CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, September 9, 2025 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Michael Williams for revision of the previously approved Heritage Village Site Development Plan located at Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcel 20.

2. Request from D. Todd Shirk for Preliminary and Final Plat approval of 2008 S. Main Street, being Tax Map 100M Group N Parcel 2.

3. Request from Olivia DuPuy for Final Plat approval with surety of Lot 6 in Honey Farm Crossing located at Nashville Highway and Honey Farm Way, being a portion of Tax Map 51 Parcel 58.

4. Request from WES Engineers and Surveyors for Preliminary Plat and Site Development Plan approval of Woodward Estates off Rutherford Lane at Tax Map 101 Parcels 36.03 and 36.06.

5. Request from WES Engineers and Surveyors for revision approval of McClure Farms Final PUD Master Plan located at 2504 Nashville Highway, being Tax Map 51 Parcel 6.

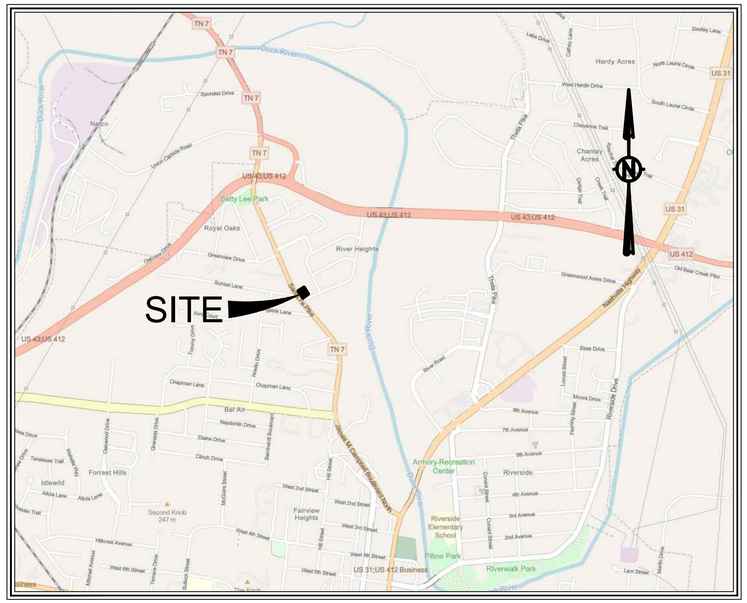
II. Items for Additional Review

1. Request from Davide Tocci for Final Plat approval with surety of Williamsport Townhomes Phase 1, Section 2 located at Tax Map 88 Parcel 51.03 off Williamsport Pike and Twin Lakes Drive.

HERITAGE VILLAGE
CONSTRUCTION DRAWINGS
LOCATED AT
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401
FOR
HIVE NASHVILLE

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
ZONING	CD-4
TOTAL AREA	1.67 AC / 72,623 SF
SIDE SETBACK	6 FT
FRONT SETBACK	15 FT
REAR SETBACK	3 Ft
MAX ISR	0.80
HEIGHT STANDARDS	3 STORIES / 35 FT
MAX CEILING HEIGHT	
RESIDENTIAL (Multi-Family)	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
UNIT DENSITY (UNIT/AC)	12.0 UNIT/AC
COLUMBIA PARKING REQUIREMENTS	
NO. UNITS (2 Br - 2.0 Ba)	20 UNITS
PARKING REQUIRED	30 SPACES (1.5 SPACE/ UNIT)
TOTAL PARKING PROVIDED	39 SPACES
COLUMBIA BIKE PARKING REQUIREMENTS	
BIKE PARKING REQUIRED	1 BIKE SPACE PER 20 PARKING SPACES
	39 SPACES / 20 BIKE = 2.0 BIKE SPACES
BIKE PARKING PROVIDED	6 BIKE PARKING SPACES

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
FRONTAGE REQUIREMENTS	120' BUILDING MAX WIDTH
	60% MIN FRONTAGE
FRONTAGE PROVIDED	EACH BUILDING = 95' WIDTH
	[(2 BLD) * (95 FT/ BLD)] / 314 FT = 60.5%



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING
C2.0	SITE PLAN
C2.1	SITE DETAILS
C2.2	FIRE
C3.0	EROSION CONTROL
C3.1	EPSC DETAILS
C4.0	GRADING & DRAINAGE
C4.1	CUT FILL PLAN
C4.2	STORM DETAILS
C4.3	PRE VS POST STORMWATER
C5.0	STORM PROFILES
C6.0	UTILITY PLAN
C7.0	SEWER PROFILES
L1.0	PRESERVATION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES
PH1.0	PHOTOMETRIC PLAN

CITY OF COLUMBIA, TENNESSEE

SITE DEVELOPMENT PLAN: Project # 23-0121

Development Summary	
Property Information	**Developer**
Santa Fe Pike & River Heights Drive Columbia, TN 378401 Parcel ID # 089 E B 017.00	Michael Gomez Hive Nashville 376 Herron Dr #2 Nashville, TN 37210 Phone: (615) 613-4461 Email: michael@hivenashville.com
CONTRACTOR	**Civil Engineer**
Aaron Evens KCS Property 1985 Ridgecrest Drive Columbia, TN 38401 Phone: (931) 982-4196 Email: aaron@kcsllc.com	Michael Williams, P.E. Williams Engineering 818 18th Ave S, Floor 10 Nashville, TN 37203 Phone: (865) 679-5992 Email: mwilliams@civ-design.com

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
7.10.2025
NUMBER 122900
STATE OF TENNESSEE

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
BUILDING ROTATION	07/10/2025
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DEISGNED BY: MLW

DATE: 6/2/2025

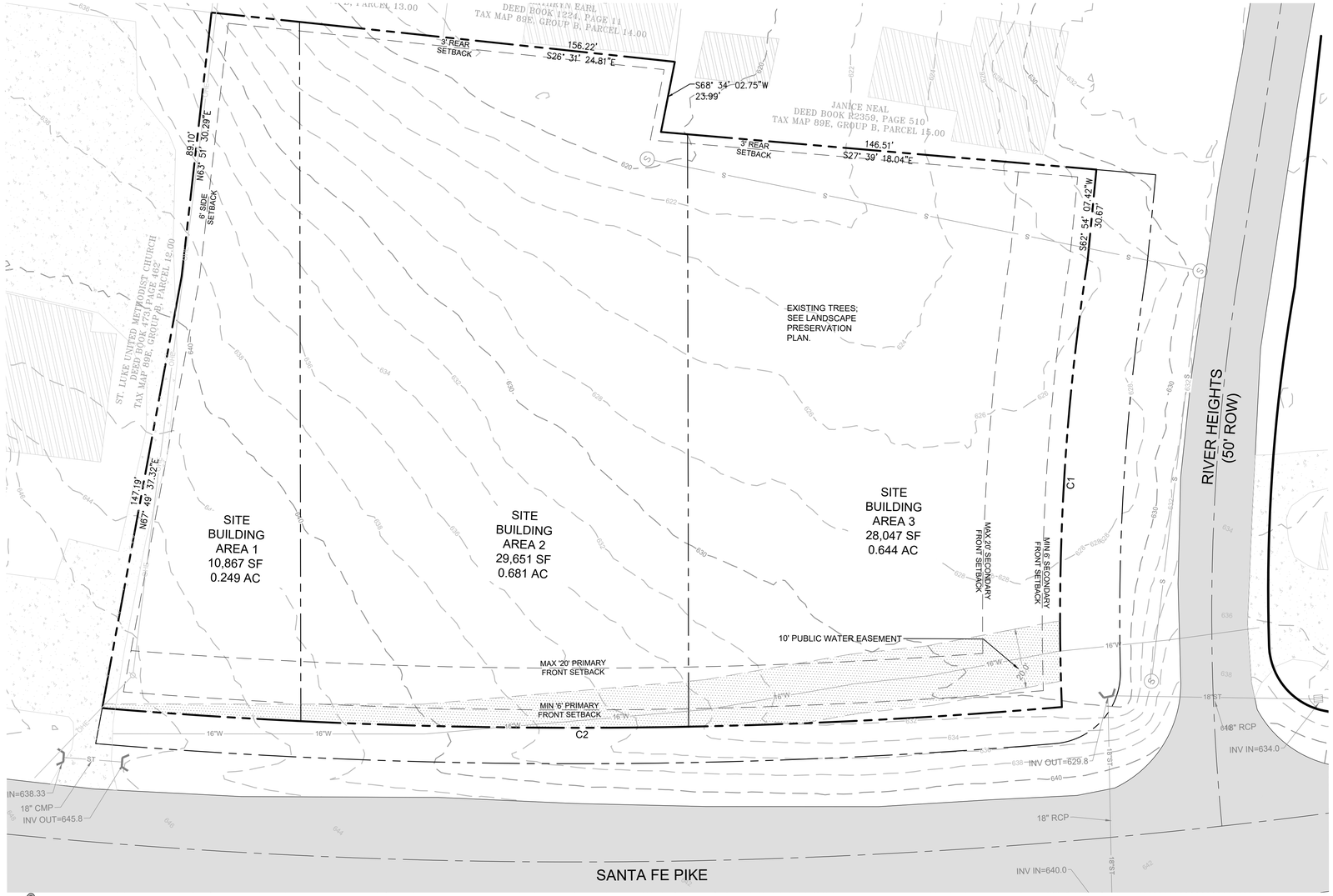
SCALE: N/A

JOB #: 20230412-1

COVER

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:43 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:42 PM



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

EXISTING CONDITIONS & DEMO NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	776.89'	150.22'	11°04'44"	75.35	149.99'	S60°42'36"W
C2	1909.40'	322.10'	9°39'55"	161.43	321.72'	N32°39'25"W

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
NO. 123901
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

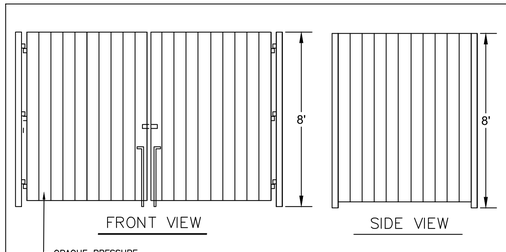
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DEISGNED BY: MLW
DATE: 6/2/2025
SCALE: #"=##
JOB #: 20230412-1

EXISTING

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WOODEN TRASH ENLCOSURE

PER CITY OF COLUMBIA SW1-3. SEC A, B, & C

DUMPSTER NOTES (per SW1-3 Sec A, B, & C)

SW1-3.A DUMPSTER STANDARDS

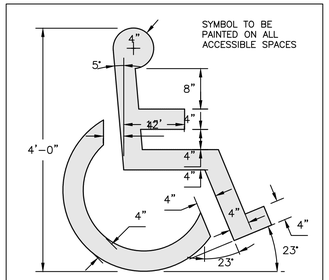
- General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

SW1-3.B GUIDELINES FOR DUMPSTERS

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

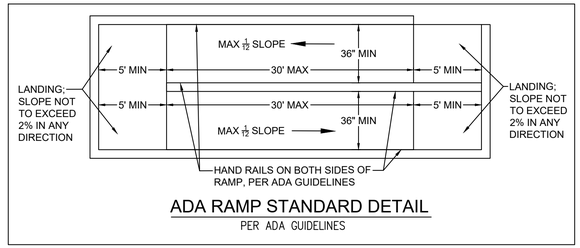
SW1-3.C DUMPSTER PAD REQUIREMENTS

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



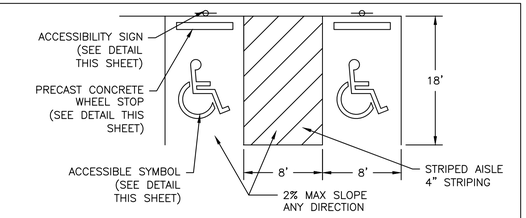
PAINTED ACCESSIBLE SYMBOL

NOT TO SCALE



ADA RAMP STANDARD DETAIL

PER ADA GUIDELINES



ACCESSIBLE SPACES

NOT TO SCALE



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

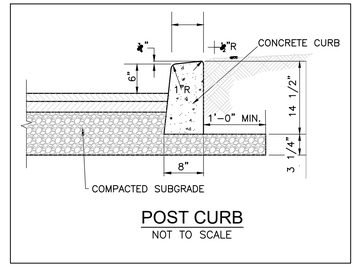
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- EXISTING STORM SEWER
- EXISTING WATER LINE

(A) PINEWOOD LANDSCAPE FENCE TO BE INSTALLED.
(B) STANDARD CURB AND GUTTER PER MPW ST-200
(C) BLD SETBACK/SIDE YARD PER GOVERNING AUTHORITY CODE.
(D) ACCESSIBLE PARING SIGN. SEE DETAIL SHEET D-1.
(E) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE.
(F) GUTTER ONLY
(G) COMMERCIAL DRIVEWAY RAMP PER CITY OF COLUMBIA STANDARD DETAIL
(H) 6" POST CURB
(I) 2' CURB CUT
(J) 2' SIDEWALK CHASE
(K) PARKING BUMPER

- EXISTING PUBLIC ROAD
- ASPHALTIC CONCRETE
- PRIVATE DRIVE
- STORMWATER TREATMENT & CONVEYANCE
- GRASS STRIP/ GREEN SPACE
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PRETREATMENT CELLS



POST CURB

NOT TO SCALE

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Tennessee 811

Federal Compliance Note

All development within the boundaries of this plan meets the requirements of the americans with disabilities act and the fair housing act.
ADA: https://www.ada.gov/
U.S. Justice Dept.: https://www.justice.gov/crt/fair-housing-act-2

CITY OF COLUMBIA NOTES

1. Impervious surface coverage to not exceed 80%.
2. This subject development will conform to the lighting standards allowed in City of Columbia per 4.3.17. Conformity will be confirmed at building permit stage.

DEVELOPMENT / SITE DATA TABLE	
CITY OF COLUMBIA REGULATORY INFORMATION	
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FRONTAGE PROVIDED	EACH BUILDING = 95' WIDTH
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MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
120390
NUMBER
STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
BUILDING ROTATION	07/10/2025
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DEISGNED BY: MLW

DATE: 6/2/2025

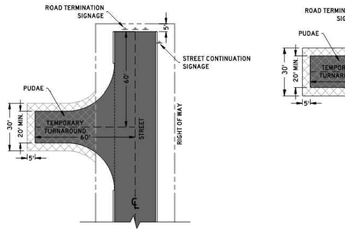
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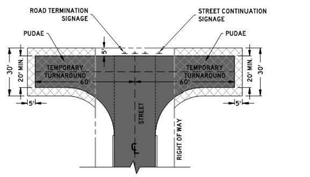
JOB #: 20230412-1

SITE PLAN

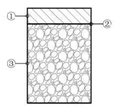
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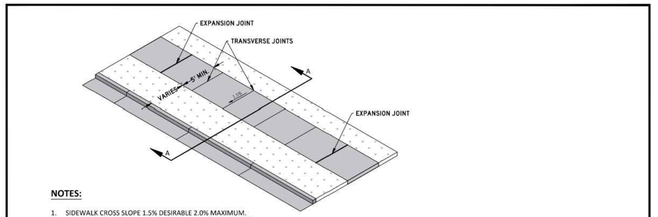
PAVEMENT SCHEDULE	
①	BIT. BINDER @ 2" THICK 307-5.0 (0.42#/sy) CONCRETE MIX: IPS64-D2I (SMA9-HM; GRADING B-M2
②	PRIME COAT 402-1.0 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-2.0 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
③	MINERAL AGGREGATE BASE @ 8" THICK 303-5.0 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

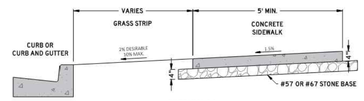
1. TEMPORARY TURNAROUNDS SHALL BE SHOWN ON ALL FINAL PLATS AND DEVELOPMENT PLANS WHERE REQUIRED
2. TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL
3. TERMINATION AND STREET CONTINUATION SIGNAGE SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL
4. TURNAROUNDS SHALL BE CONSTRUCTED TO DRAIN
5. IF A CONNECTION IS NOT MADE TO ALLOW FOR THE REMOVAL OF THE TURNAROUND PRIOR TO STREET FINAL SURFACING, THE TURNAROUND SHALL BE SURFACED, CURBED, AND STRIPED WITH NO PARKING HATCHING.
6. ONCE ROADWAY CONNECTION IS MADE TO ALLOW FOR REMOVAL, THE TURNAROUND SHALL BE REMOVED PRIOR TO ANY FINAL PLAT OR FURTHER PERMITS BEING ISSUED.
7. DIMENSIONS REFLECT A MINIMUM STANDARD
8. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | STANDARD DETAILS | **TEMPORARY TURNAROUND** (NTS) | DATE 6/9/2022 | **SD-16**



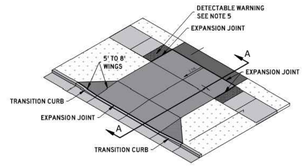
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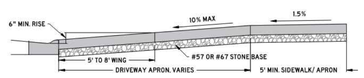
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | STANDARD DETAILS | **CONCRETE SIDEWALK** (NTS) | DATE 6/9/2022 | **SD-10**



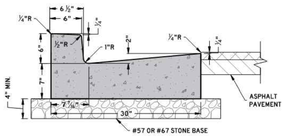


SECTION AA

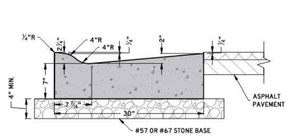
NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK.
   - 5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   - 5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | STANDARD DETAILS | **DRIVEWAY APRON** (NTS) | DATE 6/9/2022 | **SD-12**



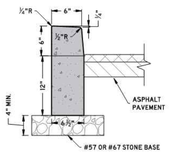
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

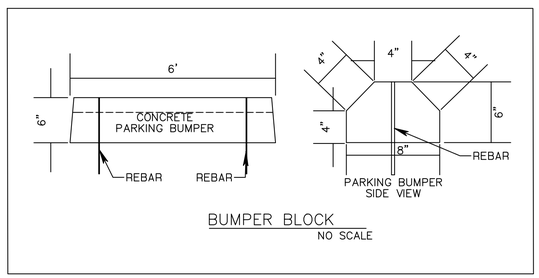
NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



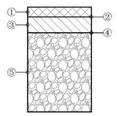
VERTICAL POST CURB

CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | STANDARD DETAILS | **CURB AND GUTTER AND POST CURB** (NTS) | DATE 6/9/2022 | **SD-01**



BUMPER BLOCK
NO SCALE

PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-03.05 ASPHALT CONCRETE MIX: IPS64-D2I (ACS) GRADING D (SURFACE); OR 307-03.05 ASPHALT CONCRETE MIX: IPS64-D2I (ACS) GRADING C-M (SURFACE)
②	TACK COAT (GENERAL USE) 413-01.01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 2" THICK 307-03.08 ASPHALT CONCRETE MIX: IPS64-D2I (SMA9-HM; GRADING B-M2
④	PRIME COAT 402-01.01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.20-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | STANDARD DETAILS | **PARKING LOT PAVEMENT SECTION** (NTS) | DATE 6/9/2022 | **MD-02**

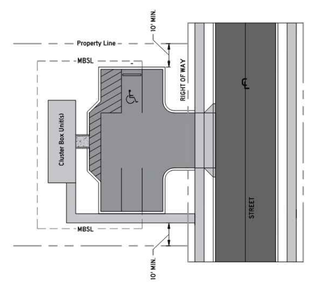
NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION

1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT. FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW. "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION

1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THERLOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | STANDARD DETAILS | **MAIL CLUSTER BOX UNITS** (NTS) | DATE 6/9/2022 | **MD-03**

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
129090
STATE OF TENNESSEE
Michael Williams
6.2.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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–	–
–	–
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–	–

DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: N/A

JOB #: 20230412-1

SITE DETAILS

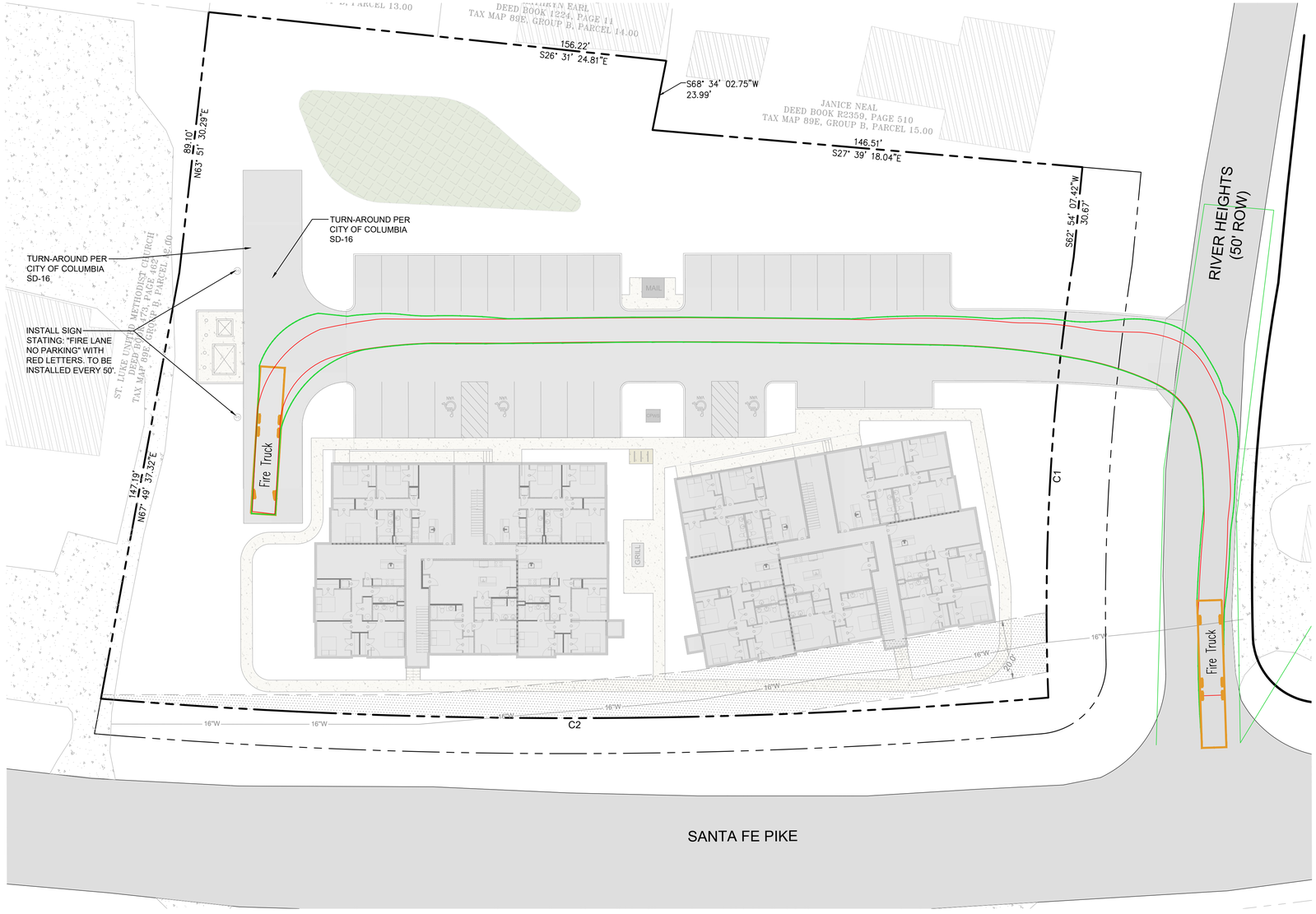
C2.1

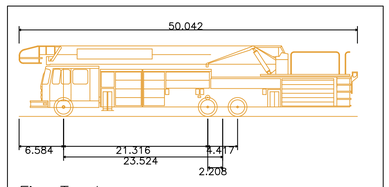
C:\USERS\MICHAEL.WILLIAMS\DROPBOX\PROJECTS\BOG SANTA FE PIKE COLUMBIA, TN_DGN\C3_STANDARD DETAILS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/1/2025 3:43 PM — LAST UPDATED BY MICHAEL WILLIAMS ON 5/8/2024 6:58 PM

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

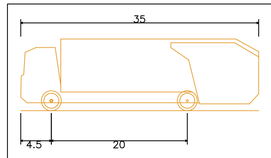
0 20 40 80 Feet

GRAPHIC SCALE





Fire Truck	
Overall Length	50.042ft
Overall Width	8.330ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
7.10.2025
NUMBER 122900
STATE OF TENNESSEE

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
-	-
-	-
-	-
-	-
-	-

DEISGNED BY: MLW

DATE: 6/2/2025

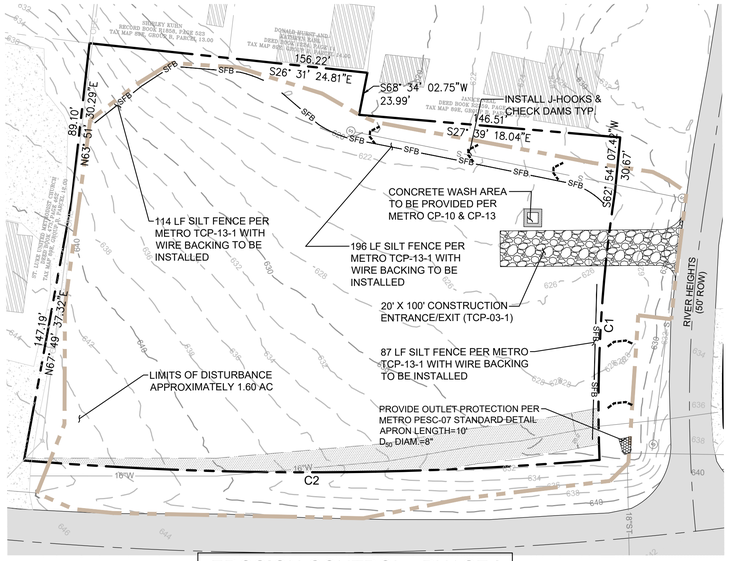
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JOB #: 20230412-1

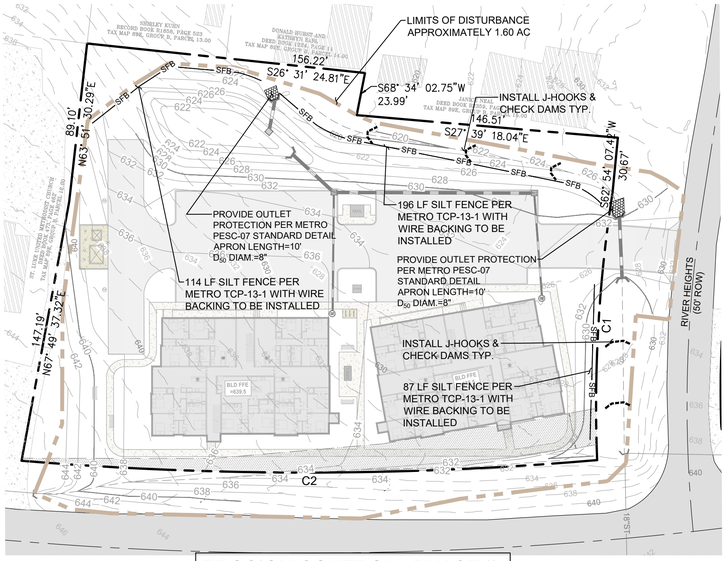
FIRE

C2.2

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\2023 SANTE FE PIKE, COLUMBIA, TN, DOMEZ\2_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS P.E. ON: 7/10/2025 3:43 PM LAST UPDATED BY MICHAEL.WILLIAMSPE ON: 7/10/2025 3:42 PM



EROSION CONTROL - PHASE I



EROSION CONTROL - PHASE II

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

Erosion Prevention & Sediment Controls

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, tdec and local standards.
2. Contractors shall verify location, depth, and size of existing utilities prior to beginning construction, and shlal be responsible for making the necessary arrangements with the governing utility company for utilites requiring relocation.
3. Bmp capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. Planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The noi general permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for epsc should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. Contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. Epsc measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the swppp shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the swppp, the location of the swppp, along with a contact phone number, shall be posted on-site. If the swppp is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's nashville central office for projects of tdot or tva. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in despair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether epsc measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
16. Contractor shall provide an area for concrete wash down and equipment fueling in accordance with Metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during preconstruction meeting. Control of other site wastes such as discarded building materials, chemicals, litter, and sanitary wastes that may cause adverse impacts to water quality is also required by the Grading Permittee
17. Exposed areas to be stabilized with 14 days after construction activities in the areas that have temporarily or permanently ceased. Areas with a slope of 3:1 or steeper shall be stabilized within 7 days.
18. All slopes 3:1 or steeper to be stabilized with erosion control blankets or matting.

