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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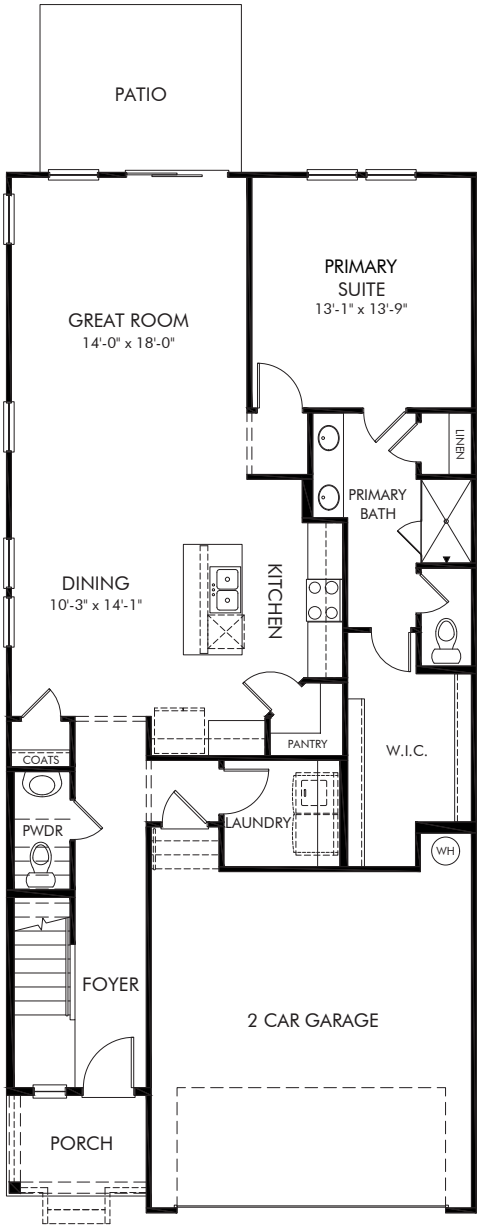
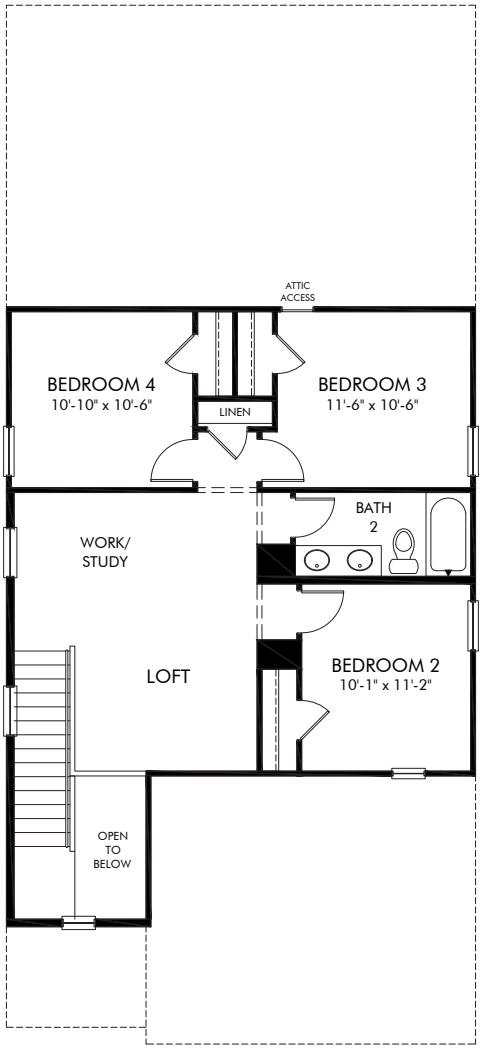


Bear Springs | Sydney/Plan 344 | First Floor

Approx. 2,018 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Sydney/Plan 344 | Second Floor

Approx. 2,018 sq. ft. | 4 Bed | 2.5 Bath | 2 Car Garage | 2 Story

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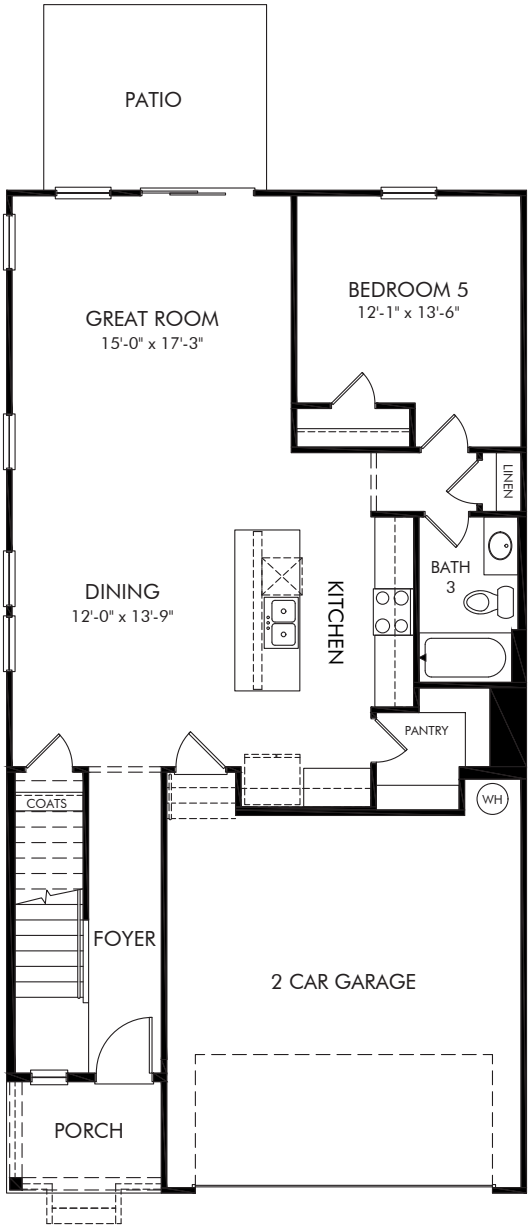
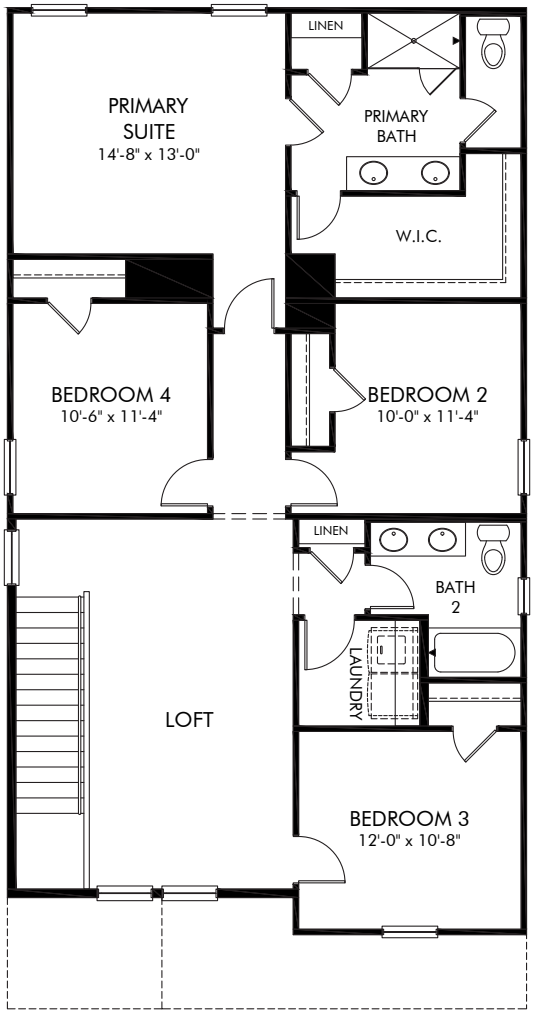


Bear Springs | Paisley/Plan 346 | First Floor

Approx. 2,352 sq. ft. | 5 Bed | 3 Bath | 2 Car Garage | 2 Story

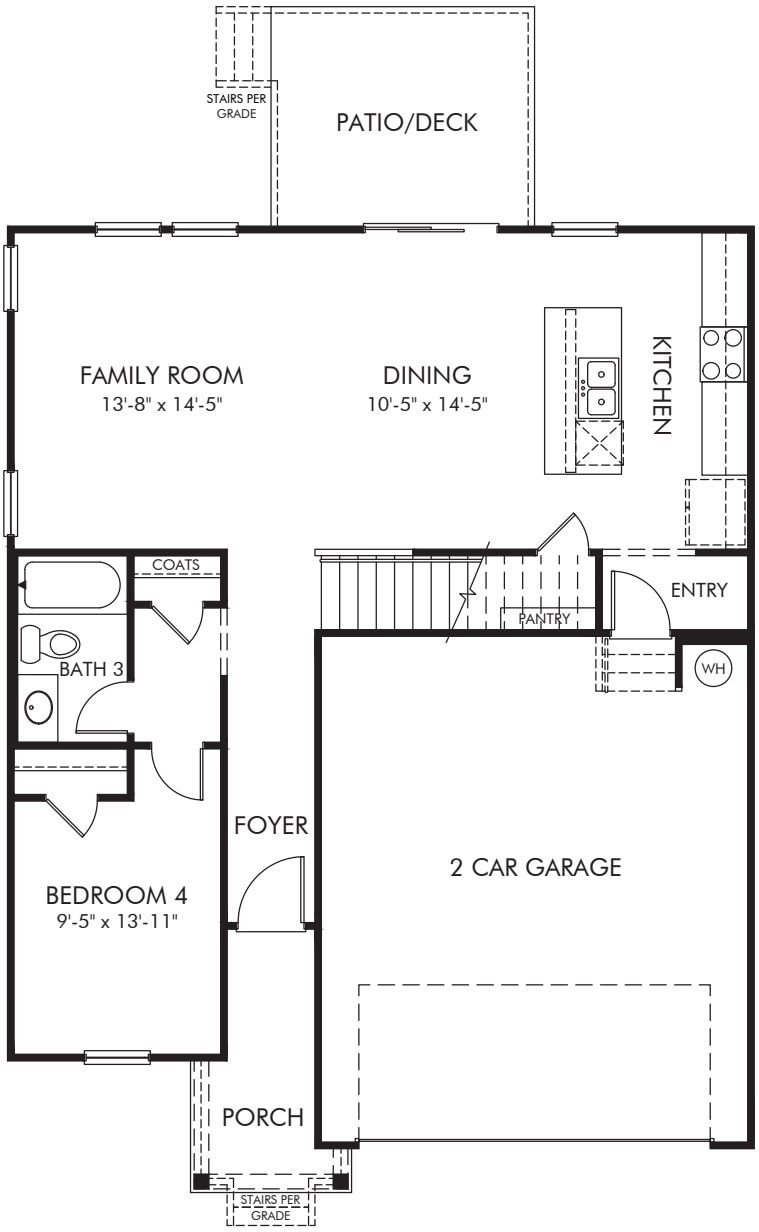
Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Paisley/Plan 346 | Second Floor

Approx. 2,352 sq. ft. | 5 Bed | 3 Bath | 2 Car Garage | 2 Story

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, appliances, and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual Meritage Homes communities. See sales associate for details. Meritage Homes®, Setting the standard for energy-efficient homes®, and Life. Built. Better.® are registered trademarks of Meritage Homes Corporation. ©2024 Meritage Homes Corporation. All rights reserved.



Bear Springs | Rockwell/Plan 446 | First Floor

Approx. 2,135 sq. ft. | 4 Bed | 3 Bath | 2 Car Garage | 2 Story

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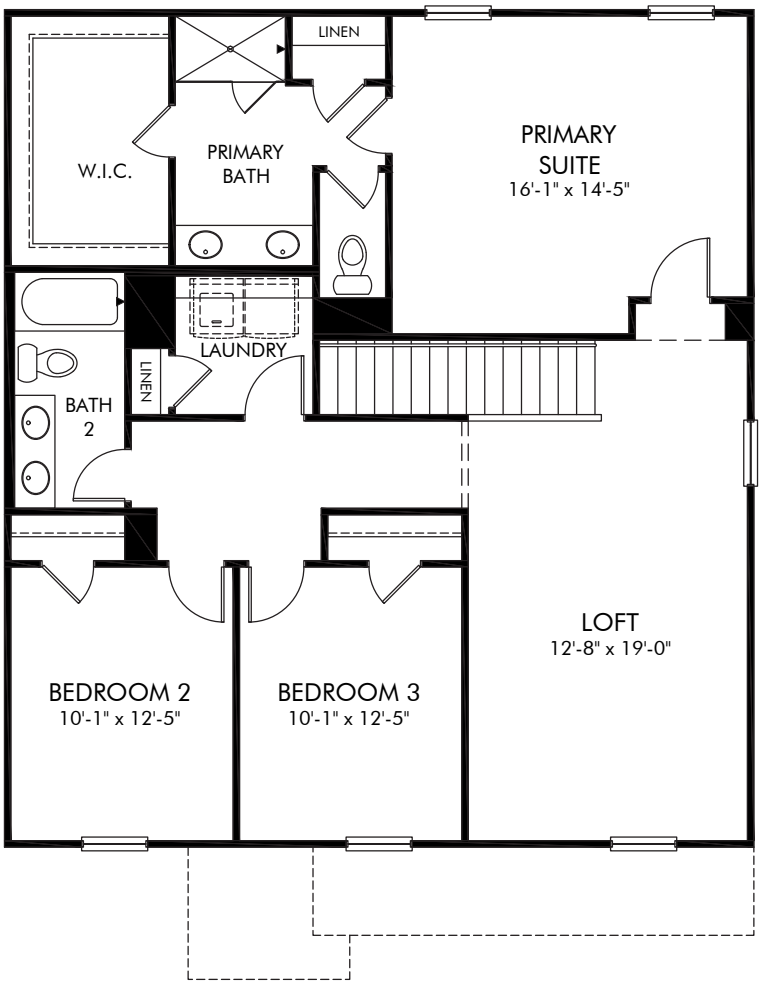

Bear Springs | Rockwell/Plan 446 | Second Floor

Approx. 2,135 sq. ft. | 4 Bed | 3 Bath | 2 Car Garage | 2 Story

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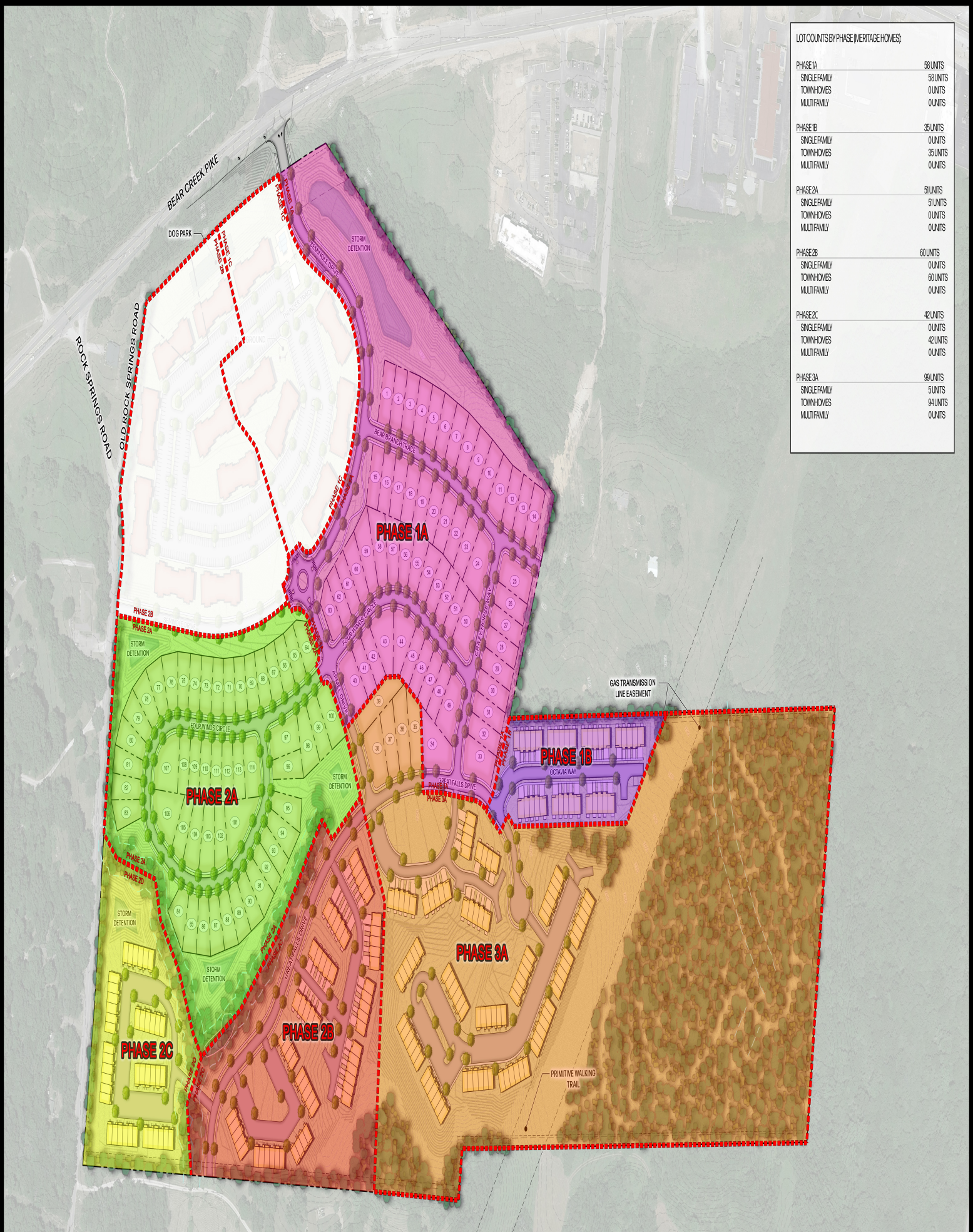


LOT COUNTS BY PHASE (MERITAGE HOMES):

PHASE 1A	58 UNITS
SINGLE FAMILY	58 UNITS
TOWNHOMES	0 UNITS
MULTI FAMILY	0 UNITS
PHASE 1B	35 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	35 UNITS
MULTI FAMILY	0 UNITS
PHASE 2A	51 UNITS
SINGLE FAMILY	51 UNITS
TOWNHOMES	0 UNITS
MULTI FAMILY	0 UNITS
PHASE 2B	60 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	60 UNITS
MULTI FAMILY	0 UNITS
PHASE 2C	42 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	42 UNITS
MULTI FAMILY	0 UNITS
PHASE 3A	99 UNITS
SINGLE FAMILY	5 UNITS
TOWNHOMES	94 UNITS
MULTI FAMILY	0 UNITS

RaganSmith

Meritage Homes LIFE. BUILT. BETTER.

BEAR SPRINGS

OVERALL PHASING PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

11 June 2025

Hunter Fred
Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

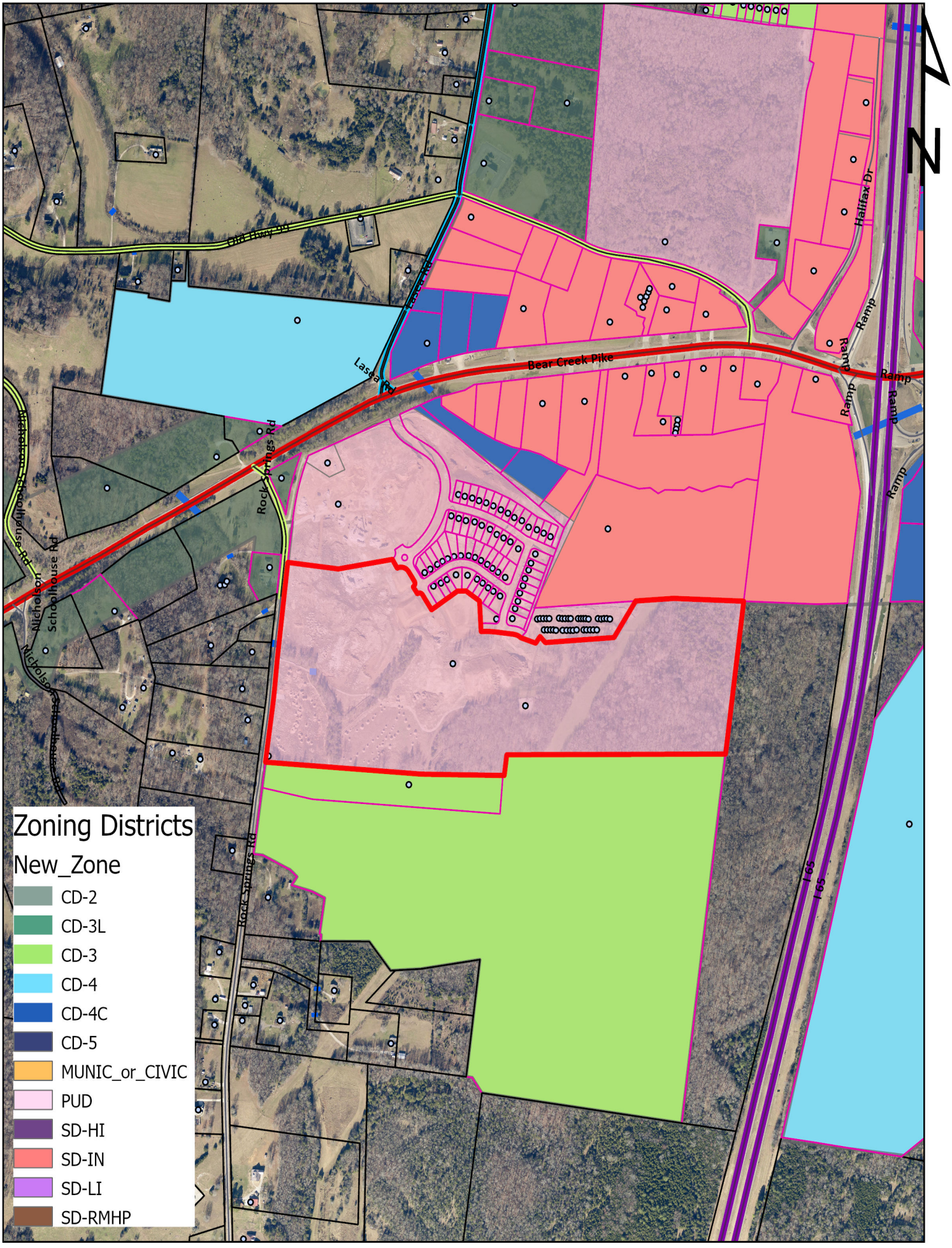
RE: 1449 Rock Springs Road, Columbia, TN 38401; Bear Springs Phase 2A

Hunter,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Final Plat signature for Bear Springs 2A or similar is dependent upon the Pump Station and Final Plat signature of the Rock Springs Cove subdivision because the subject property cannot have sanitary sewer access without it.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



25-0244
Bear Springs PUD
Bear Creek Pike & Rock Springs Rd.

Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

CITY OF COLUMBIA

CPWS

June 7, 2022

Mr. Andrew Ethridge
Encompass Land Group
1718 General George Patton Dr.
Brentwood, TN 37027
Sent via email: aethridge@elg-tn.com

RE: Water Availability Letter
Bear Springs – 678 Units
1449 Rock Springs Rd
Tax Map 92, Parcel 12
Columbia, Maury, TN

Dear Mr. Ethridge:

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

The proposed development consists of 678 units. This development is within the CPWS service area, and CPWS can provide service meeting the attached fire flow requirements from Columbia Fire & Rescue subject to off-site infrastructure improvements. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.

The improvements 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:

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

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

Sincerely,

Jason E English

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

cc: Jonathan Hardin, CPWS
File 22-048

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 2025.06.10
Name: Hunter Fred
Phone: 615-540-7971
Email: hfred@ragansmith.com
Address/Parcel ID: Map 092, Parcel 012.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: V-B
Enclosed Area (ft²): 2,306

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6/12/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply

RaganSmith
a Pape-Dawson company

BEAR SPRINGS 2A

FOR

MERITAGE HOMES

COLUMBIA, TENNESSEE

Scale: 1"=50'

Date: 2025.06.10

Approved By: XXX

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

SITE EXHIBIT

Drawing No.

1 OF 1

Project No.

21-0311

G:\21-0311\CIVIL ENGINEERING\04-SECTION 2\A21-0311 BASE.DWG
PLOTTED BY HUNTER.FRED ON 6/10/2025 10:18 AM LAST UPDATED BY HFRED ON 6/9/2025 5:05 PM

Columbia Fire & Rescue

Fire Flow Requirements

Date: 5/25/2022 **Water Purveyor:** CPWS

Address/Parcel Number: 1449 Rock Springs Road

Property Type: Residential X Commercial/Industrial X Construction Type VB sq. ft. 31,800

NFPA Sprinkler Type: NFPA 13, NFPA 13D, & NFPA 13R

PUBLIC WATER SYSTEM DEMAND

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 4,750 gpm **Duration:** 4 hours *without sprinkler credit
Fire Flow: 1,500 gpm **Duration:** 2 hours *with sprinkler credit

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

a. Minimum number of hydrants: 5

b. Average spacing between hydrants: 300 ft

c. Maximum distance from frontage to hydrant: 180 ft

PRIVATE FIRE SYSTEM DEMAND

DCDA Required: Yes **Locations:** TBD

Fire Flow: N/A gpm **Duration:** N/A hours *without sprinkler credit
Fire Flow: N/A gpm **Duration:** N/A hours *with sprinkler credit

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

a. Minimum number of hydrants: N/A

b. Average spacing between hydrants: N/A ft

c. Maximum distance from frontage to hydrant: N/A ft

Fire Plan Reviewer: Stephen Otero, Fire Marshal **Date:** 5/25/2022

RAGAN+SMITH

1449 ROCK SPRINGS ROAD
FOR
CPS LAND, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

JOB NO.	DRW. CHKD.	DESCRIPTION	DATE
20-216	2009		

OVERALL MASTERPLAN

C4.0

June 13, 2025

To Whom It May Concern:

This letter serves as confirmation that Duck River Electric Membership Corporation (DREMC) will be the local power provider for Bear Springs Phase 2A in Columbia, Tn. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations, and cooperative bylaws as regulated by the Tennessee Valley Authority.

Sincerely,

Scott Dahlstrom
Chief Engineering Officer
DREMC

1411 Madison Street | PO Box 89 | Shelbyville, TN 37162 | 931.684.4621

(3)

2024-1103

This Instrument Prepared by and Return to:
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $6,300,000.00

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My Commission expires: 11/20/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner:	**Send Tax Bill to:**	Map/Parcel No.
TPG AG EHC III (MTH) Multi State 2, LLC c/o Essential Housing Asset Management, LLC 8585 East Hartford Drive, Suite 118 Scottsdale, AZ 85255	MTH 18655 North Claret Drive Suite 400 Scottsdale, AZ 85255	092-012

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by Grantee (defined below), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bear Springs, LLC**, a Tennessee limited liability company **("Grantor")**, has bargained and sold, and does hereby transfer and convey to **TPG AG EHC III (MTH) Multi State 2, LLC**, a Delaware limited liability company **("Grantee")**, its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in MAURY County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

Subject to the matters set forth on **Exhibit B** attached hereto.

This is unimproved property known as Lots & Land, Columbia, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this the 12th day of February, 2025.

GRANTOR:

Bear Springs, LLC
a Tennessee limited liability company

By: _____
Henry P. Ingram, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Henry P. Ingram, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Bear Springs, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/10/25

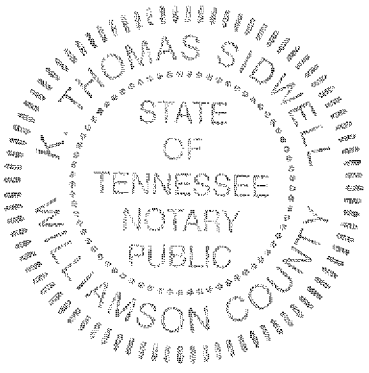


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-1103

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and it described as follows:

The southern portion of a certain parcel of land known as 1449 Rock Springs Road, Columbia, Maury County, Tennessee, said land being situated on the easterly side of Rock Springs Road, and said land being previously described along with the northerly portion in deed book R2797, page 1063, in the Register of Deeds Office of Maury County (R.O.M.C., TN.), and is more particularly bounded and described as follows:

BEGINNING at a found iron rod with a geographical position of TN SPC N: 475492.098 E: 1698823.803, said iron rod being in the easterly margin of said Rock Springs Road and the northwesterly corner of Castlerock Communities Tennessee, LLC property. Found in deed book R3002, page 67, R.O.M.C., TN.;

THENCE following the easterly margin of said Rock Springs Road the following five courses, N08°22'29"E 299.44 feet to a point;

THENCE a curve with a radius of 3682.73 feet, an arc length of 170.71 feet, a chord bearing of N07°05'30"E, and a chord length of 170.70 feet to a found iron rod;

THENCE N05°43'29"E 201.11 feet to a found iron rod;

THENCE N07°02'29"E 425.28 feet to a point;

THENCE N06°46'57"E 132.87' feet to a found iron rod and cap stamped with RLS 1649;

THENCE leaving the margin of Rock Springs Road and following the line that will divide this property but is not yet of record the following two courses, S83°12'50"E 334.91 feet to a point;

THENCE a curve with a radius of 667.50 feet, an arc length of 371.83 feet, a chord bearing of N80°49'40"E, and a chord length of 367.04 feet to a point;

THENCE leaving the dividing line and following the southerly line of Willow Branch Partners, LLC property, of record in deed book R2964, page 726, R.O.M.C., TN., the following 19 courses, S31°01'51"E 65.32 feet to a point;

THENCE a curve with a radius of 60.00 feet, an arc length of 86.23 feet, a chord bearing of S74°28'48"E, and a chord length of 79.00 feet to a point;

THENCE S33°18'15"E 69.41 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.72 feet, a chord bearing of S12°12'13"W, and a chord length of 35.67 feet to a point;

THENCE S33°48'42"E 50.02 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.28 feet, a chord bearing of S78°18'15"E, and a chord length of 35.36' to a point;

THENCE S33°18'15"E 109.09 feet to a point;

THENCE N56°41'45"E 207.38 feet to a point;

THENCE N88°38'16"E 55.42 feet to a point;

THENCE S56°06'17"E 110.04 feet to a point;

THENCE S03°11'36"E 187.15 feet to a point;

THENCE a curve with a radius of 600.00 feet, an arc length of 101.85 feet, a chord bearing of S88°19'48"E, and a chord distance of 101.73 feet to a point;

THENCE S83°28'01"E 113.05 feet to a point;

THENCE a curve with a radius of 100.00 feet, an arc length of 56.71 feet, a chord bearing of S67°13'13"E, and a chord length of 55.95 feet to a point;

THENCE S50°58'25"E 77.11 feet to a point;

THENCE N39°01'35"E 50.00 feet;

THENCE a curve with a radius of 150.00 feet, an arc length of 51.71 feet, a chord bearing of S41°05'55"E, and a chord length of 51.45 feet to a point;

THENCE N89°09'09"E 458.49 feet to a point;

THENCE N35°59'40"E 307.26 feet to a point;

THENCE leaving the southerly line of said Willow Branch Partners, LLC property, and following the southerly line of Blue River TN Properties, LLC property, of record in deed book R2856, page 525, R.O.M.C., TN., and passing an Enbridge natural gas pipeline of record in Deed Book 433, Page 23, R.O.M.C. TN., N89°04'56"E 709.94 feet to a found iron rod with a RLS cap number of 1649 laying next to it, said iron rod being the common corner between said Blue River TN Properties LLC property to the northwest, King Land Investments, LLC property, of record in Deed Book R2607, Page 149, R.O.M.C. to the northeast, and Holt, Mattie Lorene property, of record in Deed Book R1750, Page 61, R.O.M.C. TN., to the southeast;

THENCE following the westerly line of said Holt, Mattie Lorene property, S07°14'22"W 935.35 feet to a found iron rod with a RLS cap number of 1335 where a fence intersection used to be, said iron rod being the northeast corner of Castlerock Communities Tennessee, LLC property, of record in Deed Book R3002, Page 61, R.O.M.C., TN.;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, and passing through the same Enbridge natural gas pipeline, S89°29'25"W 1457.65 feet to a wooden stake where a fence post used to be;

THENCE following the west line of said Castlerock Communities Tennessee, LLC property, S08°05'52"W 110.99 feet to a found iron pipe, said pipe being the common corner to said Castlerock Communities Tennessee, LLC property, to the southeast and the same Castlerock Communities Tennessee, LLC property, however in Deed Book R3002, Page 67, R.O.M.C., TN., to the southwest;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, N87°19'36"W 1591.00 feet to the point of beginning. Containing 67.634 acres, more or less.

Being the same property conveyed to Bear Springs, LLC, a Tennessee limited liability company by General Warranty Deed from Timothy Alan Jefferson and Lisa Ann Duvall of record in Record Book 2797, Page 1063, Register's Office for Maury County, Tennessee dated December 8, 2021 and recorded on December 9, 2021.

Easement Parcel:
Easement rights in favor of Bear Springs, LLC in the Joint Access and Maintenance Agreement of record in Book 3032, page 635, Register's Office for Maury County, Tennessee.

Exhibit B
Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Easement for Pipe Lines, recorded in Book 233, Page 613, Book 433, Page 23.

3. Easement for Water Line, recorded in Record Book 1964, Page 1357.

4. Easement for Right of Way, recorded in Record Book 2946, Page 856.

5. Easement for Sanitary Sewers, Gas Lines, and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Record Book 2978, Page 1.

6. Easement for Joint Access and Maintenance Agreement, recorded in Record Book 3032, Page 635.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1228.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1253.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

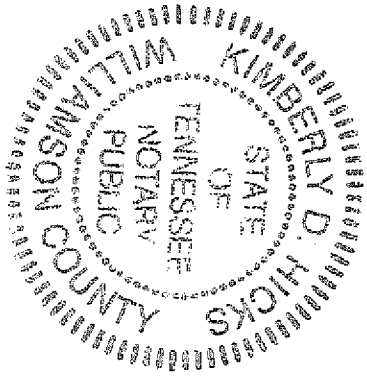
Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

BK/PG:R3047/646-651
25002072

6 PGS : WARRANTY DEED	
BECKY BUCHANAN 345477 - 25002072	
02/14/2025 - 08:03 AM	
VALUE	6300000.00
MORTGAGE TAX	0.00
TRANSFER TAX	23310.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	23343.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



RaganSmith
a Pape-Dawson company

Memorandum

TO:	City of Columbia Planning Commission	FROM:	Hunter Fred
		DATE:	June 16, 2025
		REFERENCE:	Bear Springs Architectural Elevation Adjustments for Single Family and Townhomes
		JOB NUMBER:	21-0311

This Preliminary PUD proposes adjustments to the architectural elevations and floor plans of the previously proposed single family and town homes in the Bear Springs Project, located along 1449 Rock Springs Road.

Attached is the previous utility service letters, and corresponding adjustments to the site. This includes the cover sheet, architectural elevations, floor plans, phasing plan, and current utility service letters.

NASHVILLE
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	1449 Rock Springs Road		
	TAX MAP: 092	GROUP:	PARCEL: p/o 012.00
SUMMARY OF NATURE OF REQUEST AND WORK	PUD Architectural Elevation Adjustments Approval for Bear Springs Single Family and Townhomes		

DATE OF PRE-APPLICATION CONFERENCE	6/4/25	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ Other: **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) Bear Springs - Phases 1A, 1B, 2A, 2B, 2C, 3A ☑ Total Number of Lots/Residential Units 114 single family lots, 231 townhome units ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 89.17 Acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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 will go to the Applicant's email that is provided.

NAME	Mark Merrill	PHONE	615-662-1068
ADDRESS	4068 Rural Plains Circle, Suite 290 Franklin, TN 37064	EMAIL	mmerrill@ragansmith.com

PROPERTY OWNER NAME	KRIS KEOWN	PHONE	615-678-3132
ADDRESS	2555 MERIDIAN BLVD SUITE 100 FRANKLIN, TN 37067	EMAIL	KRIS.KEOWN@MERITAGEHOMES.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.

Mark Merrill	Mark A. Merrill	6/16/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
KRIS KEOWN		6/16/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

DocuSign Envelope ID: F5E19831-8A4C-4ED9-A700-CE75FE38FB60

SECRETARY CERTIFICATE

MERITAGE HOMES OF TENNESSEE, INC.

I, Malissia Clinton, do hereby certify that I am the duly appointed Executive Vice President – General Counsel and Secretary of Meritage Homes of Tennessee, Inc., an Arizona corporation (the "Company").

I also do hereby certify that Kris Keown is the duly appointed Vice President – Land Development for the Company and is authorized, by and on behalf of the Company to execute the following:

i. documents, contracts, and agreements relating to land planning and development, such as easements, declarations of covenants, conditions, and restrictions / condominium declarations, joint development agreements, development agreements, and contracts and agreements with contractors, subcontractors, vendors, and other third parties;

ii. general and other contracts and agreements (related to Officer's responsibilities) with vendors, service providers, and other third parties in the ordinary course of business.

Dated: 5/16/2024

By: DocuSigned by: Malissia Clinton 535357DEA32A45F...

Name: Malissia Clinton
Title: Executive Vice President – General Counsel and Secretary

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Bear Springs

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.
- N/A ☐ 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.
- N/A ☐ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- N/A ☐ 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.
- N/A ☐ 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
- N/A ☐ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- N/A ☐ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- N/A ☐ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

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

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

N/A ❑ Existing conditions and contours at vertical intervals of not more than two (2) feet
N/A ❑ 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
N/A ❑ 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
N/A ❑ 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
N/A ❑ Existing and proposed sidewalks, trails, and other pedestrian elements
N/A ❑ Existing and proposed on-street and off-street parking and loading areas
N/A ❑ 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
N/A ❑ 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

N/A ❑ 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.

CITY OF COLUMBIA TENNESSEE

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

PUD Specific Items

- ☑ List of all deviations from PUD Standards requested
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ 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.
- N/A ☐ Exterior lighting plan.

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:

Hunter Fred	Hunter Fred	2025.06.16
Print Name	Signature	Date

Melissa Sanders

From: Charles Rush
Sent: Friday, June 13, 2025 7:46 AM
To: Cole Newton
Cc: Austin Brass; Melissa Sanders; Sandra Richardson; Robert Archibald; Jeremy Humphrey
Subject: RE: Project - 25-0199-FP

Cole,

I will consider this email a deferral to the July 21 resubmittal date.

Advisory Note: All comments must be addressed in the submittal on 7/21 to be included in the 8/13 PC meeting. If not, you will have to resubmit.

Hope you have a wonderful weekend.

Thanks,

CHARLES RUSH
Development Services
Principal Planner
Office: (931) 560-1531
CRush@ColumbiaTN.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: Cole Newton <cole@tkc-ae.com>
Sent: Thursday, June 12, 2025 2:45 PM
To: Charles Rush <CRush@Columbiatn.gov>
Subject: [Caution External Email] - FW: Project - 25-0199-FP

Charles,

I spoke with the developer, contractor and CPWS this morning on this project. They are not going to be able to meet the requirements for resubmittal. We would like to defer this project to the August PC meeting and making a full resubmittal on 7/21.

Do I need to put a formal letter together or is this email good?

Thanks,
Cole

Cole O. Newton, PE
Principal

ARCHITECTURE / INTERIORS / CIVIL SITE

818 S Main St, Columbia, TN 38401
O: (615) 617-7477
M: (931) 797-3323
https://www.tkc-ae.com/

From: columbia@davengis.net <columbia@davengis.net>
Sent: Thursday, June 12, 2025 2:42 PM
To: Cole Newton <cole@tkc-ae.com>
Subject: Project - 25-0199-FP

RE: Project Reserve at Hickory Ridge Phase 1A (Dabbs Subdivision) at Parcel: 072 066.00

Dear Applicant:

Thank you for your recent attendance at the DRC meeting this past Tuesday. Please see attached resulting technical comments for your reference. The resubmittal deadline is Monday, June 16th.

Do not respond to this communication. Feel free to contact me directly with any questions you may have at (931) 560-1536 or via email at crush@columbiatn.gov.

Thank you and have a good day.

City of Columbia
(931) 560-1560
development@columbiatn.com

This automated message was sent by the City of Columbia Land Management Software System. Please do not reply directly to this email.

RESERVE AT HICKORY RIDGE, SEC 1A

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE
NOVEMBER 8, 2024

DEVELOPER/OWNER:	D.R. HORTON
Parcel Address:	1690 BEAR CREEK PIKE COLUMBIA, TN 37064
Parcel Acreage:	+/- 155.5 Acres
Zoning:	A-2 (RURAL RESIDENTIAL)
Recorded Deed:	Deed Book R2974, Page 443 R.O.M.C. Deed Book R2974, Page 432 R.O.M.C.

SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

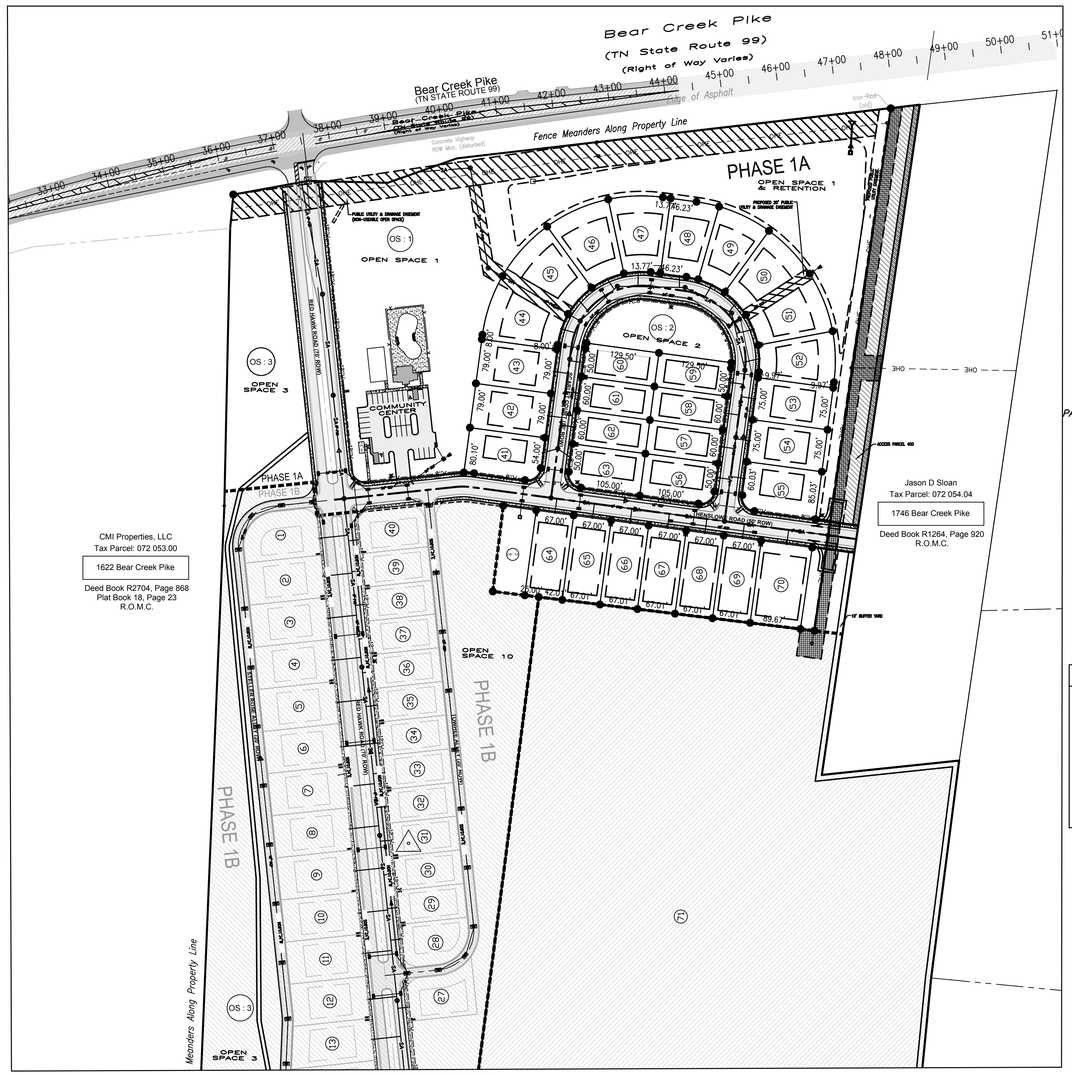
CONTACT: TKC ENGINEERING
615-617-7477
cole@tkc-ae.com

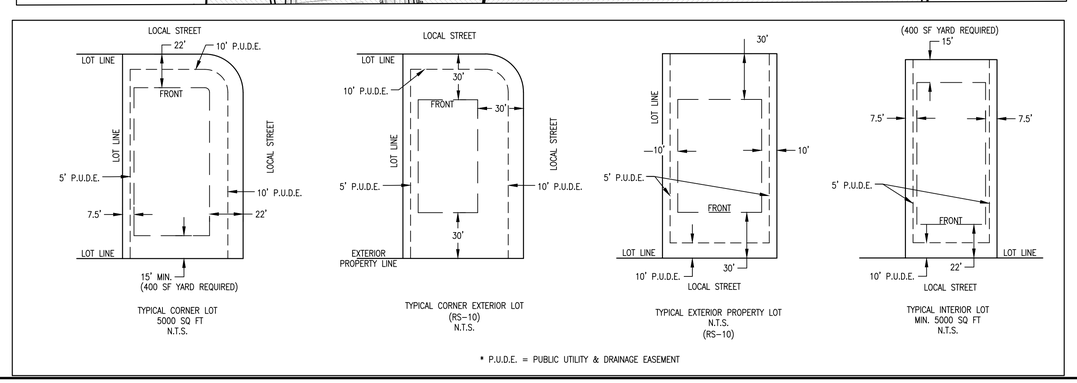
CONTACT: ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. HORTON
819 Seven Oaks Blvd,
Smyrna TN 37167
m: 615.906.7942
email: mwmckendree@drhorton.com

OWNER / PARCEL 400
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	10458.52	0.24
42	10586.00	0.24
43	10586.00	0.24
44	12369.73	0.28
45	12208.79	0.28
46	12204.41	0.28
47	11810.21	0.27
48	10400.27	0.24
49	10100.85	0.23
50	10776.37	0.25
51	11289.42	0.26
52	10639.59	0.24
53	10050.00	0.23
54	10050.00	0.23
55	11260.37	0.26
56	9615.87	0.22
57	7800.00	0.18
58	7800.00	0.18
59	7798.33	0.18
60	7798.33	0.18
61	7800.00	0.18
62	7800.00	0.18
63	9615.87	0.22
64	10152.04	0.23
65	10095.15	0.23
66	10038.27	0.23
67	9981.38	0.23
68	9924.49	0.23
69	9867.60	0.23
70	13232.06	0.30
71	620763.41	14.25





LOT DEVELOPMENT

MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10

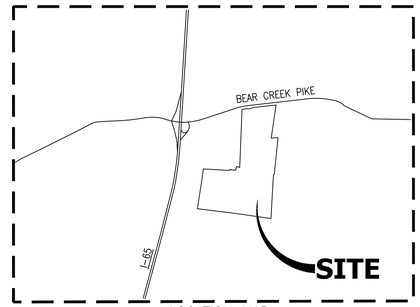
1. *SITE AREA 1A= 845453 SF / 19.409 ACRES*
2. *Base property Zoning is RS-10 Residential/Cluster Design*

MINIMUM LOT SIZE	*5000 SF (CLUSTER)*	*10000 SF (RS-10):*
SETBACKS:	*RS-10*	*UNDER 10000 SF:*
FRONT:	*30 FEET*	*22'*
SIDE SETBACKS:	*10 FEET*	*7.5'*
REAR SETBACKS :	*30 FEET*	*15'MIN. (400 SQ FT YARD)*

Open Space Area Table

	PARCEL	SQ. FT.	ACRES
	OS : 1	*312899*	*7.183*
	OS : 2	*19111*	*0.439*
PART OF	*OS 10*	*8825*	*0.203*

SECTION 1A AREA SUMMARY	
AREA IN LOTS:	21.018 ACRES
AREA IN R.O.W.:	3.093 ACRES
OPEN SPACE AREA:	7.822 ACRES
ACCESS PARCEL 400 –	1.513 ACRES
TOTAL AREA:	33.446 ACRES



LOCATION MAP
NOT TO SCALE

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 R2814, Page 651 (Lot 71), 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(s) *Date*

Title (if action for corporation or partnership)

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 R2974, Page 443 (Tract 1), and Book R2974, Page 432 (Tract 2), 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(s) *Date*

Title (if action for corporation or partnership)

GENERAL NOTES

The purpose of this plat is to create 30 single family lots, 1 lot for future development, and 3 open space areas, establish easements, and dedicate right-of-way, as shown for Phase 1A of "RESERVE AT HICKORY RIDGE"

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of April 16, 2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with (*) . Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the Town of Thompson's Station.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements.*

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*

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 *Date*
Columbia, Tennessee

CERTIFICATE OF 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: ___.