Tennessee Construction General Permit Certification Stamp
Metropolitan Government of Nashville Davidson County
Department of Water & Sewerage Services

Tennessee Construction General Permit Notice of Coverage (NOC) Certification:

Please fill out and sign/date one of the following two statements:

1. The project associated with these submitted plans is covered under Tennessee Construction General Permit TN TNR183213 . The Total Disturbed Area is: 1.60 acres.

Check all that apply: This site discharges into waters identified by TDEC as: Duck River
☐ Impaired for siltation ✓ Impaired for habitat alteration ☐ Exceptional (TN06040003026_2000.)

Michael Williams 6/2/2025
Signature Date

Circle one: Developer (Project Engineer) Other _____

Please attach a copy of the Notice of Coverage under the Construction General Permit.

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

2. I hereby certify that this project does not require coverage under a Tennessee Construction General Permit. The Total Disturbed Area is: _____ acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

_____ _____
Signature Date

Circle one: Developer Project Engineer Other _____

TEMPORARY COVER SEEDING MIXTURES

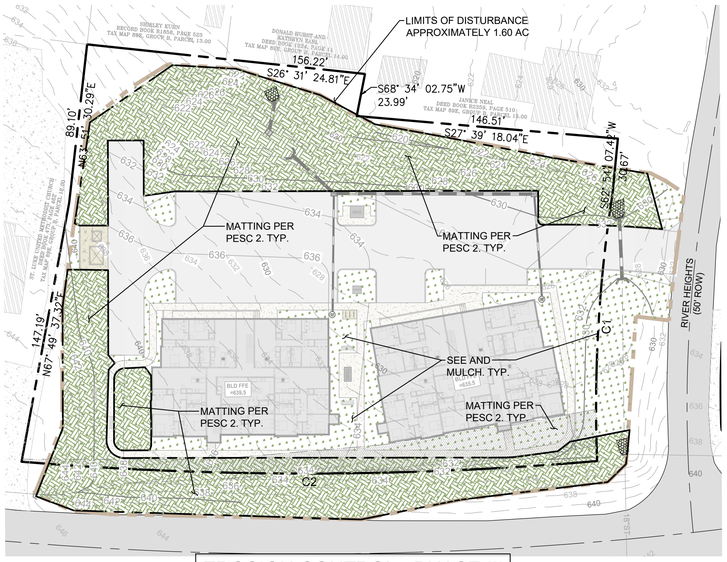
SEEDING DATES	GRASS SEED	PERCENTAGES
January 1 to May 1	Italian Rye	33%
	Korean Lespedeza	33%
	Summer Oats	34%
May 1 to July 15	Sudan- Sorghum	100%
May 1 to July 15	StarrMillet	100%
July 15 to January 1	Balboa Rye	67%
	Italian Rye	33%

SOURCE: TDOT STANDARD SPECIFICATIONS:

PERMANENT COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	PERCENTAGES
February 1 to July 1	Kentucky 31 Fescue	80%
	Korean Lespedeza	15%
	English Rye	5%
June 1 to August 15	Kentucky 31 Fescue	55%
	English Rye	20%
	Korean Lespedeza	15%
	German Millet	10%
April 15 to August 15	Bermudagrass (hulled)	70%
	Annual Lespedeza	30%
August 1 to December 1	Kentucky 31 Fescue	70%
	English Rye	20%
	White Clover	10%
February 1 to December 1	Kentucky 31 Fescue	70%
	Crown Vetch	25%
	English Rye	5%

SOURCE: TDOT STANDARD SPECIFICATIONS:



EROSION CONTROL - PHASE III

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
NUMBER 123908
STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
07/10/2025	–
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DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=40'

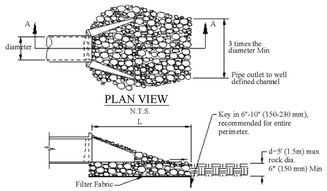
JOB #: 20230412-1

EROSION CONTROL

C3.0

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\0000 SAVITT E PKE COLUMBIA, TN_COMECS_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, E.E. ON: 7/10/2025 3:45 PM LAST UPDATED BY MICHAEL.WILLIAMS ON: 7/10/2025 3:42 PM

ACTIVITY: Outlet Protection | PESC – 07



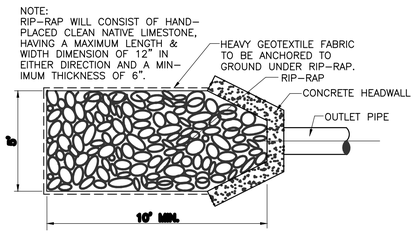
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ^{3}/s (m^3 /s)	Apron Length, L ft (m)	Rip-Rap D_{50}Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

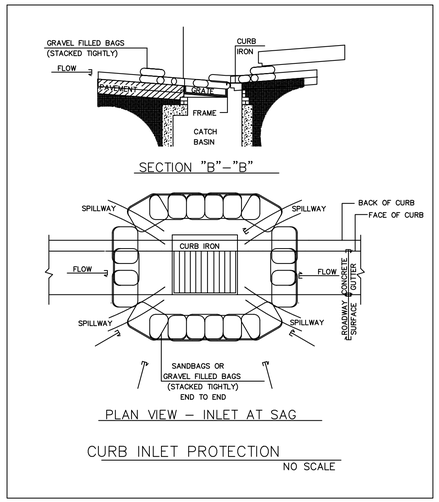
Source: Adapted from USDA-SCS

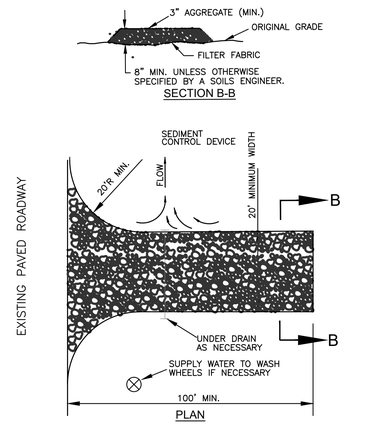
Figure PESC-07-1
Outlet Protection Sizing

Stormwater Best Management Practices – Permanent EP&SC | PESC-07-3 | January 2014



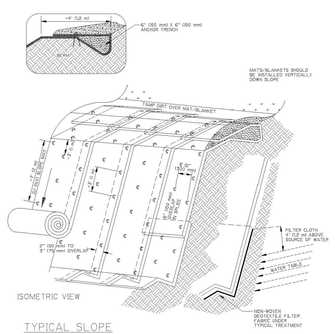
RIP-RAP DETAIL
(PER MWS TCP-20)
NOT TO SCALE





STABILIZED CONSTRUCTION ENTRANCE
(PER MWS TCP-03)
NOT TO SCALE

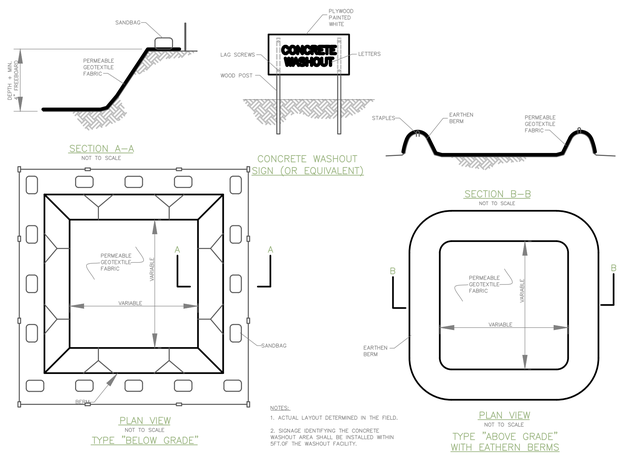
ACTIVITY: Geotextiles | PESC – 02



NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

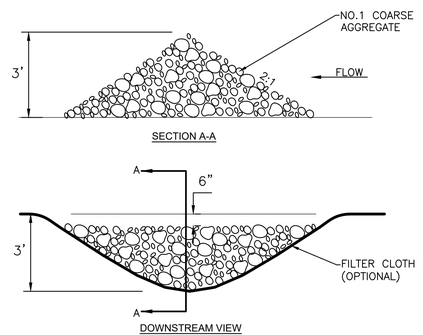
Figure PESC-02-2
Anchoring Geotextiles on Embankments

Volume 4:
Stormwater Best Management Practices – Permanent E&S Control Management Practices PESC-02-4 | February 2000

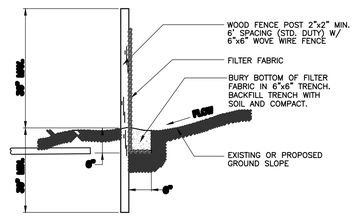


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

CONCRETE WASHOUT
(PER MWS CP-12)
NOT TO SCALE



ROCK CHECK DAM
(PER MWS TCP-12)
NOT TO SCALE



TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

EROSION/SILTATION FENCE
(PER MWS TCP-13)
NOT TO SCALE

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 122908 — ENGINEER — STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DESIGNED BY: MLW

DATE: 6/2/2025

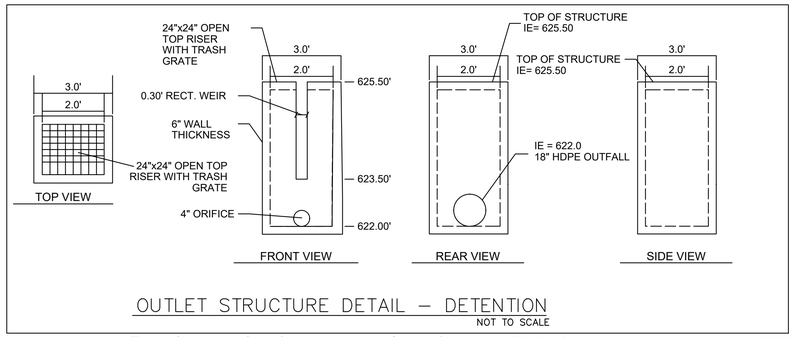
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JOB #: 20230412-1

EPSC DETAILS

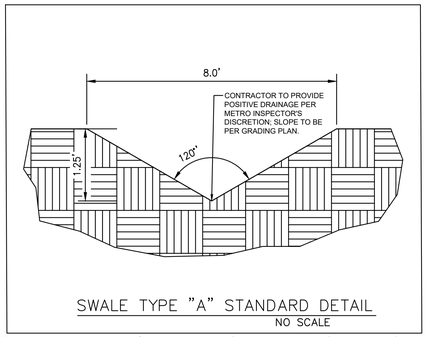
C3.1

C:\USERS\MICHAEL\WILLIAMS\DROPBOX\PROJECTS\MWS SANTA FE PIKE COLUMBIA, TN_DOMESTIC PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:43 PM — LAST UPDATED BY MICHAEL WILLIAMS ON 7/10/2025 3:42 PM



OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE



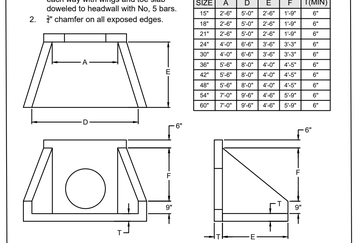
SWALE TYPE "A" STANDARD DETAIL

NO SCALE

NOTES

1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No. 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
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30"	4'-0"	6'-6"	3'-6"	3'-3"	6"
36"	5'-6"	8'-0"	4'-0"	4'-0"	6"
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48"	5'-6"	8'-0"	4'-0"	4'-0"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



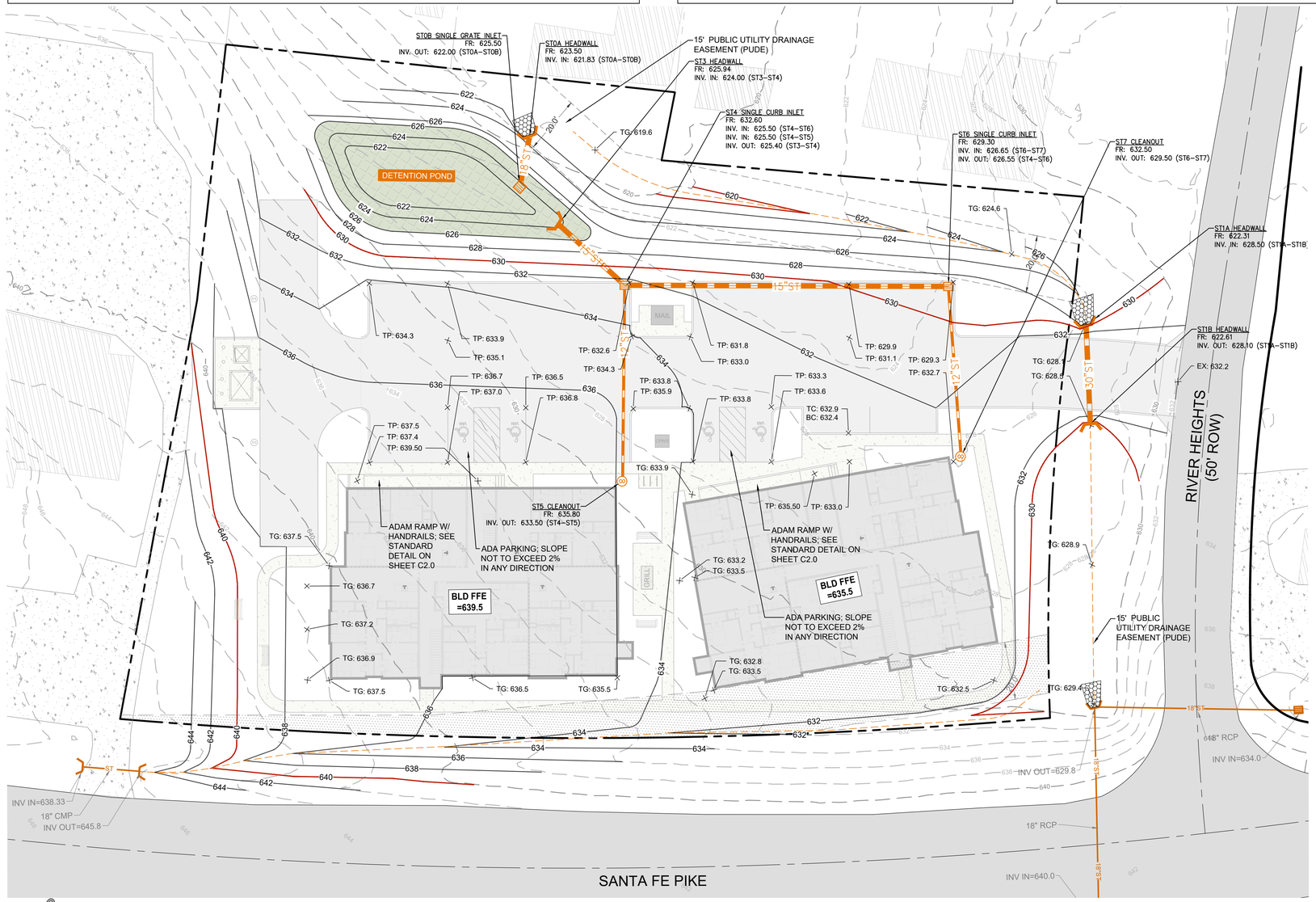
TYPICAL PRECAST HEADWALL

NO SCALE

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- 6" PERFORATED UNDERDRAIN
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- TP TOP OF PAVEMENT
- TC TOP OF CURB
- TG TOP OF GRADE
- BG BOT OF GUTTER
- EX EXISTING SPOT ELV.
- STORMWATER TREATMENT & CONVEYANCE
- PRETREATMENT CELLS
- PERMEABLE PAVEMENT
- BIORETENTION (LVL2)

DRAINAGE STRUCTURE SCHEDULE				
NO.	TYPE	CASTING	RIM	INVERTS
ST0A	HEADWALL	REINFORCED CONCRETE	623.50	621.83 (ST0B)
ST0B	SINGLE GRATE INLET	4310	625.50	622.00 (ST0A)
ST1A	HEADWALL	REINFORCED CONCRETE	622.31	628.50 (ST1B)
ST1B	HEADWALL	REINFORCED CONCRETE	622.61	628.10 (ST1A)
ST3	HEADWALL	REINFORCED CONCRETE	625.94	624.00 (ST4)
ST4	SINGLE CURB INLET	3300	632.60	625.40 (ST3) 625.50 (ST6) 625.50 (ST5)
ST5	CLEANOUT	ADS	635.80	633.50 (ST4)
ST6	SINGLE CURB INLET	3300	629.30	626.55 (ST4) 626.65 (ST7)
ST7	CLEANOUT	ADS	632.50	629.50 (ST6)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
ST0A–ST0B	18" HDPE	18'	0.95%
ST1A–ST1B	30" RCP	34'	–1.18%
ST3–ST4	15" RCP	31'	4.48%
ST4–ST5	12" RCP	68'	11.80%
ST4–ST6	15" RCP	112'	0.94%
ST6–ST7	12" RCP	59'	4.83%

Tennessee 811

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MICHAEL WILLIAMS
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AGRICULTURE
12390
COMMERCIAL
STATE OF TENNESSEE
Michael Williams 7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
PER CITY OF COLUMBIA	8/19/24
BUILDING ROTATION	07/10/2025
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

GRADING & DRAINAGE

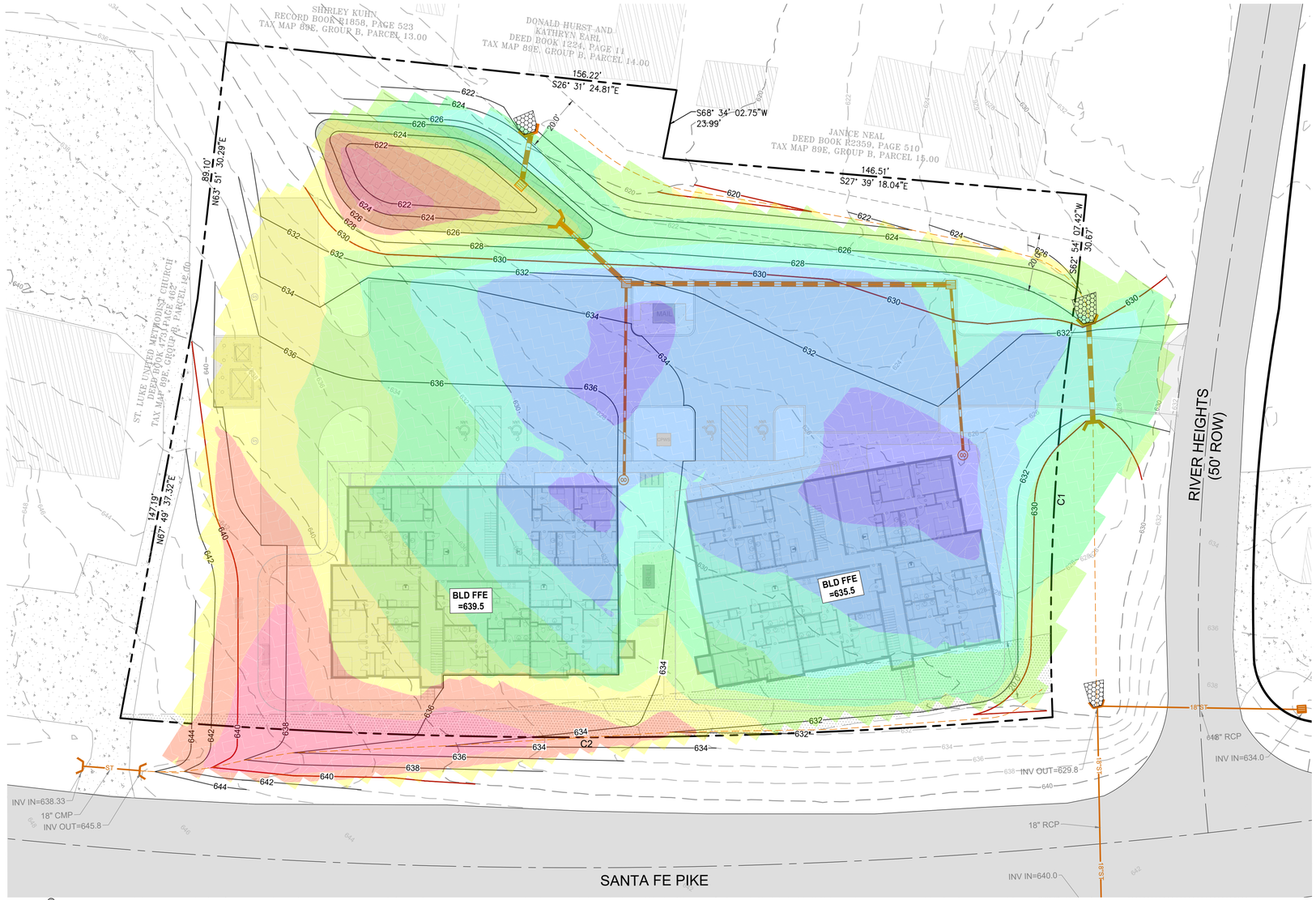
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TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE



Elevations Table			
Minimum Elevation	Maximum Elevation	VOLUME, CY	Color
(6.0) CUT	(4.0) CUT	(161.2) CUT	
(4.0) CUT	(2.0) CUT	(477.0) CUT	
(2.0) CUT	(0.0) CUT	(1,102.3) CUT	
0.0 FILL	2.0 FILL	2,857.6 FILL	
2.0 FILL	4.0 FILL	2,078.8 FILL	
4.0 FILL	6.0 FILL	1,227.3 FILL	
6.0 FILL	8.0 FILL	307.0 FILL	
8.0 FILL	10.0 FILL	1.1 FILL	
10.0 FILL	12.0 FILL	0.0 FILL	
		4,731.3 CY FILL	

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No. 123901
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

JOB #: 20230412-1

CUT FILL PLAN

C4.1

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PLOTTED BY MICHAEL WILLIAMS P.E. ON 7/10/2025 3:48 PM LAST UPDATED BY MICHAEL WILLIAMS ON 7/10/2025 3:42 PM

TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PD-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROTECTED ENDWALLS	TDOT PE, PEW SERIES
FLUMES	TDOT FLU-1

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

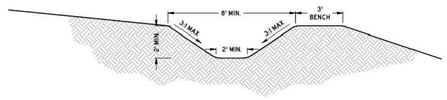
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE 6/9/2022

DD-01



NOTES:

1. DITCHES SHALL BE STABILIZED WITH APPROPRIATELY DESIGNED SOFT ARMORING.
2. RIP-RAP OR OTHER HARD ARMORING TECHNIQUES ARE DISCOURAGED AND SHALL ONLY BE APPROVED WHEN ALL OTHER MEANS OF STABILIZATION ARE EXHAUSTED.
3. FLOW LINE GRADE SHALL NOT BE LESS THAN 1.0%
4. FLOW LINE GRADE SHALL NOT BE MORE THAN 7.5%
5. WHERE PLACED ON A SLOPE, A BENCH OF MINIMUM WIDTH OF 3 FEET SHALL BE PROVIDED.
6. A MINIMUM OF 6 INCHES OF FREEBOARD ABOVE THE DESIGN FLOW DEPTH SHALL BE PROVIDED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER.

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

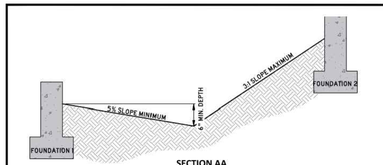
STANDARD DETAILS

TRAPEZOIDAL DITCH

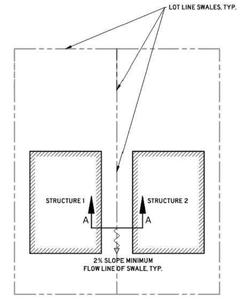
(NTS)

DATE 6/9/2022

DD-03



SECTION AA



PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

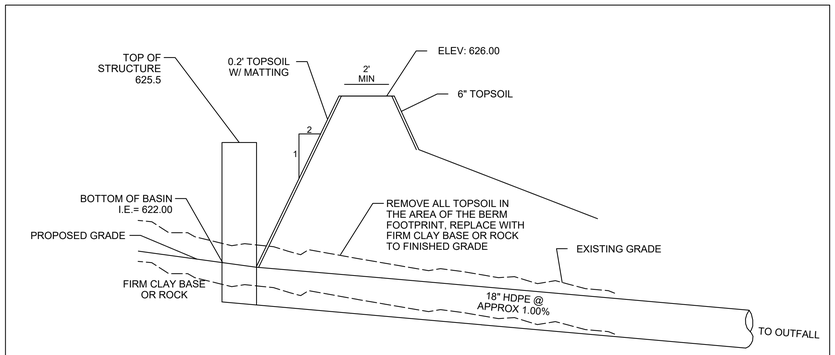
STANDARD DETAILS

RESIDENTIAL LOT GRADING AND DRAINAGE

(NTS)

DATE 6/9/2022

DD-04



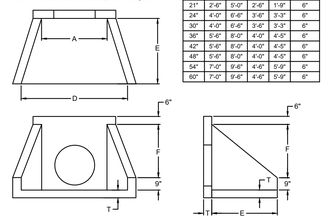
OUTLET STRUCTURE DETAIL – DETENTION

NOT TO SCALE

NOTES

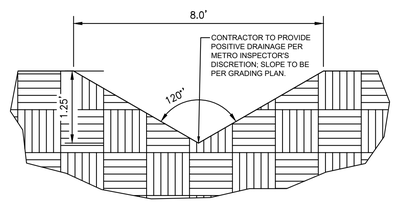
1. Concrete shall be 4,000 psi @ 28 days reinforced with No. 4 bars @ 10" O.C. each way with wings and toe slab doweled to headwall with No, 5 bars.
2. ¾" chamfer on all exposed edges.

TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
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48"	5'-6"	8'-0"	4'-0"	4'-5"	6"
54"	7'-0"	9'-6"	4'-6"	5'-9"	6"
60"	7'-0"	9'-6"	4'-6"	5'-9"	6"



TYPICAL PRECAST HEADWALL

NO SCALE



SWALE TYPE "A" STANDARD DETAIL

NO SCALE

Williams Engineering
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Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
12390
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: SEE DETAILS

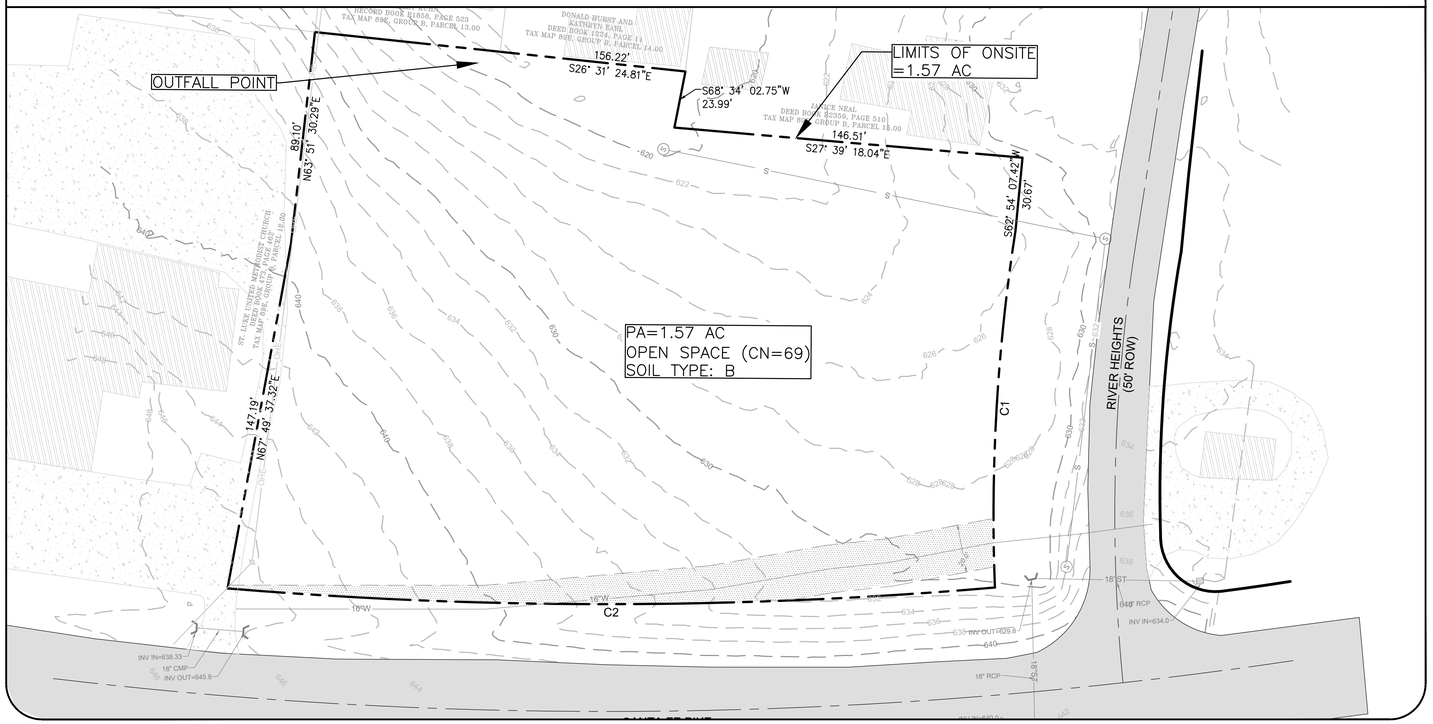
JOB #: 20230412-1

STORM DETAILS

C4.2

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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:40 PM LAST UPDATED BY MICHAEL.WILLIAMS ON 7/10/2025 3:42 PM

PRE-DEVELOPED CONDITIONS



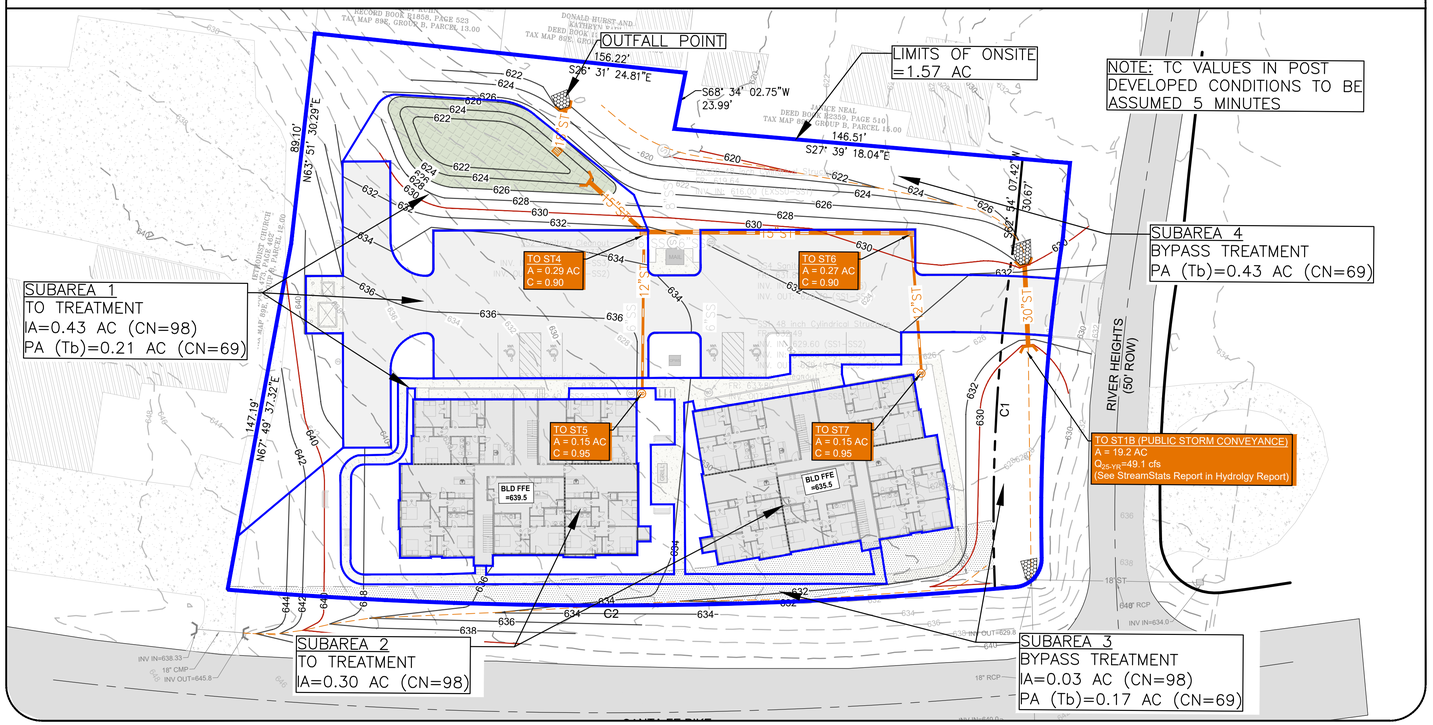
TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 30 60 120 Feet

GRAPHIC SCALE

Tennessee 811

POST-DEVELOPED CONDITIONS



Williams Engineering
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MICHAEL L. WILLIAMS
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AGRICULTURE
Michael Williams
7.10.2025
NO. 122900
STATE OF TENNESSEE

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
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DESIGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=30'

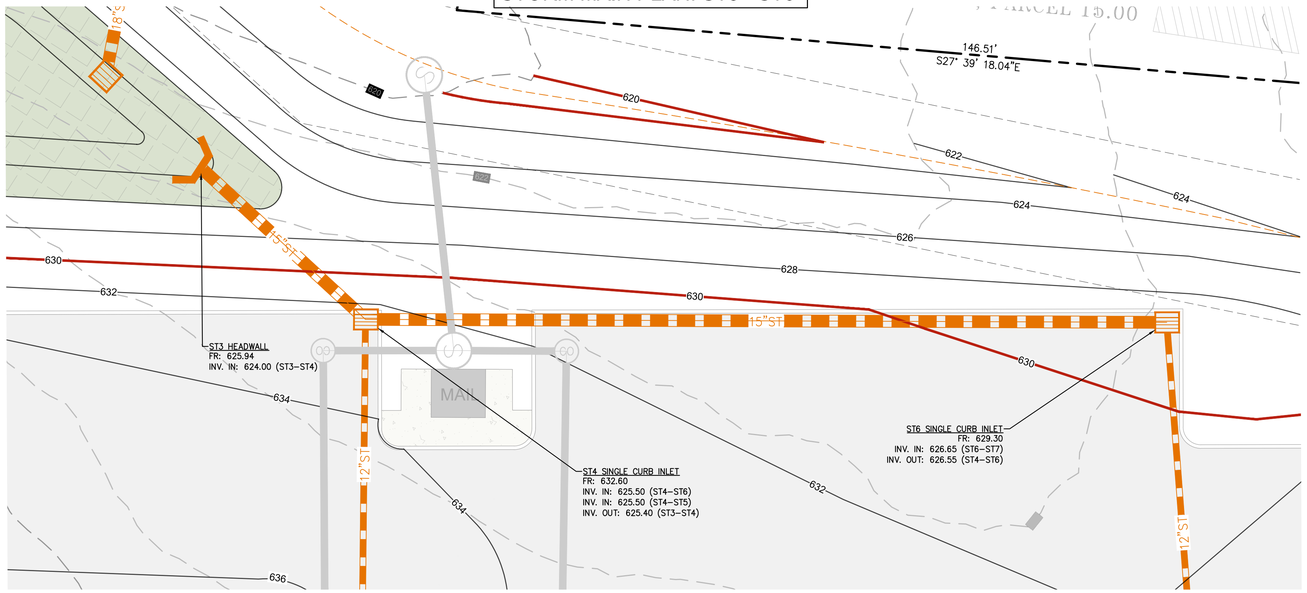
JOB #: 20230412-1

PRE VS POST STORMWATER

C4.3

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STORM MAIN PLAN: ST3 - ST6





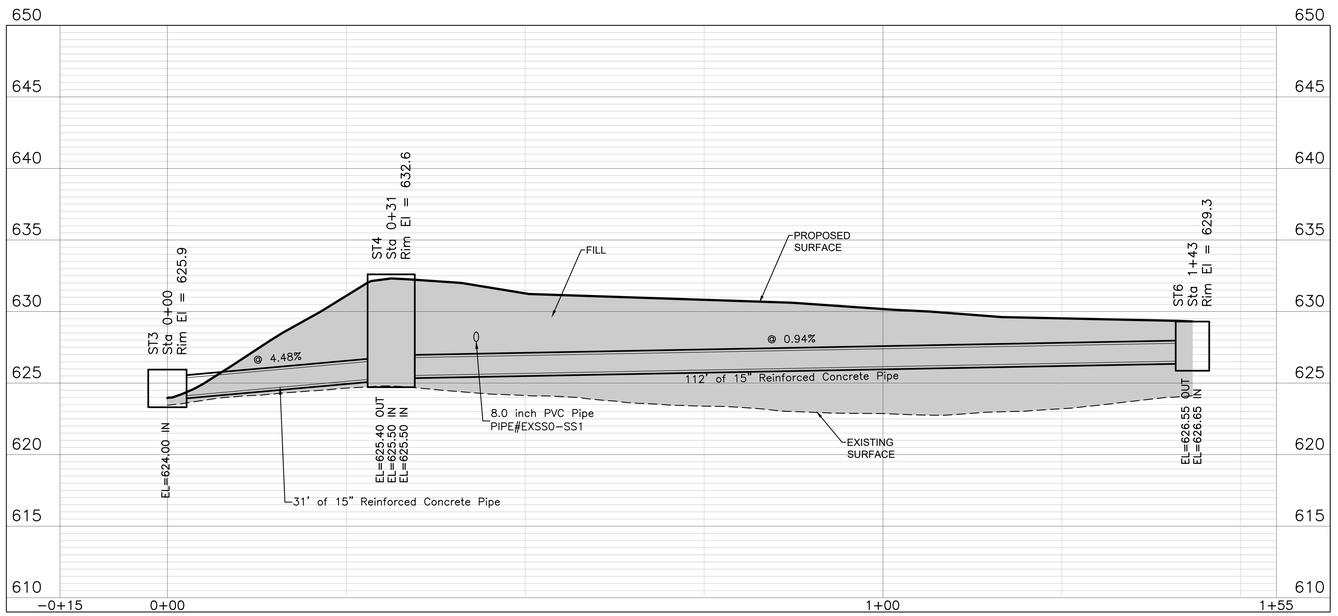
0 10 20 40 Feet

GRAPHIC SCALE

SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

STORM MAIN PROFILE: ST3 - ST6



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AGRICULTURE
No. 122900
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE

FOR

HIVE NASHVILLE

SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
BUILDING ROTATION	07/10/2025
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DEISGNED BY: MLW

DATE: 6/2/2025

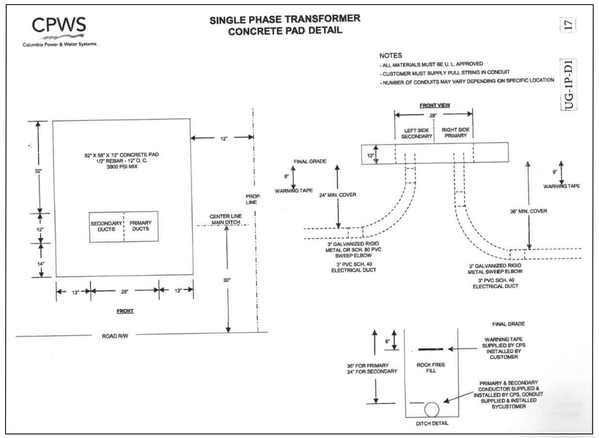
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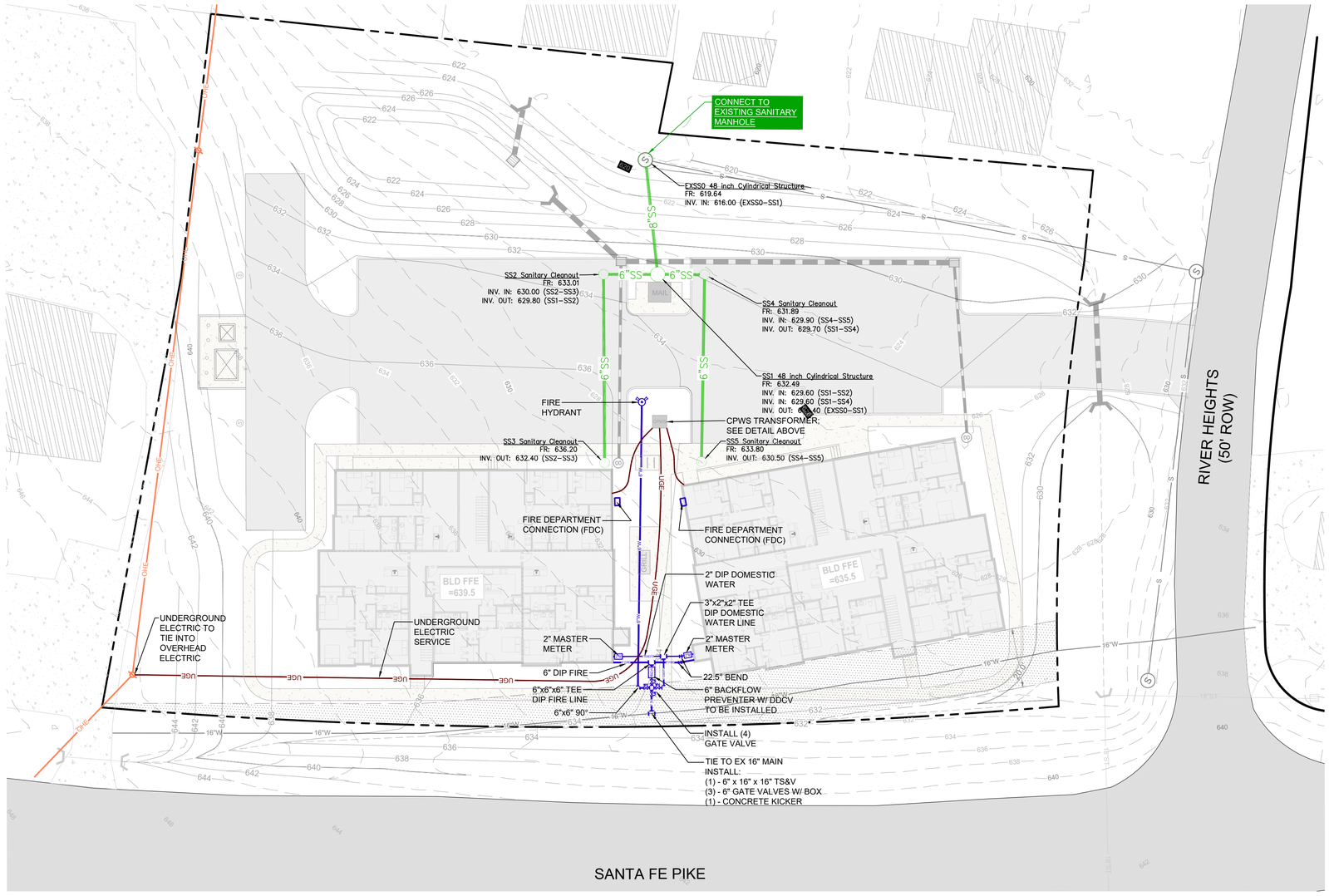
JOB #: 20230412-1

STORM PROFILES

C5.0

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TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet

GRAPHIC SCALE

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- HEADWALL
- ADS NYLOPLAST DOME INLET
- CLEANOUT/ OBSERVATION WELL
- JUNCTION BOX
- GRATE INLET
- PROPOSED SANITARY SEWER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- PROPOSED WATER
- FIRE HYDRANT
- WATER VALVE
- TAPPING TEE
- UNDERGROUND ELECTRIC

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

Tennessee811

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

MICHAEL L. WILLIAMS
REGISTERED ENGINEER
AGRICULTURE
7.10.2025
COMMERCE
No. 122900
STATE OF TENNESSEE

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
07/10/2025	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=20'

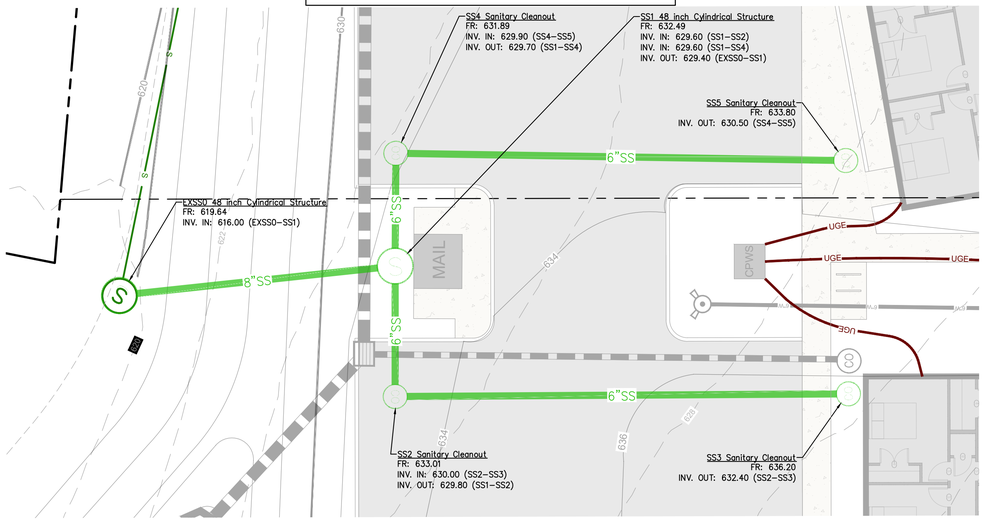
JOB #: 20230412-1

UTILITY PLAN

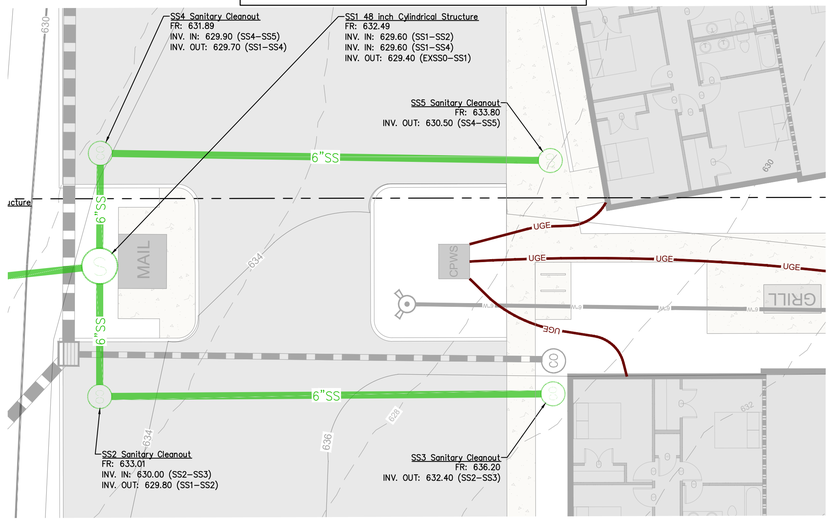
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C:\USERS\MICHAEL\WILLIAMS\DESKTOP\PROJECTS\006 SANTE FE PIKE COLUMBIA, TN_DOMESTIC PLAN SHEETS.DWG
PLOTTED BY: MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:46 PM LAST UPDATED BY MICHAELWILLIAMS ON 7/10/2025 3:42 PM

SANITARY MAIN PLAN: EXSS0 - SS3



SANITARY MAIN PLAN: SS1 - SS5



TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

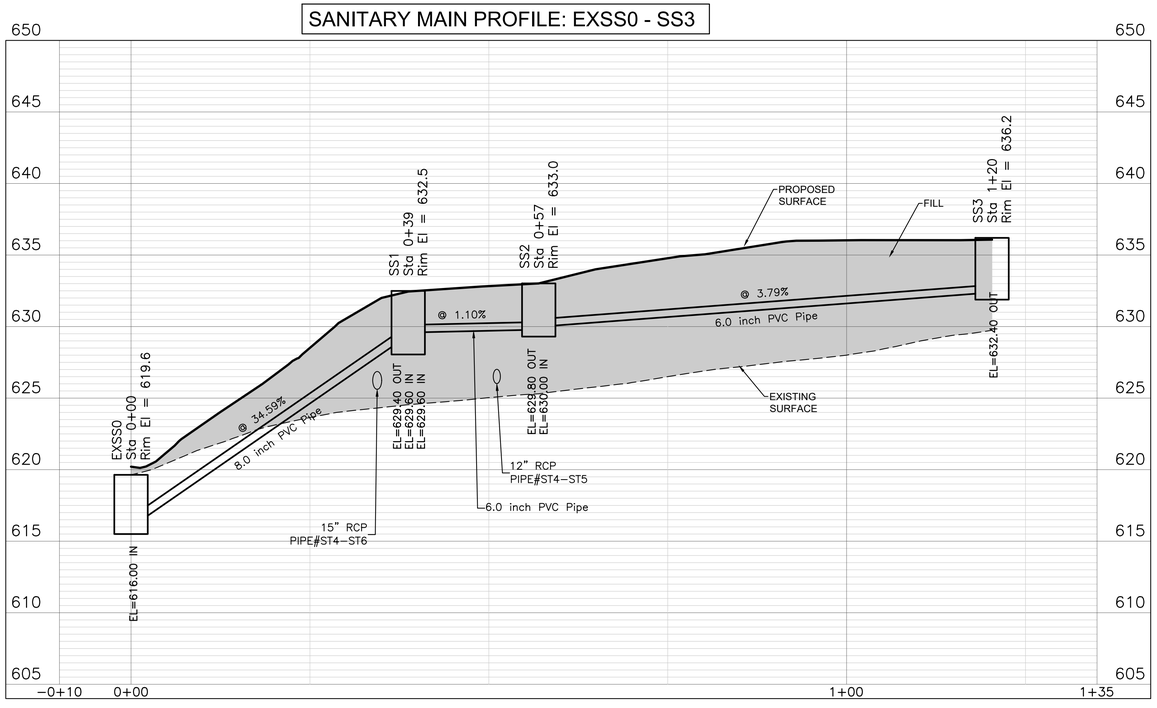
0 10 20 40 Feet

GRAPHIC SCALE

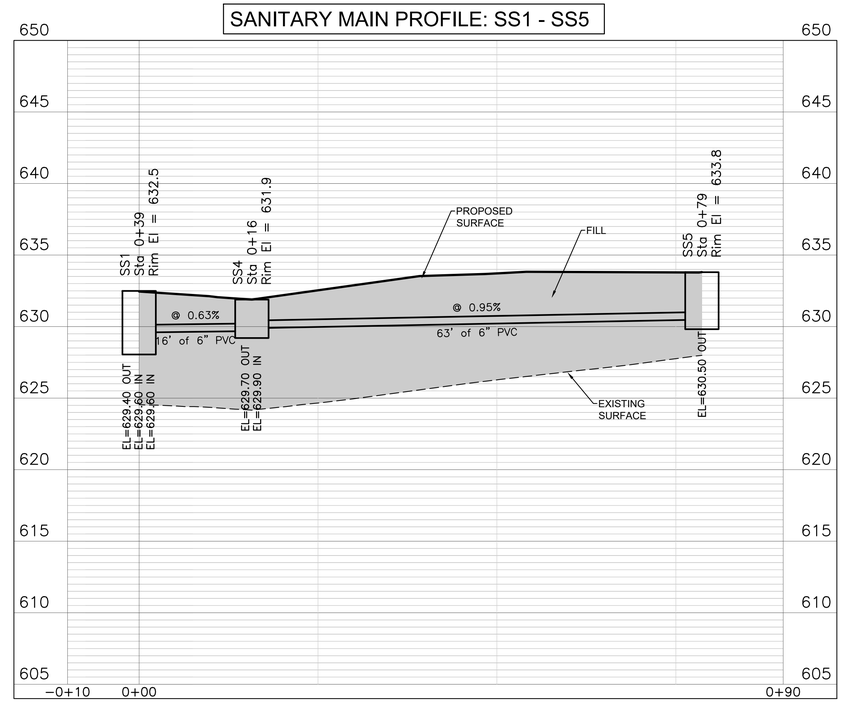
SCALES:

PLAN VIEW	PROFILE VIEW
1" =10'	1" =10' HORIZONTAL
	1" =5' VERTICAL

SANITARY MAIN PROFILE: EXSS0 - SS3



SANITARY MAIN PROFILE: SS1 - SS5



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MICHAEL L. WILLIAMS
REGISTERED
PROFESSIONAL ENGINEER
AGRICULTURE
12290
STATE OF TENNESSEE
Michael Williams
7.10.2025

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
BUILDING ROTATION	07/10/2025
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW

DATE: 6/2/2025

SCALE: 1"=10'

JOB #: 20230412-1

SEWER PROFILES

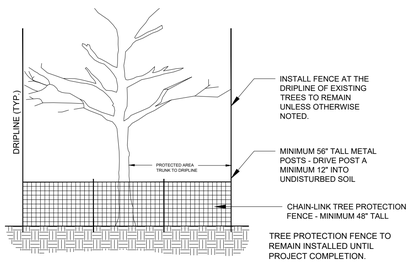
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PLOTTED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:49 PM LAST UPDATED BY MICHAEL WILLIAMS, P.E. ON 7/10/2025 3:43 PM

Tree Id	DBH	Common Name		Replacement	
1	33	Silver maple	Remove	66	
2	25	Elm	Remove	50	
3	27	Hackberry	Remove	54	
4	28	Elm	Remove	56	
5	35	Hackberry	Remove	70	
6	17	Hackberry	Remove		
7	21	Hackberry	Remove		
8	6	Dogwood	Remove		
9	7	Dogwood	Remove		
10	7	Dogwood	Remove		
11	16	Hackberry	Remove		
12	11	Hackberry	Remove		
13	21	Hackberry	Remove		
14	12	Hackberry	Remove		
15	11	Hackberry	Remove		
16	13	Hackberry	Remove		
17	8	Hackberry	Remove		
18	15	Hackberry	Remove		
19	15	Hackberry	Save		
20	12	Hackberry	Save		
21	18	Hackberry	Save		
22	8	Dogwood	Remove		
23	8	Redbud	Remove		
24	24	Hackberry	Remove	48	
25	13	Hackberry	Remove		
26	18	Hackberry	Remove		
27	18	Hackberry	Remove		
28	14	Hackberry	Remove		
29	25	Hackberry	Remove	50	
30	24	Hackberry	Remove	48	
31	13	Hackberry	Remove		
32	21	Hackberry	Remove		
33	27	Black cherry	Remove	54	
34	17	Hackberry	Remove		
35	15	Hackberry	Remove		
36	19	Hackberry	Remove		
37	30	Hackberry	Remove		
38	28	Elm	Remove	56	
39	26	Elm	Remove	52	
40	25	Hackberry	Remove	50	
41	20	Elm	Remove		
42	22	Elm	Remove		
43	20	Elm	Remove		

SITE AREA: +/-1.67 AC	
SPECIMEN TREES TO BE REMOVED: (13)	
Total Caliper Inch of Replacement: 654" REPLACEMENT INCHES	
EXISTING TREE CANOPY ON SITE:	29,401 sf (0.67 AC)
REQ. CANOPY RETENTION (22% OF EXISTING COVER)	6,468 sf (0.14 AC)
PROPOSED CANOPY RETENTION	1,878 sf (.026 AC)

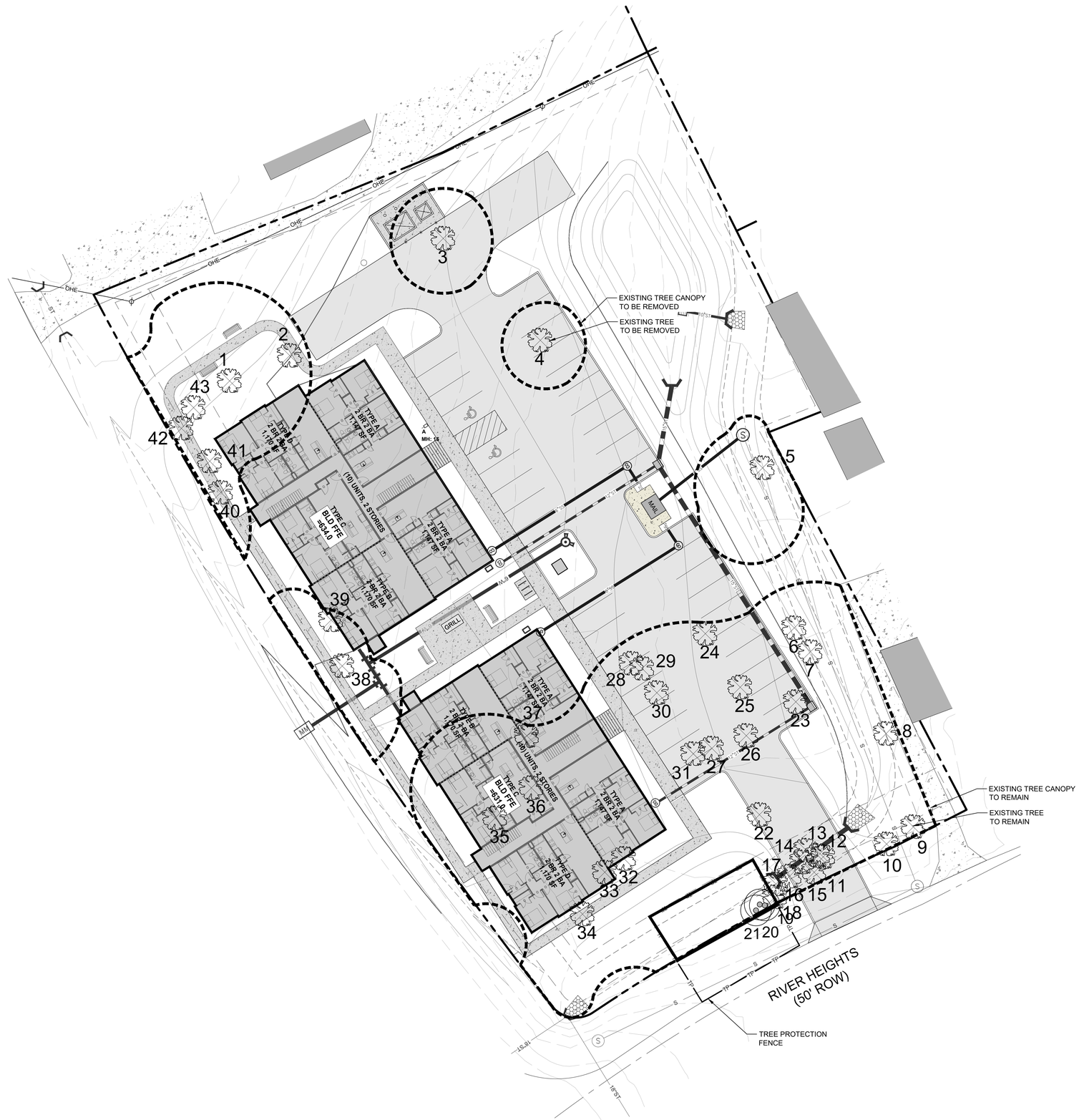
- MITIGATION TREES TO PROVIDE IN LIEU OF 2,809 SF CANOPY COVERAGE
- MITIGATION TREES = 80 TREES PER ACRE
- REQUIRED CANOPY MITIGATION 0.11 AC X 80 = 9 TREES



CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root prunning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction pro cess (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility. All tree fence to remain intact until final completion of the project.



LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
HERITAGE VILLAGE
COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BAKER
REGISTERED
LANDSCAPE ARCHITECT
8/7/2024

Job # - 23281
BY: cb

L1.0

PRESERVATION PLAN

PLANT SCHEDULE

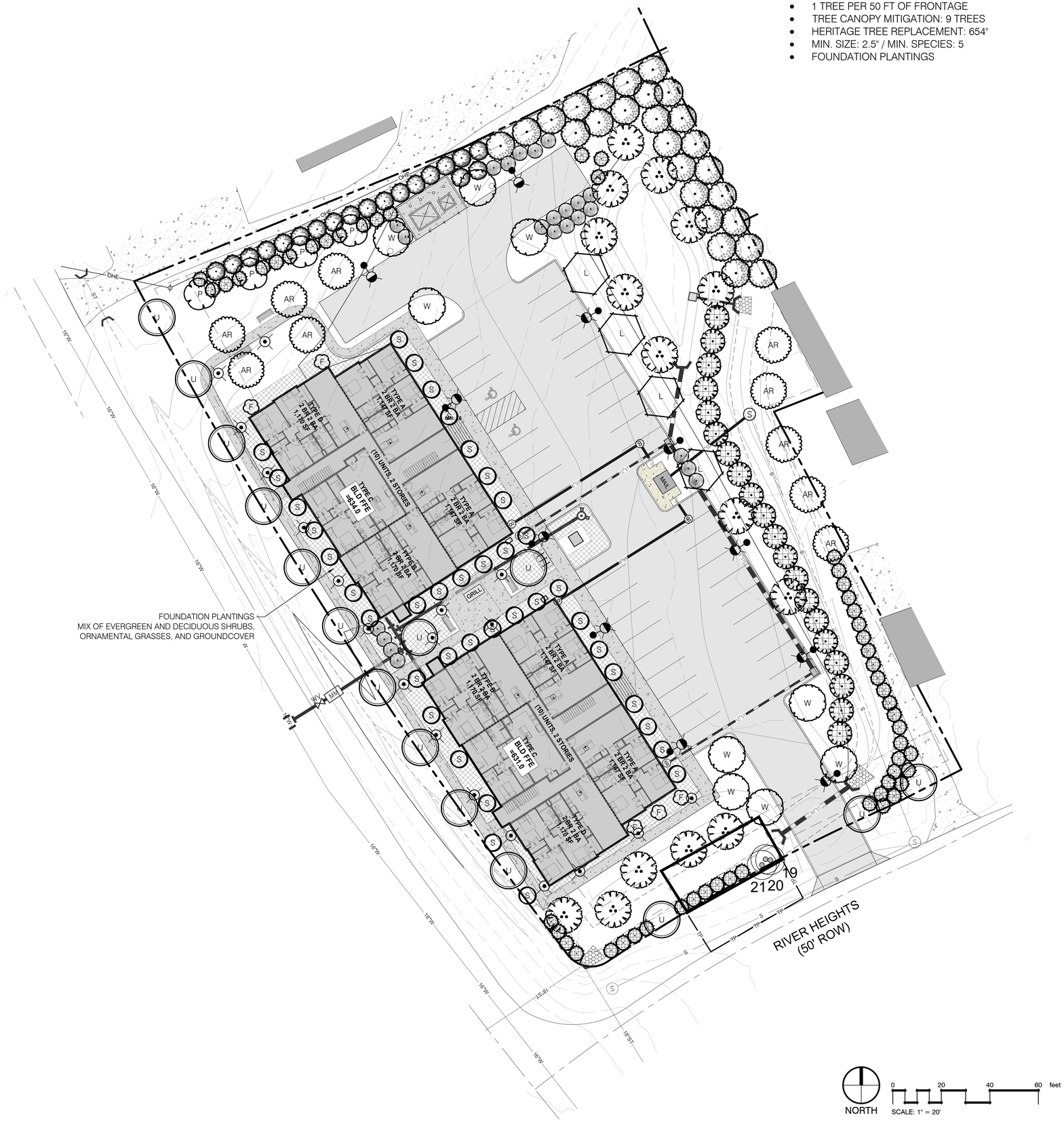
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
MITIGATION TREE					
W	9	Willow Oak / *Quercus phellos* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	12`-14` HT
REPLACEMENT TREES					
AR	10	October Glory Maple / *Acer rubrum* `October Glory` 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	15	Duraheat River Birch / *Betula nigra* `Duraheat` Multi Trunk, Full Rounded Head. See Tree Specifications	B & B	3"Cal	10`-12` HT
F	5	Franz Fontaine Hornbeam / *Carpinus betulus* `Franz Fontaine` 3` Clear Trunk, MATCHED, Evenly Branched, Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
	55	Nellie R. Stevens Holly / *Ilex x 'Nellie R. Stevens'* Full to Base, Full Dense Form, Matched. See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	23	Blue Pont Juniper / *Juniperus chinensis* `Blue Point` Full to Base, Full Dense Form, See Tree Specifications	B & B	2.5"Cal	8`-10` HT
	19	Brodie Columnar Cedar / *Juniperus virginiana* `Brodie` Full To Base, Full Dense Form, See Tree Specifications	B & B	2.5"Cal	8`-10` HT
S	39	Columnar Sweet Gum / *Liquidambar styraciflua* `Slender Silhouette` 3` Clear Trunk, MATCHED, Evenly Branched, Full Symmetrcal Crown. See Tree Specifications	B & B	3"Cal	Per ANSI
L	4	Tulip Poplar / *Linodendron tulipifera* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI
	20	Little Gem Magnolia / *Magnolia grandiflora* 'Little Gem' Full To Base, Full Dense Form. See Tree Specifications	B & B	3"Cal	10`-12` HT
P	4	Akebono Cherry / *Prunus x Akebono* 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	26	Green Giant Arborvitae / *Thuja standishii x plicata* `Green Giant` Full To Base, Full Dense Form Matched. See Tree Specifications	B & B	3"Cal	10`-12` HT
U	15	Princeton Elm / *Ulmus amencana* 'Princeton' 5` Clear Trunk, Evenly Branched, Matched. See Tree Specifications	B & B	3"Cal	Per ANSI

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER." •CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

- 1 TREE PER 50 FT OF FRONTAGE
- TREE CANOPY MITIGATION: 9 TREES
- HERITAGE TREE REPLACEMENT: 654"
- MIN. SIZE: 2.5" / MIN. SPECIES: 5
- FOUNDATION PLANTINGS



LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
LA#0003972
8/1/22

Job # - 23281

BY: cb

LANDSCAPE PLAN

L1.1

PLANT STANDARDS

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

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

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

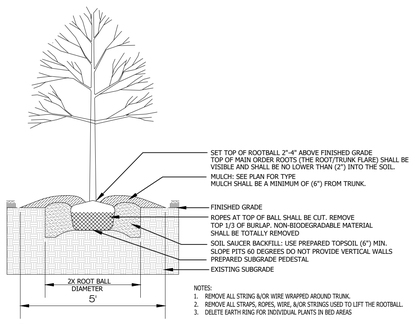
DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

PLANTING NOTES:

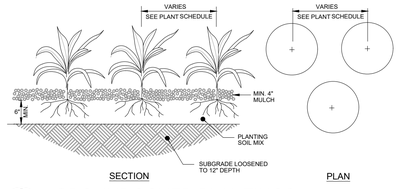
1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
14. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

DECIDUOUS TREE PLANTING

P-NO-12



GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS

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

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
3. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
4. Minimum topsoil depth in lawn areas shall be four (4) inches.
5. Minimal topsoil depth in landscape areas shall be twelve (12) inches.
6. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
7. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
8. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod or seed.
9. All areas of disturbance outside of landscape beds shall be repaired with turf.
10. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
11. Lawns shall be seeded by hydroseeding method; application fertilizer shall be placed at a minimum of 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. Slope protection shall be provided in seeded areas with slopes three (3) feet horizontal to one (1) foot vertical (i.e. 3H:1V) or greater.
12. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
13. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
14. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
15. All trees and shrubs shall be coordinated with lighting plan prior to installation.
16. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

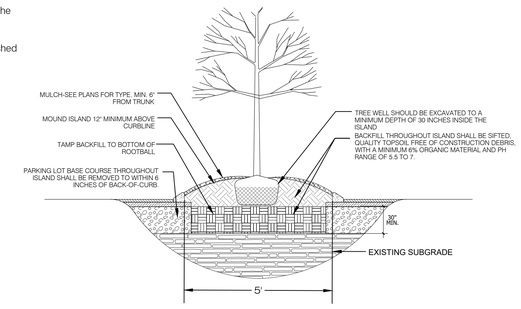
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

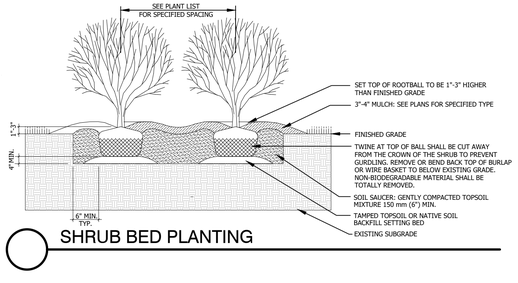
TO AVOID OVERHEAD UTILITY CONFLICTS:

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



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE



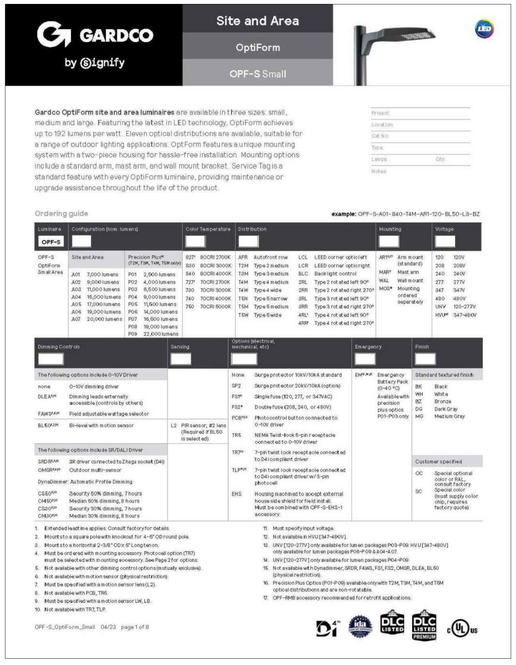
Job # - 23281

BY: cb

L1.2

LANDSCAPE NOTES

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Luminaire Watts	Total Watts	Description
	11	A	Single 15' MOUNTING HEIGHT	6309	0.900	41.88	460.68	OPF-S-A01-840-T4W
	19	B	Single	492	0.900	6.1	115.9	PBL-14L-100-NW-G2-3-UNV



GARDCO by Signify

Site and Area

OptiForm

OPF-S Small

Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — **example:** OPF-S-A01-840-T4M-ARM-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temperature	Distribution		Mounting	Voltage
OPF-S							
OptiForm Small Area	Site and Area	Precision Plus[20] (T2M,T3M, T4M, T5M only)					
	A01 7,000 lumens	P01 2,000 lumens	827 80CRI 2700K	AFR Autoforct row	LCL LEED corner optic left	ARM[21] Arm mount (all sender 0)	120 120V
	A02 9,000 lumens	P02 4,000 lumens	830 80CRI 3000K	T2M Type 2 medium	LCR LEED corner optic right		208 208V
	A03 11,000 lumens	P03 6,500 lumens	840 80CRI 4000K	T3M Type 3 medium	BLC Backlight control	MAST Mast arm	240 240V
	A04 15,000 lumens	P04 9,000 lumens	740 70CRI 4000K	T4M Type 4 medium	SRL Type 2 rot sted left 90°	WAL Wall mount	277 277V
	A05 17,000 lumens	P05 11,500 lumens	760 70CRI 6000K	T4W Type 4 wide	SRR Type 2 rot sted right 270°	MOU Mounting ordered separately	347 347V
	A06 19,000 lumens	P06 14,000 lumens		T5N Type 5 narrow	SRL Type 3 rot sted left 90°		480 480V
	A07 20,000 lumens	P07 16,500 lumens		T5M Type 5 medium	SRR Type 3 rot sted right 270°		UNV 120-277V
		P08 18,000 lumens		T5W Type 5 wide	4RL Type 4 rot sted left 90°		HVU[9] 347-480V
		P09 22,000 lumens			4RR Type 4 rot sted right 270°		

Dimming Controls	Sensing	Options (electrical, mechanical, etc.)	Emergency	Finish
The following options include 0-10V Driver		None Surge protector 10kV/10kA standard	EMP[3,4,5] Emergency Battery Pack (0-40 °C)	Standard textured finish
none 0-10V dimming driver		SP2 Surge protector 20kV/10kA (option)	Available with precision plus optics P01-P05 only	BK Black
DLEA[3,6] Dimming leads externally accessible (controls by others)		FS3[8] Single fuse (120, 277, or 347VAC)		WH White
FSWT2[6,8] Field adjustable watt tape selector		FS2[8] Double fuse (208, 240, or 480V)		BZ Bronze
BL50[6,9,10] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BL50 is selected)	PCR[6,10] Photocontrol button connected to 0-10V driver		DG Dark Gray
The following options include SR/DALI Driver		TR5 NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		MG Medium Gray
DRDR[6,8] SR driver connected to Zhega socket (DA)		TR7[6] 7-pin twist lock receptacle connected to DALI compliant driver		Customer specified
OMSR[6,8] Outdoor motion sensor		TL3[6,8] 7-pin twist lock receptacle connected to DALI compliant driver w/ 3-pin photocell		OC Special optional color or RAL, consult factory
DynaDimmer: Automatic Profile Dimming		EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		SC Special optional color (must supply color chip, requires factory quote)
CS50[6,8] Security 50% dimming, 7 hours				
CM50[6,8] Median 50% dimming, 8 hours				
CS30[6,8] Security 30% dimming, 7 hours				
CM30[6,8] Median 30% dimming, 8 hours				

1. Extended lead time applies. Consult factory for details.
2. Mount to a square pole with knockout for 4-5" OD round pole.
3. Mount to a horizontal 2-3/8" OD x 6" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (T5T) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor (sensor lens L2).
8. Not available with FCR, T7R5.
9. Must be specified with a motion sensor LM, LB.
10. Not available with TR7, TL3*.
11. Must specify input voltage.
12. Not available in HVU (347-480V).
13. UNV (120-277V) only available for lumen packages P03-P09. HVU (347-480V) only available for lumen packages P05-P09 (L804-407.
14. UNV (120-277V) only available for lumen packages P04-P09.
15. Not available with Dynadimmer, SRDR, FANS, FS1, FS2, OMSR, DLEA, BL50 (physical restriction).
16. Precision Plus Optics (P01-P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-EHS accessory recommended for harsh lift applications.

OPF-S_OptiForm_Small 04/23 page 1 of 8



GARDCO

Site and Area

PureForm

PBL LED bollard

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: PBL-42-14L-450-NW-G2-5-UNV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL		14L					
PBL PureForm bollard	36 Standard Shaft 36"	14L 14 LEDs (full ring)	100 100mA	WW-G2 Warm White 3000K, 80CRI Generation 2	Type 3	Leave blank for no battery	120 120V
	42 Standard Shaft 42"		200 200mA		3 Type 3	EBP Emergency battery[1,2,3]	208 208V
	60 Standard Shaft 60"		350 350mA	NW-G2 Neutral White 4000K, 80CRI Generation 2	Type 5		240 240V
			450 450mA		5 Type 5		277 277V
			600 600mA	CW-G2 Cool White 5000K, 80CRI Generation 2			347 347V
			800 800mA				480 480V
			1050 1050mA				UNV 120-277V (50/60hZ)

Options				
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish
DD 0-10V External dimming (by others)[3,4]	IMRI Integral Infrared[3,5]	PCB Photocontrol button[3,6,7]	Fusing	Textured
FANS Field Adjustable[1,3]			F1 Single (120, 277, 347VAC)[1]	BK Black
LLC Wireless controls without PIR sensor[1,3,4]			F2 Double (208, 240, 480VAC)[1]	WH White
BL Bi-level functionary with motion sensor[3,5]			F3 Canadian Double Full (208, 240, 480VAC)[1]	BZ Bronze
				DGY Dark Gray
DynaDimmer: Automatic Profile Dimming[1,4]			Surge Protection (10kA standard)	MDY Medium Gray
CS50 Security 50% dimming, 7 hours			SP2 Increased 20kA	Customer Specified
CM50 Median 50% dimming, 8 hours			GFCI Ground Fault Interrupt Outlet[1]	RAL Special optional color or RAL (ex: RAL7024)
CS30 Security 30% dimming, 7 hours				CC Custom color (must supply color chip for required factory quote)
CM30 Median 30% dimming, 8 hours				

1. Extended lead times apply. Contact factory for details.
2. Not available in 100, 200 or 350mA.
3. Not available with other control options.
4. Not available with motion sensor.
6. Not available with photocontrol.
6. Available only with BL dimming control.
7. Not available with LLC and CS/CM.
8. Must specify input voltage.
9. Available in 120V only.
10. Not available in 347 or 480V.
11. Not available in 100, 200, and 1050mA.
12. Not available with LLC.

Accessories

Service	CPN	Description
	(4) 3/8X83.5 A/B 2N-2W-TLW + (1) Template	
For shipment with the bollard (order 1 per bollard)	91240153B601	KIT, PBL ANCHOR BOLTs & TEMPL

PBL PureForm bollard 04/24 page 1 of 4

OUTDOOR LIGHTING

MOUNTING HEIGHT: 15'

POLE / FIXTURE COLOR: BLACK

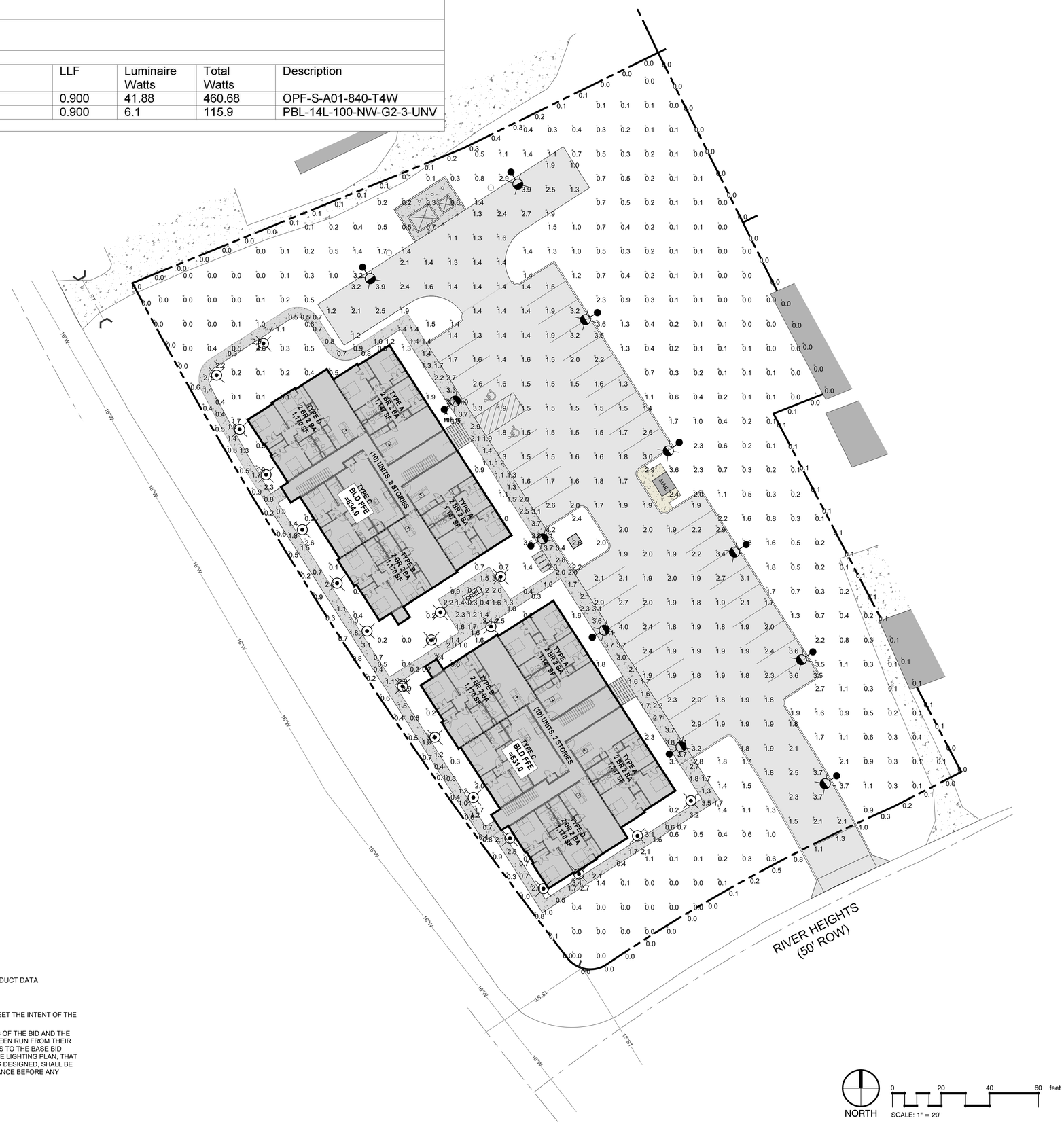
MATERIAL: Diecast Alluminum Light Steel Pole

CONTACT: SESCO LIGHTING FOR PRODUCT DATA

PRODUCT DATA

THE SITE LIGHTING IS DESIGNED TO MEET THE INTENT OF THE COLUMBIA CODE

THE PRODUCT SPECIFIED IS THE BASIS OF THE BID AND THE PHOTOMETRIC CALCULATIONS HAVE BEEN RUN FROM THEIR SPECIFIC ATTRIBUTES. SUBSTITUTIONS TO THE BASE BID SHALL BE APPROVED EQUAL AND A SITE LIGHTING PLAN, THAT MATCHES THE CITY REQUIREMENTS AS DESIGNED, SHALL BE SUBMITTED FOR REVIEW FOR COMPLIANCE BEFORE ANY SUBSTITUTIONS ARE ACCEPTED.