Date *Registered Surveyor, R.L.S. 2039*

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 *Date*
Columbia, Tennessee

CERTIFICATE OF ADDRESSES

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

Maury County E-911 *Date*

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 *Date*
Columbia, Tennessee

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 *Date*
Columbia, Tennessee

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
ILLINOIS: SWANSEA, COLUMBIA, GLEN CARBON, PEORIA, DECATUR
MISSOURI: ST. CHARLES, ST. LOUIS, COLUMBIA
TENNESSEE: NASHVILLE, CHATTANOOGA, ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
NASHVILLE OFFICE
390 MALLORY STATION RD.
SUITE 100, FRANKLIN, TENNESSEE
37067-8279
(615)-814-7414
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL
ROGER HARRAH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2039

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

PROJECT:
FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:
COVER SHEET

1 OF 2

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	10458.52	0.24
42	10586.00	0.24
43	10586.00	0.24
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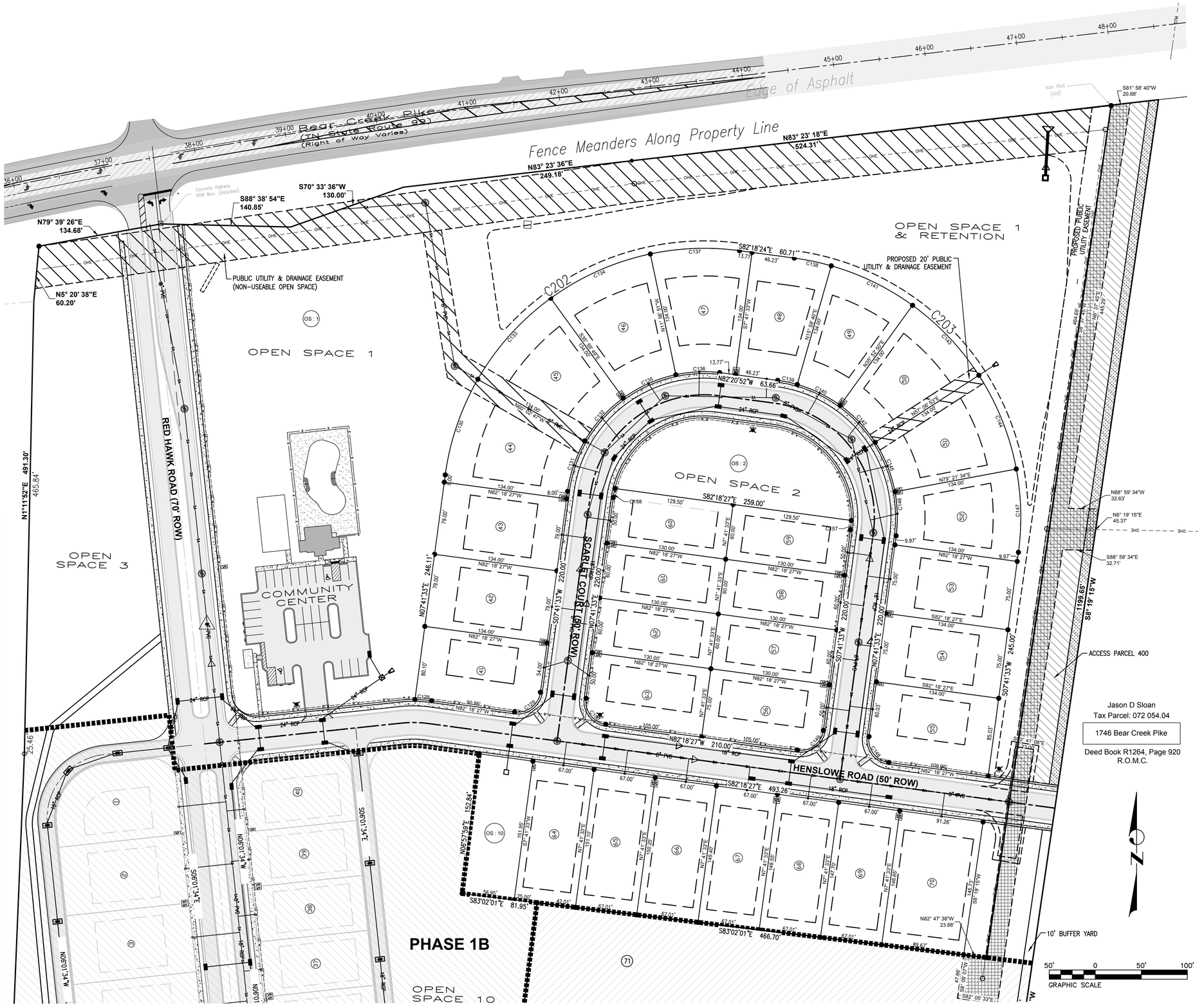
66	10038.27	0.23
67	9981.38	0.23
68	9924.49	0.23
69	9867.60	0.23
70	13232.06	0.30
71	620763.41	14.25

CMI Properties, LLC
Tax Parcel: 072 053.00

1622 Bear Creek Pike

Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C128	18.19	150.00	6.95	N85° 46' 52"W	18.18
C129	39.27	25.00	90.00	S52° 41' 33"W	35.36
C130	110.34	284.00	22.26	N18° 49' 23"E	109.65
C131	58.28	150.00	22.26	S18° 49' 23"W	57.91
C132	62.96	150.00	24.05	S41° 58' 42"W	62.50
C133	119.21	284.00	24.05	N41° 58' 42"E	118.33
C134	119.21	284.00	24.05	S66° 01' 40"W	118.33
C135	62.96	150.00	24.05	N66° 01' 40"E	62.50
C136	51.42	150.00	19.64	S87° 52' 21"W	51.17
C137	97.35	284.00	19.64	N87° 52' 21"E	96.87
C138	41.07	284.00	8.29	S78° 09' 54"E	41.03
C139	21.69	150.00	8.29	N78° 09' 54"W	21.67
C140	52.11	150.00	19.90	N64° 04' 15"E	51.84
C141	98.65	284.00	19.90	S64° 04' 15"E	98.16
C142	55.59	150.00	21.23	N43° 30' 09"W	55.27
C143	105.25	284.00	21.23	S43° 30' 09"E	104.65
C144	110.26	284.00	22.24	S21° 45' 47"E	109.57
C145	58.24	150.00	22.24	N21° 45' 47"W	57.87
C146	48.00	150.00	18.33	N1° 28' 27"W	47.79
C147	90.87	284.00	18.33	S1° 28' 27"E	90.48
C148	39.27	25.00	90.00	N37° 18' 27"W	35.36
C149	39.27	25.00	90.00	S52° 41' 33"W	35.36
C150	39.27	25.00	90.00	S37° 18' 27"E	35.36
C157	10.02	100.00	5.74	S4° 49' 22"W	10.01
C158	10.02	100.00	5.74	N10° 33' 43"E	10.01
C202	446.10	284.00	90.00	S52° 41' 35"W	401.63
C203	446.11	284.00	90.00	N37° 18' 27"W	401.64



TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

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390 MALLORY STATION RD.
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PROF. LICENSE	NUMBER
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IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

ROGER HARRAN — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2039

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, ENNESSEE

TITLE:

SECTION 1A

2 OF 2

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

D.R. Horton _____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

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

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

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the “IMPROVEMENTS”); and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

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

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

B4.2 As-Built Drawings and Post-Completion Items

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

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

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

Reserve at Hickory Ridge

PROJECT

Completed by the Developer	*Completed by the City*
D.R. Horton, Inc.	
DEVELOPER NAME	
Mathew McKendree	
AUTHORIZED AGENT NAME	CITY ENGINEER
Mathew McKendree	
SIGNATURE	SIGNATURE
05/13/25	
DATE	DATE
819 Seven OaK Blvd.	
STREET	
Smyrna, TN, 37167	
CITY, STATE, ZIP	
615.906.7942	
PHONE	
mwmkendree@drhorton.com	
EMAIL	
Attest	*Attest*
Cole Tarlas	
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
5/13/25	
DATE	DATE

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering
Address: 818 S Main Street
Columbia, TN 38401
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 1A

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Mathew McKendree

Title Assistant Secretary

Signature _____

Owner D.R. Horton, Inc.

Address 819 Seven Oaks Blvd.

Smyrna, TN 37135

City, State ZIP _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, _____ of the state and county mentioned, personally appeared Mathew McKendree, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 13th day of May, 20 25.

COLE TARLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: My Commission Expires March 6, 2029

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

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POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 1A
1690 Bear Creek Pike
COLUMBIA, TN 38401

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

May 19, 2025

818 South Main Street
COLUMBIA, TN 38401
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SECTION 1: INTRODUCTION

The project is to construct 30 housing lots for the Reserve at Hickory Ridge Phase 1A development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 19.409 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 2066 LF OF 18" pipe, 782 LF of 24" pipe, 39 storm inlets, and 4 headwalls.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lines ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the detention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within detention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) special disposal procedure. If there is any

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uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted, and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

3.2 Storm Drains and storm inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

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Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Wet Pond fl Wet ED Pond fl Micropool Pond fl Multiple Pond System fl
Dry Pond fl

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Embankment and Emergency Spillway				
Vegetation Healthy?	A/S			
Erosion on embankment?	A/S			
Animal burrows in embankment?	A/S			
Cracking, sliding, bulging of dam?	A/S			
Drains blocked or not functioning?	A/S			
Leaks or seeps on embankment?	A/S			
Slope protection failure functional?	A/S			
Emergency spillway obstructed?	A/S			
Erosion in/around emergency spillway?	A/S			
Other (describe)	A/S			
Riser and Principal Spillway				(described type: concrete pipe, slotted weir, channel etc.)
Low-flow orifice functional?	A/S			
Trash rack (Debris removal needed? Corrosion noted?)	A/S			
Sediment buildup in riser?	A			
Concrete/masonry condition	A			

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(Cracks or displacement? Spalling?)				
Metal pipe in good condition?	A			
Control valve operation?	A			
Pond drain valve operation?	A			
Outfall channels function, not eroding?	A			
Other (describe)	A			
Sediment Forebays				
Sedimentation description				
Sediment cleanout needed (over 50 percent full?	A/S			
Permanent Pool Areas (if applicable)				
Undesirable vegetation growth?	A/M			
Visible pollution?	A/M			
Shoreline erosion?	A/M			
Erosion at outfalls into pond?	A/M			
Headwalls and endwalls in good condition?	A/M			
Encroachment into pond or easement area by other activities?	A/M			
Evidence of sediment accumulation?	A			
Dry Pond Area (if applicable)				
Vegetation adequate?	A/M			
Undesirable vegetation or woody plant growth?	A/M			
Excessive sedimentation?	A			
Hazards				
Have there ben complaints from residents?	A/M			
Public hazards noted?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Grass Channel Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	A/M			
Inlets and outlets free of debris?	A/M			
Any dumping of yard wastes into facility?	A/M			
Litter (branches) removed?	A/M			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	A/M			
Grass mowed?	A/M			
Grass height not less than 3 to 4 inches?	A/M			
Fertilized per specifications?	A/M			
Grasses planted according to approved plan?	A/M			
Unauthorized or inappropriate plantings?	A			
Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from	A/M			

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inadequate watering?				
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewaters between storms?	A/M			
Check dams and energy dissipater/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream toe of drop structures?	A/S			
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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If any of the above Inspection Items are checked “Yes” for “Maintenance Need,” list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Storm Sewer Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

Stormwater Pond Type: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequence	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition to ensure all are set properly in place over inlets	A/S			
Check for sediment, leaf, or debris clogging grates and remove	A/S			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			

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accumulation and remove when capacity is diminished by 20% or greater				
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			
Check for erosion or scouring around headwalls inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
Hazards				
Have there been complaints from residents?	A/S			

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

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The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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May 19, 2025

Planning Staff
City of Columbia
700 N. Garden Street
Columbia TN 38401

Subject: Owner Consent Form –

Address: Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00

As the property owner of the property located at 1690 Bear Creek Pike in Columbia, TN (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00), I hereby give consent for TKC Architecture and Engineering LLC to submit a Final Plat application for approval on our property and represent that Final Plat to the City at Boards and Commissions.

Sincerely,

Owners Signature

Mathew McKendree for D.R. Horton, Inc.

Owners Printed Name

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May 19th, 2025

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: Reserve at Hickory Ridge Phase 1A

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 1A at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 72, Parcel 66.00, & Map 93, Parcel 03.00). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 30 single-family residential lots. The total site is +/- 19.409 acres.

With this submittal please find: project letter, final plat, application, long-term maintenance plan, developers agreement, surety calculations and an owners consent form.

If you have any comments or questions, please contact TKC Architecture and Engineering.

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com

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	Reserve at Hickory Ridge Phase 1A		
	TAX MAP: 072 & 093	GROUP:	PARCEL:0.66.00 & 003.00
SUMMARY OF NATURE OF REQUEST AND WORK	Submittal of Final Plat for the property located at 1690 Bear Creek Pike. The property consists of 19.4 acres. The Final Plat shows 30 single-family lots in phase 1A of the development.		

DATE OF PRE-APPLICATION CONFERENCE	n/a	*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: **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) Reserve at Hickory Ridge Phase 1A ☒ Total Number of Lots/Residential Units 30 lots ☐ Square Footage of Non-Residential Floor Space ☒ Total acreage 19.4 +/- acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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	TKC Architecture & Engineering LLC	PHONE	615.617.7477
ADDRESS	818 S. Main St. Columbia, TN	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	D.R. Horton, Inc.	PHONE	615.906.7942
ADDRESS	819 Seven Oak Blvd. Smyrna, TN	EMAIL	mwmckendree@drhorton.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.

TKC Architecture & Engineering	Cole Newton	5/8/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
D.R. Horton, Inc.		5/13/25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Melissa Sanders

From: Jeremy Humphrey
Sent: Monday, June 16, 2025 12:04 PM
To: Austin Brass; Charles Rush; Robert Archibald; Melissa Sanders
Subject: FW: Rutherford Subdivision -25-0189

Just FYI everyone

From: Allen O'Leary <allen@wesengineers.com>
Sent: Monday, June 16, 2025 8:28 AM
To: Jeremy Humphrey <JHumphrey@Columbiatn.gov>
Cc: Austin Brass <ABrass@Columbiatn.gov>; Robert Archibald <RArchibald@Columbiatn.gov>; Erik Bakke <erik@wesengineers.com>
Subject: [Caution External Email] - Rutherford Subdivision -25-0189

Jeremy,
At the request of the developer we would like to defer this project a month. With the weather the contractor has been delayed. Thank you.

Allen B. O'Leary, RLS
Principal

W.E.S. - *Engineers & Surveyors*

2486 Nashville Highway
Columbia, TN 38401
O: 931.388.2329
F: 931.548.2013
allen@wesengineers.com

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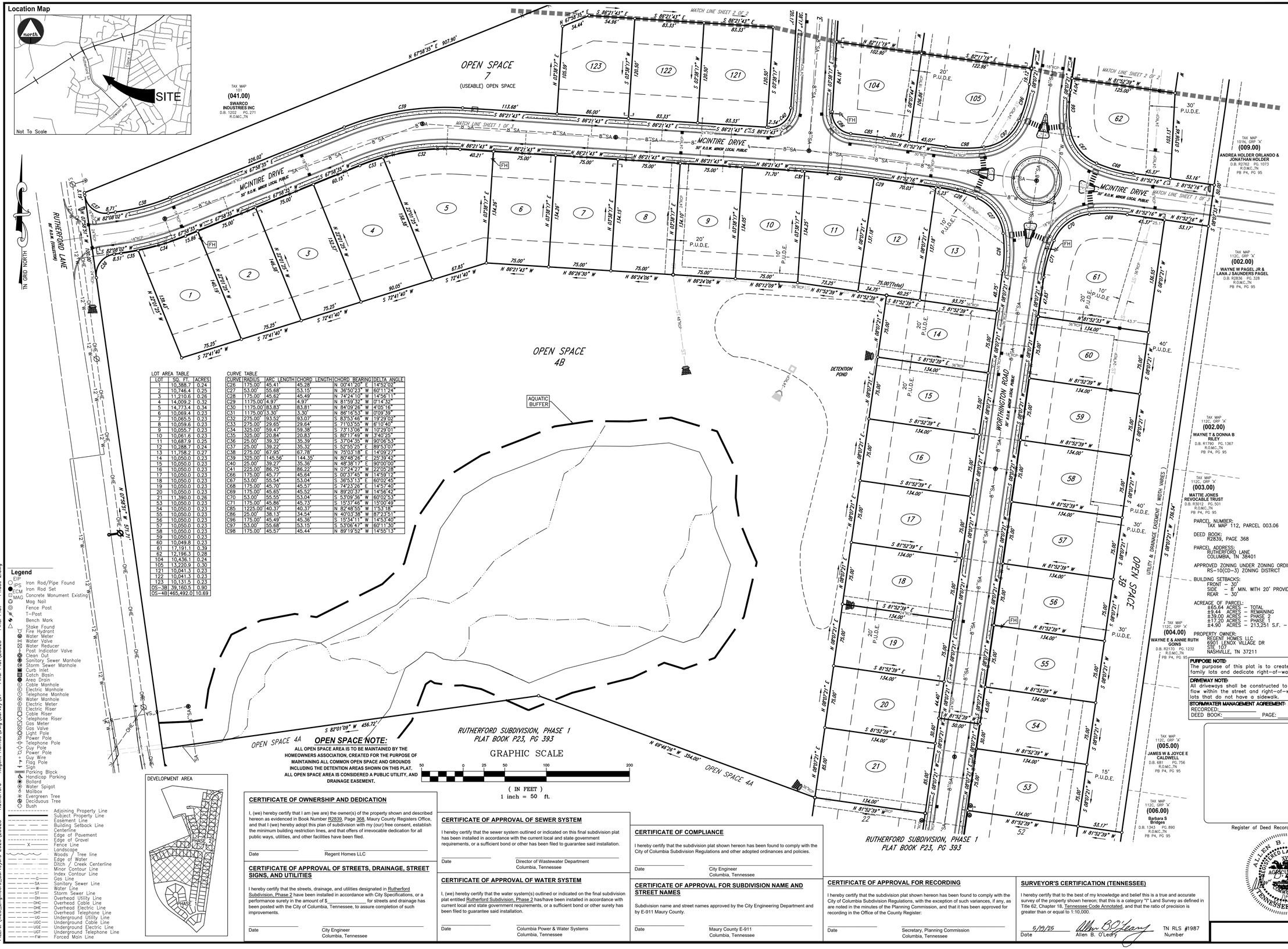
Location Map



LOT AREA TABLE			
LOT	SQ. FT.	ACRES
1	10,388.7	0.24
2	10,746.4	0.25
3	11,210.6	0.26
4	14,009.2	0.32
5	14,773.4	0.34
6	10,069.4	0.23
7	10,065.5	0.23
8	10,059.6	0.23
9	10,055.7	0.23
10	10,061.6	0.23
11	10,687.9	0.25
12	10,288.7	0.24
13	11,758.2	0.27
14	10,050.0	0.23
15	10,050.0	0.23
16	10,050.0	0.23
17	10,050.0	0.23
18	10,050.0	0.23
19	10,050.0	0.23
20	10,050.0	0.23
21	11,390.0	0.26
53	10,050.0	0.23
54	10,050.0	0.23
55	10,050.0	0.23
56	10,050.0	0.23
57	10,050.0	0.23
58	10,050.0	0.23
59	10,050.0	0.23
60	10,049.8	0.23
61	17,191.1	0.39
62	12,196.3	0.28
104	10,436.1	0.24
105	13,220.9	0.30
121	10,041.3	0.23
122	10,041.3	0.23
123	10,131.5	0.23
OS-3B	39,160.5	0.90
OS-4B	465,492.0	10.69

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C26	175.00'	45.41'	45.28'	N 00°41'20" E	14°52'02"
C27	53.00'	55.68'	53.15'	N 36°50'23" W	60°11'24"
C28	175.00'	45.62'	45.49'	N 74°24'10" W	14°56'11"
C29	1175.00'	4.97'	4.97'	N 81°59'32" W	0°14'32"
C30	1175.00'	83.83'	83.81'	N 84°09'26" W	4°05'16"
C31	1175.00'	3.30'	3.30'	N 86°16'53" W	0°09'39"
C32	275.00'	93.52'	93.07'	S 83°53'46" W	19°29'02"
C33	275.00'	29.65'	29.64'	S 71°03'55" W	6°10'40"
C34	325.00'	59.47'	59.38'	S 73°13'06" W	10°29'01"
C35	325.00'	20.84'	20.83'	S 80°17'49" W	3°40'25"
C36	25.00'	39.32'	35.39'	S 37°04'35" W	90°06'53"
C37	25.00'	39.22'	35.32'	S 52°55'25" E	89°53'07"
C38	275.00'	67.95'	67.78'	N 75°03'18" E	14°09'27"
C39	325.00'	145.56'	144.35'	N 80°48'26" E	25°39'42"
C40	25.00'	39.27'	35.36'	N 48°38'17" E	90°00'00"
C41	225.00'	86.75'	86.22'	N 07°24'27" W	22°05'28"
C66	175.00'	45.77'	45.64'	S 00°37'45" W	14°59'12"
C67	53.00'	55.54'	53.04'	S 36°53'13" E	60°02'45"
C68	175.00'	45.70'	45.57'	S 74°23'26" E	14°57'40"
C69	175.00'	45.65'	45.52'	N 89°20'37" W	14°56'42"
C70	53.00'	55.55'	53.04'	S 53°09'36" W	60°02'53"
C71	175.00'	45.86'	45.73'	S 15°37'46" W	15°00'49"
C85	1225.00'	40.37'	40.37'	N 82°48'55" W	1°53'18"
C86	25.00'	38.13'	34.54'	N 40°03'38" W	87°23'51"
C96	175.00'	45.49'	45.36'	S 15°34'11" W	14°53'40"
C97	53.00'	55.68'	53.15'	S 53°06'47" W	60°11'30"
C98	175.00'	45.57'	45.44'	N 89°19'52" W	14°55'13"

Legend

- EIP — Iron Rod/Pipe Found
- IPS — Iron Rod Set
- ECM — Concrete Monument Existing
- MAG — Mag Nail
- Fence Post
- T-Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

OPEN SPACE NOTE:

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DEVELOPMENT AREA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2839, Page 368, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Regent Homes LLC

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

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/19/25 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

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

Client
REGENT HOMES LLC
6901 LENOX VILLAGE DR
SUITE 107
NASHVILLE, TN 37211

FINAL PLAT

RUTHERFORD SUBDIVISION, PHASE 2

COLUMBIA, TN

PURPOSE NOTE:
The purpose of this plat is to create 71 single family lots and dedicate right-of-way.

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

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: _____
DEED BOOK: _____ PAGE: _____

Register of Deed Recording Stamp

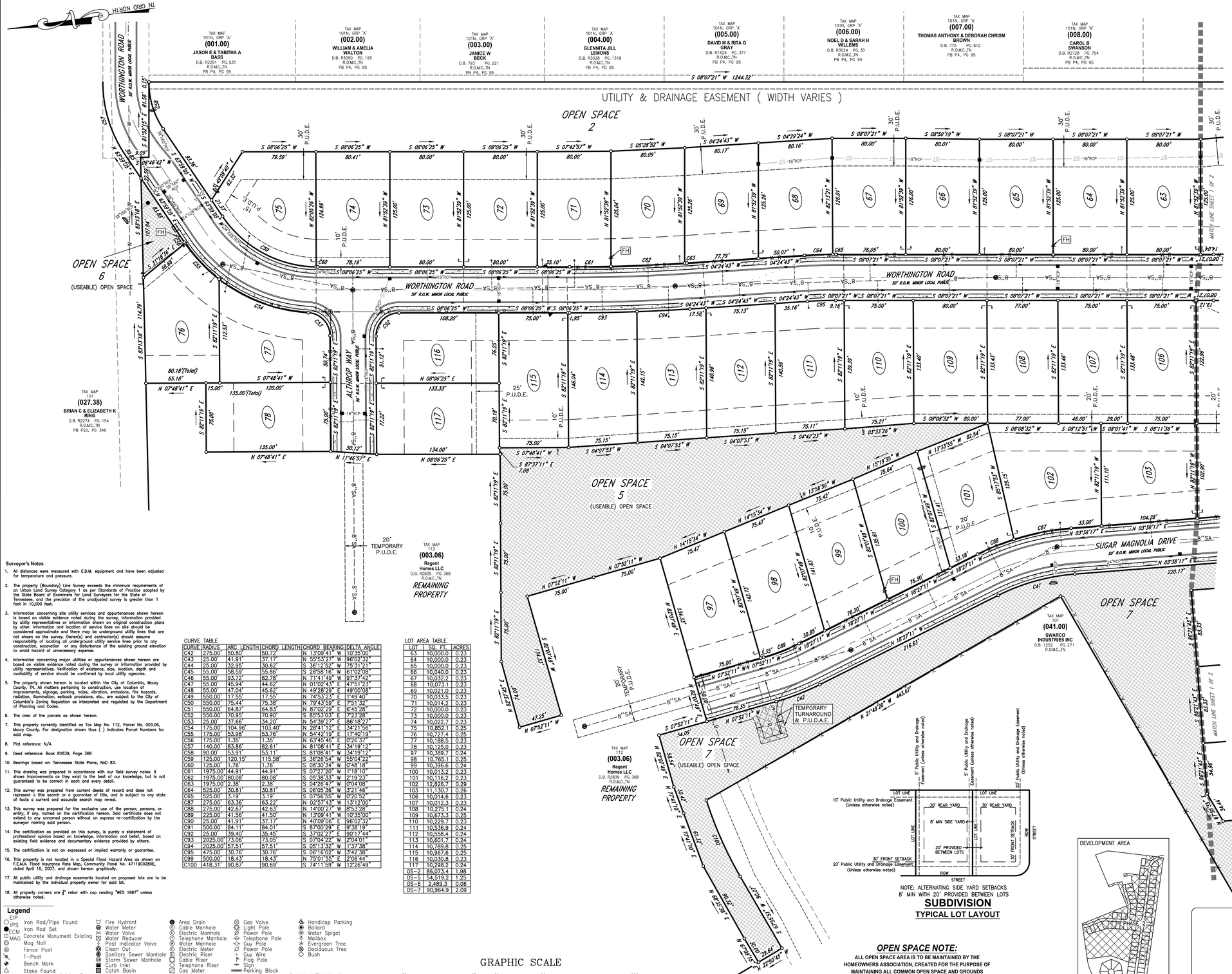
REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 05-19-2024

Job. no. 23528
Scale: Vertical: 1"=50'
Horizontal:

1 of 2

FILE:J:\WES_Engineers_Surveyors 2023\23528 - Rutherford - Regent Homes\Dwg\Survey\01 - Final Plat\23528 - Final Plat - Phase 2.dwg



NOTE: ALTERNATING SIDE YARD SETBACKS
8' MIN WITH 20' PROVIDED BETWEEN LOTS

SUBDIVISION
TYPICAL LOT LAYOUT

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

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

Location Map

©2025

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expenses.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 112, Parcel No. 003.06, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2839, Page 368
10. Bearings based on: Tennessee State Plane, NAD 83.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0220K, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

Legend

EIP / IPS Iron Rod/Pipe Found	Fire Hydrant	Handicap Parking
Iron Rod Set	Water Meter	Bollard
ECM / MAG Concrete Monument Existing	Water Valve	Water Spigot
Mag Nail	Water Reducer	Mailbox
Fence Post	Post Indicator Valve	Evergreen Tree
T-Post	Clean Out	Deciduous Tree
Bench Mark	Sanitary Sewer Manhole	Bush
Stake Found	Storm Sewer Manhole	
	Curb Inlet	
	Catch Basin	
Adjoining Property Line	Area Drain	Gas Valve
Subject Property Line	Cable Manhole	Light Pole
Easement Line	Electric Manhole	Power Pole
Building Setback Line	Telephone Manhole	Telephone Pole
Centerline	Water Manhole	Guy Pole
Edge of Pavement	Electric Meter	Power Pole
Edge of Gravel	Electric Riser	Guy Wire
Fence Line	Cable Riser	Flag Pole
Landscape	Telephone Riser	Sign
Woods / Tree line	Gas Meter	Parking Block
Edge of Water	Ditch / Creek Centerline	Overhead Electric Line
Minor Contour Line	Index Contour Line	Overhead Telephone Line
Gas Line	Sanitary Sewer Line	Underground Utility Line
Water Line	Storm Sewer Line	Underground Cable Line
Overhead Utility Line	Overhead Cable Line	Underground Electric Line
		Underground Telephone Line
		Forced Main Line

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C42	275.00'	50.80'	50.72'	N 13°09'41" W	10°35'00"
C43	25.00'	41.91'	37.17'	N 55°53'23" W	96°02'32"
C44	25.00'	32.95'	30.62'	S 36°12'52" W	75°31'21"
C45	55.00'	58.59'	55.86'	S 28°58'16" W	61°02'08"
C46	55.00'	93.72'	82.78'	N 71°41'49" W	97°37'42"
C47	55.00'	45.94'	44.62'	N 01°02'43" E	47°51'23"
C48	55.00'	47.04'	45.62'	N 49°28'29" E	49°00'08"
C49	550.00'	17.55'	17.55'	N 74°53'23" E	1°49'40"
C50	550.00'	75.44'	75.38'	N 79°43'59" E	7°51'32"
C51	550.00'	64.87'	64.83'	N 87°02'29" E	6°45'28"
C52	550.00'	70.95'	70.90'	S 85°53'03" E	7°23'28"
C53	25.00'	37.66'	34.20'	N 54°39'27" E	86°18'27"
C54	175.00'	104.96'	103.40'	N 28°41'12" E	34°21'56"
C55	175.00'	53.98'	53.76'	N 54°42'19" E	17°40'19"
C56	175.00'	1.35'	1.35'	N 63°45'46" E	0°26'37"
C57	140.00'	83.86'	82.61'	N 81°08'41" E	34°19'12"
C58	90.00'	53.91'	53.11'	S 81°08'41" W	34°19'12"
C59	125.00'	120.15'	115.58'	S 36°26'54" W	55°04'22"
C60	125.00'	1.76'	1.76'	S 08°30'34" W	0°48'18"
C61	1975.00'	44.91'	44.91'	S 07°27'20" W	1°18'10"
C62	1975.00'	80.08'	80.08'	S 08°38'13" W	2°19'23"
C63	1975.00'	2.38'	2.38'	S 04°26'47" W	0°04'08"
C64	525.00'	30.81'	30.81'	S 06°05'36" W	3°21'46"
C65	525.00'	3.19'	3.19'	S 07°56'55" W	0°20'52"
C87	275.00'	63.36'	63.22'	N 02°57'43" W	13°12'00"
C88	275.00'	42.67'	42.63'	N 14°00'27" W	8°53'28"
C89	225.00'	41.56'	41.50'	N 13°09'41" W	10°35'00"
C90	25.00'	41.91'	37.17'	N 40°09'06" E	96°02'32"
C91	500.00'	84.11'	84.01'	S 87°00'29" E	9°38'19"
C92	25.00'	39.40'	35.45'	S 37°02'27" E	90°17'44"
C93	2025.00'	73.06'	73.05'	S 07°04'27" W	2°04'01"
C94	2025.00'	57.51'	57.51'	S 05°13'32" W	1°37'38"
C95	475.00'	30.76'	30.76'	S 06°16'02" W	3°42'38"
C99	500.00'	18.43'	18.43'	N 75°01'55" E	2°06'44"
C100	418.31'	90.87'	90.69'	S 74°11'59" W	12°26'49"

LOT AREA TABLE

LOT	SQ. FT.	ACRES
63	10,000.0	0.23
64	10,000.0	0.23
65	10,000.0	0.23
66	10,040.0	0.23
67	10,039.2	0.23
68	10,073.1	0.23
69	10,021.0	0.23
70	10,033.5	0.23
71	10,010.4	0.23
72	10,000.0	0.23
73	10,000.0	0.23
74	10,022.7	0.23
75	10,852.1	0.25
76	10,727.4	0.25
77	10,188.5	0.23
78	10,125.0	0.23
97	10,389.7	0.24
98	10,765.1	0.25
99	10,396.6	0.24
100	10,013.2	0.23
101	10,116.2	0.23
102	12,826.7	0.29
103	11,130.7	0.26
106	10,014.6	0.23
107	10,013.8	0.23
108	10,275.1	0.24
109	10,673.3	0.25
110	10,229.7	0.23
111	10,536.9	0.24
112	10,558.4	0.24
113	10,601.7	0.24
114	10,789.8	0.25
115	10,967.6	0.25
116	10,030.8	0.23
117	10,298.2	0.24
OS-2	86,073.4	1.98
OS-5	54,519.2	1.25
OS-6	2,489.3	0.06
OS-7	90,964.9	2.09

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2839, Page 368, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Regent Homes LLC

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

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/19/25 — Allen B. O'Leary — TN RLS #1987

Register of Deed Recording Stamp

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

Client
REGENT HOMES LLC
6901 LENOX VILLAGE DR
SUITE 107
NASHVILLE, TN 37211

FINAL PLAT
RUTHERFORD SUBDIVISION, PHASE 2
COLUMBIA, TN

DATE	REVISIONS

Drawn: EB
Checked: AO
Approved: AO
Date: 05-19-2024

Job. no. 23528
Scale: Vertical: 1"=50'
Horizontal:

2 of 2

FILE: J:\WES_Engineers_Surveyors 2023\23528 - Rutherford - Regent Homes\Dwg\Survey\01 - Final Plat\23528 - Final Plat - Phase 2.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

12 day of May, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Regent Homes, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

_____ day of _____, 20_____,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

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

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

B4.2 As-Built Drawings and Post-Completion Items

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

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

PROJECT	
Completed by the Developer	*Completed by the City*
Regent Homes, LLC DEVELOPER NAME	
AUTHORIZED AGENT NAME	CITY ENGINEER
David McGowan SIGNATURE	SIGNATURE
5-12-25 DATE	DATE
7376 Althorp Way STREET	
Nashville, TN 37211 CITY, STATE, ZIP	
615-456-1341 PHONE	
john.beyer@regenthomes-tn.com EMAIL	
Attest	*Attest*
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
5-12-25 DATE	DATE

May 19, 2025

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

RE: **Project Name: Rutherford Subdivision, Phase 2, Final Plat**
City of Columbia Staff Review Submittal

On behalf of Regent Homes LLC, the owner of these 71 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Rutherford Lane, Columbia, TN		
	TAX MAP: 112	GROUP:	PARCEL: 03.06
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this final plat is to create 71 single family lots and dedicate right-of-way.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ❑ ARC Alternative Compliance ❑ As Approved Plans ❑ Other: **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) Rutherford, Phase 2, Final Plat ☑ Total Number of Lots/Residential Units 71 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 39.00 Acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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 will go to the Applicant's email that is provided.

NAME	Allen B O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy Columbia, TN 37401	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	Regent Homes LLC	PHONE	
ADDRESS	6901 Lenox Village Dr, Ste 107 Nashville, TN 37211	EMAIL	

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.

Allen B O'Leary		5/14/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Regent Homes LLC		5/13/25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 3/5/2025

FINAL PLAT FOR:

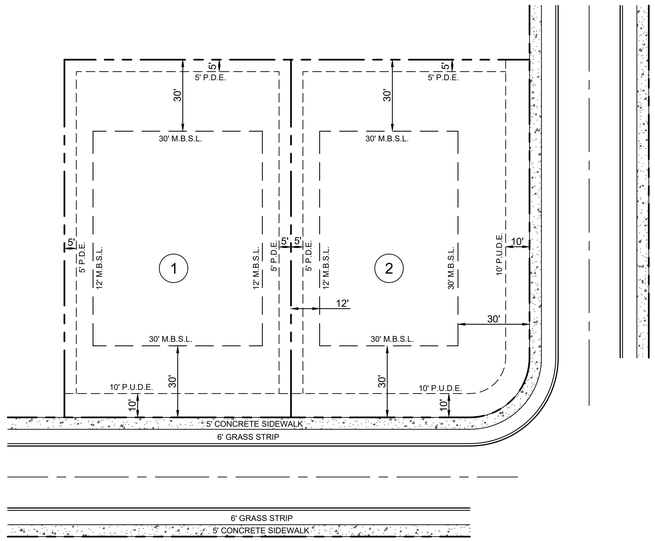
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
JUNE 16, 2025

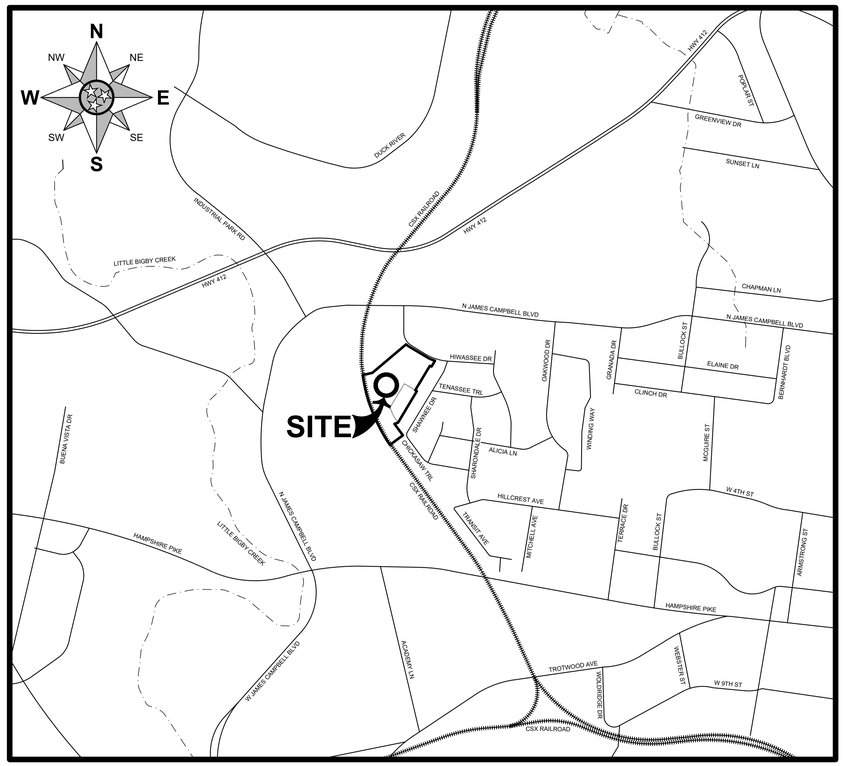
LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,866	0.66
2	38,245	0.88
3	22,790	0.52
4	20,000	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,236	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,307	0.47
16	25,816	0.59

OPEN SPACE AREA TABLE		
O.S. #	AREA (S.F.)	AREA (AC.)
"A"	210,433	4.83
"B"	43,728	1.00

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)



VICINITY MAP
SCALE: 1"=1000'

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.61	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.25	DATE: JUNE 16, 2025

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 82 & 83, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 26, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. 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.
9. UNDERGROUND UTILITIES, IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CI/ASCE 38-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. 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" PANELS 170 & 285 OF 440, MAP NUMBER 47119C0170E & 47119C0285E, REVISED APRIL 16, 2007.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A VESTED ZONING DESIGNATION OF "R-20", ACCORDING TO THE PREVIOUS CITY OF COLUMBIA OFFICIAL ZONING ORDINANCE, ADOPTED AUGUST 2006 . SETBACK REQUIREMENTS ARE AS FOLLOWS:
    FRONT = 30 FEET
    SIDE = 12 FEET
    REAR = 30 FEET
12. DEVELOPMENT IS TO BE SERVED BY A MAIL KIOSK LOCATED IN OS-2.
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY WES ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).
15. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
16. PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT, RECORD BOOK 3073, PAGE 1054 RECORDED WITH THE MAURY COUNTY REGISTER OF DEEDS.

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CD-3L

CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfhwm.org

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com

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 R2892, PAGE 825, 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(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

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

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 DATE
COLUMBIA, TENNESSEE

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 DATE
COLUMBIA, TENNESSEE

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

CERTIFICATE OF 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 "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

REGISTERED LAND SURVEYOR 3041 NUMBER June 16, 2025 DATE

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 DATE
COLUMBIA, TENNESSEE

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 DATE
COLUMBIA, TENNESSEE

DRAWING1.DWG / Wednesday, January 10, 2018 12:04:03 PM

DESCRIPTION | DATE | REVISION #

STEPHEN VANDER HORST
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3041
6/16/25

FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

COVER SHEET

DRAWN BY : ERG
CHECKED BY : SVH
DATE : JUNE 16, 2025
PROJECT NO. : 23-070

SHEET NUMBER:
FP-01

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: R-20 (PER PREVIOUS ZONING)

50 0 50 100
GRAPHIC SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 82 & 83, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 26, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. 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.
9. UNDERGROUND UTILITIES. IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CI/ASCE 38-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. 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" PANELS 170 & 285 OF 440, MAP NUMBER 47119C0170E & 47119C0285E, REVISED APRIL 16, 2007.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A VESTED ZONING DESIGNATION OF "R-20", ACCORDING TO THE PREVIOUS CITY OF COLUMBIA OFFICIAL ZONING ORDINANCE, ADOPTED AUGUST 2006 . SETBACK REQUIREMENTS ARE AS FOLLOWS:
    FRONT = 30 FEET
    SIDE = 12 FEET
    REAR = 30 FEET
12. DEVELOPMENT IS TO BE SERVED BY A MAIL KIOSK LOCATED IN OS-2.
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY WES ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE) AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
15. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.
16. PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT, RECORD BOOK 3073, PAGE 1054 RECORDED WITH THE MAURY COUNTY REGISTER OF DEEDS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72° 13' 06"W	52.46
L2	N49° 45' 38"E	4.55
L3	N66° 08' 05"W	25.02
L4	S59° 07' 45"E	25.50

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	34.29	175.00	N30° 53' 42"W	34.24
C2	123.91	175.00	N4° 59' 50"W	121.34
C3	48.06	175.00	N23° 09' 20"E	47.91
C4	39.33	25.00	N14° 02' 30"W	35.40
C5	39.21	25.00	S75° 57' 30"W	35.31
C6	147.33	125.00	S2° 44' 32"E	138.95
C7	200.69	2301.59	N31° 59' 47"W	200.62
C8	165.12	2301.59	N27° 26' 35"W	165.08
C9	162.85	2301.59	N23° 21' 39"W	162.82
C10	528.11	2301.59	N14° 45' 38"W	526.95
C11	46.68	206.10	S52° 37' 10"E	46.58
C12	127.63	543.54	S65° 50' 03"E	127.34

CSX TRANSPORTATION
RIGHT-OF-WAY CHARTER
MAP 099, PARCEL 403.00

N76° 50' 38"E 139.85'

MILLIKEN NONWOVENS LLC
MAP 089, PARCEL 23.03
DB R2260, PG 919

STORMWATER MANAGEMENT AREA

OS-1
OPEN SPACE "A"
4.83 AC.

N49° 45' 38"E 611.89'

150' TVA TRANSMISSION EASEMENT
(REFERENCED PER PB 4, PG 15)

N31° 01' 25"E 1043.63' (TOTAL)

114.69' 164.30' 125.00' 125.00' 125.00' 125.00' 125.00' 139.63'

150' TVA TRANSMISSION EASEMENT
(REFERENCED PER PB 4, PG 15)

N31° 01' 25"E 809.85' (TOTAL)

S31° 01' 25"W 810.08' (TOTAL)

N30° 56' 22"E 396.77' (TOTAL)

S30° 50' 35"W 94.69'

N30° 52' 41"E 513.19' (TOTAL)

182.37' 125.00' 125.00' 80.83'

1	28,866 S.F. 0.66 AC.	1264	2	38,245 S.F. 0.88 AC.	1256	3	22,790 S.F. 0.52 AC.	1248	
4	20,000 S.F. 0.46 AC.	1240	5	20,000 S.F. 0.46 AC.	1232	6	20,000 S.F. 0.46 AC.	1224	
7	20,000 S.F. 0.46 AC.	1216	8	20,000 S.F. 0.46 AC.	1208	9	22,236 S.F. 0.51 AC.	1200	
10	24,542 S.F. 0.56 AC.	1255	11	22,122 S.F. 0.51 AC.	1241	12	22,083 S.F. 0.51 AC.	1233	
13	22,424 S.F. 0.51 AC.	1225	14	20,333 S.F. 0.47 AC.	1217	15	20,307 S.F. 0.47 AC.	1209	
16	25,816 S.F. 0.59 AC.	1201							

OS-2
OPEN SPACE "B"
1.00 AC.

OVERHEAD ELECTRIC LINES AND POLES TO BE RELOCATED

LOT LINES TO BE ABANDONED WITH THE RECORDING OF THIS PLAT. LOTS FORMERLY KNOWN AS 82 & 83 ON THE IDLEWILD, SECTION 3 FINAL PLAT WILL NOW SERVE AS OPEN SPACE "B" AS SHOWN AND NOTED HEREON.

STORMWATER MANAGEMENT AREA

BESSER SPRINGS WAY
(50' PUBLIC R/W - MINOR LOCAL)

SHAWNEE DRIVE
(50' PUBLIC R/W - MINOR LOCAL)

HIWASSEE DRIVE
(50' PUBLIC R/W - MINOR LOCAL)

71B AMANDA NICOLE POTTS HOUSER, ET VIR
MAP 089K, GROUP B
PARCEL 23.00
DB R2662, PG 1309
MINOR PLAT SUBDIVISION OF PROPERTY OF KENT CARVELL
PB 8, PG 135

71A AMANDA NICOLE POTTS
MAP 089K, GROUP B
PARCEL 22.00
DB R2097, PG 1107
MINOR PLAT SUBDIVISION OF PROPERTY OF KENT CARVELL
PB 8, PG 135

81 THREE LITTLE BEES LLC
MAP 089K, GROUP A
PARCEL 10.00
DB R2608, PG 358
IDLEWILD SECTION 3
PB 4, PG 15

80 NOLAN PATEE
MAP 089K, GROUP A
PARCEL 9.00
DB R2641, PG 619
IDLEWILD SECTION 3
PB 4, PG 15

79 LETOURNEAU PROPERTIES TN LLC
MAP 089K, GROUP A
PARCEL 8.00
DB R2579, PG 99
IDLEWILD SECTION 3
PB 4, PG 15

78 SHERRY D TAYLOR
MAP 089K, GROUP A
PARCEL 7.00
DB R2263, PG 667
IDLEWILD SECTION 3
PB 4, PG 15

77 MARION PATRICK REAVES
MAP 089K, GROUP A
PARCEL 6.00
DB 1367, PG 918
IDLEWILD SECTION 3
PB 4, PG 15

76 G & R CONSTRUCTION, INC
MAP 089K, GROUP A
PARCEL 5.00
DB R2842, PG 63
IDLEWILD SECTION 3
PB 4, PG 15

75 KRISTIN G COGGIN
MAP 089K, GROUP A
PARCEL 4.00
DB R2338, PG 193
IDLEWILD SECTION 3
PB 4, PG 15

74 ADAM RYAN ETUX
MAP 089K, GROUP A
PARCEL 3.00
DB 2207, PG 708
IDLEWILD SECTION 3
PB 4, PG 15

73 ERNEST NEAL BRADY ETUX
MAP 089K, GROUP A
PARCEL 2.00
DB R2439, PG 1195
IDLEWILD SECTION 3
PB 4, PG 15

72 STEPHEN TAYLOR ELLIS
MAP 089K, GROUP A
PARCEL 1.00
DB R2559, PG 1097
IDLEWILD SECTION 3
PB 4, PG 15

84 LARON M TAYLOR
MAP 089N, GROUP F
PARCEL 3.00
DB R1416, PG 403
IDLEWILD SECTION 3
PB 4, PG 15

LEGEND:

PROPOSED PROPERTY LINE	SAN	EXISTING SANITARY SEWER LINE		FIRE HYDRANT		LIGHT STANDARD
PROPOSED RIGHT-OF-WAY	ST	EXISTING STORM SEWER LINE	W	WATER METER	-C-	COMMUNICATION PEDESTAL
EXISTING ADJACENT PROPERTY LINE	W W	EXISTING WATER LINE	S	SANITARY MANHOLE	MBSL	MINIMUM BUILDING SETBACK LINE
PROPOSED EASEMENT	OHE	EXISTING OVERHEAD ELECTRIC		SEWER BOX	PDE	PERMANENT DRAINAGE EASEMENT
EXISTING EASEMENT	G G	EXISTING GAS LINE		CURB INLET	PUDE	PERMANENT UTILITY & DRAINAGE EASEMENT
MBSL MINIMUM BUILDING SETBACK LINE		EXISTING RAILROAD TRACKS		POWER POLE	HW	HEADWALL
SAN PROPOSED SANITARY SEWER LINE	●	IRON REBAR FOUND (IRF)	→	GUY WIRE	1	LOT NUMBER
ST PROPOSED STORM SEWER LINE	■	CONCRETE MONUMENT FOUND (CMF)		HIGH TENSION TOWER	1201	ADDRESS
W PROPOSED WATER LINE	⊙	IRON PIPE FOUND (IPF)	ET	TRANSFORMER		
OH-E PROPOSED OVERHEAD ELECTRIC	○	IRON REBAR SET W/CAP (IRS)		ELECTRIC PEDESTAL		

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

FINAL PLAT

DATE: JUNE 16, 2025 | DRAWN BY: ERG | CHECKED BY: SVH
PROJECT NO. : 23-070

SHEET NUMBER:
FP-02

DRAWING1.DWG / Wednesday, January 10, 2018 12:04:03 PM

BK/PG: R3073/1054-1071
25008237

16 PGS:AL-AGREEMENT	
NANCY BATCH: 354069	06/09/2025 - 03:29 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	90.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	92.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Kevin Sturgill -pickup:
Company M2 Group, llc
Address: PO Box 2543
Brentwood, TN 37024
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 89, Parcels 23.01 & 23.02
Project Name: Idlewild Farms, Hiwassee Drive

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book 2892, Page(s) 825.

THIS AGREEMENT, made this 9TH day of JUNE, 2025, by and between Habitat for Humanity Williamson - Maury hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Jennee Galland

Title Peesident + COO - Habitat for Humanity, Williamson - Maury

Signature Jennee Galland

Owner Habitat for Humanity, Williamson - Maury

Address 1908 Noah Drive

City, State ZIP Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Jennifer Galland of the state and county mentioned, personally appeared _____, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 16 day of May, 20 25.