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:

HERITAGE VILLAGE

COLUMBIA, MAURY COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
8/1/2024

Job # - 23281

BY: cb

PHOTOMETRIC PLAN

PH1.0

Project Description

The purpose of this submittal is to amendment the approved "Site Development Plan" (Project #23-0274) to shift the south eastern building outside of the public water easement, but to still remain within the max and min setbacks. Project site does not have address. 4 subject parcels are directly south, adjacent to 606 Sante Fe Pike; Subject Parcel IDs: 089EB01700000, 089EB01800000, 089EB01900000, & 089EB02000000. The proposed Heritage Village development is to include (2) buildings, with each building having (10) 2 Br units, for a total of (20) 2 Br units on 1.67 ac.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- W — WATER LINE
- SAN — SANITARY SEWER
- OHW — OVERHEAD WIRES
- X — X — CHAIN LINK FENCE
- STORM DRAIN
- 45' — EX. INDEX CONTOUR
- 44' — EX. INTERMEDIATE CONTOUR
- +10.00 EX. SPOT ELEVATION
- 45' PROP. INDEX CONTOUR
- 44' PROP. INTERMEDIATE CONTOUR
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- SIGN
- E ELECTRICAL BOX
- F FIBER OPTIC BOX
- WM WATER METER
- WV WATER VALVE
- BACKFLOW PREVENTER
- FH FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- DRAINAGE INLET
- SANITARY MANHOLE
- CO SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT # R2982 PG 370 , 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

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

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.

NAME 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

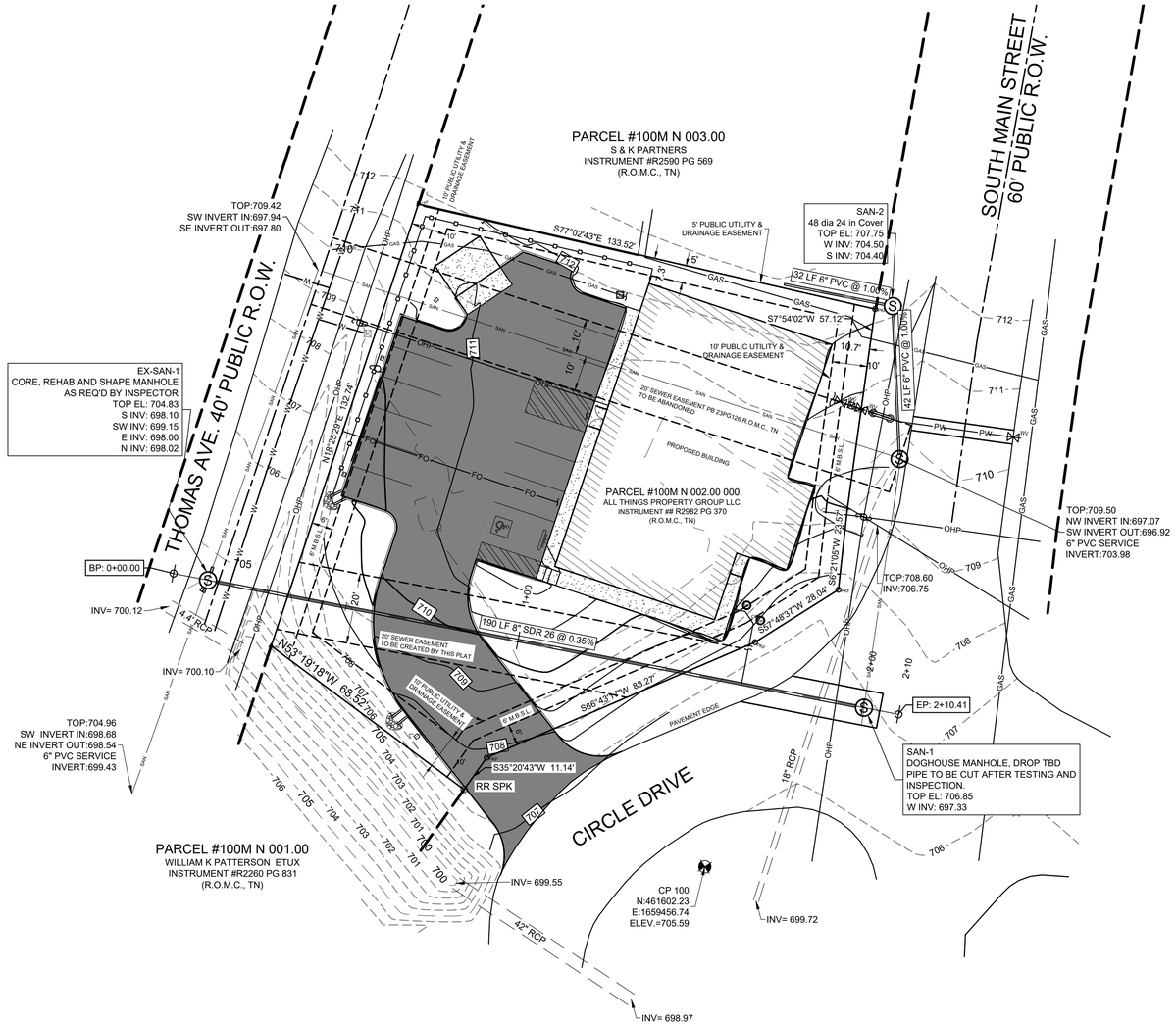
I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

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



SCALE: 1" = 20'
T.S.P.C.S.



VICINITY MAP COLUMBIA, TENNESSEE

DEED REFERENCE

BEING PARCEL ID# 100M N 002.00 000, MAURY COUNTY. BEING THE SAME AS CONVEYED TO ALL THINGS PROPERTY GROUP LLC. AS RECORDED IN INSTRUMENT # R2982 PG 370 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 1 ON THE PLAN OF S&K PARTNERS & FRANK MCBRIDE JR PROPERTY RECORD IN PLAT BOOK 23, PAGE 126 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO IS TO CREATE AND DEDICATE A PROPOSED SEWER LINE EASEMENT AND ABANDON AN EXISTING EASEMENT ASSOCIATED WITH THE CONSTRUCTION OF NEW COMMERCIAL BUILDING.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF THE SOUTHERNMOST LOT AS SHOWN ON IN PLAT BOOK 23 PAGE 126 IN THE R.O.R.C., TN.
3. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED AS PER FEMA FLOOD MAP 47119C0285E WITH AN EFFECTIVE DATE ON 4/16/2007 . ZONE "X" UNSHADED IS DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOODPLAIN.
4. PROPERTIES CURRENTLY ZONED: CD-4C (GENERAL URBAN CORRIDOR)
   FRONT SETBACK 6' MIN, 40' MAX PRINCIPAL,
   20' FOR ACCESSORY BLD.
   5' SECONDARY FRONTAGE
   SIDE LINE SETBACK 0'
   5' ACCESSORY BLD.
   REAR SETBACK 3' MIN
   15' MIN FROM CENTERLINE OF REAR ALLEY
   5' MIN IF GARAGE DOOR FACES REAR ALLEY
5. THERE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT 10' IN WIDTH ON THE FRONT AND REAR PROPERTY LINES AND ON ALL PROPERTY LINES PARALLEL TO OR ABUTTING ROADS UNLESS OTHERWISE SHOWN.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
7. THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2018 EDITION.
8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
9. THE PROPERTY HEREON IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
10. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
11. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
12. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
13. 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. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
14. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 11/30/2024 UTILIZING TRIMBLE R12 AND R12i DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A GREATER THAN 2 HOUR STATIC OBSERVATION AN OPUS POST-PROCESSING SOLUTION WITH AN OVERALL RMS VALUE OF 0.017(m), HORIZONTAL NETWORK ACCURACY ERROR DOES NOT EXCEED 0.02', VERTICAL ACCURACY ERROR DOES NOT EXCEED 0.03', REFERENCED TO THE NORTH AMERICAN DATUM OF 1983,NAVD 83 (2011) (EPOCH) (2010.) GEOID 18, FOR ON-SITE CONTROL POINT.
15. THE SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT FOR THE PARCELS SHOWN HEREON AND ARE THEREFOR SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS AND /OR EASEMENTS EITHER BY RECORD AND/OR PRESCRIPTION, OR ANY OTHER FACTS THAT AN ACCURATE AND COMPLETE TITLE SEARCH MAY REVEAL.
16. THE NETWORK ACCURACY VALUES REPRESENT THE UNCERTAINTY IN THE COORDINATES WITH RESPECT TO THE GEODETIC DATUM AT THE 95-PERCENT CONFIDENCE LEVEL.

SURVEYOR'S CERTIFICATION:

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.

William T. Meagher 8/14/2025

WILLIAM T. MEAGHER, TN RLS #3137

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

SUBJECT AREA: 18846.83 SQUARE FEET OR 0.43 ACRE MORE OR LESS

ALL THINGS ENTERPRISES

2479 GOOSE CREEK BYPASS
FRANKLIN, TN 37064

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
A	8/14/25	ISSUED FOR REVIEW	WTM	SHS	WTM

SHEET 1 OF 1

www.GSEeng.com
GSE
Gulf States Engineering, Inc.
Gulfport Mobile Nashville
704 18th Ave S. Nashville, TN 37203
(T)615-933-7888 (F)615-829-8491

SEAL

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ALL THINGS ENTERPRISES S/D
PRELIMINARY PLAT
2008 SOUTH MAIN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE

DRAWN:	CHECKED:	APPROVED:
WTM	SHS	WTM
DATE: 8/14/25	SCALE: 1" = 20'	
DRAWING NUMBER: TNE240061 V1.0	REVISION: C	

CIVIL CONSTRUCTION DRAWINGS FOR
ALL THINGS ENTERPRISES
THE WASH HOUSE
2008 S. MAIN STREET, COLUMBIA, TN 38401



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS, DEMOLITION AND EROSION & SEDIMENTATION CONTROL PLAN
C1.1	EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C3.0	SITE GRADING & DRAINAGE PLAN
C4.0	SITE UTILITIES PLAN
C5.0	SITE/CONSTRUCTION NOTES AND DETAILS
C5.1	SANITARY SEWER NOTES & DETAILS
C5.2	WATER NOTES & DETAILS
LP100	LANDSCAPE PLANTING PLAN
LP500	LANDSCAPE PLANTING DETAILS
PH-1	SITE LIGHTING PHOTOMETRIC

OWNER:
ALL THINGS ENTERPRISES
STEVE ANDREWS
STEVE@ALLTHINGSENT.COM
(615) 500-6407

ENGINEERING CONTACT:
GULF STATES ENGINEERING, INC.
D. TODD SHIRK
TODD.SHIRK@GSEENG.COM
(251) 459-6429

PROJECT DESCRIPTION:
REMOVAL OF EXISTING BUILDING AND EXISTING PARKING LOT
AND CONSTRUCTION OF NEW COMMERCIAL BUILDING AND PARKING LOT

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

A NEW BUILDING FOR:
ALL THINGS ENTERPRISES
2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
0	04/02/25	ISSUED FOR PERMIT	THK	DTS	DTS

ISSUED FOR PERMIT

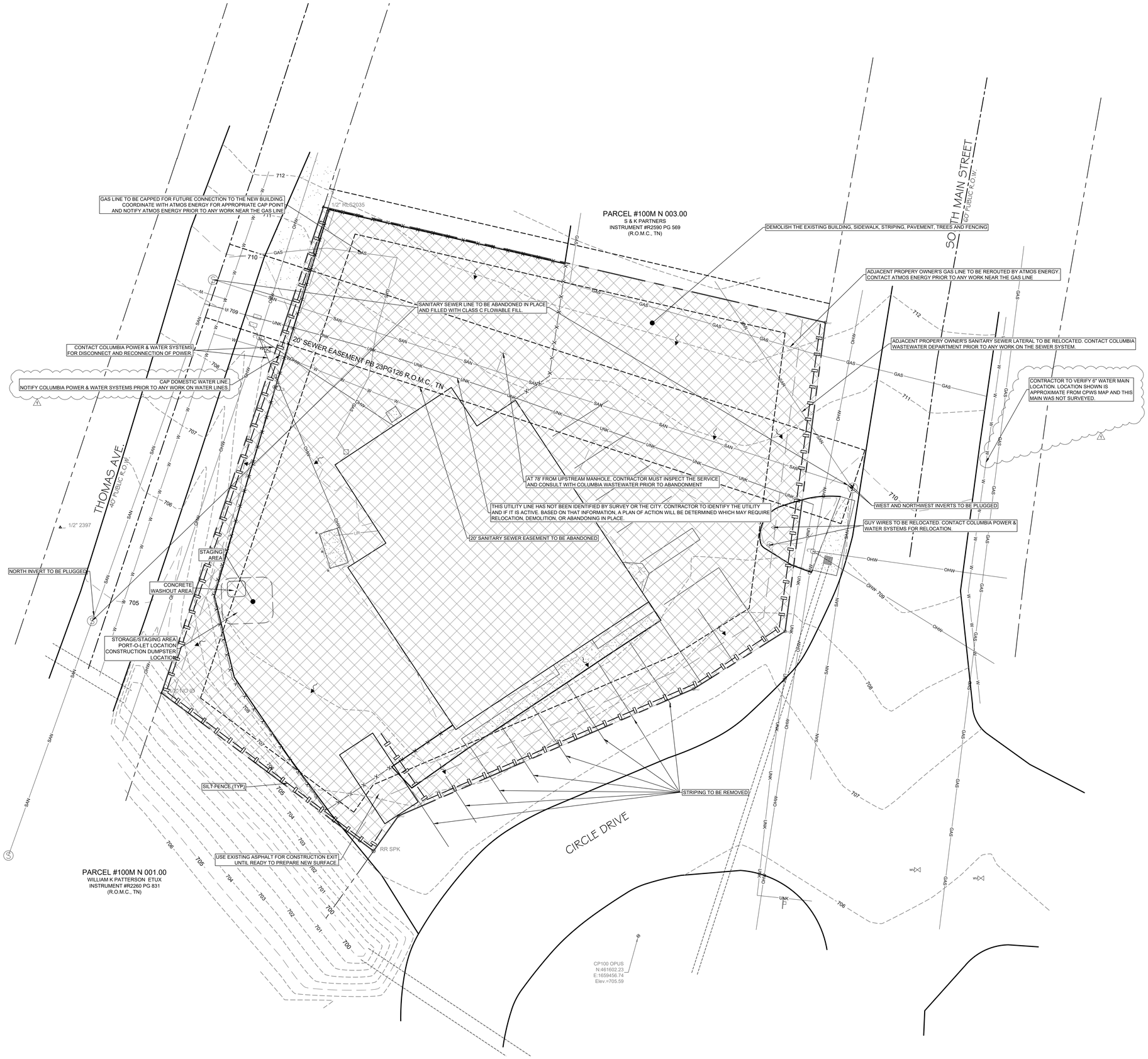
ENGINEER
GSE
www.GSEeng.com
GULF STATES ENGINEERING, INC
GULFPORT MOBILE NASHVILLE
176 Thompson Ln, Ste 200, Nashville, TN
(T)615-933-7888 (F)615-829-8491

SEAL
DENNIS TODD SHIRK
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL
COVER SHEET

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS
DATE: 01/28/25	SCALE: AS NOTED	
DRAWING NUMBER: C0.0	REVISION: 1	



0 10 20 Feet

SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- W — WATER LINE
- SAN — SANITARY SEWER
- OHW — OVERHEAD WIRES
- X — X — CHAIN LINK FENCE
- STORM DRAIN
- 45' EX. INDEX CONTOUR
- 44' EX. INTERMEDIATE CONTOUR
- + 10.00 EX. SPOT ELEVATION
- 45' INDEX CONTOUR
- 44' INTERMEDIATE CONTOUR
- 48.35 PROPOSED ELEVATION
- M.E. MATCH EXISTING
- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- DRAINAGE FLOW
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- SIGN
- E ELECTRICAL BOX
- F FIBER OPTIC BOX
- WM WATER METER
- WV WATER VALVE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- DRAINAGE INLET
- S SANITARY MANHOLE
- SC SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

NOTE:
ITEMS INSIDE TEXT BOXES ARE PROPOSED, ITEMS WITHOUT ARE CONSIDERED EXISTING

EROSION CONTROL LEGEND:

- SILT FENCE
- CONSTRUCTION EXIT
- 215 EX. INDEX CONTOUR
- 214 EX. INTERMEDIATE CONTOUR

DISTURBED ACREAGE:

0.43 ACRES (18,847 SF.)

DEMOLITION NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TENNESSEE ONE CALL SERVICE FOR UNDERGROUND UTILITY DESIGNATIONS PRIOR TO CONSTRUCTION, ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, THE ENGINEER OF RECORD MAKES NO GUARANTEE OF ACCURACY OF SAID UTILITY LINES.
2. THE CONTRACTOR SHALL DISPOSE OF ALL CONSTRUCTION DEBRIS IN A MANNER COMPLIANT WITH ALL FEDERAL, STATE AND LOCAL CODES. NO CONSTRUCTION DEBRIS SHALL BE STOCKPILED ON THE PROJECT SITE.
3. VEHICULAR ACCESS TO EXISTING BUILDINGS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT CITY OF COLUMBIA ENGINEERING DIVISION 48 HOURS PRIOR TO CONSTRUCTION THAT REQUIRES LANE CLOSURE ON CIRCLE DRIVE OR SOUTH MAIN STREET.

CONSTRUCTION PHASE SEQUENCE:

PHASE ONE
-CLEAR AREAS REQUIRED FOR SILT FENCE PLACEMENT
-INSTALL SILT FENCE
-DEMOLISH EXISTING BUILDING, ASPHALT AND CONCRETE AT INDICATED LOCATIONS
-REMOVE OR ABANDON EXISTING UTILITIES AS INDICATED

PHASE TWO
-GRADE TO ROUGH GRADES

PHASE THREE
-CONSTRUCT BUILDING
-CONSTRUCT UTILITIES (WATER, SEWER, STORM DRAINS, GAS, COMMUNICATIONS AND ELECTRIC)
-INSTALL INLET PROTECTION
-CONSTRUCT PARKING

PHASE FOUR
-REMOVE BMP MEASURES

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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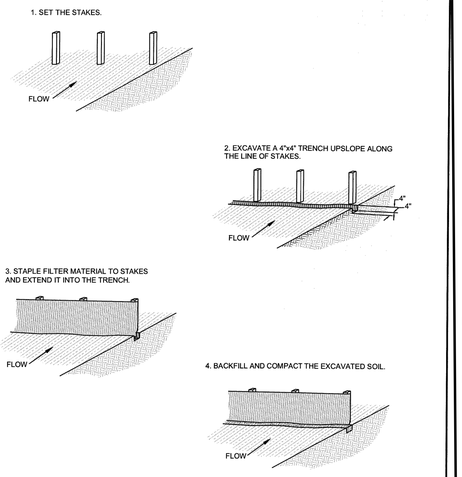
SEAL

DARYL TODD SHAW
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
No. 125705
STATE OF TENNESSEE
4/2/25

THE WASH HOUSE

CIVIL
EXISTING CONDITIONS, DEMOLITION
EROSION & SEDIMENTATION CONTROL PLAN

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS
DATE:		SCALE:
01/28/25		1" = 10'
DRAWING NUMBER:		REVISION:
C1.0		1



CONSTRUCTION OF A FILTER BARRIER

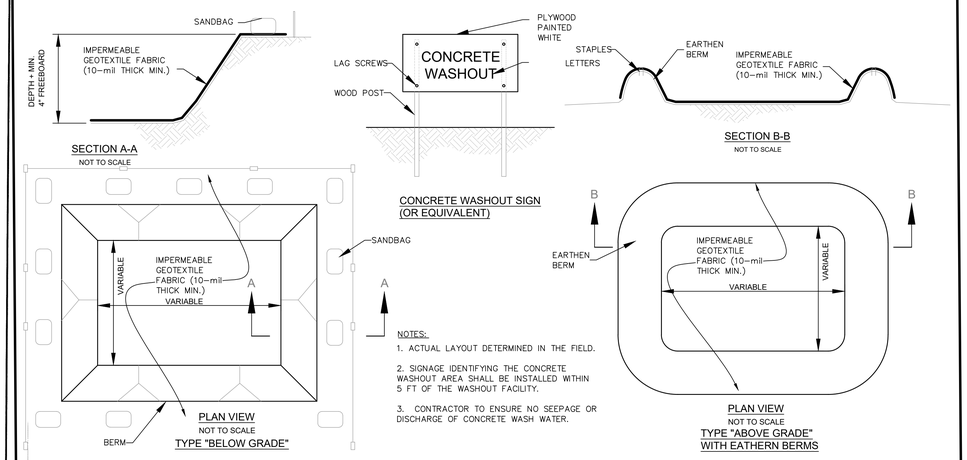
SILTATION FENCE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMSM 21101

STANDARD SEWER DETAIL NO: S24

SILT FENCE DETAIL N.T.S. | 1



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FT OF THE WASHOUT FACILITY.
3. CONTRACTOR TO ENSURE NO SEEPAGE OR DISCHARGE OF CONCRETE WASH WATER.

CONCRETE WASHOUT N.T.S. | 2

DISTURBED ACREAGE:

0.43 ACRES (18,847 SF.)

EROSION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ARE CONSIDERED TO BE THE MINIMUM ACCEPTABLE MEASURES. THE CONTRACTOR SHALL UTILIZE "BEST MANAGEMENT PRACTICES" AS NECESSARY TO PREVENT SEDIMENT LADEN STORMWATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE. THE CONTRACTOR SHALL MAINTAIN AND REPAIR EROSION CONTROL MEASURES AFTER EACH RAINFALL EVENT AND INSPECT THEM TWICE WEEKLY IN THE EVENT OF NO RAINFALL. BEST MANAGEMENT PRACTICES (BMPS) ARE DEFINED AS: SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMPS ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, SLUDGE OR WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE. WITH REGARD TO CONSTRUCTION THESE MAY INCLUDE STRUCTURAL DEVICES OR NONSTRUCTURAL PRACTICES THAT ARE DESIGNED TO PREVENT POLLUTANTS FROM ENTERING WATER OR TO DIRECT THE FLOW OF WATER.
2. SILT FENCE SHALL BE USED IN AREAS WHERE INDICATED OR AS DIRECTED BY THE ENGINEER.
3. SILT FENCES ARE TEMPORARY SEDIMENT CONTROL ITEMS THAT SHALL BE ERECTED OPPOSITE ERODIBLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
4. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION. SILT FENCES SHALL BE CLEANED, SILT REMOVED, AND REPAIRED AS NECESSARY AS PART OF REQUIRED BMP MAINTENANCE.
5. AFTER THE CONSTRUCTION AREA IS STABILIZED BY PAVING OR A FIRM STAND OF GRASS AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.
6. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT ENTRY WITH SEDIMENT BARRIERS LIKE FABRIC DROP INLET PROTECTION OR WATTLES UNTIL THE SITE IS STABILIZED BY PAVING OR A FIRM STAND OF GRASS IS OBTAINED.
7. CONTRACTOR IS REQUIRED TO STABILIZE DISTURBED AREAS WITH TEMPORARY GRASS OR SOIL STABILIZER IF AREAS WILL REMAIN DISTURBED FOR 14 DAYS OR LONGER.
8. THE CONTRACTOR IS HEREBY DIRECTED TO PROVIDE SEDIMENT RUNOFF PROTECTION WHERE NECESSARY TO PREVENT SILT LADEN RUNOFF FROM ENTERING THE STREAMS NEAR THE PROPOSED PROJECT.
9. GRASS GROUND COVER SHALL BE MAINTAINED UPON COMPLETION OF CONSTRUCTION.
10. THE EROSION AND SEDIMENT CONTROL ITEMS SHOWN ON THE PLANS ARE PROVIDED AS A STARTING POINT FOR A COMPREHENSIVE SEDIMENT AND EROSION CONTROL PLAN TO BE IMPLEMENTED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE PREPARED TO ANTICIPATE AND ADJUST BEST MANAGEMENT PRACTICES AS NECESSARY THROUGHOUT CONSTRUCTION TO RESTRICT THE AMOUNT OF SILT LADEN RUNOFF LEAVING THE PROJECT.
11. SEDIMENT & EROSION CONTROL ITEMS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE FOLLOWING HANDBOOKS:
    A.) TENNESSEE HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORM WATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS.
    B.) EPA STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES.
    C.) EPA GUIDANCE SPECIFYING MANAGEMENT MEASURES FOR SOURCES OF NON-POINT POLLUTION IN COASTAL WATERS.
    D.) AASHTO GUIDELINES FOR EROSION AND SEDIMENT CONTROL IN HIGHWAY CONSTRUCTION.

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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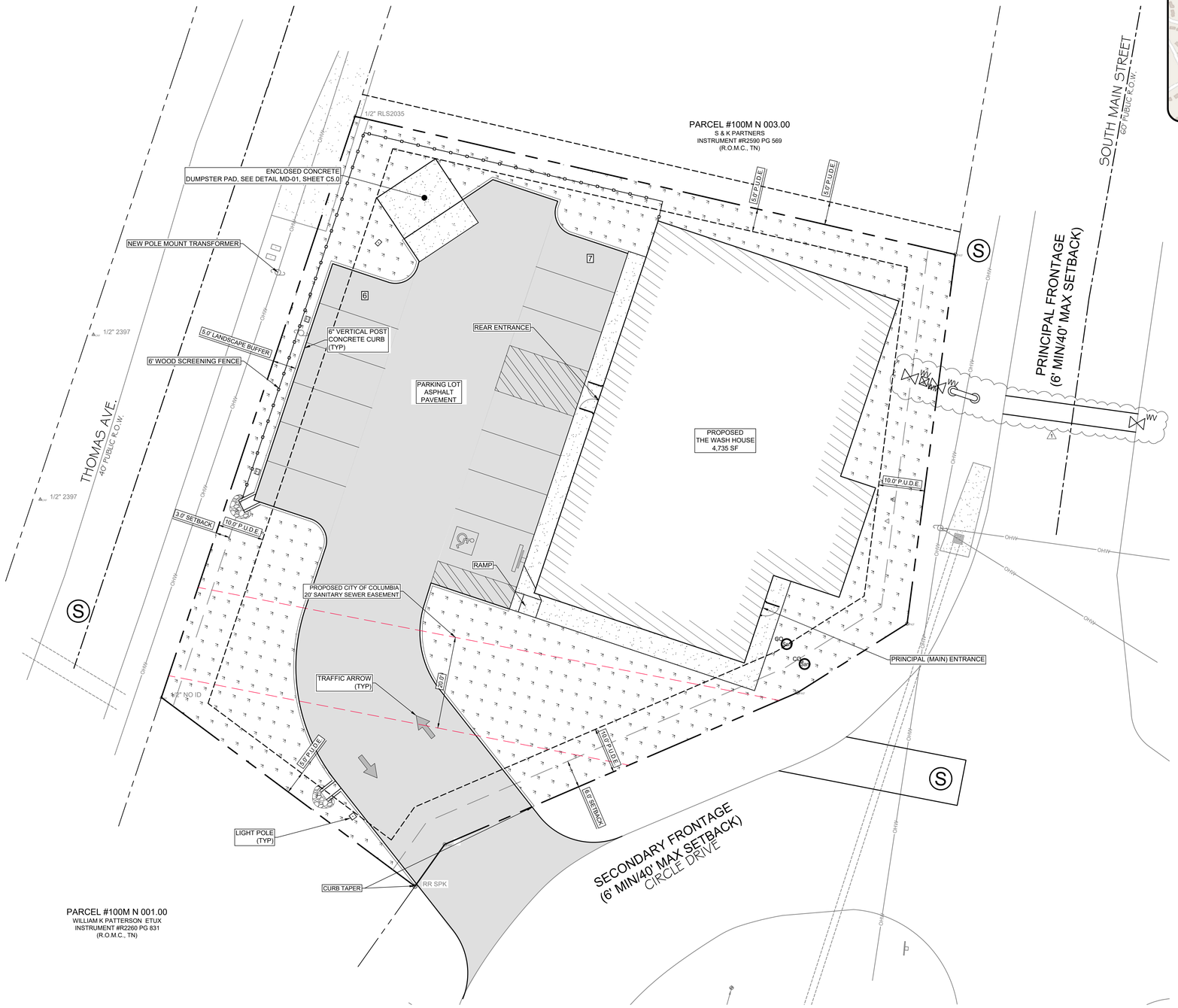
SEAL



THE WASH HOUSE

CIVIL
EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

DRAWN	CHECKED	APPROVED
THK	DTS	DTS
DATE	SCALE	
01/28/25	AS NOTED	
DRAWING NUMBER		REVISION
C1.1		0





VICINITY MAP
SCALE: 1" = 500'

SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- W — WATER LINE
- SAN — SANITARY SEWER
- OHW — OVERHEAD WIRES
- X — X — CHAIN LINK FENCE
- STORM DRAIN
- 45' EX. INDEX CONTOUR
- 44' EX. INTERMEDIATE CONTOUR
- + 10.00 EX. SPOT ELEVATION
- 45' INDEX CONTOUR
- 44' INTERMEDIATE CONTOUR
- 48.35 PROPOSED ELEVATION
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- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- DRAINAGE FLOW
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- SIGN
- E ELECTRICAL BOX
- F FIBER OPTIC BOX
- WM WATER METER
- WV WATER VALVE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- DRAINAGE INLET
- S SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

NOTE:
ITEMS INSIDE TEXT BOXES ARE PROPOSED, ITEMS WITHOUT ARE CONSIDERED EXISTING

DESCRIPTION:
DEED REFERENCE

BEING PARCEL ID# 100M N 002.00 000, MAURY COUNTY. BEING THE SAME AS CONVEYED TO ALL THINGS PROPERTY GROUP LLC, AS RECORDED IN INSTRUMENT # R2982 PG 370 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 1 ON THE PLAN OF S&K PARTNERS & FRANK MCBRIDE JR PROPERTY RECORD IN PLAT BOOK 23, PAGE 126 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED AS PER FEMA FLOOD MAP 47119C0285E WITH AN EFFECTIVE DATE ON 4/16/2007 . ZONE "X" UNSHADED IS DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOODPLAIN.

SITE DATA:
Jurisdiction: COLUMBIA, TENNESSEE
ZONING - CD-4C (GENERAL URBAN CORRIDOR)

Site Area - 0.43 acres ± (18,846.83 SF)

Setbacks: 6' FRONT, 40' MAX PRINCIPAL/SECONDARY
0' SIDE
3' REAR

Zoning Source: COLUMBIA, TN, ZONING WEBSITE

PARKING:
REQUIRED: 1 SPACE / 500 SF = 4,735 / 500 = 10 SPACES
OVERAGE ALLOWED: 30%, 10 X 1.3 = 13 SPACES

PROVIDED: 12 REGULAR PARKING SPACES
1 HANDICAP SPACES (inc. 1 VAN SPACE)
13 TOTAL

Proposed Site Calculations:
- 4,735 s.f. Building
- 7,453 s.f. Paving (Concrete & Asphalt)
- 6,659 s.f. (0.15 acres) Landscaped area (35% s.f total)

NOTE:
SEE HORIZONTAL CONTROL PLAN FOR ALL DIMENSIONS

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

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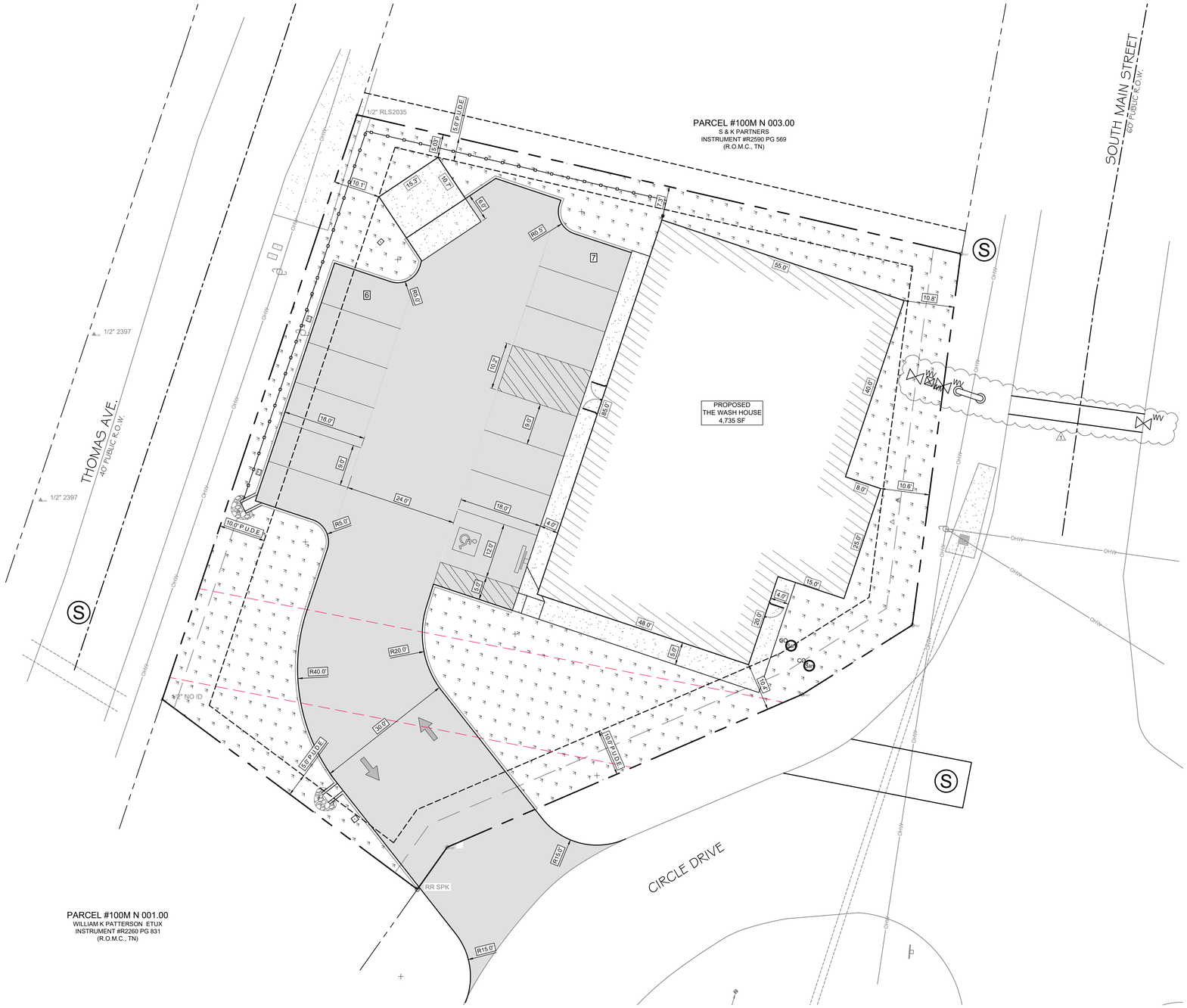
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SEAL
DANIEL TODD SHAW
REGISTERED ENGINEER
NUMBER 121313
STATE OF TENNESSEE
7/3/25

THE WASH HOUSE

CIVIL
SITE PLAN

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS
DATE: 01/28/25		SCALE: 1" = 10'
DRAWING NUMBER: C2.0		REVISION: 1



0 10 20 Feet

SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
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- FIRE DEPT. CONNECTION
- DRAINAGE INLET
- S SANITARY MANHOLE
- SANITARY CLEANOUT
- BENCHMARK
- HANDICAP PARKING SPACE
- CONCRETE SURFACE
- PARKING LOT ASPHALT PAVEMENT
- DEMOLITION AREA

NOTE:
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CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE SPECIFIED.
2. IN THE CASE OF DIMENSIONAL DISCREPANCY BETWEEN THE STRUCTURAL PLANS AND THE CIVIL DRAWINGS THE STRUCTURAL PLANS SUPERCEDE.
3. ALL DRIVE LANES AND PARKING AREAS SHALL ADHERE TO THE PARKING LOT ASPHALT PAVEMENT SECTION (SEE DETAIL MD-02, C5.0).

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

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SEAL

DANIEL TODD HAIK
REGISTERED PROFESSIONAL ENGINEER
NUMBER 129553
7/13/2025
STATE OF TENNESSEE

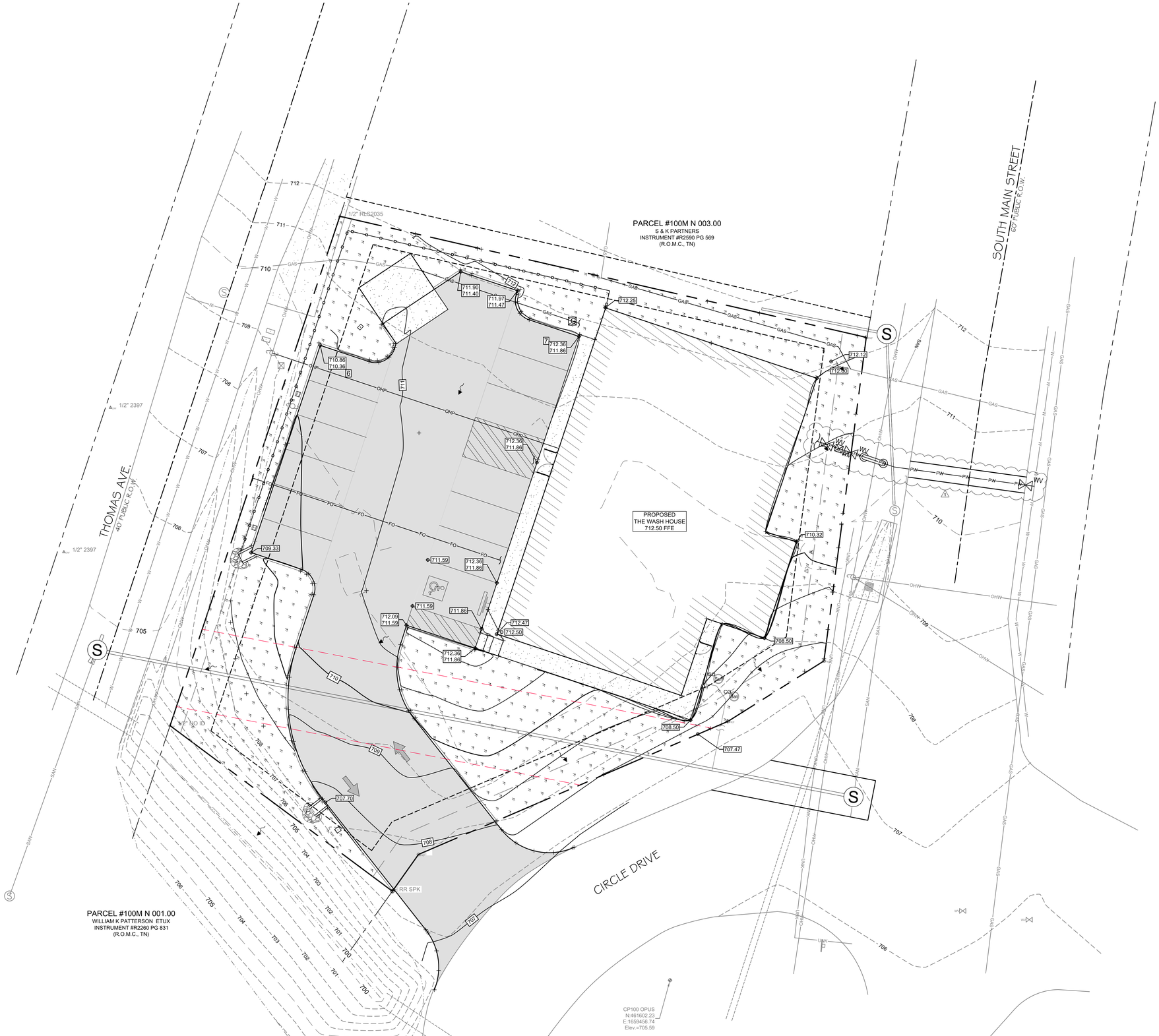
THE WASH HOUSE

CIVIL
HORIZONTAL CONTROL PLAN

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS

DATE: 01/28/25 SCALE: 1" = 10'

DRAWING NUMBER: C2.1 REVISION: 1



0 10 20 Feet

SCALE: 1" = 10'

LEGEND:

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- CONCRETE SURFACE
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- DEMOLITION AREA

NOTE:
ITEMS INSIDE TEXT BOXES ARE PROPOSED, ITEMS WITHOUT ARE CONSIDERED EXISTING

DRAINAGE CALCULATIONS

	PRE-DEVELOPMENT AREA (SF)	PRE-DEVELOPMENT AREA (AC)	POST-DEVELOPMENT AREA (SF)	POST-DEVELOPMENT AREA (AC)	PRE VS POST IMPERVIOUS NET (SF)	PRE VS POST IMPERVIOUS NET (AC)
PERVIOUS AREA	1,374	0.03	6,659	0.15		
IMPERVIOUS AREA	17,473	0.40	12,188	0.28	-5,285*	-0.12*
TOTAL AREA	18,847	0.43	18,847	0.43		

*SINCE THERE IS A REDUCTION IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT NO DETENTION IS REQUIRED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROVIDE TO THE PROJECT ENGINEER "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION.
2. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT SEDIMENT WASH OVER THE EXISTING PARKING AREAS OR BUILDUP IN THE EXISTING PROTECTED DRAINAGE FEATURES.
3. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC.
4. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
5. DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED & FERTILIZED.
6. CROSS SLOPE ON CONCRETE WALKS & HANDICAP PARKING SPACES SHALL NOT EXCEED 2%.
7. ALL DRIVE LANES AND PARKING AREAS SHALL ADHERE TO THE PARKING LOT ASPHALT PAVEMENT SECTION (SEE DETAIL MD-02, C5.0).

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SEAL

DANIEL TODD SHAW
REGISTERED ENGINEER
NUMBER 121313
STATE OF TENNESSEE

THE WASH HOUSE

CIVIL

SITE GRADING & DRAINAGE PLAN

DRAWING:	CHECKED:	APPROVED:
THK	DTS	DTS

DATE: 01/28/25 SCALE: 1" = 10'

DRAWING NUMBER: C3.0 REVISION: 1

CONTRACTOR TO NOTIFY ADJACENT PROPERTY OWNER PRIOR TO ANY WORK IN ADJACENT PROPERTY P.U.D.E. AND GIVE AMPLE NOTICE FOR ANY UTILITY OUTAGE

SCALE: 1" = 10'

PARCEL #100M N 003.00
S & K PARTNERS
INSTRUMENT #R2690 PG 569
(R.O.M.C., TN)

SOUTH MAIN STREET
60' PUBLIC R.O.W.

CIRCLE DRIVE

THOMPSON AVE.
40' PUBLIC R.O.W.

PARCEL #100M N 001.00
WILLIAM K PATTERSON ETUX
INSTRUMENT #R2260 PG 831
(R.O.M.C., TN)

1/2" RLS2035

1/2" 2397

1/2" 2397

1/2" NO ID

RR SPK

CONTRACTOR TO COORDINATE WITH COLUMBIA WATER & POWER SYSTEMS FOR POLE MOUNT TRANSFORMER REPLACEMENT. CWPS WILL PERFORM A SITE SURVEY TO VERIFY POLE NEEDS TO BE MOVED.

CONTRACTOR TO COORDINATE WITH COLUMBIA WATER & POWER SYSTEMS TO PERFORM TIE-IN TO COMMUNICATION SERVICES. CWPS WILL PERFORM A SITE SURVEY TO VERIFY CONNECTION POINT.

EX-SAN-1
CORE, REHAB AND SHAPE MANHOLE AS REQ'D BY INSPECTOR
TOP EL: 704.83
S INV: 698.10
SW INV: 699.15
E INV: 698.00
N INV: 698.02 (TO BE PLUGGED)

BP: 0+00.00

0+00

1+00

2+00

CONTRACTOR TO CORE, REHAB AND SHAPE MANHOLE AS REQUIRED BY CITY OF COLUMBIA INSPECTOR. AFTER APPROVAL FROM CITY OF COLUMBIA INSPECTOR THE MAIN FLOW MAY BE REDIRECTED. UTILIZE BYPASS PUMPING UNTIL SEWER IS BACK IN SERVICE.

CONTRACTOR TO PRESSURE AND MANDREL TEST LINE PRIOR TO CORE OF EXISTING MANHOLE

190 LF 8" SDR 26 @ 0.35%

SANITARY SEWER STUB OUT
INV.=704.00

8" SERVICE STUBBED OUT 10'. NO CLEANOUT INSTALLED UNTIL BUILDING PERMIT

8" LATERAL CONNECTION TO NEW 8" SEWER MAIN

45° BEND
INV.=703.97

45° BEND
INV.=703.93

SERVICE REMAINDER INSTALLED AFTER BUILDING PERMIT APPROVAL

8" SDR 26 PVC SANITARY SEWER @ 1.0% MIN.

CONNECT TO SANITARY SEWER STUB OUT
INV.=FIELD VERIFIED BY CONTRACTOR
WORK TO BE COMPLETED WITHIN 5' P.U.D.E. LIMITS

32 LF 6" PVC @ 1.00%

SAN-2
48 dia 24 in Cover
TOP EL: 707.75
W INV: 704.50
S INV: 704.40

42 LF 6" PVC @ 1.00%

COORDINATE WITH ATMOS GAS TO RELOCATE GAS SERVICE LINE

2" COVERED BACKFLOW PREVENTER SEE DETAIL SHEET C5.2

2" GATE VALVE

CONTRACTOR TO COORDINATE WITH ATMOS ENERGY TO CONNECT TO EXISTING NATURAL GAS STUBOUT. RELOCATE METER TO THE NEW BUILDING.

2" STANDARD METER SETTING IN VAULT, SEE DETAIL SHEET C5.2

CONTRACTOR TO SAWCUT AND REPLACE PAVEMENT SECTION TO MATCH DETAIL RD-05 ON SHEET C.5.0. CONTRACTOR TO COORDINATE WITH THE CITY OF COLUMBIA ENGINEERING FOR ROAD CLOSURE/TEMPORARY TRAFFIC CONTROL REQUIREMENTS

2" DOMESTIC WATER SERVICE

CONTRACTOR TO COORDINATE WITH COLUMBIA WATER & POWER SYSTEMS FOR TAPPING VALVE AND SLEEVE CONNECTION TO EXISTING 6" WATER MAIN

TOP:709.50
NW INVERT IN:697.07
SW INVERT OUT:696.92
6" PVC SERVICE
INVERT:703.98

CONTRACTOR TO SAWCUT AND REPLACE PAVEMENT SECTION TO MATCH DETAIL RD-05 ON SHEET C.5.0. CONTRACTOR TO COORDINATE WITH THE CITY OF COLUMBIA ENGINEERING FOR ROAD CLOSURE/TEMPORARY TRAFFIC CONTROL REQUIREMENTS

SAN-1
DOGHOUSE MANHOLE, DROP TBD
PIPE TO BE CUT AFTER TESTING AND INSPECTION
TOP EL: 706.85
W INV: 697.33

EP: 2+10.41

CP100 OPUS
N:461602.23
E:1659456.74
Elev.=705.59

0 10 20 Feet

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- DEMOLITION AREA

NOTE:
ITEMS INSIDE TEXT BOXES ARE PROPOSED, ITEMS WITHOUT ARE CONSIDERED EXISTING

CONSTRUCTION NOTES:

1. SEE SHEET C.5.0 FOR SITE/CONSTRUCTION NOTES.
2. CONTRACTOR SHALL HAND EXCAVATE TO EXPOSE EXISTING UTILITIES AT ALL CONNECTION POINTS AND ANY LOCATION WHERE A PROPOSED UTILITY LINE CROSSES AN EXISTING UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES MARKED PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ALL UNDERGROUND UTILITIES TO BE BURIED AT A MIN. DEPTH OF 36" AND INCLUDE TRACER WIRE BURIED AT HALF DEPTH UNLESS OTHERWISE SPECIFIED.
4. ALL VALVES AND BACKFLOW PREVENTERS SHALL INCLUDE APPROPRIATELY SIZED VAULTS, RISERS OR COVERS AS THE FINISH SURFACE REQUIRES.
5. ALL CLEANOUTS SHALL BE CAPPED AT 2" ABOVE FINAL FINISH GRADE, EXCEPT WHEN LOCATED IN PAVED SURFACES.
6. THE PLANS SHOWN HEREON SHALL BE COORDINATED WITH THE PLUMBING PLANS PRIOR TO CONSTRUCTION, ANY DISCREPANCIES TO BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION PRIOR TO CONSTRUCTION.
7. AFTER SANITARY SEWER MAIN INSTALLATION, CCTV INSPECTION AND TESTING OWNER SHALL DEDICATE SANITARY SEWER THROUGH THE COUNCIL AGENDA WHICH IS A REQUIREMENT FOR CERTIFICATE OF OCCUPANCY

UTILITY PROVIDERS	
COMMUNICATIONS	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833
ELECTRIC	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833
GAS	ATMOS ENERGY (615) 418-6699
WATER	COLUMBIA POWER & WATER SYSTEMS (931) 388-4833
SEWER	CITY OF COLUMBIA WASTEWATER DEPT (931) 560-1001

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
0	04/02/25	ISSUED FOR PERMIT	THK	DTS	DTS

ISSUED FOR PERMIT

ENGINEER

www.GSEeng.com
GSE
GULF STATES ENGINEERING, INC.
GULFPORT MOBILE NASHVILLE
176 Thompson Ln, Ste 200, Nashville, TN
(T)615-933-7888 (F)615-829-8491

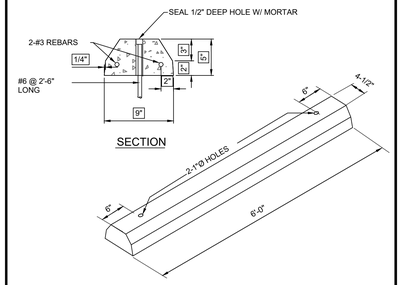
SEAL

DARRYL TODD KIRK
REGISTERED ENGINEER
AGRICULTURAL
4/13/2025
STATE OF TENNESSEE

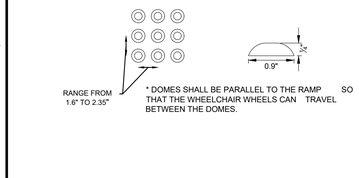
THE WASH HOUSE

CIVIL
SITE UTILITIES PLAN

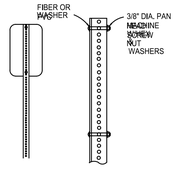
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THK	DTS	DTS
DATE: 01/28/25	SCALE: 1" = 10'	
DRAWING NUMBER: C4.0	REVISION: 1	



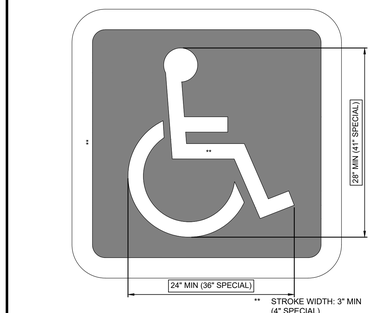
TYPICAL PARKING WHEELSTOP
N.T.S. | 1



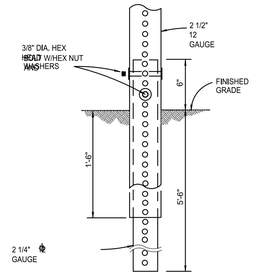
TRUNCATED DOMES (SQUARE PATTERN)
N.T.S. | 2



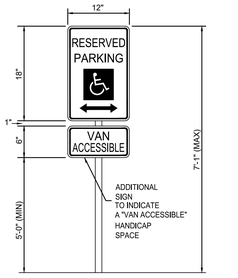
SIGN PANEL ATTACHMENT
N.T.S. | 3



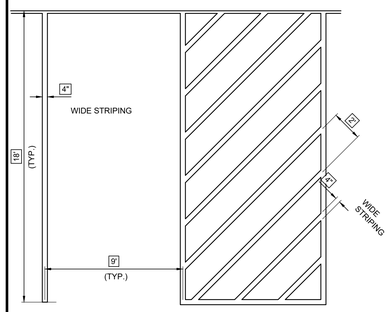
HANDICAP PARKING SYMBOL
N.T.S. | 4



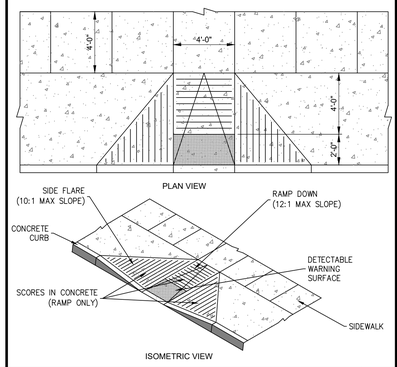
BREAK-AWAY [SIGN] DETAIL
N.T.S. | 5



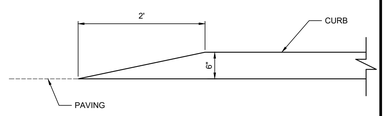
HANDICAP SIGN
N.T.S. | 6



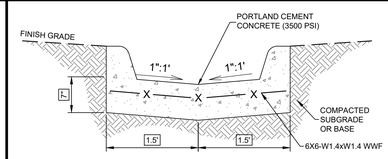
TYPICAL PARKING STRIPING
1/4" = 1' | 7



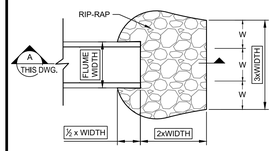
SIDEWALK HANDICAP RAMP (PERPENDICULAR)
SCALE: NTS | 8



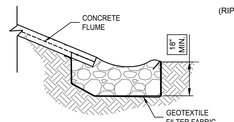
CURB TAPER DETAIL
N.T.S. | 4



CONCRETE FLUME



DISCHARGE AREA PROTECTION (RIPRAP PLACEMENT)



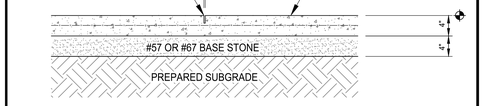
NOTE:
RIPRAP SHALL BE CLASS 1 UNLESS OTHERWISE STATED

CONCRETE DRAINAGE FLUME
1" = 1' | 11

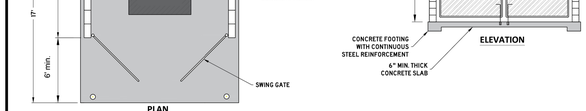
SITE/CONSTRUCTION NOTES:

1. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION.
2. THE CIVIL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND ANY APPLICABLE SPECIFICATIONS.
3. SUBGRADE AND BASE SHALL BE COMPACTED TO THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT BY PROVIDED BY CONTRACTOR AFTER CONSULTING WITH A GEOTECHNICAL ENGINEER.
4. ALL FILL AND EMBANKMENT CONSTRUCTION SHALL BE COMPACTED AS REQUIRED IN LAYERS NOT TO EXCEED 8" UNLESS SPECIFIED OTHERWISE BY GEOTECHNICAL ENGINEER CONSULTANT HIRED BY CONTRACTOR.
5. ALL EXCESS UNCLASSIFIED EXCAVATION IS TO BE UTILIZED FOR CONSTRUCTION OF EMBANKMENTS AND SLOPES NOT DIRECTLY UNDER THE TRAVEL WAY OR PARKING AREAS PRIOR TO USING ANY OFFSITE BORROW EXCAVATION. AFTER CONSTRUCTION OF SUCH AREAS IS COMPLETED, EXCESS EXCAVATION SHALL BE SPREAD AS DIRECTED BY THE ENGINEER, OR AT THE ENGINEER'S DIRECTION, HAULED FROM THE SITE AT NO ADDITIONAL COST.
6. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, LOCAL AND FEDERAL LAWS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL OF THESE LAWS AND REGULATIONS HAVE BEEN MET.
7. THE CONTRACTOR SHALL NOTIFY GULF STATES ENGINEERING AND ANY LOCAL JURISDICTIONAL INSPECTOR FOR APPROVAL 48 HOURS BEFORE THE BEGINNING OF ANY SUBSEQUENT PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
9. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE TENNESSEE ONE-CALL LINE LOCATE CENTER (811) FOR MARKING OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RENEW CONFIRMATION NUMBERS AS OFTEN AS REQUIRED DURING THE DURATION OF THE PROJECT. THE CURRENT CONFIRMATION NUMBER SHALL BE ON THE PROJECT SITE AT ALL TIMES. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS, HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR IS TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.
10. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY MEASURES TO ENSURE THAT THE PROJECT IS OSHA COMPLIANT.
11. ANY EXCESS MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BEDDING AND HAUNCHING FOR ALL IMPROVEMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROPER COMPACTION ON ANY AND ALL UTILITY DITCHES.
13. THE CONTRACTOR SHALL REPLACE ANY FAULTY OR IMPROPERLY INSTALLED IMPROVEMENTS AT HIS EXPENSE.
14. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT PROPER CONSENT.
15. THE CONTRACTOR SHALL STRICTLY FOLLOW THE LOCAL AUTHORITIES AND/OR THE GEOTECHNICAL REPORT FOR ALL GRADING, UNDERCUTTING, BACKFILLING, AND PAVING REQUIREMENTS. ALL RESPECTIVE TASKS SHALL BE APPROVED BY RESPONSIBLE INSPECTOR PRIOR TO ACCEPTANCE.
16. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED, REMOVED OR REGRADED AS REQUIRED BY THE ENGINEER.
17. ALL GRAVITY PIPES SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO DETECTABLE BENDS AT JOINTS.
18. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL AND CONCRETE TESTS, ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
19. FILTER BLANKET USED WITH RIPRAP SHALL BE A NON-WOVEN GEOTEXTILE.
20. ALL PIPE END TREATMENTS SHALL INCLUDE A TOE WALL AT LEAST 1.5 FEET DEEP AND 8 INCHES THICK UNLESS CONNECTED TO A CONCRETE DITCH SECTION OR A BEVELED END SECTION IS SPECIFIED.
21. LINEAR FOOTAGE OF STORM DRAIN PIPES SHOWN ON PLAN SHEETS INCLUDES SLOPED PAVED HEADWALL, IF APPLICABLE.
22. BEDDING & HAUNCHING: BEDDING & HAUNCHING MATERIALS FOR PVC & HDPE PIPE SHALL BE CRUSHED STONE. WHERE CRUSHED STONE HAS BEEN UTILIZED FOR TRENCH FOUNDATION, THE SAME MATERIAL SHALL BE USED FOR BEDDING AND HAUNCHING REGARDLESS OF PIPE TYPE. CRUSHED STONE SHALL CONFORM TO THE LATEST REVISION OF ASTM C 33, AS AMENDED TO DATE, GRADATION #57 (ASTM #57) VARYING IN SIZES 1/4" THROUGH 3/4" AND SELECT EARTH MATERIALS FOR BEDDING AND HAUNCHING SHALL BE AS SPECIFIED FOR INITIAL BACKFILL.

   BACKFILL: INITIAL BACKFILL MATERIAL SHALL BE SELECT EARTH MATERIALS OR CRUSHED STONE AS SPECIFIED FOR BEDDING AND HAUNCHING MATERIALS. SELECT BACKFILL MATERIALS SHALL CONSIST OF FINELY DIVIDED EARTH, STONE, DUST, SAND, CRUSHED STONE, OR OTHER APPROVED MATERIAL CAREFULLY PLACED ABOUT THE PIPE IN UNIFORM SUCCEEDING LAYERS NOT EXCEEDING SIX (6) INCHES IN THICKNESS EACH LAYER SHALL BE UNIFORMLY PLACED AND TAMPED WITH PROPER HAND TOOLS IN A MANNER WHICH WILL NOT DISTURB OR INJURE THE PIPE. BACKFILLING SHALL BE CARRIED ON SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE IN A MANNER WHICH WILL PREVENT INJURIOUS SIDE PRESSURES FROM OCCURRING. IF SUITABLE SELECT MATERIALS ARE NOT AVAILABLE FROM TRENCH EXCAVATION, THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEM ELSEWHERE. EARTH MATERIALS UTILIZED FOR INITIAL BACKFILL SHALL BE SUITABLE MATERIALS SELECTED FROM MATERIALS EXCAVATED FROM THE TRENCH. SUITABLE MATERIALS SHALL BE CLEAN AND FREE OF ROCK LARGER THAN 2-INCHES AT ITS LARGEST DIMENSION, ORGANICS, CINDERS, STUMPS, LIMBS, FROZEN EARTH OR MUD, MAN-MADE WASTES AND OTHER UNSUITABLE MATERIALS. SHOULD THE MATERIAL EXCAVATED FROM THE TRENCH BE SATURATED, THE SATURATED MATERIAL MAY BE USED AS EARTH MATERIAL, PROVIDED IT IS ALLOWED TO DRY PROPERLY AND IT IS CAPABLE OF MEETING THE SPECIFIED COMPACTION REQUIREMENTS. WHEN NECESSARY, INITIAL BACKFILL MATERIALS SHALL BE MOISTENED TO FACILITATE COMPACTION BY TAMPING. IF MATERIALS EXCAVATED FROM THE TRENCH ARE NOT SUITABLE FOR USE AS INITIAL BACKFILL MATERIAL, PROVIDE SELECT MATERIAL CONFORMING TO THE REQUIREMENTS OF THIS SECTION.
28. CONTRACTOR SHALL PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT, OR CONTRACTOR GRADE ACRYLIC, ALKYD OR CHLORINATED RUBBER STRIPING PAINT FOR EXISTING ASPHALT AND CONCRETE PAVEMENTS OR RESTRIPING. STRIPING AREA SHALL BE PREPPED AND STRIPING MATERIAL INSTALLED PER MFG. SPECIFICATIONS. MARKING PAINT SHALL BE APPLIED IN DRY WEATHER WHEN PAVEMENT AND ATMOSPHERIC TEMPERATURES ARE 50°F OR ABOVE (OR PER MFG. SPECIFICATIONS) AND ARE ANTICIPATED TO REMAIN ABOVE 50°F FOR 4 HOURS AFTER COMPLETING APPLICATION.



4" CONCRETE SIDEWALK
1" = 1' | 10

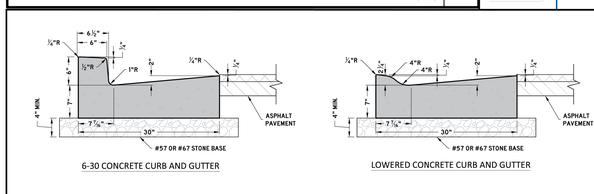


NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"x6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

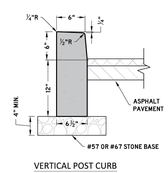
NOTE: CONTRACTOR TO CONSULT WITH A GEOTECHNICAL ENGINEER PRIOR TO PAVING FOR VERIFICATION AND/OR MODIFICATION OF PAVEMENT SECTION.

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION
STANDARD DETAILS
DUMPSTER PAD AND ENCLOSURE
(NTS)
DATE 6/9/2022
MD-01



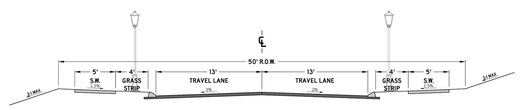
NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR #67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK
   5.2. A MAXIMUM SPACING OF 100 FEET
   5.3. AT TANGENTS OF ALL RADII OF CURVES
   5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   6.1. A MAXIMUM SPACING OF 10 FEET
   6.2. A MINIMUM SPACING OF 6 FEET
   6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

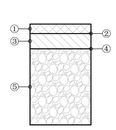


VERTICAL POST CURB

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION
STANDARD DETAILS
CURB AND GUTTER AND POST CURB
(NTS)
DATE 6/9/2022
SD-01



PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE) OR 307-01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C ❁ (SURFACE)
② TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③ BIT. BINDER @ 2" THICK 307-01 OR ASPHALT CONCRETE MIX (PG64-22) (SPWB) HMC GRADING B #2
④ PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 422-02 AGGREGATE FOR COVER MATERIAL (PC) (#10 (LBTD))
⑤ MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

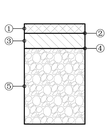


NOTES:

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

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION
STANDARD DETAILS
MINOR LOCAL ROADWAY
(NTS)
DATE 6/9/2022
RD-05

PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE) OR 307-01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C ❁ (SURFACE)
② TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③ BIT. BINDER @ 2" THICK 307-01 OR ASPHALT CONCRETE MIX (PG64-22) (SPWB) HMC GRADING B #2
④ PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 422-02 AGGREGATE FOR COVER MATERIAL (PC) (#10 (LBTD))
⑤ MINERAL AGGREGATE BASE @ 6" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTE: CONTRACTOR TO CONSULT WITH A GEOTECHNICAL ENGINEER PRIOR TO PAVING FOR VERIFICATION AND/OR MODIFICATION OF PAVEMENT SECTION.

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION
STANDARD DETAILS
PARKING LOT PAVEMENT SECTION
(NTS)
DATE 6/9/2022
MD-02

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
0	04/02/25	ISSUED FOR PERMIT	THK	DTS	DTS

ISSUED FOR PERMIT

ENGINEER
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176 Thompson Ln, Ste 200, Nashville, TN
(T)615-933-7888 (F)615-829-8491

SEAL
DARRYL TODD SHIRLEY
REGISTERED ENGINEER
STATE OF TENNESSEE

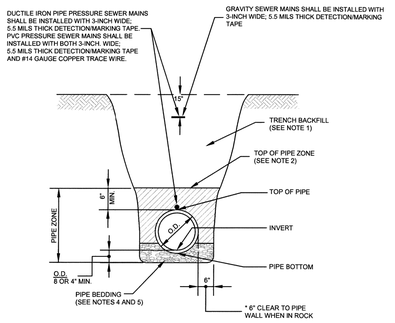
THE WASH HOUSE

CIVIL
SITE/CONSTRUCTION NOTES AND DETAILS

DRAWN:	CHECKED:	APPROVED:
THK	DTS	DTS
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DRAWING NUMBER: C5.0	REVISION: 0	

NOTES:

1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE CRUSHED STONE, GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY THE ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER BOTTOM OF PIPE IS TO BE 1/8 OUTER DIAMETER (O.D.) OF PIPE OR 4", WHICHEVER IS GREATER.*
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.

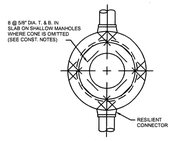


TYPICAL SEWER INSTALLATION
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S1

NOTE: ALL MANHOLES SHALL BE MANUFACTURED WITH XYPEX ADMIX C-1000 IN CONCRETE FOR WATERPROOFING AND PROTECTION AGAINST HYDROGEN SULFIDE DETERIORATION. XYPEX ADMIX SHALL BE AS SUPPLIED BY TOM WILLIAMS; 1231 ANTIOCH PIKE, NASHVILLE. PRECAST MANHOLES SHALL BE AS SUPPLIED BY CLOUD CONCRETE PRODUCTS OR ENGINEER APPROVED EQUAL.

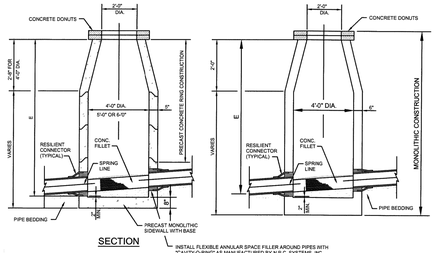


PLAN

CONSTRUCTION NOTES

CYLINDRICAL AND CONICAL SECTIONS OF ALL MANHOLES SHALL BE CONSTRUCTED OF EITHER MONOLITHIC CONCRETE OR PRECAST CONCRETE RINGS AS DESIGNED IN THE PROJECT SPECIFICATIONS OF THE CONTRACT DOCUMENT.
CONCENTRIC CONES SHALL BE USED ON PRECAST CONCRETE AND MONOLITHIC CONCRETE UNITS.
MANHOLE SIZE "E" VARIES. WHEN LESS THAN 5-FEET DIAM CONE AND EXTEND CYLINDRICAL MANHOLE SIDEWALL SECTION TO AN ELEVATION 9-INCHES BELOW BOTTOM OF ADJUSTING BRICK. CONSTRUCT 8-INCH THICK CONCRETE SLAB ON TOP OF CYLINDRICAL SECTION REINFORCED WITH 5/8-INCH DIA. BARS AS SHOWN. PROVIDE 24-INCH DIAMETER OPENING IN SLAB FOR MANHOLE'S FRAME AND BRICK ADJUSTMENT RINGS AS ON COMID MANHOLE STD. DETAIL NO. S-10. ADJUSTING BRICK COURSES SHALL NOT BE LESS THAN 4-INCHES TO BE BUILT UP TO THE THREE-QUARTER POINT ON PIPE. BENDING 21-INCHES TO 33-INCHES IN DIAMETER - 15-INCHES HIGH. LARGER SEWERS TO SPRING LINE. NO BENCH WALLS REQUIRED IN DEAD END MANHOLES, ALTHOUGH BOTTOM TO BE PROPERLY DISHED.

NOTE: GRANULAR BACKFILL MATERIAL SHALL BE PLACED ADJACENT TO MANHOLE IN AREAS WHERE SWELLING CLAY EXIST.



SECTION

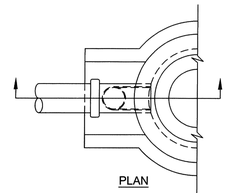
FOR SEWERS 36" DIAMETER & SMALLER
NOT TO SCALE

POURED IN PLACE MANHOLE
NOT TO SCALE

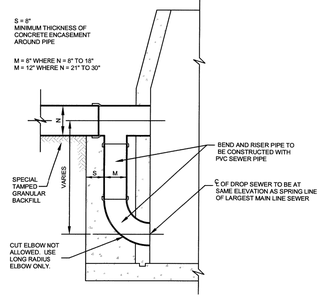
STANDARD MANHOLES
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S2



PLAN



SECTION

DROP PIPE FOR STANDARD MANHOLES
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S3

SERVICE LINE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S4

CONNECTION TO EXISTING MANHOLE
NOT TO SCALE

NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S5

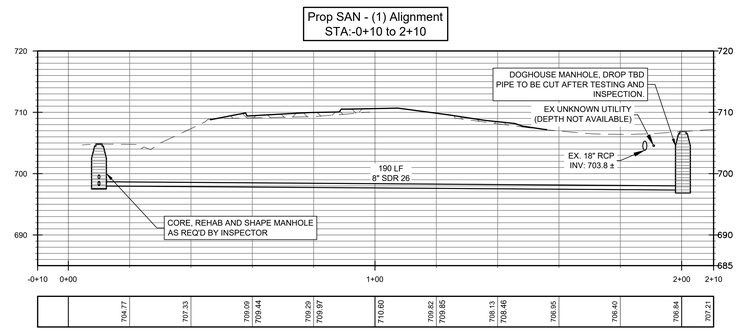
TYPICAL CLEANOUT ASSEMBLY
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101 | STANDARD SEWER DETAIL NO: S19

SANITARY SEWER CONSTRUCTION DETAIL NOTES:

1. ALL CONCRETE USED MUST MEET 3,000 LBS PER SQUARE INCH MINIMUM COMPRESSIVE STRENGTH REQUIRED IN 28 DAYS.
2. ANY VARIATION IN GRADE WILL BE DEEMED SUFFICIENT REASON TO REJECT AND REBUILD AT CONTRACTOR'S EXPENSE.
3. EXCESS EXCAVATION WILL BE REMOVED AND PLACED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
4. UNIT BID PRICE FOR SEWER LATERALS SHALL BE FOR PIPE COMPLETE IN PLACE WITH PLUG FOR EACH LATERAL. LATERALS WILL BE PLACEED AS DIRECTED BY THE ENGINEER OR INSPECTOR AND AS SHOWN ON DRAWINGS.
5. PRICE BID ON EACH MANHOLE SHALL BE FOR ONE MANHOLE COMPLETE IN PLACE, REGARDLESS OF DEPTH.
6. BEFORE BACKFILLING ANY TRENCH, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR'S FOREMAN AND ENGINEER SHALL THEN EXAMINE THE LINES AND ALL JOINTS, AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES THAT EXIST.
7. ALL LABOR AND MATERIALS FOR SANITARY SEWERS SHALL CONFORM TO COLUMBIA WASTEWATER DEPARTMENT STANDARD SPECIFICATIONS FOR WATER MAINS, SANITARY SEWERS AND SEWAGE PUMPING STATIONS.
8. CONNECTION TO EXISTING COLUMBIA WASTEWATER DEPARTMENT LINES IS TO BE COORDINATED WITH CLARKSVILLE GAS & WATER OPERATING PERSONNEL.
9. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
10. AT POINTS OF SANITARY SEWER AND WATER LINE CROSSING, LOCATE PIPE SECTION SO THAT JOINTS ARE MAXIMUM POSSIBLE DISTANCE FROM CROSSING. USE 20-FOOT PIPE LENGTHS.
11. MAINTAIN 18" CLEAR DISTANCE BETWEEN WATER AND SEWER MAINS AT CROSSINGS OR PROVIDE CONCRETE ENCASEMENT OF THE SANITARY SEWER MAIN FOR A LENGTH OF 10 FEET EACH WAY AT SUCH CROSSINGS.
12. SANITARY SEWER WYES SHALL BE PLACED AT LOCATIONS IN THE SEWER LINE TO SERVE EACH CONNECTION AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY ADJUSTMENTS, AND THERE WILL BE NO ADDITIONAL COMPENSATION FOR THIS COORDINATION, OR ANY DELAYS RESULTING FROM UTILITY ADJUSTMENTS.



REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
1	06/23/25	REVISED PER CPWS COMMENTS	THK	DTS	DTS
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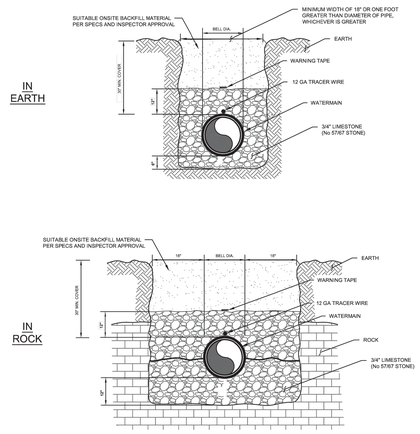
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DARYL TODD SHIRK
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AGRICULTURAL ENGINEER
STATE OF TENNESSEE

THE WASH HOUSE

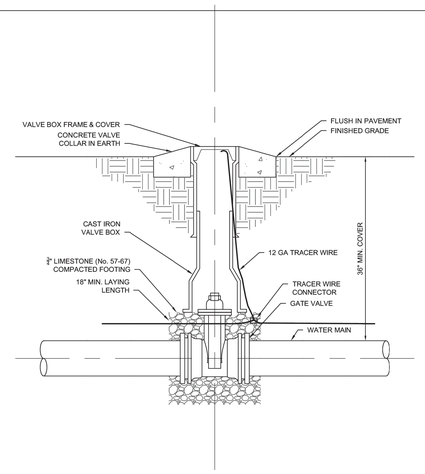
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SANITARY SEWER NOTES & DETAILS

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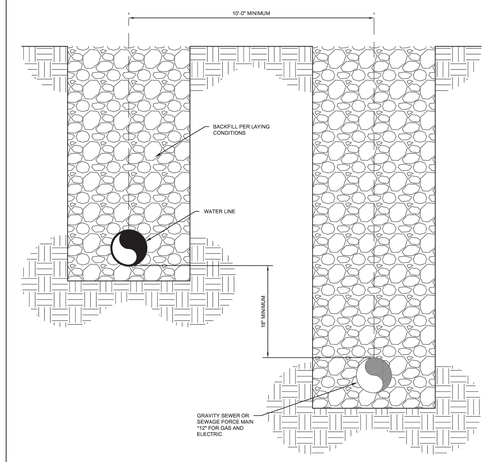
NOTES:
1. **30" MINIMUM COVER IN TRAFFIC AREAS.**
2. **UNSUITABLE EARTH MATERIALS MAY REQUIRE OVER-EXCAVATION AND GRAVEL BEDDING AND HAUNCHING.**

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: WATER LINE LAYING CONDITIONS IN ROCK OR EARTH | FIGURE NO.: CWS-1



NOTES:
1. ALL VALVE BOXES SHALL BE SET TO BE FLUSH WITH FINAL GRADES AND SHALL NOT BE COVERED WITH ANY PAVING, DIRT, SOD, GRASSING, AND/OR LANDSCAPING.
2. THIS DETAIL IS VALID FOR 16" AND SMALLER VALVE SIZES. FOR LARGER SIZES, SEE CONTRACT SPECS. OR CONFIRM WITH CPWS.

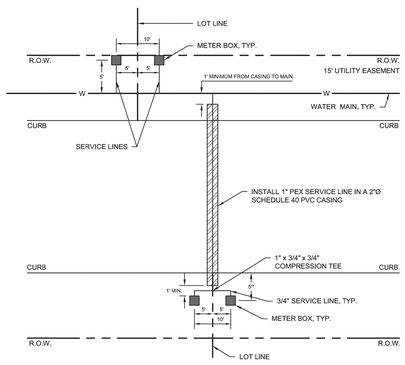
CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: LINE VALVE SETTING | FIGURE NO.: CWS-2



CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: UTILITY SEPARATION | FIGURE NO.: CWS-3

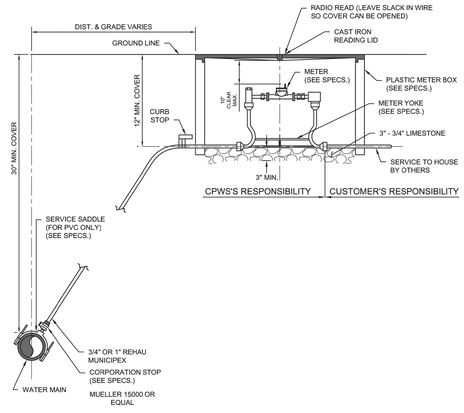
WATER LINE CONSTRUCTION DETAIL NOTES:

1. ALL CONCRETE USED MUST MEET 3,000 LBS PER SQUARE INCH MINIMUM COMPRESSIVE STRENGTH REQUIRED IN 28 DAYS.
2. ANY VARIATION IN GRADE WILL BE DEEMED SUFFICIENT REASON TO REJECT AND REBUILD AT CONTRACTOR'S EXPENSE.
3. EXCESS EXCAVATION WILL BE REMOVED AND PLACED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
4. PRICE BID FOR GATE VALVES SHALL BE FOR ONE GATE VALVE COMPLETE IN PLACE (INCLUDING VALVE STEM EXTENSIONS AND VALVE BOX). THE CONTRACTOR SHALL OPEN ALL VALVES BEFORE DEPARTING PROJECT (SEE VALVE COVER DETAIL).
5. 36" MINIMUM COVER WILL BE REQUIRED ON ALL WATER LINES.
6. ALL FITTINGS AND MATERIALS NECESSARY FOR THE PROPER INSTALLATION OF WATER LINES SHALL CONFORM TO THE REQUIREMENTS OF COLUMBIA POWER & WATER SYSTEMS.
7. BEFORE BACKFILLING ANY TRENCH, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR'S FOREMAN AND ENGINEER SHALL THEN EXAMINE THE LINES AND ALL JOINTS, AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES THAT EXIST.
8. ALL LABOR AND MATERIALS FOR WATER SERVICE SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF COLUMBIA WATER & POWER SYSTEMS.
9. CONNECTION TO EXISTING COLUMBIA WATER & POWER SYSTEMS WATER LINES IS TO BE COORDINATED WITH COLUMBIA WATER & POWER SYSTEMS OPERATING PERSONNEL.
10. CONTRACTOR MUST OPEN FLUSH LINES AND OPEN ALL VALVES BEFORE LEAVING JOB.
11. CONTRACTOR MUST CHLORINATE IN ACCORDANCE WITH AWWA C-600.
12. ALL WATER PIPE MUST BEAR NSF SEAL.
13. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
14. STORM WATER DRAINAGE AND EROSION MUST BE CONTROLLED DURING CONSTRUCTION OF THE PROJECT. CONTRACTOR IS REQUIRED TO FOLLOW THE EROSION CONTROL PLAN. THE COST FOR PROVIDING TEMPORARY SEDIMENT CONTROL ITEMS SHALL BE INCLUDED IN THE ESTABLISHED PRICE FOR THE PROJECT AS A SUBSIDIARY OBLIGATION.
15. AT POINTS OF SANITARY SEWER AND WATER LINE CROSSING, LOCATE PIPE SECTION SO THAT JOINTS ARE MAXIMUM POSSIBLE DISTANCE FROM CROSSING. USE 20-FOOT PIPE LENGTHS.
16. MAINTAIN 18" CLEAR DISTANCE BETWEEN WATER AND SEWER MAINS AT CROSSINGS OR PROVIDE CONCRETE ENCASEMENT OF THE SANITARY SEWER MAIN FOR A LENGTH OF 10 FEET EACH WAY AT SUCH CROSSINGS.
17. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY ADJUSTMENTS, AND THERE WILL BE NO ADDITIONAL COMPENSATION FOR THIS COORDINATION, OR ANY DELAYS RESULTING FROM UTILITY ADJUSTMENTS.
18. AT NO TIME WILL A VALVE OF THE EXISTING WATER SYSTEM BE OPERATED WITHOUT THE PRESENCE AND AUTHORIZATION OF A COLUMBIA POWER & WATER SYSTEMS AUTHORIZED REPRESENTATIVE.
19. ALL CONSTRUCTION PERFORMED WITHIN THE EXISTING RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
20. FIRE HYDRANTS SHALL NOT BE FLUSHED INTO THE PUBLIC STREET RIGHT-OF-WAY.



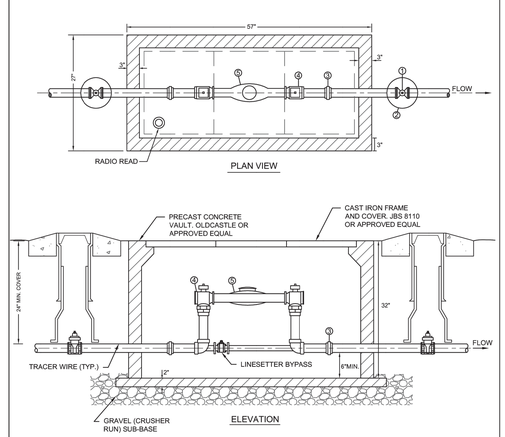
NOTES:
1. SEE APPROVED CONSTRUCTION PLANS FOR FINAL LOCATIONS OF WATER SERVICE LINES AS THEY MAY VARY FROM TYPICAL DETAIL DUE TO LOT/BUILDER REQUIREMENTS.
2. "METER BOX LOCATION MAY VARY DEPENDING ON ACTUAL SITE AND EASEMENT CONDITIONS. CONTRACTOR TO REFER TO APPROVED CONSTRUCTION DRAWINGS AND CONFIRM WITH INSPECTOR PRIOR TO INSTALLATION.
3. MAINTAIN 10' SEPARATION FROM ALL SEWAGE SERVICE LINES. REFER TO UTILITY SEPARATION DETAIL.

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: WATER SERVICE LINE LAYOUT (TYP.) | FIGURE NO.: CWS-13



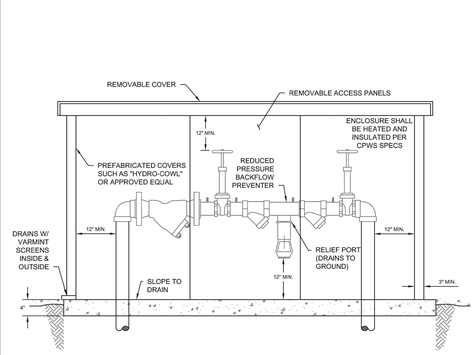
NOTES:
1. SERVICES UNDER ROADWAY ARE TO BE INSTALLED INSIDE 3" DIA. SCH 40 PVC CARRIER PIPE, FROM A POINT 1' BEYOND CORPORATION STOP TO WITHIN 1' OF METER BOX, OR AS DIRECTED/APPROVED BY INSPECTOR.
2. TAP TO BE MADE ON SIDE OF WATER MAIN WITH FORD OR MUELLER CORPORATION STOP.
3. FOR 3/4" & 1" MUNICIPEX CONNECTIONS, ONLY PLASTICS INSERTS ARE PERMITTED.
4. FOR 2" CONNECTIONS, ONLY STAINLESS STEEL INSERTS ARE PERMITTED.
5. TRACER WIRE TO EXTEND TO METER.

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: STANDARD SETTING FOR SERVICE METER | FIGURE NO.: CWS-14



NOTES:
1. PRECAST VAULT TO COMPLY WITH ASTM C-857 & C-858.
2. TRACER WIRE TO EXTEND TO METER.

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: 2" METER SETTING | FIGURE NO.: CWS-15



NOTES:
1. COVERS SHALL HAVE AN ALUMINUM LINING WITH HIGH PERFORMANCE CLOSED CELL INSULATION WHICH WILL NOT READILY ABSORB WATER.
2. THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE TYPE OF OUTSIDE FINISH IS OPTIONAL WITH OWNER.
3. PROVIDE 120V GFCI OUTLET

CPWS Columbia Power & Water Systems | STANDARD WATER DETAIL: BACKFLOW PREVENTER - OUTDOOR INSTALLATION (DOUBLE DETECTOR CHECK BACKFLOW PREVENTER) | FIGURE NO.: CWS-20

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

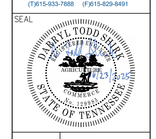
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SEAL



THE WASH HOUSE

CIVIL
WATER NOTES & DETAILS

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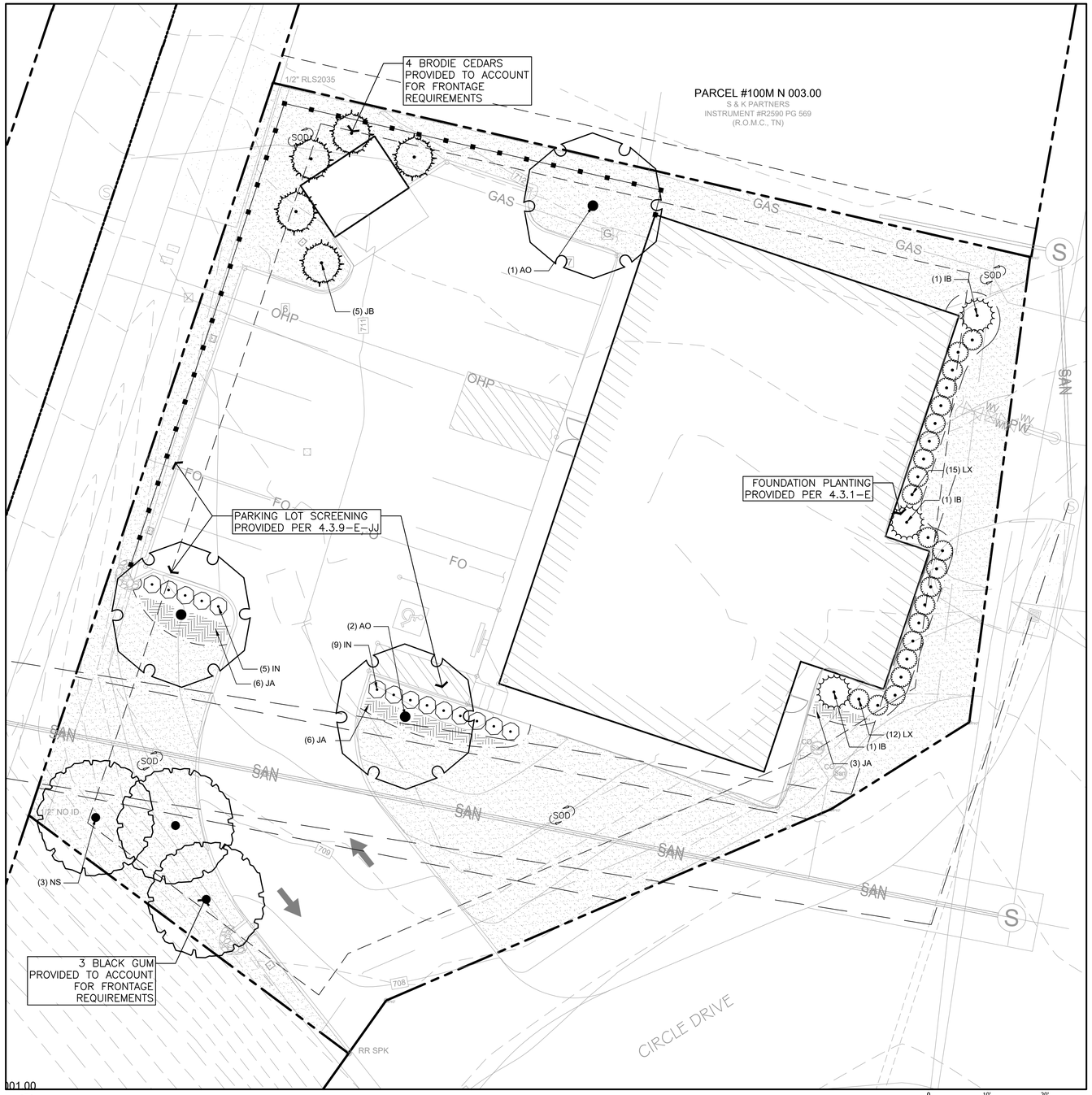
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C5.2	0

QUANTITY TAKEOFF DISCLAIMER:

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE.

Tennessee 811



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 10'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	AO	3	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B OR CONT	2.5" CAL
	JB	5	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE EASTERN REDCEDAR	B&B OR CONT	2.5" CAL
	NS	3	NYSSA SYLVATICA / BLACK GUM	B&B OR CONT	2.5" CAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT	SPACING
SHRUBS						
	IB	3	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL	30"	72" o.c.
	IN	14	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	30"	36" o.c.
	LX	22	LOROPETALUM X 'SHANG-WHITE' PP21738 / EMERALD SNOW LOROPETALUM	3 GAL	30"	42" o.c.
GROUND COVERS						
	JA	15	JUNIPERUS HORIZONTALIS `ANDORRA` / ANDORRA JUNIPER	1 GAL		36" o.c.
SOD						
	CD	5,877 SF	CYNODON DACTYLON / BERMUDAGRASS	SOD		

COLUMBIA, TENNEESEE LANDSCAPE REQUIREMENTS (ARTICLE 4):

STREET FRONTAGE: (4.3.1-E)
THOMAS AVE.

1 TREE PER 50 LF @ 132.74 LF =	2.65 TREES
FRONTAGE TREES REQUIRED:	**3 TREES**
FRONTAGE TREES PROVIDED:	**3 TREES**

SOUTH MAIN ST.

1 TREE PER 50 LF @ 80.67 LF =	1.61 TREES
FRONTAGE TREES REQUIRED:	**2 TREES**
FRONTAGE TREES PROVIDED:	**2 TREES**

CENTER DR.

1 TREE PER 50 LF @ 90.43 LF =	1.81 TREES
FRONTAGE TREES REQUIRED:	**2 TREES**
FRONTAGE TREES PROVIDED:	**2 TREES**

TOTAL FONTAGE TREES REQUIRED: 7 TREES
***ALL FRONTAGE ZONES ARE LOCATED WITHIN UTILITY EASEMENTS**
FRONTAGE TREES HAVE BEEN PROPOSED ELSEWHERE ON SITE TO ACCOUNT FOR EASEMENTS

PARKING LOT: (4.3.12.B)

1 TREE PER ISLAND @ 4 ISLANDS =	4 TREES
PARKING ISLAND TREES REQUIRED:	**4 TREES**
PARKING ISLAND TREES PROVIDED:	**4 TREES**

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A NEW BUILDING FOR: ALL THINGS ENTERPRISES

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SEAL
JARED L. ACY REGISTERED AGRICULTURE LICENSE LICENSE No. 117 LANDSCAPE ARCHITECT TENNESSEE

TITLE: THE WASH HOUSE
LANDSCAPE PLANTING PLAN

DRAWN:	CHECKED:	APPROVED:
JBS	DCT	JLA

DATE: 01/28/25 SCALE: 1"=10'
DRAWING NUMBER: LP100 REVISION: A

GENERAL CONDITIONS

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.

LANDSCAPE AREA SOIL PREPARATION

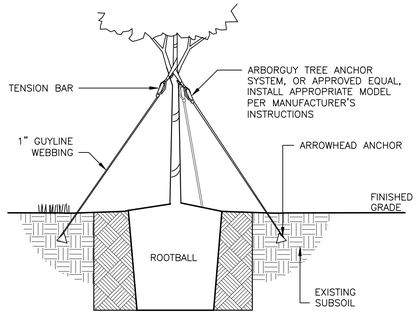
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
- INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
- RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
- REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WATER THOROUGHLY AFTER PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

PLANT MATERIAL AND PLANTING

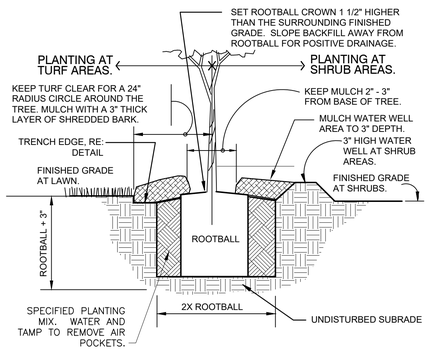
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
- ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
- UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
- NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OF DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
- ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
  - ☐ 3" DEPTH PINE BARK
  - ☐ 4" DEPTH SHREDDED HARDWOOD MULCH
  - ☒ 3" DEPTH LONGLEAF PINESTRAW, SETTLED
- TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
- TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
- ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

6 GENERAL PLANTING NOTES

1" = 1" — 329399-05



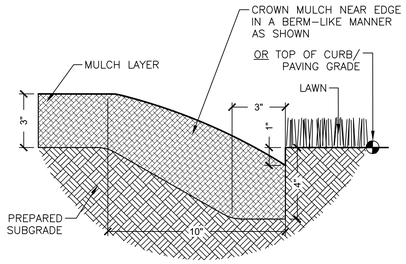
STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING - GUY STRAP

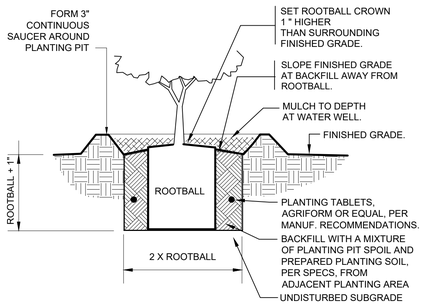
1" = 1'-0" — 329343.26-01



NOTE: TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING BED AREAS AND ADJACENT TURF AREAS, UNLESS NOTED OTHERWISE.

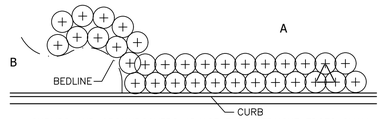
4 TRENCH EDGE

3" = 1'-0" — 329413.23-02



2 SHRUB PLANTING

1" = 1'-0" — 329333.13-01

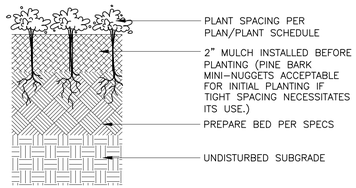


A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR – SPACED IN ROWS PARALLED TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

5 TYPICAL PLANT SPACING

NOT TO SCALE — 329399-04



3 GROUNDCOVER PLANTING

3" = 1'-0" — PLNT-GR-03

landscape architecture
land planning
placemaking

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P. 251.948.7181
Mobile, Alabama
P. 251.344.4023
Jackson, Mississippi
P. 601.790.0781
Pensacola, Florida
P. 850.203.4252

was DESIGN landscape architects www.was-design.com

251053-045

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
A	06/23/25	ISSUED FOR PERMIT	JBS	DCT	JLA

ISSUED FOR REVIEW

www.GSEeng.com
GSE
Gulf States Engineering, Inc.
Gulfport Mobile Nashville
600 Azalea Rd. Mobile, AL 36609
(T)251-460-4646 (F)251-460-4649

SEAL

JARED L. ACY REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1173

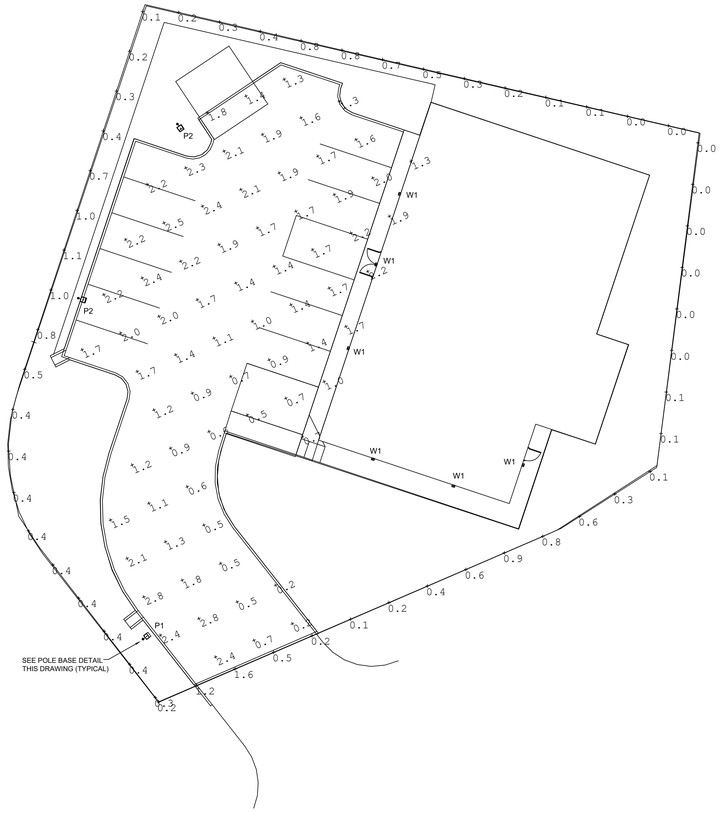
TITLE: THE WASH HOUSE

LANDSCAPE PLANTING DETAILS

DRAWN:	CHECKED:	APPROVED:
JBS	DCT	JLA

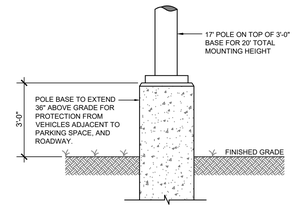
DATE:	SCALE:
01/28/25	1"=10'

DRAWING NUMBER:	REVISION
LP500	A



SITE PHOTOMETRIC CALCULATION

DO NOT SCALE



THIS DETAIL IS REFERENCE ONLY. FOR LUMINAIRE/POLE TYPE 'P1', 'P2' AND 'P3'. CONSTRUCTION DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER

POLE BASE DETAIL

NO SCALE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	TAG	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	1	DSX0 LED P1 40K 70CRI AFR HS	Single	DSX0 LED P1 40K 70CRI AFR HS EGS-F	P1	0.850	3623	33.21	33.21
	2	DSX1 LED P1 40K 70CRI T2M HS	Single	DSX1 LED P1 40K 70CRI T2M HS	P2	0.850	6513	50.9	101.8
	6	WDGE2 LED P1 40K 80CRI T4M	Single	WDGE2 LED P1 40K 80CRI T4M	W1	0.850	1238	11.1658	66.995

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CALCPTS_1	ILLUMINANCE	FC	0.41	1.6	0.0	N.A.	N.A.
CALCPTS_2	ILLUMINANCE	FC	1.54	2.8	0.2	7.70	14.00

A NEW BUILDING FOR: ALL THINGS ENTERPRISES

2008 S MAIN ST., COLUMBIA, TN

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
0	06/25/25	ISSUED FOR PERMIT	SS	SG	SG

ISSUED FOR PERMIT

ENGINEER
www.GSEeng.com
GULF STATES ENGINEERING, INC.
GULFPORT MOBILE NASHVILLE
176 Thompson Ln, Ste 200, Nashville, TN
(T)615-953-7888 (F)615-829-8491

SEAL

SHILOH GUSTIN
REGISTERED
ENGINEER
STATE OF TENNESSEE

08 / 29 / 2025

TITLE: THE WASH HOUSE

SITE LIGHTING PHOTOMETRIC

DRAWN:	CHECKED:	APPROVED:
SS	SG	SG

DATE:	SCALE:
06/25/25	N.T.S.

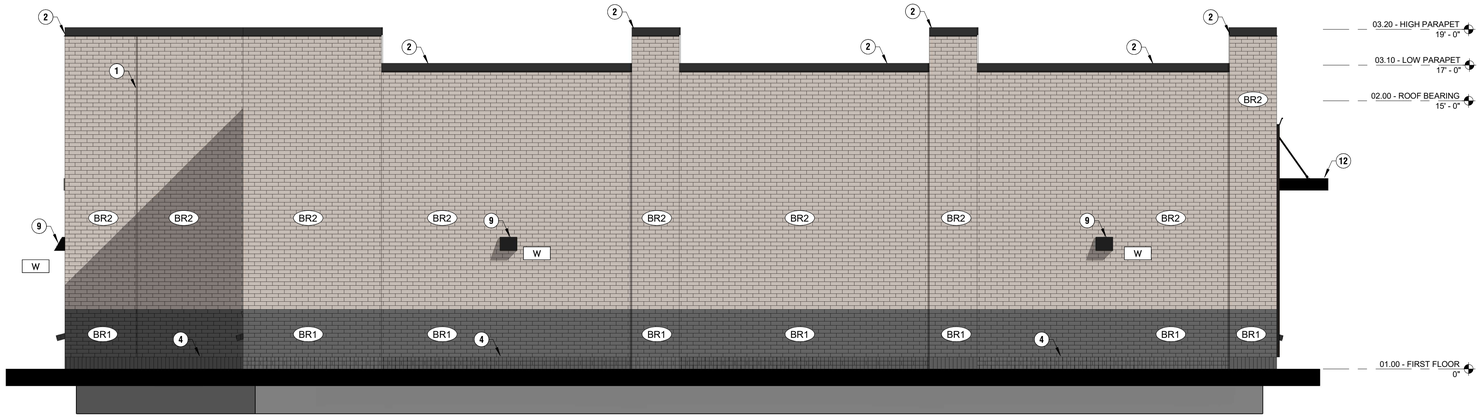
DRAWING NUMBER:	REVISION:
PH-1	0



FRONT ELEVATION

4' 2' 0 4'

2



RIGHT ELEVATION

4' 2' 0 4'

1

MATERIAL LEGEND

BR1	GLEN-GERY BRICK - VINTAGE VELOUR
BR2	GLEN-GERY BRICK - MORNING DOVE
VS1	JAMES HARDIE VERTICAL SIDING - LIGHT MIST



FRONT PERSPECTIVE
STREETVIEW

3

elevation keynotes

1. MASONRY CONTROL JOINT
2. PRE-FINISHED ALUMINUM COPING
3. EXTERIOR SCONCE LIGHTING - ACCENT FIXTURE - REFER TO ELECTRICAL.
4. BRICK SOLDIER COURSE
5. BRICK ROWLOCK
6. PRE-FINISHED ALUMINUM GUTTER.
7. PRE-FINISHED ALUMINUM DOWNSPOUT.
8. PROVIDE BLOCKING AND CONDUIT FOR FUTURE TENANT SIGNAGE.
9. WALL PACK FIXTURE - REFER TO ELECTRICAL.
10. EXTENT OF TPO ON INSIDE FACE OF PARAPET, BEYOND.
11. OSHA COMPLIANT ROOF ACCESS LADDER - PROVIDE LADDER LOCKOUT ACCESS @ BASE OF LADDER.
12. PRE-MANUFACTURED MAPES ALUMINUM CANOPY (OR SIMILAR)

zone 4 - building envelope requirements fenestration

U-FACTOR		
FIXED FENESTRATION		0.38
OPERABLE FENESTRATION		0.45
ENTRANCE DOORS	0.77	
SHGC - ORIENTATION	**SEW**	**NORTH**
SHGC: PF < 0.20	0.36	0.48
SHGC: 0.20 < PF < 0.50	0.43	0.53
SHGC: PF > 0.50	0.58	0.58

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-30 CONTINUOUS
WALLS ABOVE GRADE	
METAL FRAMED	R-13+R-7.5 CONTINUOUS
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	R-10 FOR 24IN. BELOW
OPAQUE DOORS	
NON-SWINGING	R-4.75

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 29 - (BLACK ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR CLEAR AND SOLARBAN 70 CLEAR

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

JENNER
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2610 WESTWOOD DR.
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e-mail:

In Association with:

Project Manager:

e-mail:

Project Manager:

e-mail:

WASH HOUSE

PERMIT DOCUMENT SUBMITTAL

2008 S. MAIN ST.
COLUMBIA,TN 38401

Revision Schedule		
Revision Number	Revision Description	Revision Date

Sheet Information	
Date :	24 SEP. 24
Job Number :	19045
Drawn By :	ARCHITECTURAL
Checked By :	Checker
Approved By :	Approver