Notary Public

My Commission Expires: 6-11-28

WILLIAMSON COUNTY ERIN MICHELLE WALKER STATE OF TENNESSEE NOTARY PUBLIC

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : R Neil

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Regina Connelly of the state and county mentioned, personally appeared Neil Scruggs, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 9th day of June, 20 25.

Notary Public
My Commission Expires: 8/29/2027

REGINA CONNELLY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

FINAL PLAT FOR:

IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MARCH 17, 2025

LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,856	0.66
2	36,245	0.84
3	22,790	0.52
4	20,000	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,236	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,397	0.47
16	25,816	0.59

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE			
TOTAL ACRES:	15.51	TOTAL LOTS:	16
ACRES NEW STREETS:	1.28	FEET NEW STREETS:	1,330
CIVIL DISTRICT:	4TH	CLOSURE ERROR:	1:10,000+
MILES OF NEW ROADS:	0.25	DATE:	MARCH 17, 2025

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R02892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CO-3L

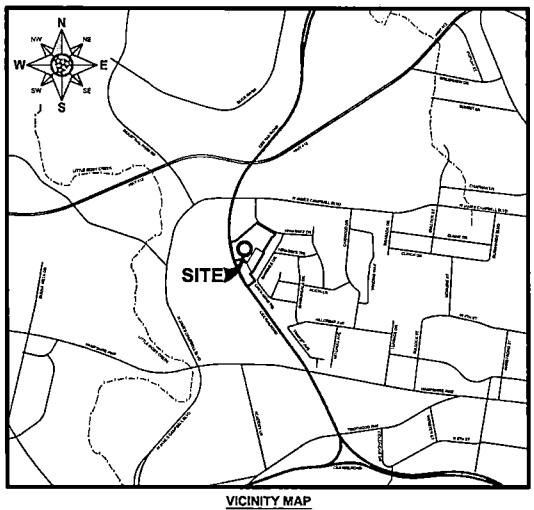
CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 590-6090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfhwm.org

SURVEYOR

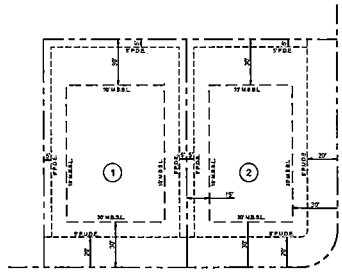
M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 83 & 91, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 5, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 5, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 24, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED OR DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 1/2" IR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP," 16" IR REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC" UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES, IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CHAPTER 18-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER, NONVISIBLE LOCATION OF THE UTILITY, OR LOCATION OF UNDERGROUND FEATURES CANNOT BE DETERMINED BY VISUAL SURVEY METHODS. EXCAVATION (BORE, TEST, OR TRENCH) OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. 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" PANELS 175 & 250 OF 445, MAP NUMBER 47119C0175 & 47119C0250, REVISED APRIL 16, 2007.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "CO-3L", NEIGHBORHOOD DISTRICT ACCORDING TO THE CURRENT CITY OF COLUMBIA OFFICIAL ZONING MAP. SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT = 30 FEET
   SIDE = 12 FEET
   REAR = 30 FEET, OR 15 FEET FROM CENTER LINE OF REAR ALLEY
12. DEVELOPMENT IS TO BE SERVED BY A MAILBOX LOCATED IN LOT 2.
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY M2S ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUOAE).



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)

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 R2892, PAGE 825, 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(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

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

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, TENNESSEE DATE

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, TENNESSEE DATE

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

CERTIFICATE OF 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 "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

REGISTERED LAND SURVEYOR NUMBER DATE

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, TENNESSEE DATE

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, TENNESSEE DATE

REVISION #	DATE	DESCRIPTION

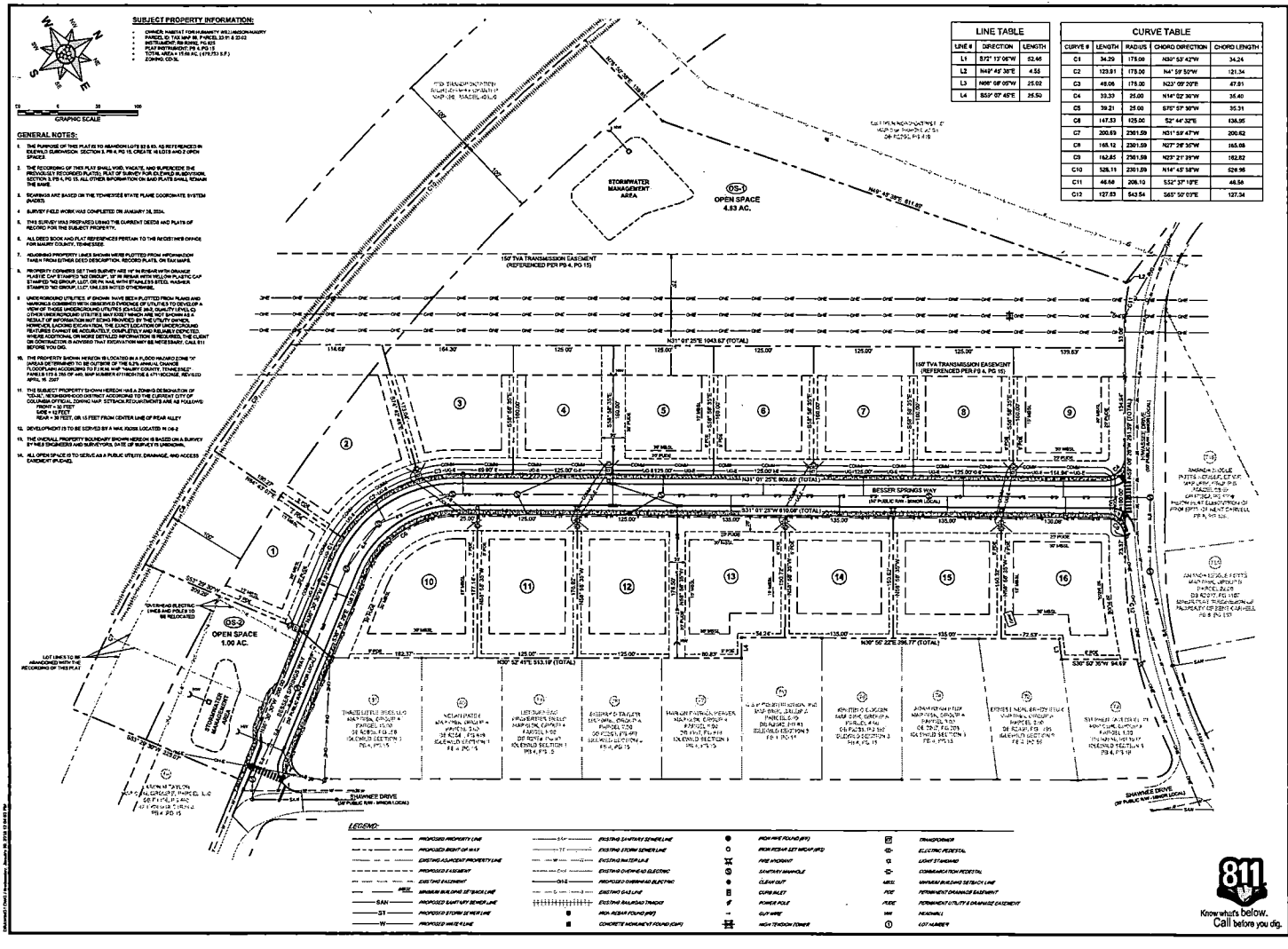
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
COLUMBIA, TENNESSEE
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543

COVER SHEET

DRAWN BY: BWG
DATE: MARCH 17, 2025

SHEET NUMBER: FP-01



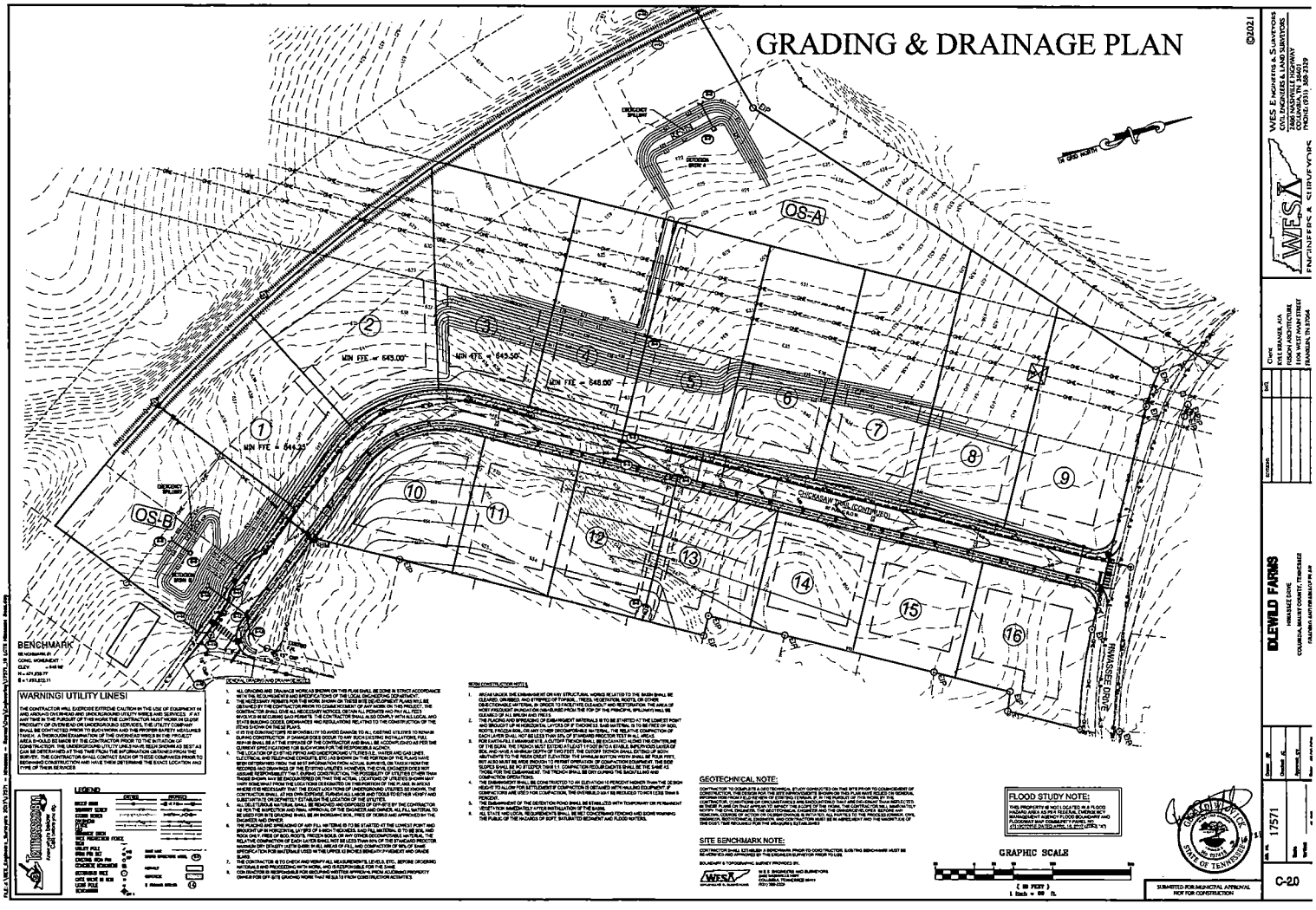
FINAL PLAT
IDLEWILD FARMS
KIWASSEE DRIVE
MAURY COUNTY, TENNESSEE

MHA GROUP

FINAL PLAT

DATE: MARCH 17, 2026 | DRAWN BY: | B

SHEET NUMBER: FP-02

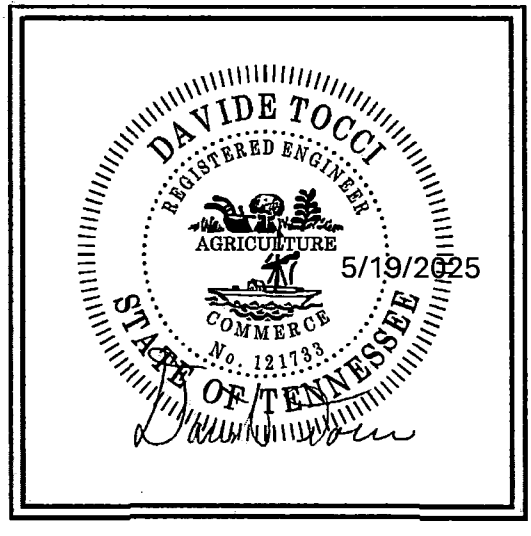

GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 645.00'
MIN FFE = 645.50'
MIN FFE = 646.00'
MIN FFE = 644.50'
DETENTION BASIN A
DETENTION BASIN B
DRAINAGE SWALE (CONTINUED)
TENNESSEE DRIVE
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GENERAL GRADING AND DRAINAGE NOTES
FROM CONSTRUCTION NOTES
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
FLOOD STUDY NOTE:
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION
WES, Engineers & Surveyors
7300 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE (931) 388-2339
Client
KYLE BRAKER, AIA
VISION ARCHITECTURE
108 WEST MAIN STREET
FRANKLIN, TN 37064
OLDWILD FARMS
HOHAGE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
17571
C-2.0

Stormwater Facilities
Long Term Maintenance Plan

Project: Idlewild Farms
Address: Hiwassee Drive, Columbia, Tennessee Tax Map 89,
Parcel 23.01 & 23.02
M2 Project #: 23-070

Prepared By: Quentin L. Payne
Reviewed By: Kevin Sturgill.

Submittal Date: 05/19/2025



M2 GROUP

M2 GROUP

May, 2025

City of Columbia – Long Term Maintenance Plan (LTMP)

Overview

This project is to construct 16 residential lots development in Columbia, Maury County, Tennessee. This post construction LTMP addresses the development which consists of 14.61 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Idlewild Farms consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

A LTMP is a component of the Maintenance Document for the development or site. After the new stormwater facilities are constructed at the project site, the property owner is responsible for their ongoing maintenance. This includes upkeep of the stormwater features serving the property. The owner has signed a Storm Water Management Maintenance Agreement as required by the City of Columbia, which mandates long-term maintenance of these facilities along with an annual inspection report. If the owner does not conduct the required inspections and maintenance, the city has the authority to perform these tasks, and the owner will be obligated to reimburse the city for any related expenses.

The LTMP must include or address the following elements:

- Description of the stormwater system components and a site map showing the location of each. Ongoing site inspection and maintenance compliance shall include verification that such areas remain as open space as indicated on the plans.
- Schedule of inspections and the techniques used to inspect and maintain the systems to ensure that they are functioning properly as designed.
- Where and how the trash, sediment and other pollutants removed from the stormwater system will be disposed of.
- Schematics of SCMs are located on the site. Landscape plans should also be included for bioretention areas.
- Person(s) and Phone number(s) of who will be responsible for inspection and maintenance. If the organization that will be responsible if yet to be organized, list the name, address, and phone number of the person or entity with interim responsibility.
- Provisions for permanent access and maintenance easements.

Project Name and Address:

Idlewild Farms

Hiwassee Drive, Columbia, Tennessee; Tax Map 89, Parcel 23.01 & 23.02

Owner /Developer (also responsible for maintenance):

Owner/Developer: Habitat for Humanity Williamson – Maury
109 Noah Drive Franklin, TN 37064

Stormwater Facilities:

- *562.52 LF of 18" RCP Pipe*
- *78.68 LF of 18" CMP Pipe*
- *44.03 LF of 12" Steel Pipe*
- *2 Detention Ponds*
- *4 Double storm inlets*
- *1 Triple storm inlets*
- *6 Headwalls*

Upon Completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia verification.

*A copy of the **INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES** that has been completed, notarized and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.*

Inspection and Maintenance:

A comprehensive inspection of all stormwater management facilities and practices shall be performed every 5 years on behalf of the owner by a qualified erosion prevention and sediment control (EPSC) professional with expertise in inspecting drainage system components. Such inspections must be conducted by either a professional engineer, professional surveyor, landscape architect, or other qualified EPSC. Results of this inspection must be submitted to the City of Columbia and any recommended maintenance actions undertaken within 45 days of the inspection occurring. Complete inspection reports for these five-year inspections shall include:

a) Facility type
b) Inspection date
c) Latitude and longitude and nearest street address
d) BMP owner information (e.g. name, address, phone number, fax and email)
e) A description of BMP condition including vegetation and soil; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation
f) Photographic documentation of BMPs,
g) Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and reinspection dates not to exceed 30 days from the initial inspection.

Scheduled Inspection:

The property owner must designate a person responsible for inspecting and maintaining the stormwater management facility. This individual will keep records of all required inspections and maintenance activities as specified in the Stormwater As-Built Plan. Regular inspections will ensure that the system operates as designed. The owner is required to submit an annual report to the City of Columbia by November first (1st) each year, detailing the inspections conducted and any maintenance performed. Records of inspections, maintenance, and repairs must be kept for a minimum of three (3) years and should be available for city inspection during routine assessments or upon request. The stormwater management facilities outlined in the plan will undergo periodic inspections to verify their effectiveness and to identify necessary maintenance tasks, as detailed below.

1. Inspect stormwater structures every six months. Inspect for clogging, trash or sediment accumulation, breakage, proper function, and blockage.
2. Annual inspection: Perform routine inspections to ensure that the BMP's are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at a site.
3. Comprehensive Inspection: Perform a comprehensive inspection of all stormwater management facilities and practice once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect, licensed in the State of Tennessee.

Maintenance Techniques:

Stormwater Detention Ponds

The outlet structure should be checked regularly for clogging and shall be cleaned and repaired as necessary monthly after it is first built, then a regular sequence should be established or at least quarterly or after a large rain event. Check the banks and bottom surface of basin for erosion and correct as necessary. Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers. Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 6 inches. Remove sediment when accumulation reaches 6 inches, or if re-suspension is observed or probable. Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff. fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

Grass Lined Open Channel

The facility should be checked annually for signs of erosion, vegetation loss, and channelization of the flow. The grass should be mowed when it reaches a height of 8 inches (20.3 cm) and no shorter than 3 inches (7.6 cm). Allowing the grass to grow taller may cause it to thin and become less effective. The clippings should be bagged and removed. Mow grass covered biofilters regularly to promote growth and pollutant uptake. Remove cuttings and dispose of properly (preferably through composting). Remove sediment by hand with a flat-bottomed shovel during dry periods. Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or plug any damaged turf or vegetation. Eventually, sufficient sediment will be trapped that the entire biofilter will need to be removed with sediment and reconstructed to begin a new cycle of stormwater quality control. Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48.

Structures

Storm structure general maintenance will consist of checking for and removing sedimentation or blockages, confirming outlet control structures are functioning, concrete failures, and standing water. The maintenance schedule for these items should be performed on a semi-annual basis. The equipment needed for maintenance will range from shovels to general concrete repair equipment.

Storm Pipes

Storm Pipe general maintenance for culverts/pipes outside of the ROW or drainage easement will consist of debris removal, checking for erosion upstream and downstream, checking for sedimentation at upstream end and within pipes at cleanouts, flushing of pipes to remove sediment, removal of blockages, pipe settlement, joint failures, pipe failures, standing water, and check for consistent flow lines. The maintenance schedule for these items should be performed on a semi-annual basis. The equipment needed for maintenance will range from shovel, water hose, auger, grout work, seed and mulch, backhoe, and replacement pipes.

Maintenance Schedule

A customized maintenance schedule must be prepared for each detention facility, since maintenance tasks will differ depending on scale, the landscaping template chosen, and the type of surface cover. A generalized summary of common maintenance tasks and their frequency is provided below.

Maintenance Tasks	Frequency
Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
Add reinforcement planting to maintain desired vegetation density	As needed
Remove invasive plants using recommended control methods	As needed
Stabilize the contributing drainage area to prevent erosion	As needed
Spring inspection and cleanup	Annually
Prune trees and shrubs	Annually
Remove Sediment in Pretreatment cells and inflow points	Once every 2 to 3 years

Grass Channel Inspections and Maintenance Checklist

Site Name:_____Owner Change since last inspection? Y N

Location: _____

Owner Name:_____

Address:_____Phone Number: _____

Site Status: _____

Date:_____Time:_____Site conditions: _____

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	*M*			
Inlets and outlets free of debris?	*M*			
Any dumping of yard wastes into facility?	*M*			
Litter (branches) removed?	*M*			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	*M*			
Grass mowed?	*M*			
Grass height not less than 3 to 4 inches?	*M*			
Fertilized per specifications?	*M*			
Grasses planted according to approved plan?	*M*			
Unauthorized or inappropriate plantings?	*A*			
Grasses healthy? (no diseased or dying vegetation)	*M*			
Evidence of grasses stressed from inadequate watering?	*M*			
Filtration Capacity				
Clogging from oil or grease?	*M*			
Facility dewaters between storms?	*M*			
Check dams and energy dissipaters/sumps				
Any evidence of sedimentation buildup?	*A,S*			
Are sumps greater than 50% full of sediment?	*A,S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Any evidence of erosion and downstream toe of drop structures?	*A,S*			
Any trash or blockages at weep holes?	*A,S*			
Sediment Deposition				
Swale clean of sediments?	*A*			
Sediment not > 25% of swale design depth?	*A*			
Outlet/Overflow Spillway				
In good condition?	*A*			
Any evidence of erosion?	*A*			
Any evidence of blockages?	*A*			
Has facility been filled or blocked inappropriately?	*A*			
Hazards				
Have there been complaints from residents?	*M*			
Public hazards noted?	*M*			
Maintenance accesses free of hazards and fully operational?	*M*			

Inspector Comments:_____

_____

_____

_____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

Storm Sewer Inspections and Maintenance Checklist

Site Name:_____Owner Change since last inspection? Y N

Location: _____

Owner Name:_____

Address:_____Phone Number: _____

Site Status: _____

Date:_____Time:_____Site conditions: _____

Indicate Features Present: Catch Basins ☐ Storm Pipe ☐ Headwalls ☐ Outfalls ☐ Catch Basin Inlets ☐

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets	*A/S*			
Check for sediment, leaf, or debris clogging grates and remove	*A/S*			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	*A/S*			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater.	*A/S*			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	*A/S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment	*A/S*			
Check for erosion or scouring around headwall inlets and repair	*A/S*			
Evidence of staining?	*A/S*			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	*A/S*			
Hazards				
Have there been complaints from residents?	*A/S*			

Inspector Comments:_____

_____

_____

_____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

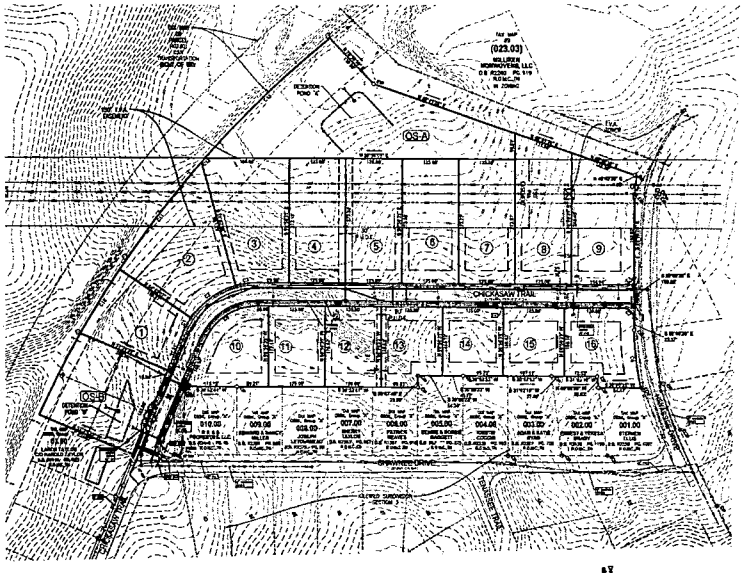
Maintenance Action Needed	Due Date

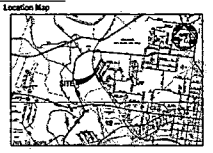
The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

PRELIMINARY PLAT





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WES Engineers & Surveyors
CIVIL ENGINEERS & LAND SURVEYORS
1100 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-3369

WESX
ENGINEERS & SURVEYORS

Owner
STEVE HAMMER, AIA
HENRY ARCHITECTURE
1104 WEST MAIN STREET
FRANKLIN, TN 37064

DATE | BY | REMARKS

SITE DATA:

OWNER: R.A. CHRISTOP LLC
118 SAVAGE LANE
FRANKLIN, TN 37064

PARCEL NUMBER: TAX MAP 59 PARCEL 21.01
DEED BOOK R3644 PG 645
TAX MAP 59 PARCEL 23.02
DEED BOOK R3644 PG 649

SUBJECT PARCEL ZONING: R-20

ACREAGE OF SITE: 14.69 ACRES
PREVIOUSLY 14.31% AS S.F. = 1.39 AC
RIGHT OF WAY DEDICATION

MINIMUM REQUIRED BUILDING SETBACKS: 20' FRONT (MINOR)
30' FRONT (COLLECTOR)
10' REAR
10' SIDE

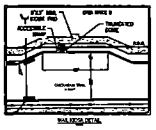
MINIMUM LOT WIDTH: 125'

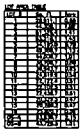
UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
701 RICHARD LANE
COLUMBIA, TN 38401
(931) 388-4133

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
701 RICHARD LANE
COLUMBIA, TN 38401
(931) 388-4133

PURPOSE NOTE: CONSTRUCT 1,129 ± L.F. OF ROADWAY AND PROVIDE 18 RESIDENTIAL LOTS.

NOTES:
1. INSTALLATION OF HOME & SUBDIVISION IN P.U.D.S.A. WITH BUILD-OUT IS PROHIBITED.
2. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.





LOT AREA TABLE	
LOT	AREA
1	21,777 SF
2	21,777 SF
3	21,777 SF
4	21,777 SF
5	21,777 SF
6	21,777 SF
7	21,777 SF
8	21,777 SF
9	21,777 SF
10	21,777 SF
11	21,777 SF
12	21,777 SF
13	21,777 SF
14	21,777 SF
15	21,777 SF
OS-A	21,777 SF

CURVE TABLE									
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT			
C1	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C2	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C3	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C4	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C5	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C6	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C7	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C8	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C9	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C10	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C11	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C12	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C13	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C14	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C15	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C16	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C17	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C18	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C19	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C20	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C21	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
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C23	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C24	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C25	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C26	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C27	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C28	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C29	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C30	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C31	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C32	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C33	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C34	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C35	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C36	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C37	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C38	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C39	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C40	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C41	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C42	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C43	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C44	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C45	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C46	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C47	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C48	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C49	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C50	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C51	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C52	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C53	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C54	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C55	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C56	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C57	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C58	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C59	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C60	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C61	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C62	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C63	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C64	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C65	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C66	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C67	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C68	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C69	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C70	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C71	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C72	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C73	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C74	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C75	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C76	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C77	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C78	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C79	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C80	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C81	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C82	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C83	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C84	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C85	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C86	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C87	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C88	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C89	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C90	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C91	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C92	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C93	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C94	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C95	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C96	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			
C97	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" E	25.00'			
C98	90°00'00"	25.00'	39.27'	35.36'	S 45°00'00" W	25.00'			
C99	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" W	25.00'			
C100	90°00'00"	25.00'	39.27'	35.36'	N 45°00'00" E	25.00'			

BENCHMARK

BENCHMARK #1
CONC. MONUMENT
ELEV. = 645' MSL
N = 121,239.77
E = 1,653,333.11

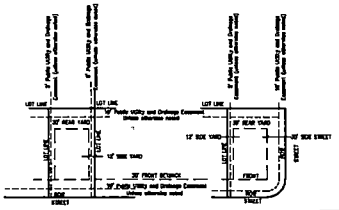
WARNING! UTILITY LINES!

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

LEGEND

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

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



SUBDIVISION TYPICAL LOT LAYOUT

SUBDIVISION TYPICAL CORNER LOT LAYOUT

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THESE PLANS IS BASED ON GENERAL CONDITIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. IF ANY CONDITIONS ENCOUNTERED DURING CONSTRUCTION VARY FROM THOSE ASSUMED IN THE DESIGN, THE CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY SO THAT THE DESIGN MAY BE MODIFIED AS NECESSARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PARTIES TO THE PROCESS ARE KEPT IN THE LOOP AT ALL TIMES. IF THERE IS ANY DOUBT AS TO WHAT IS REQUIRED, THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE ANY CONSTRUCTION TAKES PLACE. FAILURE TO DO SO COULD RESULT IN THE CONTRACTOR BEING BACK CHARGED FOR ANY REMEDIAL WORK REQUIRED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH BENCHMARKS PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE REFERENCED AND APPROVED BY THE ENGINEER/INSPECTOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:
WES ENGINEERS AND SURVEYORS
1100 NASHVILLE HWY
COLUMBIA, TN 38401
PHONE: (931) 388-3369

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP (COMMUNITY PANEL NO. 47119C0287D DATED APRIL 16, 2007 ZONE "X")

OPEN SPACE NOTE:

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

GRAPHIC SCALE

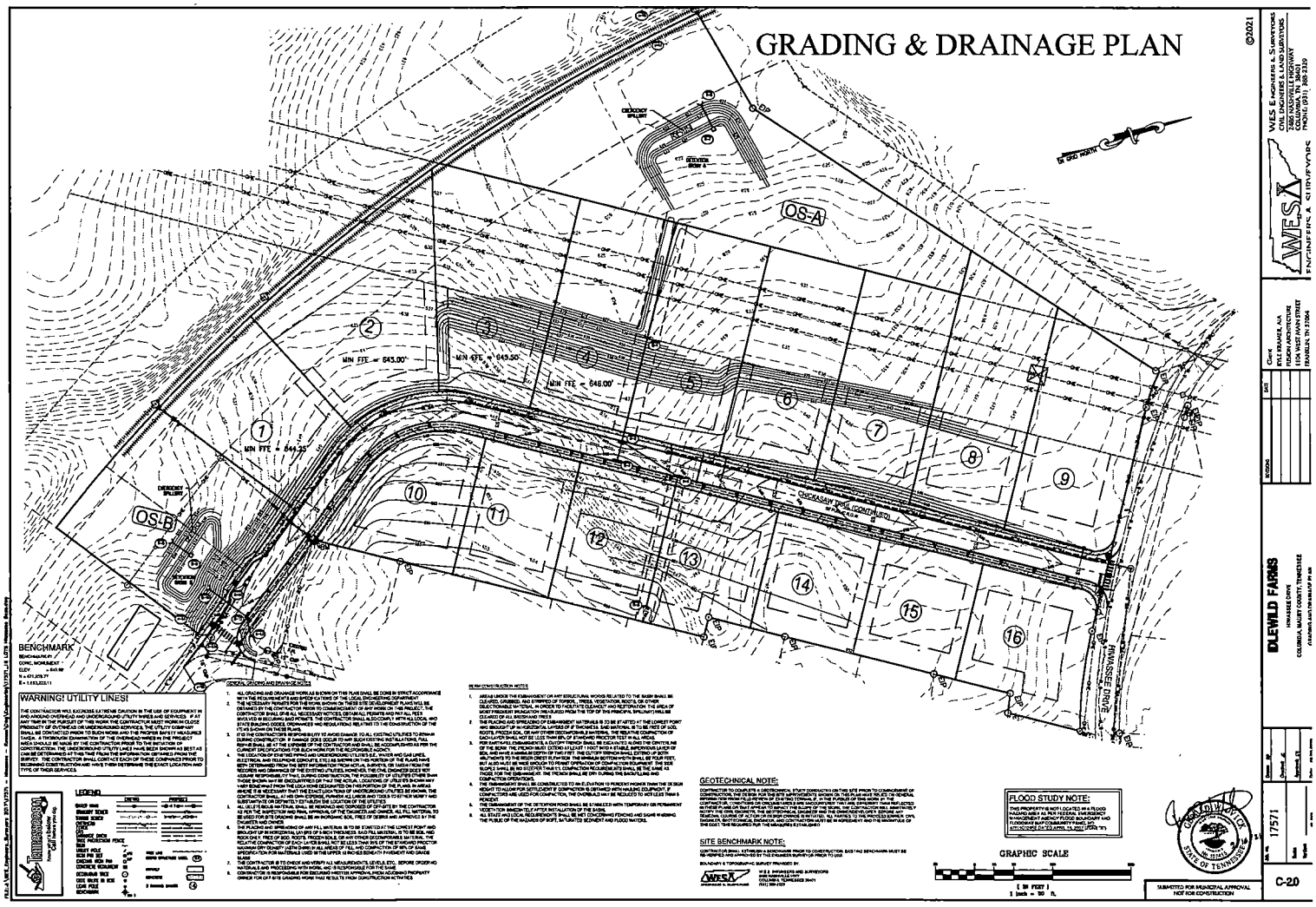
(IN FEET)
1 inch = 100 ft.

SUBMITTED FOR MUNICIPAL APPROVAL NOT FOR CONSTRUCTION

OLEWILD FARMS

SWALLOW DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Scale: 1" = 100'
Checked: JT
Approved: JT
Date: 08-24-2021
Job No. 17571
Sheet No. 1 of 1


GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 645.00'
MIN FFE = 649.50'
MIN FFE = 646.00'
MIN FFE = 644.25'
CHICKASAW TRAIL (CONTINUED)
RAMSSEE DRIVE
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GENERAL GRADING AND DRAINAGE NOTES:
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
FLOOD STUDY NOTE:
GRAPHIC SCALE
WES ENGINEERS & SURVEYORS
DLEWLD FARMS
RAMSSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
17571
C-2.0
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

CITY OF
COLUMBIA
TENNESSEE

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

EXAMPLE STORMWATER MANAGEMENT INSPECTION/MAINTENANCE FORM

To be kept on site

PROJECT NAME: EXAMPLE DEVELOPMENT
PROJECT LOCATION: 700 NORTH GARDEN STREET
OWNER/LEGAL ENTITY: DOUGLAS TONEY
TELEPHONE: (931) 560-1560
E-MAIL: DTONEY@COLUMBIATN.COM

DATE	ITEM INSPECTED	INSPECTOR	OBSERVATION & REMARKS
08/04/2008	Storm Sewer System	Chuck Hughes	No Sediment Accumulation
08/04/2008	Catch Basin Sumps	Chuck Hughes	No Sediment Accumulation
08/04/2008	Swales	Chuck Hughes	Grass was healthy and an acceptable height. No sediment has accumulated No debris or erosion was present
08/04/2008	Outflow Control Structures	Chuck Hughes	No Sediment accumulated at structure Debris was removed from V-Notched Weir No erosion was evident
08/04/2008	Infiltration Basin	Chuck Hughes	No erosion or sediment Accumulation Debris was removed
08/04/2008	Storm Detention Area	Chuck Hughes	There is no erosion sediment accumulation Grass is browning and shall be watered weekly
08/04/2008	Street Cleaning	Chuck Hughes	Streets have no sediment accumulation
08/04/2008	Catch Basin Inlet Casting	Chuck Hughes	Debris was removed
02/04/2009	Street Cleaning	Chuck Hughes	Streets have no sediment accumulation
08/04/2009	Storm Sewer System	Sid Bream	Sediment was removed
08/04/2009	Catch Basin Sumps	Sid Bream	Sediment was removed
08/04/2009	Outflow Control Structures	Sid Bream	Sediment was removed
08/04/2009	Infiltration Basin	Sid Bream	Sediment was removed

June 16, 2025

City of Columbia
Attn: Robert Archibald
700 North Garden Street
Columbia, TN 38401

RE: Development Review Committee Meeting
Item No. 25-0204 Hiwassee Drive (Idlewild Farm Final Plat)

M2 Group, LLC (M2) has received the comments dated June 10, 2025, regarding the Idlewild Farm Development Review Committee comments from staff. Please allow this letter to serve as a current response to the review comments.

DESCRIPTION: Hiwassee Drive

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II; he will prepare the staff report for this item. Please contact jhumphrey@columbiatn.gov with question about the development review process or technical comments. Acknowledged.

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, please simply note that the information has been acknowledged. Acknowledged.

3. Show approximate location(s) of structures adjacent to property (#15) As shown and noted on plat.

4. Ensure survey stamped by State of TN certified land surveyor (#7) Acknowledged.

5. Add square footage of individual lots under each lot number (#17) Added square footage as shown on plat.

6. Note current zoning ordinance (can add vested zoning ordinance, if desired). As noted on General Notes #11.

7. Note that Lots #83 & #87 will not exist in subdivision other than as Open Space as submitted in application of the Final Plat. As noted on plat.

Fire

8. No comments

Engineering

9. Letter of Credit provided in the amount of $255,000. Submitted.
10. Asphalt binder and curbing shall be installed prior to resubmittal date. In process.
11. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. In process.
12. Record/reference Stormwater Maintenance Agreement prior to resubmittal date. Submitted and noted on plat.
13. Install street signage (stop, street names) prior to resubmittal date. In process.
14. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot. Note added as General Note #15.
15. Rear PUDE should be 10'. Revised rear PDE to 10'.

Wastewater

16. Final Plat signature is subject to testing and final visual inspection. Acknowledged.

Building

17. No comment.

City Attorney

18. No comments provided.

Maury County E911

19. Besser Springs Way is correct. Addresses provided to Lexi Bolinski 4-24-2025. Addresses added to plat.

Maury County Schools

20. Riverside Elementary, Whitthorne Middle School, Central High School
    The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students. Acknowledged.

Columbia Power

21. Columbia Power System has an existing power line near your proposed development. We are willing to serve this 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.

Columbia Water

22. Show water service lines and meter boxes on plat. As noted on plat.

    Coordinate walk-through, Bacteria pressure testing with CPWS. Acknowledged.

    Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form. Acknowledged.

    Water system must be complete and active at time of plat signing. Acknowledged.

Public Works

23. No comments.

Police

24. No comments provided.

Duck River Electric Membership Corp

25. No comment.

Maury County Highway Dept.

26. No comment.

ATT

27. No comment provided.

Atmos Energy

28. No comment provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order to advance to the Planning Commission agenda.

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. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 10, 2025

ITEM NO.
25-0204

DESCRIPTION: Idlewild Farms

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II; he will prepare the staff report for this item. Please contact jhumphrey@columbiatn.gov 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, please simply note that the information has been acknowledged.
3. Show approximate location(s) of structures adjacent to property (#15)
4. Ensure survey stamped by State of TN certified land surveyor(#7)
5. Add square footage of individual lots under each lot number (#17)
6. Note current zoning ordinance (can add vested zoning ordinance, if desired).
7. Note that Lots #83 & #87 will not exist in subdivision other than as Open Space as submitted in application of the Final Plat.

Fire

8. No comments

Engineering

9. Letter of Credit provided in the amount of $255,000.
10. Asphalt binder and curbing shall be installed prior to resubmittal date.
11. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
12. Record/reference Stormwater Maintenance Agreement prior to resubmittal date.
13. Install street signage (stop, street names) prior to resubmittal date.

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
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14. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
15. Rear PUDE should be 10'

Wastewater

16. Final Plat signature is subject to testing and final visual inspection.

Building

17. No comment.

City Attorney

18. No comments provided.

Maury County E911

19. Besser Springs Way is correct. Addresses provided to Lexi Bolinski 4-24-2025

Maury County Schools

20. Riverside Elementary, Whitthorne Middle School, Central High School
    The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.
    of school zones to accommodate new students

Columbia Power

21. Columbia Power System has an existing power line near your proposed development. We are willing to serve this 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.

Columbia Water

22. Show water service lines and meter boxes on plat.

    Coordinate walk-through, Bacteria pressure testing with CPWS.

    Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.

    Water system must be complete and active at time of plat signing.

Public Works

23. No comments.

Police

24. No comments provided.

Duck River Electric Membership Corp

25. No comment.

Maury County Highway Dept.

26. No comment.

ATT

27. No comment provided.

CITY OF COLUMBIA TENNESSEE

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

Atmos Energy

28. No comment provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

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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. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

FINAL PLAT FOR:

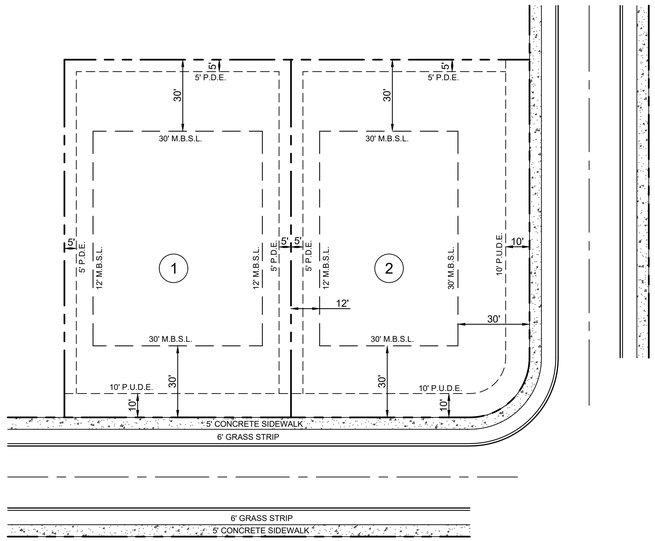
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MAY 19, 2025

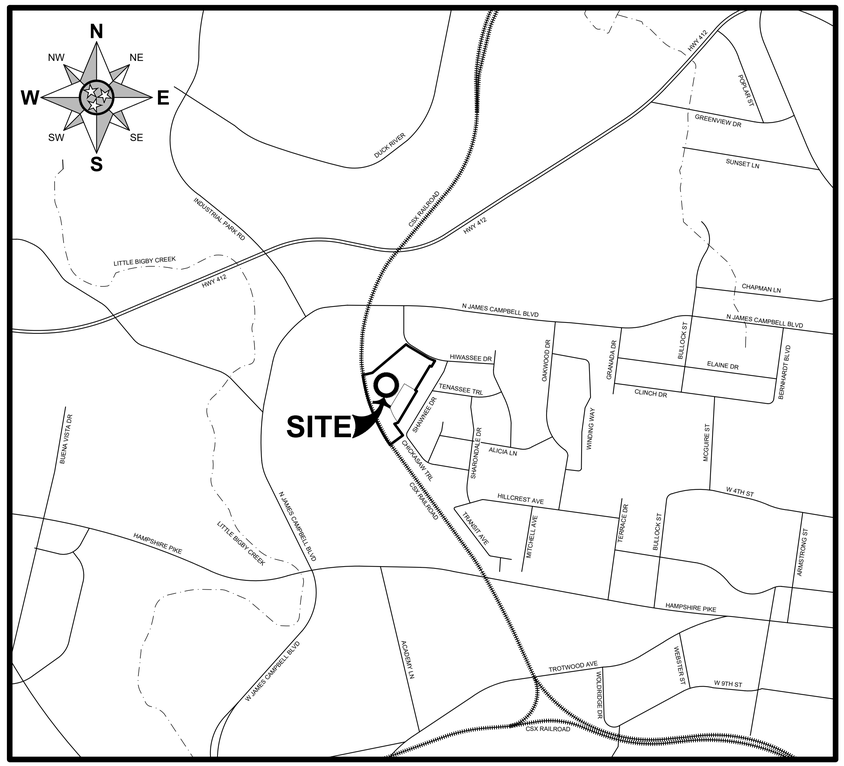
LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,866	0.66
2	38,245	0.88
3	22,790	0.52
4	20,000	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,236	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,307	0.47
16	25,816	0.59

OPEN SPACE AREA TABLE		
O.S. #	AREA (S.F.)	AREA (AC.)
"A"	210,433	4.83
"B"	43,728	1.00

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)



VICINITY MAP
SCALE: 1"=1000'

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.61	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.25	DATE: MAY 19, 2025

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 82 & 83, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 26, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. 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.
9. UNDERGROUND UTILITIES, IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CI/ASCE 38-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. 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" PANELS 170 & 285 OF 440, MAP NUMBER 47119C0170E & 47119C0285E, REVISED APRIL 16, 2007.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "R-20", ACCORDING TO THE PREVIOUS CITY OF COLUMBIA OFFICIAL ZONING ORDINANCE, ADOPTED AUGUST 2006 . SETBACK REQUIREMENTS ARE AS FOLLOWS:
    FRONT = 30 FEET
    SIDE = 12 FEET
    REAR = 30 FEET
12. DEVELOPMENT IS TO BE SERVED BY A MAIL KIOSK LOCATED IN OS-2.
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY WES ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CD-3L

CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfhwm.org

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com

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 R2892, PAGE 825, 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(S) _____ DATE _____

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP) _____

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 _____

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 _____ DATE _____
COLUMBIA, TENNESSEE

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 _____ DATE _____
COLUMBIA, TENNESSEE

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 _____

CERTIFICATE OF 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 "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

REGISTERED LAND SURVEYOR _____ NUMBER _____ DATE _____

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 _____ DATE _____
COLUMBIA, TENNESSEE

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 _____ DATE _____
COLUMBIA, TENNESSEE

DRAWING1.DWG / Wednesday, January 10, 2018 12:04:03 PM

REVISION #	DATE	DESCRIPTION

FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

COVER SHEET

DRAWN BY :	ERG
CHECKED BY :	SVH
DATE :	MAY 19, 2025
PROJECT NO. :	23-070

SHEET NUMBER:
FP-01

SUBJECT PROPERTY INFORMATION:

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- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: R-20 (PER PREVIOUS ZONING)

50 0 50 100
GRAPHIC SCALE

GENERAL NOTES:

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14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE) AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCATION (HOA).

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72° 13' 06"W	52.46
L2	N49° 45' 38"E	4.55
L3	N66° 08' 05"W	25.02
L4	S59° 07' 45"E	25.50

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	34.29	175.00	N30° 53' 42"W	34.24
C2	123.91	175.00	N4° 59' 50"W	121.34
C3	48.06	175.00	N23° 09' 20"E	47.91
C4	39.33	25.00	N14° 02' 30"W	35.40
C5	39.21	25.00	S75° 57' 30"W	35.31
C6	147.33	125.00	S2° 44' 32"E	138.95
C7	200.69	2301.59	N31° 59' 47"W	200.62
C8	165.12	2301.59	N27° 26' 35"W	165.08
C9	162.85	2301.59	N23° 21' 39"W	162.82
C10	528.11	2301.59	N14° 45' 38"W	526.95
C11	46.68	206.10	S52° 37' 10"E	46.58
C12	127.63	543.54	S65° 50' 03"E	127.34

CSX TRANSPORTATION
RIGHT-OF-WAY CHARTER
MAP 099, PARCEL 403.00

MILLIKEN NONWOVENS LLC
MAP 089, PARCEL 23.03
DB R2260, PG 919

N76° 50' 38"E 139.85'
N49° 45' 38"E 611.89'
N31° 01' 25"E 1043.63' (TOTAL)
N31° 01' 25"E 809.85' (TOTAL)
S31° 01' 25"W 810.08' (TOTAL)
N30° 56' 22"E 396.77' (TOTAL)
N30° 52' 41"E 513.19' (TOTAL)
S30° 50' 35"W 94.69'
N59° 06' 26"W 291.39' (TOTAL)

150' TVA TRANSMISSION EASEMENT
(REFERENCED PER PB 4, PG 15)

STORMWATER MANAGEMENT AREA

OS-1
OPEN SPACE "A"
4.83 AC.

OS-2
OPEN SPACE "B"
1.00 AC.

OVERHEAD ELECTRIC LINES AND POLES TO BE RELOCATED

LOT LINES TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

BESSER SPRINGS WAY
(50' PUBLIC R/W - MINOR LOCAL)

SHAWNEE DRIVE
(50' PUBLIC R/W - MINOR LOCAL)

HIWASSEE DRIVE
(50' PUBLIC R/W - MINOR LOCAL)

LARON M TAYLOR
MAP 089N, GROUP F, PARCEL 3.00
DB R1416, PG 403
IDLEWILD SECTION 3
PB 4, PG 15

THREE LITTLE BEES LLC
MAP 089K, GROUP A
PARCEL 10.00
DB R2608, PG 358
IDLEWILD SECTION 3
PB 4, PG 15

NOLAN PATEE
MAP 089K, GROUP A
PARCEL 9.00
DB R2641, PG 619
IDLEWILD SECTION 3
PB 4, PG 15

LETOURNEAU PROPERTIES TN LLC
MAP 089K, GROUP A
PARCEL 8.00
DB R2579, PG 99
IDLEWILD SECTION 3
PB 4, PG 15

SHERRY D TAYLOR
MAP 089K, GROUP A
PARCEL 7.00
DB R2263, PG 667
IDLEWILD SECTION 3
PB 4, PG 15

MARION PATRICK REAVES
MAP 089K, GROUP A
PARCEL 6.00
DB 1367, PG 918
IDLEWILD SECTION 3
PB 4, PG 15

G & R CONSTRUCTION, INC
MAP 089K, GROUP A
PARCEL 5.00
DB R2842, PG 63
IDLEWILD SECTION 3
PB 4, PG 15

KRISTIN G COGGIN
MAP 089K, GROUP A
PARCEL 4.00
DB R2338, PG 193
IDLEWILD SECTION 3
PB 4, PG 15

ADAM RYAN ETUX
MAP 089K, GROUP A
PARCEL 3.00
DB 2207, PG 708
IDLEWILD SECTION 3
PB 4, PG 15

ERNEST NEAL BRADY ETUX
MAP 089K, GROUP A
PARCEL 2.00
DB R2439, PG 1195
IDLEWILD SECTION 3
PB 4, PG 15

STEPHEN TAYLOR ELLIS
MAP 089K, GROUP A
PARCEL 1.00
DB R2559, PG 1097
IDLEWILD SECTION 3
PB 4, PG 15

AMANDA NICOLE POTTS HOUSER, ET VIR
MAP 089K, GROUP B
PARCEL 23.00
DB R2662, PG 1309
MINOR PLAT SUBDIVISION OF PROPERTY OF KENT CARVELL
PB 8, PG 135

AMANDA NICOLE POTTS
MAP 089K, GROUP B
PARCEL 22.00
DB R2097, PG 1107
MINOR PLAT SUBDIVISION OF PROPERTY OF KENT CARVELL
PB 8, PG 135

LEGEND:

PROPOSED PROPERTY LINE	SAN	EXISTING SANITARY SEWER LINE	FIRE HYDRANT	LIGHT STANDARD	
PROPOSED RIGHT-OF-WAY	ST	EXISTING STORM SEWER LINE	WATER METER	COMMUNICATION PEDESTAL	
EXISTING ADJACENT PROPERTY LINE	W	EXISTING WATER LINE	SANITARY MANHOLE	MBSL	MINIMUM BUILDING SETBACK LINE
PROPOSED EASEMENT	OHE	EXISTING OVERHEAD ELECTRIC	CLEAN OUT	PDE	PERMANENT DRAINAGE EASEMENT
EXISTING EASEMENT	G	EXISTING GAS LINE	CURB INLET	PUDE	PERMANENT UTILITY & DRAINAGE EASEMENT
MBSL MINIMUM BUILDING SETBACK LINE		EXISTING RAILROAD TRACKS	POWER POLE	HW	HEADWALL
SAN PROPOSED SANITARY SEWER LINE		IRON REBAR FOUND (IRF)	GUY WIRE	1	LOT NUMBER
ST PROPOSED STORM SEWER LINE		CONCRETE MONUMENT FOUND (CMF)	HIGH TENSION TOWER		
W PROPOSED WATER LINE		IRON PIPE FOUND (IPF)	TRANSFORMER		
OH-E PROPOSED OVERHEAD ELECTRIC		IRON REBAR SET W/CAP (IRS)	ELECTRIC PEDESTAL		

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

FINAL PLAT

DRAWN BY : ERG
CHECKED BY : SVH
DATE : MAY 19, 2025
PROJECT NO. : 23-070

SHEET NUMBER:
FP-02

DRAWING1.DWG / Wednesday, January 10, 2018 12:04:03 PM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Habitat for Humanity Williamson - Maury, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

21st day of January, 20 22 , Control # 21-0227
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

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

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

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

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

B4.2 As-Built Drawings and Post-Completion Items

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

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

Idlewild Farms PROJECT	
Completed by the Developer	*Completed by the City*
Habitat for Humanity Williamson - Maury DEVELOPER NAME	
Jennee Galland AUTHORIZED AGENT NAME	CITY ENGINEER
Jen Galland SIGNATURE	SIGNATURE
5/16/25 DATE	DATE
109 Noah Drive STREET	
Franklin, TN 37064 CITY, STATE, ZIP	
615 690-8090 PHONE	
jgalland@hfhwm.org EMAIL	
Attest	*Attest*
ERIN WALKER ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
5·16·2025 DATE	DATE

CITY OF
COLUMBIA
TENNESSEE

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

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 89, Parcels 23.01 & 23.02
Project Name and Address: Idlewild Farms, Hiwassee Drive

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between Habitat for Humanity Williamson - Maury hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WITNESSETH
WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST By the OWNER(S)

Jennee Galland

OWNER(S) Name Printed

_____ - Habitat for Humanity, Williamson - Maury

BY

President - COO

TITLE

109 Noah Drive

OWNER(S) Address

Franklin, TN 37064

OWNER(S) City, State and ZIP

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, JENNIFER GALLAND of the state and county mentioned, personally appeared _____, with whom I am personally acquainted(or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president(or other officer authorized to execute the instrument) of HFHWM, the within named bargainer, a corporation, and that such president or officer as such President & COO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand this the 16 day of May, 20 25.

Notary Public

My Commission Expires: 6.11.28

ERIN MICHELLE WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Below this line is for City use

APPROVED:

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

By:_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted(or provided to me on the basis of satisfactory evidence), and who acknowledge themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires:_____

FINAL PLAT FOR:
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MARCH 17, 2025

LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	25,866	0.59
2	38,245	0.88
3	22,790	0.52
4	20,009	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,224	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,397	0.47
16	20,818	0.59

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.81	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.23	DATE: MARCH 17, 2025

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CO-3L

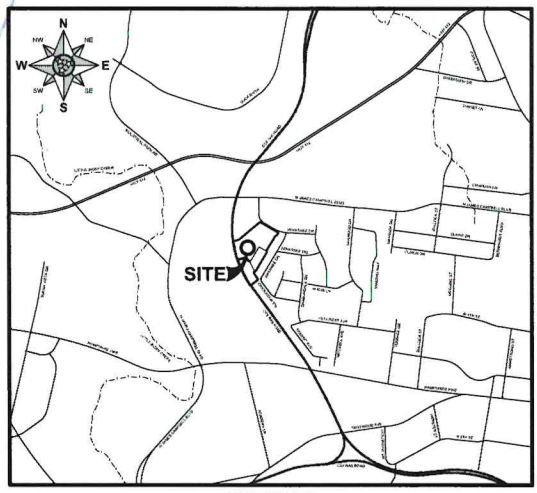
CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfrwm.org

SURVEYOR

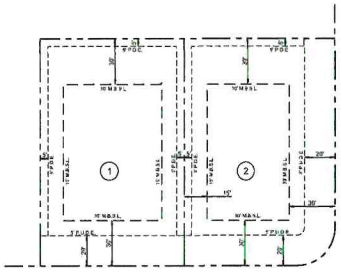
M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO AMANDON LOTS 92 & 93, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 1, PB 4, PG 15, CREATE 16 LOTS AND 1 OPEN SPACE.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 2, PB 4, PG 16, ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 29, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORDED PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP" OR AN IRON ROD WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC" OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC" UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CHARGE M-2 QUALITY LEVEL D). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS DESIRED, THEY ARE RECOMMENDED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. 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 0 170 & 190 OF 440 MAP NUMBER 47119C0170 E & 47119C0190 E, REVISED APRIL 16, 2009
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "CO-3L" NEIGHBORHOOD DISTRICT ACCORDING TO THE CURRENT CITY OF COLUMBIA OFFICIAL ZONING MAP. SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT = 30 FEET
SIDE = 12 FEET
REAR = 20 FEET, OR 15 FEET FROM CENTERLINE OF REAR ALLEY
12. DEVELOPMENT IS TO BE SERVED BY A PWB, WOOD SEAGATE WATER
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY M2 ENGINEERING AND SURVEYORS, DATE OF SURVEY IS UNKNOWN
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)

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 R2892 PAGE 825, 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(S) DATE

TITLE IF ACTION FOR CORPORATION OR PARTNERSHIP)

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

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 DATE
COLUMBIA, TENNESSEE

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 DATE
COLUMBIA, TENNESSEE

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

CERTIFICATE OF 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 "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED; AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

REGISTERED LAND SURVEYOR NUMBER DATE

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 DATE
COLUMBIA, TENNESSEE

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 DATE
COLUMBIA, TENNESSEE

DESCRIPTION | DATE

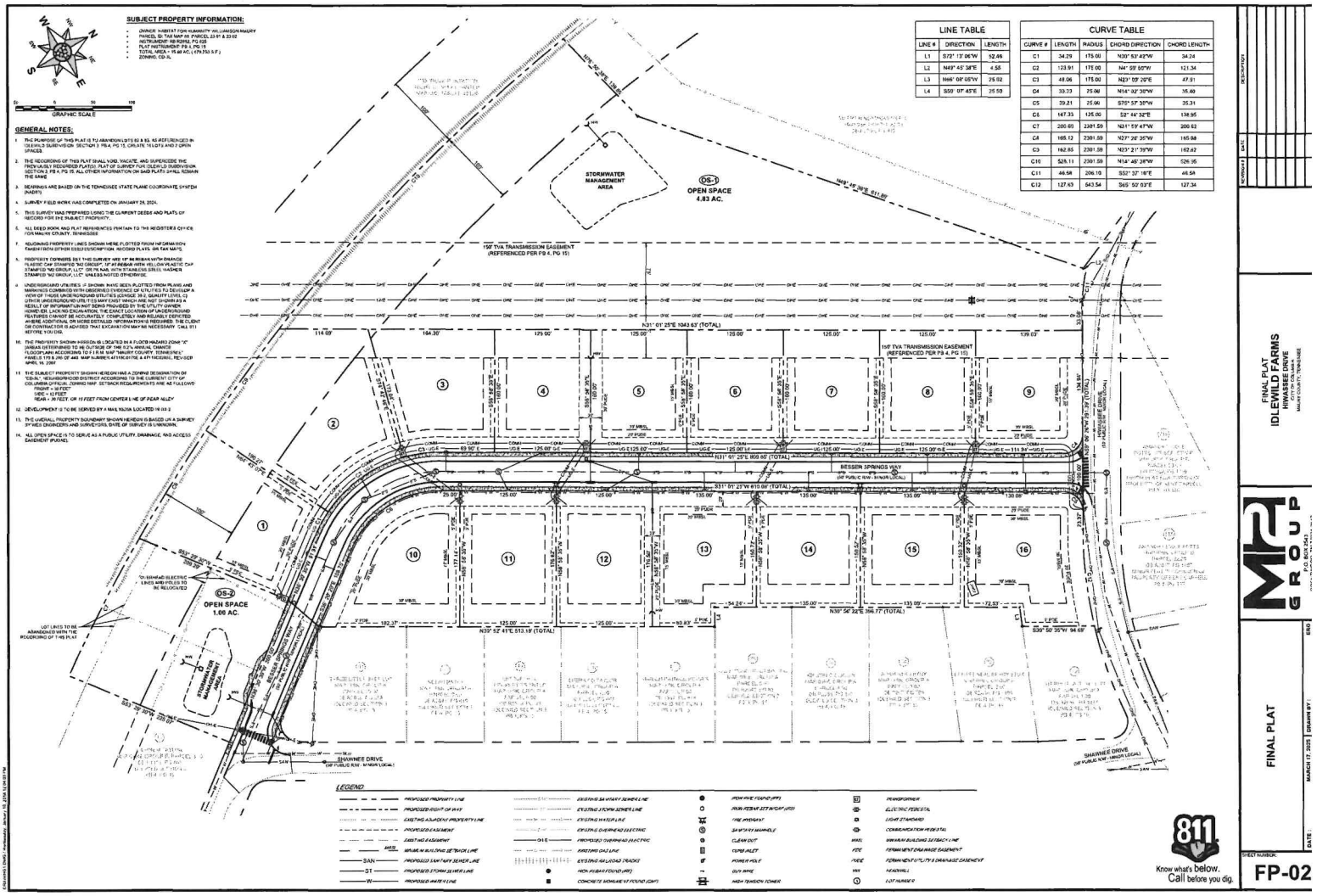
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

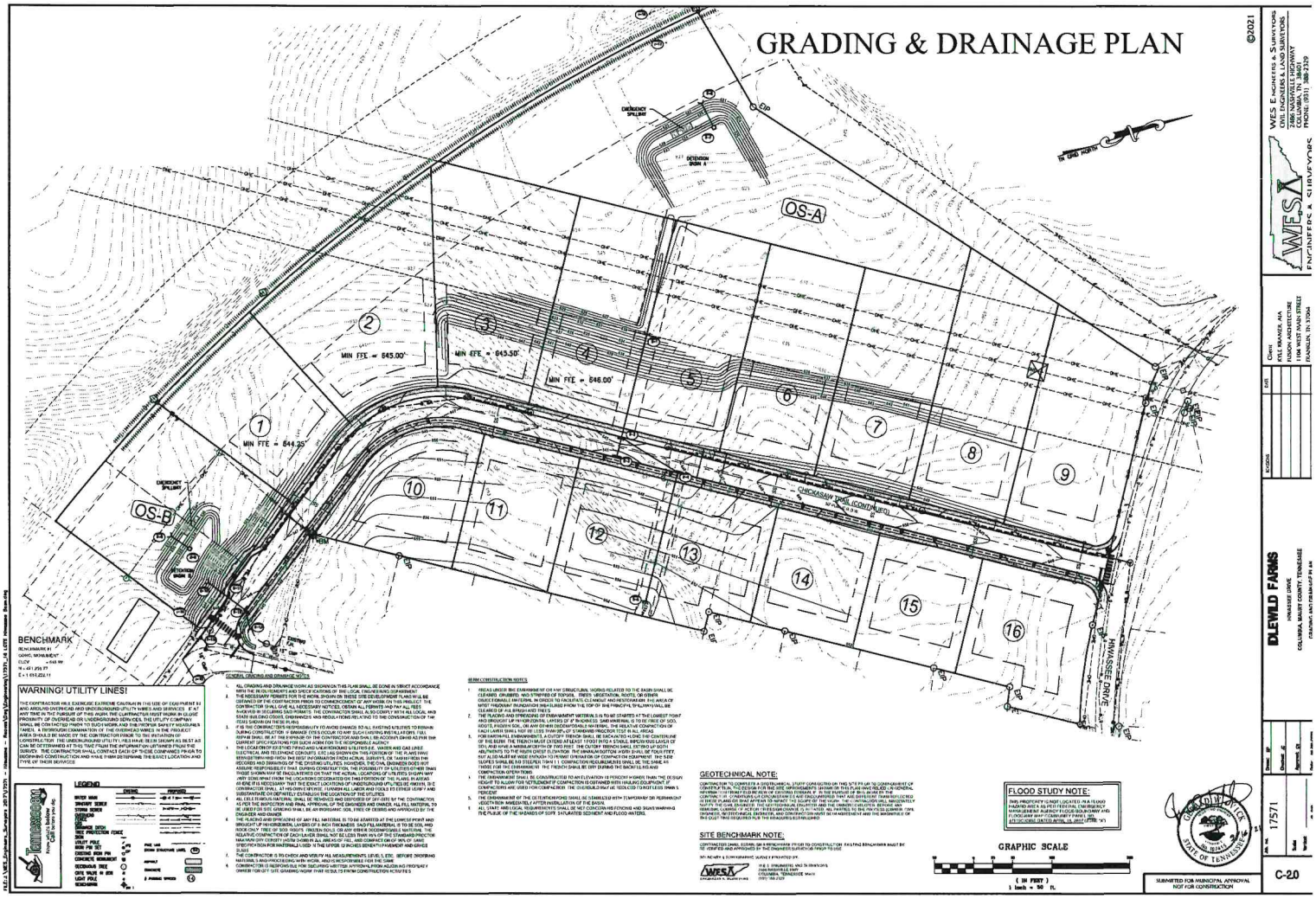
M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543

COVER SHEET

ENG
DRAWN BY:
DATE: MARCH 17, 2025

SHEET NUMBER:
FP-01


SUBJECT PROPERTY INFORMATION:
GRAPHIC SCALE
GENERAL NOTES:
LINE TABLE
CURVE TABLE
STORMWATER MANAGEMENT AREA
OS-1 OPEN SPACE 4.83 AC.
OS-2 OPEN SPACE 1.00 AC.
150' TVA TRANSMISSION EASEMENT (REFERENCED PER PB 4, PG 15)
110' TVA TRANSMISSION EASEMENT (REFERENCED PER PB 4, PG 15)
BESSEN SPRINGS WAY
SHAWNEE DRIVE
LEGEND
Know what's below. Call before you dig.
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
MAURY COUNTY, TENNESSEE
MAR GROUP
FINAL PLAT
DIRECT NUMBER:
FP-02


GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 644.25'
MIN FFE = 645.00'
MIN FFE = 645.50'
MIN FFE = 646.00'
EMERGENCY SPILLWAY
DETENTION POND 1
DETENTION POND 2
CHICKASAW TRACE (CONTINUED)
MANASSES DRIVE
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GENERAL GRADING AND DRAINAGE NOTES
BERM CONSTRUCTION NOTES
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP (COMMUNITY PANEL 000, EFFECTIVE DATED APRIL 16, 2002 ZONE "X")
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
SUBMITTED FOR MUNICIPAL APPROVAL NOT FOR CONSTRUCTION
C-20
DLEWLD FARMS
HOHASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
17571
WES ENGINEERS & SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-3320
KYLE BRAKER, AIA
HIXON ARCHITECTURE
1104 WEST MAIN STREET
HENDERSON, TN 37004

DOCUMENT PREPARED BY:
Name: Kevin Sturgill
Company M2 Group, llc
Address: PO Box 2543
Brentwood, TN 37024
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 89, Parcels 23.01 & 23.02
Project Name: Idlewild Farms, Hiwassee Drive

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between Habitat for Humanity Williamson - Maury hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.
3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.
4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.
5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.
6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)
7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.
8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.
9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Jennee Galland

Title Peesident + COO - Habitat for Humanity, Williamson - Maury

Signature _____

Owner Habitat for Humanity, Williamson - Maury

Address 1908 Noah Drive

City, State ZIP Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Jennifer Galland of the state and county mentioned, personally appeared _____, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 16 day of May, 20 25.

_____
Notary Public

My Commission Expires: 6-11-28

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ERIN MICHELLE WALKER

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : _____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires: _____

FINAL PLAT FOR:
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MARCH 17, 2025

LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,866	0.66
2	36,245	0.88
3	23,790	0.52
4	20,000	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,236	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,307	0.47
16	25,616	0.59

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.61	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.25	DATE: MARCH 17, 2025

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: R/B R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CD-3L

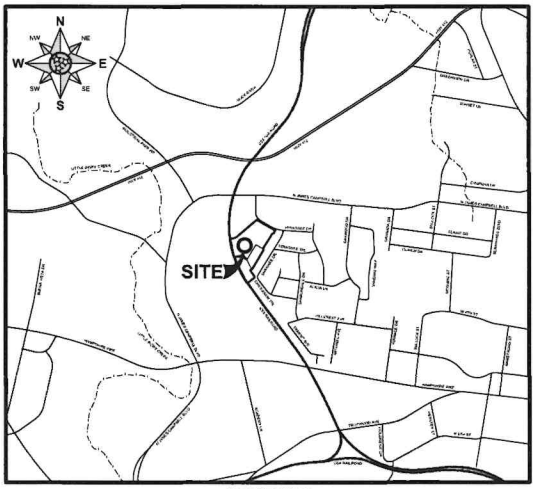
CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfhwm.org

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com

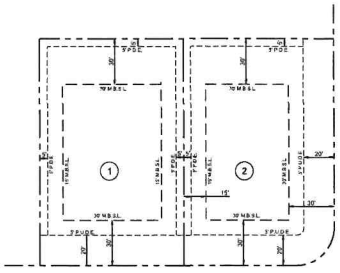


VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 12 & 13, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THIS RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S) PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 31, 2025.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 1/2" REBARS 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.
9. UNDERGROUND UTILITIES IS SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (UNLESS SUE QUALITY LEVEL D). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, THE LOCATION OF ALL UTILITIES AND THE EXISTENCE OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED. WHERE ABSOLUTE FINAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. 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" PANELS 170 & 260 OF 445, MAP NUMBER 47119C0170E & 47119C0260E, REVISED APRIL 16, 2009.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "CD-3L" NEIGHBORHOOD DISTRICT ACCORDING TO THE CURRENT CITY OF COLUMBIA OFFICIAL ZONING MAP. SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT = 30 FEET
SIDE = 12 FEET
REAR = 30 FEET, OR 12 FEET FROM CENTERLINE OF REAR ALLEY
12. DEVELOPMENT IS TO BE SERVED BY A WWA PRIOR LOCATED IN CD-3
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY M2S ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES	CERTIFICATE OF ACCURACY
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2892, PAGE 825, 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(S) _____ DATE _____ TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)	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 _____ DATE _____ COLUMBIA, TENNESSEE	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 "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE (ANNOTATED), AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000. REGISTERED LAND SURVEYOR _____ NUMBER _____ DATE _____
CERTIFICATE OF APPROVAL OF WATER SYSTEM	**CERTIFICATE OF APPROVAL FOR RECORDING**	**CERTIFICATE OF SANITARY SEWER 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 _____	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 _____ DATE _____ COLUMBIA, TENNESSEE	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 _____ DATE _____ COLUMBIA, TENNESSEE
	CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES	**CERTIFICATE OF COMPLIANCE**
	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY. MAURY COUNTY E-911 _____ DATE _____	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 _____ DATE _____ COLUMBIA, TENNESSEE



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)

DESCRIPTION	DATE

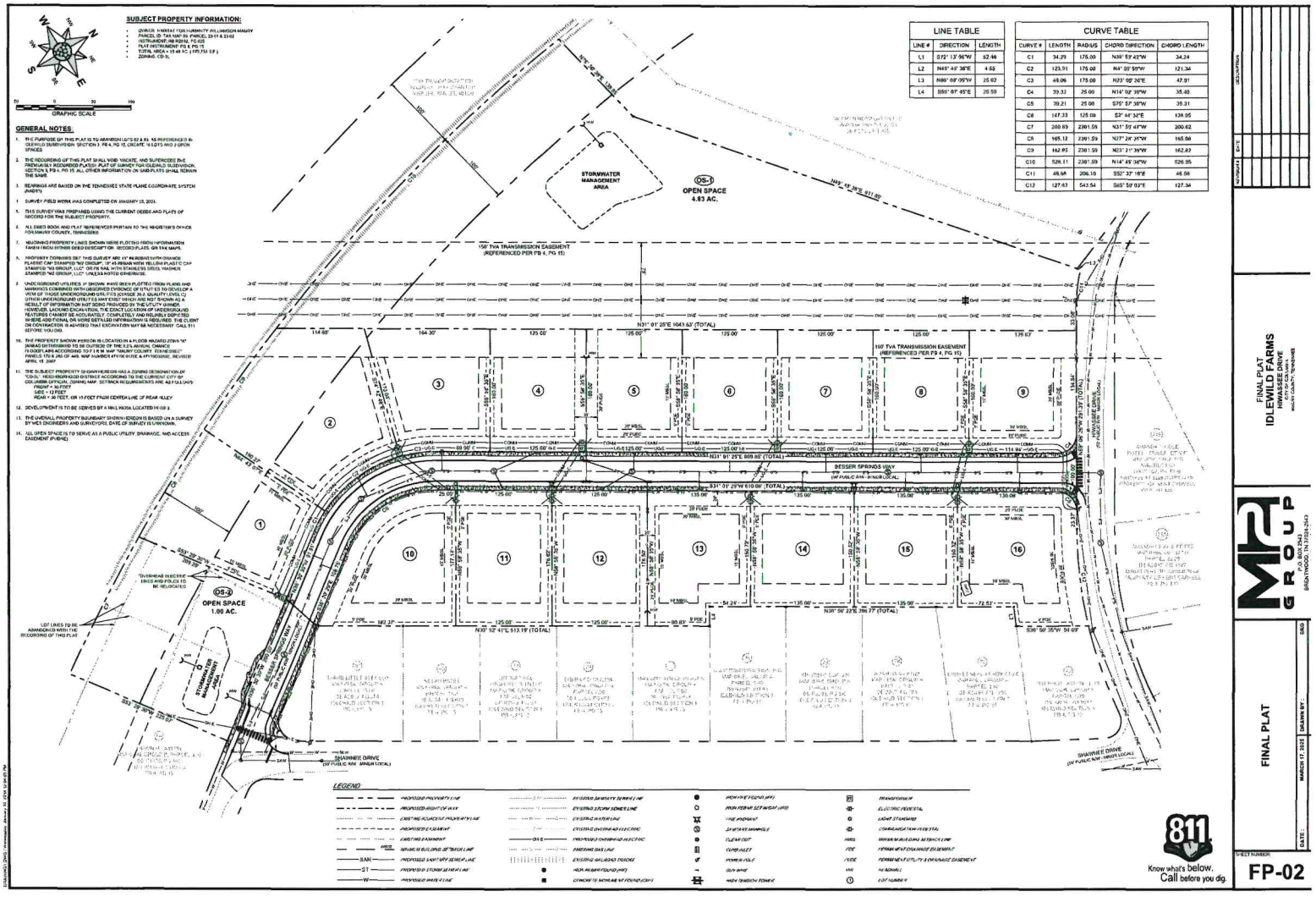
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543

COVER SHEET

DATE: MARCH 17, 2025 | DRAWN BY: SAS

SHEET NUMBER:
FP-01



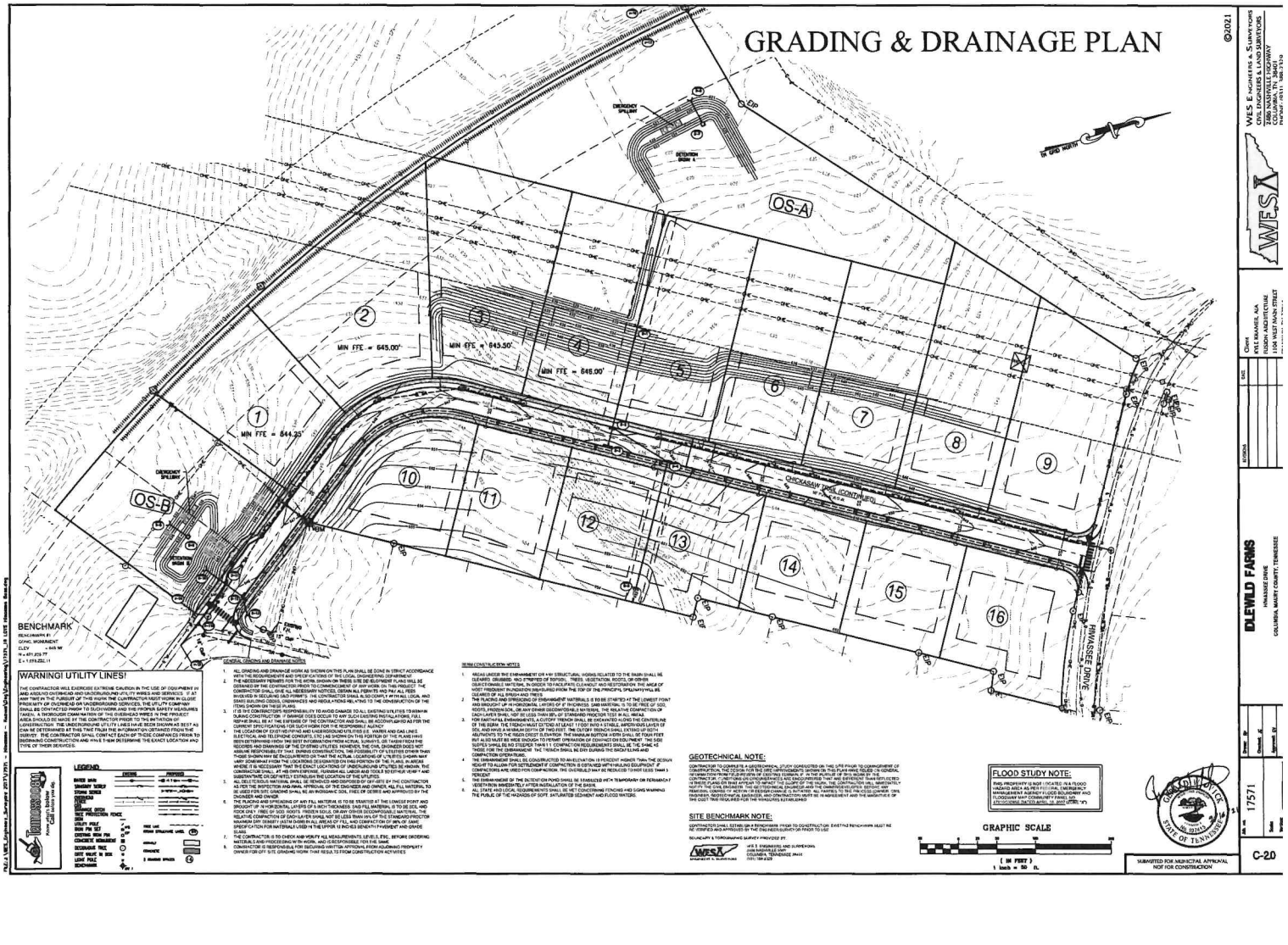
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

MTA GROUP
P.O. BOX 2343
BRENTWOOD, TN 37024-2343

FINAL PLAT

DATE: MARCH 17, 2025 | DRAWN BY: SKG

SHEET NUMBER
FP-02


GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 644.25'
MIN FFE = 645.00'
MIN FFE = 643.50'
MIN FFE = 646.00'
EMERGENCY SPILLWAY
DETENTION BASIN A
DETENTION BASIN B
CHICKASAW TRAIL (CONTINUED)
HIWASSEE DRIVE
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GEOTECHNICAL NOTE:
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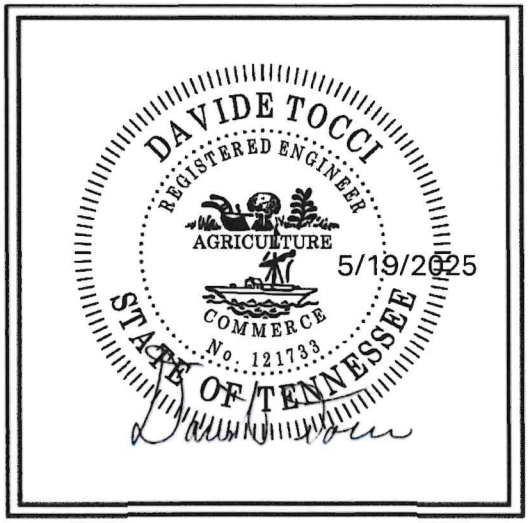
FLOOD STUDY NOTE:
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
DLEWLD FARMS
HIWASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
Client
KYLE RAMSEL, AIA
1108 WEST MAIN STREET
job no. 17571
C-20
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Stormwater Facilities
Long Term Maintenance Plan

Project: Idlewild Farms
Address: Hiwassee Drive, Columbia, Tennessee Tax Map 89,
Parcel 23.01 & 23.02
M2 Project #: 23-070

Prepared By: Quentin L. Payne
Reviewed By: Kevin Sturgill.

Submittal Date: 05/19/2025



M2 GROUP

M2 GROUP

May, 2025

City of Columbia – Long Term Maintenance Plan (LTMP)

Overview

This project is to construct 16 residential lots development in Columbia, Maury County, Tennessee. This post construction LTMP addresses the development which consists of 14.61 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Idlewild Farms consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

A LTMP is a component of the Maintenance Document for the development or site. After the new stormwater facilities are constructed at the project site, the property owner is responsible for their ongoing maintenance. This includes upkeep of the stormwater features serving the property. The owner has signed a Storm Water Management Maintenance Agreement as required by the City of Columbia, which mandates long-term maintenance of these facilities along with an annual inspection report. If the owner does not conduct the required inspections and maintenance, the city has the authority to perform these tasks, and the owner will be obligated to reimburse the city for any related expenses.

The LTMP must include or address the following elements:

- Description of the stormwater system components and a site map showing the location of each. Ongoing site inspection and maintenance compliance shall include verification that such areas remain as open space as indicated on the plans.
- Schedule of inspections and the techniques used to inspect and maintain the systems to ensure that they are functioning properly as designed.
- Where and how the trash, sediment and other pollutants removed from the stormwater system will be disposed of.
- Schematics of SCMs are located on the site. Landscape plans should also be included for bioretention areas.
- Person(s) and Phone number(s) of who will be responsible for inspection and maintenance. If the organization that will be responsible if yet to be organized, list the name, address, and phone number of the person or entity with interim responsibility.
- Provisions for permanent access and maintenance easements.

Project Name and Address:

Idlewild Farms

Hiwassee Drive, Columbia, Tennessee; Tax Map 89, Parcel 23.01 & 23.02

Owner /Developer (also responsible for maintenance):

Owner/Developer: Habitat for Humanity Williamson – Maury
109 Noah Drive Franklin, TN 37064

Stormwater Facilities:

- *562.52 LF of 18" RCP Pipe*
- *78.68 LF of 18" CMP Pipe*
- *44.03 LF of 12" Steel Pipe*
- *2 Detention Ponds*
- *4 Double storm inlets*
- *1 Triple storm inlets*
- *6 Headwalls*

Upon Completion of the site construction, ' Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia verification.

A copy of the ***INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES*** *that has been completed, notarized and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.*

Inspection and Maintenance:

A comprehensive inspection of all stormwater management facilities and practices shall be performed every 5 years on behalf of the owner by a qualified erosion prevention and sediment control (EPSC) professional with expertise in inspecting drainage system components. Such inspections must be conducted by either a professional engineer, professional surveyor, landscape architect, or other qualified EPSC. Results of this inspection must be submitted to the City of Columbia and any recommended maintenance actions undertaken within 45 days of the inspection occurring. Complete inspection reports for these five-year inspections shall include:

a) Facility type
b) Inspection date
c) Latitude and longitude and nearest street address
d) BMP owner information (e.g. name, address, phone number, fax and email)
e) A description of BMP condition including vegetation and soil; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation
f) Photographic documentation of BMPs,
g) Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and reinspection dates not to exceed 30 days from the initial inspection.

Scheduled Inspection:

The property owner must designate a person responsible for inspecting and maintaining the stormwater management facility. This individual will keep records of all required inspections and maintenance activities as specified in the Stormwater As-Built Plan. Regular inspections will ensure that the system operates as designed. The owner is required to submit an annual report to the City of Columbia by November first (1st) each year, detailing the inspections conducted and any maintenance performed. Records of inspections, maintenance, and repairs must be kept for a minimum of three (3) years and should be available for city inspection during routine assessments or upon request. The stormwater management facilities outlined in the plan will undergo periodic inspections to verify their effectiveness and to identify necessary maintenance tasks, as detailed below.

1. Inspect stormwater structures every six months. Inspect for clogging, trash or sediment accumulation, breakage, proper function, and blockage.
2. Annual inspection: Perform routine inspections to ensure that the BMP's are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at a site.
3. Comprehensive Inspection: Perform a comprehensive inspection of all stormwater management facilities and practice once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect, licensed in the State of Tennessee.

Maintenance Techniques:

Stormwater Detention Ponds

The outlet structure should be checked regularly for clogging and shall be cleaned and repaired as necessary monthly after it is first built, then a regular sequence should be established or at least quarterly or after a large rain event. Check the banks and bottom surface of basin for erosion and correct as necessary. Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers. Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 6 inches. Remove sediment when accumulation reaches 6 inches, or if re-suspension is observed or probable. Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff. fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

Grass Lined Open Channel

The facility should be checked annually for signs of erosion, vegetation loss, and channelization of the flow. The grass should be mowed when it reaches a height of 8 inches (20.3 cm) and no shorter than 3 inches (7.6 cm). Allowing the grass to grow taller may cause it to thin and become less effective. The clippings should be bagged and removed. Mow grass covered biofilters regularly to promote growth and pollutant uptake. Remove cuttings and dispose of properly (preferably through composting). Remove sediment by hand with a flat-bottomed shovel during dry periods. Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or plug any damaged turf or vegetation. Eventually, sufficient sediment will be trapped that the entire biofilter will need to be removed with sediment and reconstructed to begin a new cycle of stormwater quality control. Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48.

Structures

Storm structure general maintenance will consist of checking for and removing sedimentation or blockages, confirming outlet control structures are functioning, concrete failures, and standing water. The maintenance schedule for these items should be performed on a semi-annual basis. The equipment needed for maintenance will range from shovels to general concrete repair equipment.

Storm Pipes

Storm Pipe general maintenance for culverts/pipes outside of the ROW or drainage easement will consist of debris removal, checking for erosion upstream and downstream, checking for sedimentation at upstream end and within pipes at cleanouts, flushing of pipes to remove sediment, removal of blockages, pipe settlement, joint failures, pipe failures, standing water, and check for consistent flow lines. The maintenance schedule for these items should be performed on a semi-annual basis. The equipment needed for maintenance will range from shovel, water hose, auger, grout work, seed and mulch, backhoe, and replacement pipes.

Maintenance Schedule

A customized maintenance schedule must be prepared for each detention facility, since maintenance tasks will differ depending on scale, the landscaping template chosen, and the type of surface cover. A generalized summary of common maintenance tasks and their frequency is provided below.

Maintenance Tasks	Frequency
Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
Add reinforcement planting to maintain desired vegetation density	As needed
Remove invasive plants using recommended control methods	As needed
Stabilize the contributing drainage area to prevent erosion	As needed
Spring inspection and cleanup	Annually
Prune trees and shrubs	Annually
Remove Sediment in Pretreatment cells and inflow points	Once every 2 to 3 years

Grass Channel Inspections and Maintenance Checklist

Site Name:_____Owner Change since last inspection? Y N

Location: _____

Owner Name:_____

Address:_____Phone Number: _____

Site Status: _____

Date:_____Time:_____Site conditions: _____

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	*M*			
Inlets and outlets free of debris?	*M*			
Any dumping of yard wastes into facility?	*M*			
Litter (branches) removed?	*M*			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	*M*			
Grass mowed?	*M*			
Grass height not less than 3 to 4 inches?	*M*			
Fertilized per specifications?	*M*			
Grasses planted according to approved plan?	*M*			
Unauthorized or inappropriate plantings?	*A*			
Grasses healthy? (no diseased or dying vegetation)	*M*			
Evidence of grasses stressed from inadequate watering?	*M*			
Filtration Capacity				
Clogging from oil or grease?	*M*			
Facility dewaters between storms?	*M*			
Check dams and energy dissipaters/sumps				
Any evidence of sedimentation buildup?	*A,S*			
Are sumps greater than 50% full of sediment?	*A,S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Any evidence of erosion and downstream toe of drop structures?	*A,S*			
Any trash or blockages at weep holes?	*A,S*			
Sediment Deposition				
Swale clean of sediments?	*A*			
Sediment not > 25% of swale design depth?	*A*			
Outlet/Overflow Spillway				
In good condition?	*A*			
Any evidence of erosion?	*A*			
Any evidence of blockages?	*A*			
Has facility been filled or blocked inappropriately?	*A*			
Hazards				
Have there been complaints from residents?	*M*			
Public hazards noted?	*M*			
Maintenance accesses free of hazards and fully operational?	*M*			

Inspector Comments:_____

_____

_____

_____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

Storm Sewer Inspections and Maintenance Checklist

Site Name:_____Owner Change since last inspection? Y N

Location: _____

Owner Name:_____

Address:_____Phone Number: _____

Site Status: _____

Date:_____Time:_____Site conditions: _____

Indicate Features Present: Catch Basins ☐ Storm Pipe ☐ Headwalls ☐ Outfalls ☐ Catch Basin Inlets ☐

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets	*A/S*			
Check for sediment, leaf, or debris clogging grates and remove	*A/S*			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	*A/S*			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater.	*A/S*			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	*A/S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment	*A/S*			
Check for erosion or scouring around headwall inlets and repair	*A/S*			
Evidence of staining?	*A/S*			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	*A/S*			
Hazards				
Have there been complaints from residents?	*A/S*			

Inspector Comments:_____

_____

_____

_____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

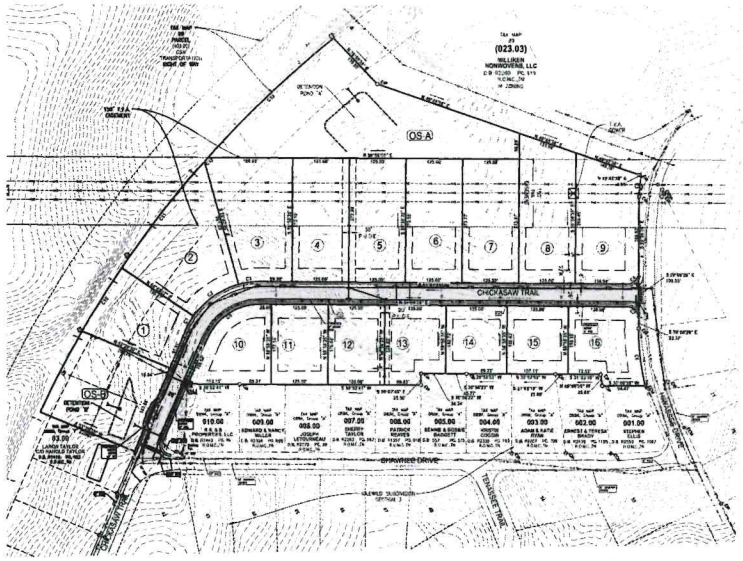
Maintenance Action Needed	Due Date

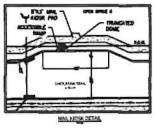
The next routine inspection is scheduled for approximately: _____
(date)

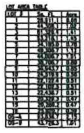
Inspected by: (signature) _____

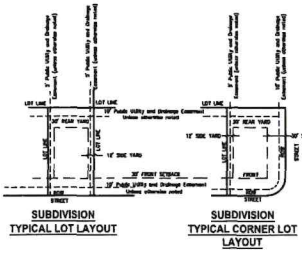
Inspected by: (printed) _____

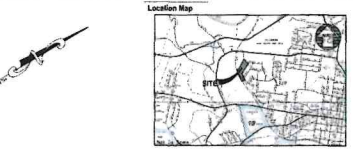
PRELIMINARY PLAT











SITE DATA:

BENCHMARK

BENCHMARK #1
CONC. MONUMENT
ELEV. = 646.96'
N = 411,239.77
E = 1,553,200.11

WARNING! UTILITY LINES!

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

LEGEND

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

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

GEOTECHNICAL NOTE:

SITE BENCHMARK NOTE:

FLOOD STUDY NOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE STUDY AND FLOODWAY MAP (COMMUNITY PANEL #47119C0360 E, DATED MARCH 16, 2009).

OPEN SPACE NOTE:

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

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SUBMITTED FOR MUNICIPAL APPROVAL NOT FOR CONSTRUCTION

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2909 NASHVILLE HIGHWAY
COLUMBIA, TN 38401

©2021

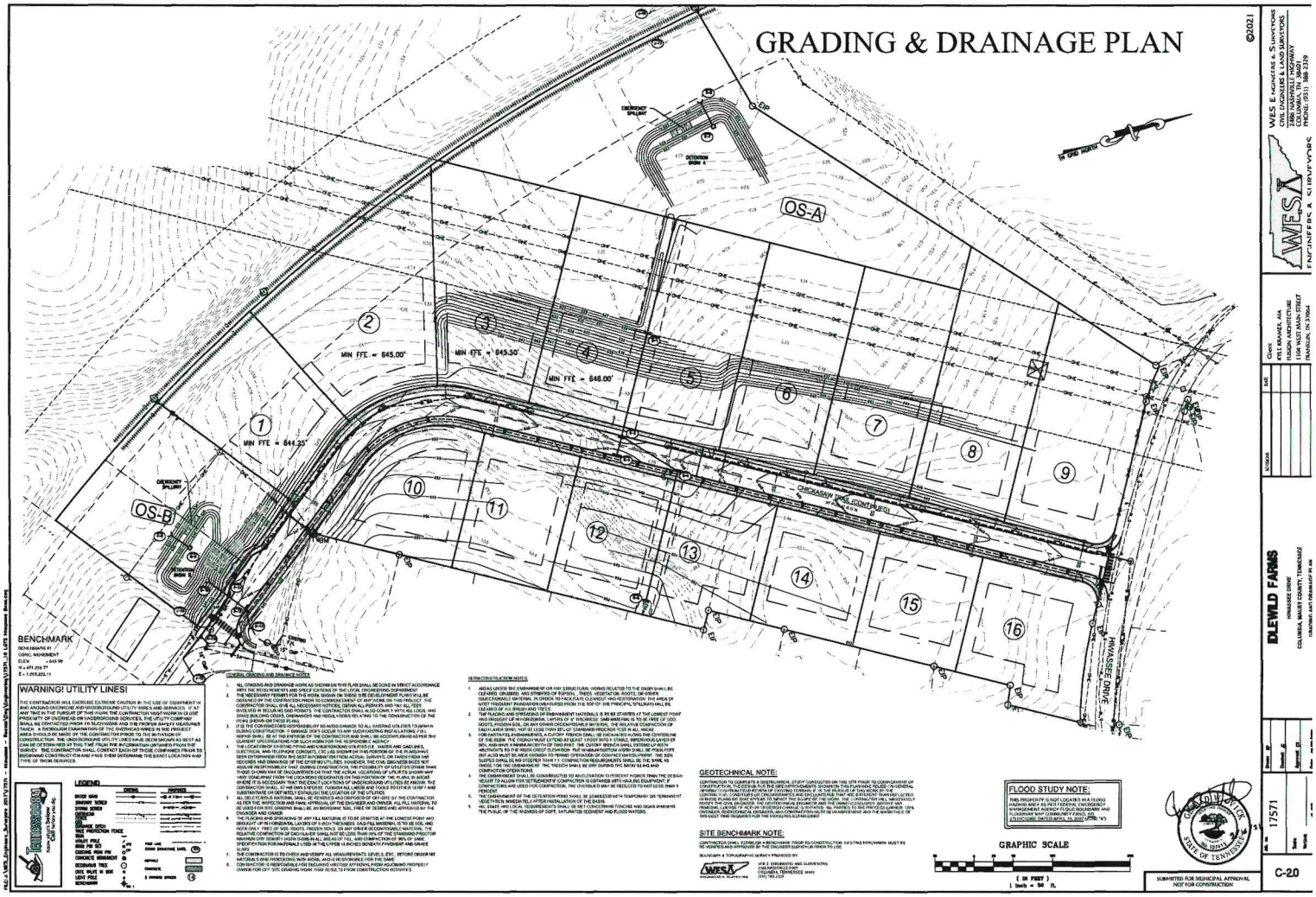
Client
KYLE KRAGER, AIA
FUSION ARCHITECTURE
1104 MAURY MAIN STREET

DLEWID FARMS
(PHASE ONE)
COLUMBIA, MAURY COUNTY, TENNESSEE

Date
Scale: 30"
Checked By
Approved By

File No. 17571

1 of 1


GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 645.00'
MIN FFE = 645.50'
MIN FFE = 646.00'
MIN FFE = 644.25'
CHICKASAW TRACE (CONTINUED)
PANASSEE DRIVE
DETENTION BASIN A
DETENTION BASIN B
EMERGENCY SPILLWAY
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GENERAL GRADING AND DRAINAGE NOTES
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP, COMMUNITY PANEL NO. 47119C0160E DATED APRIL 16, 2007 (ZONE "X")
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
WES ENGINEERS & SURVEYORS
2385 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2139
Owner:
PETE BRANZEL, AIA
DESIGN ARCHITECTURE
1104 WEST MAIN STREET
FRANKLIN, TN 37064
DLEWLD FARMS
HONASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
17571
C-20
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

CITY OF COLUMBIA TENNESSEE

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

EXAMPLE STORMWATER MANAGEMENT INSPECTION/MAINTENANCE FORM

To be kept on site

PROJECT NAME: EXAMPLE DEVELOPMENT
PROJECT LOCATION: 700 NORTH GARDEN STREET
OWNER/LEGAL ENTITY: DOUGLAS TONEY
TELEPHONE: (931) 560-1560
E-MAIL: DTONEY@COLUMBIATN.COM

DATE	ITEM INSPECTED	INSPECTOR	OBSERVATION & REMARKS
08/04/2008	Storm Sewer System	Chuck Hughes	No Sediment Accumulation
08/04/2008	Catch Basin Sumps	Chuck Hughes	No Sediment Accumulation
08/04/2008	Swales	Chuck Hughes	Grass was healthy and an acceptable height. No sediment has accumulated No debris or erosion was present
08/04/2008	Outflow Control Structures	Chuck Hughes	No Sediment accumulated at structure Debris was removed from V-Notched Weir No erosion was evident
08/04/2008	Infiltration Basin	Chuck Hughes	No erosion or sediment Accumulation Debris was removed
08/04/2008	Storm Detention Area	Chuck Hughes	There is no erosion sediment accumulation Grass is browning and shall be watered weekly
08/04/2008	Street Cleaning	Chuck Hughes	Streets have no sediment accumulation
08/04/2008	Catch Basin Inlet Casting	Chuck Hughes	Debris was removed
02/04/2009	Street Cleaning	Chuck Hughes	Streets have no sediment accumulation
08/04/2009	Storm Sewer System	Sid Bream	Sediment was removed
08/04/2009	Catch Basin Sumps	Sid Bream	Sediment was removed
08/04/2009	Outflow Control Structures	Sid Bream	Sediment was removed
08/04/2009	Infiltration Basin	Sid Bream	Sediment was removed

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CITY OF COLUMBIA TENNESSEE

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

**Note: Per Austin Brass, the fees are waived for this Habitat for Humanity project

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Hiwassee Drive, Columbia, TN		
	TAX MAP: 89	GROUP:	PARCEL: 23.01 & 23.02
SUMMARY OF NATURE OF REQUEST AND WORK	Plat will abandon lots 82 & 83, as referenced in Idlewild Subdivision, Section 3, Plat Book 4, Page 15 in the Register's Office for Maury County, TN, and create 16 single-family lots and 2 open space lots. Also, plat will dedicate public right-of-way and utility/drainage easements.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ❑ ARC Alternative Compliance ❑ As Approved Plans ❑ Other: **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

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	Plats/PUDs: ☒ Project Name (include Sections & Phases) ☒ Total Number of Lots/Residential Units ☐ Square Footage of Non-Residential Floor Space ☒ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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 will go to the Applicant's email that is provided.

NAME	M2 Group, LLC	PHONE	615-656-0257
ADDRESS	PO Box 2543, Brentwood TN, 37024	EMAIL	stephen@m2groupllc.com

PROPERTY OWNER NAME	Habitat for Humanity Williamson-Maury	PHONE	615-690-8090
ADDRESS	109 Noah Drive, Franklin, TN 37064	EMAIL	jgalland@hfhwm.org

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.

M2 Group, LLC Stephen Vander Horst, RLS, CFS	DocuSigned by: Stephen Vander Horst E7222172E3E842A...	May 19, 2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Habitat for Humanity Williamson-Maury Jennee Galland, President & COO	Signed by: Jennee Galland 440566FE7AF84A9...	May 19, 2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE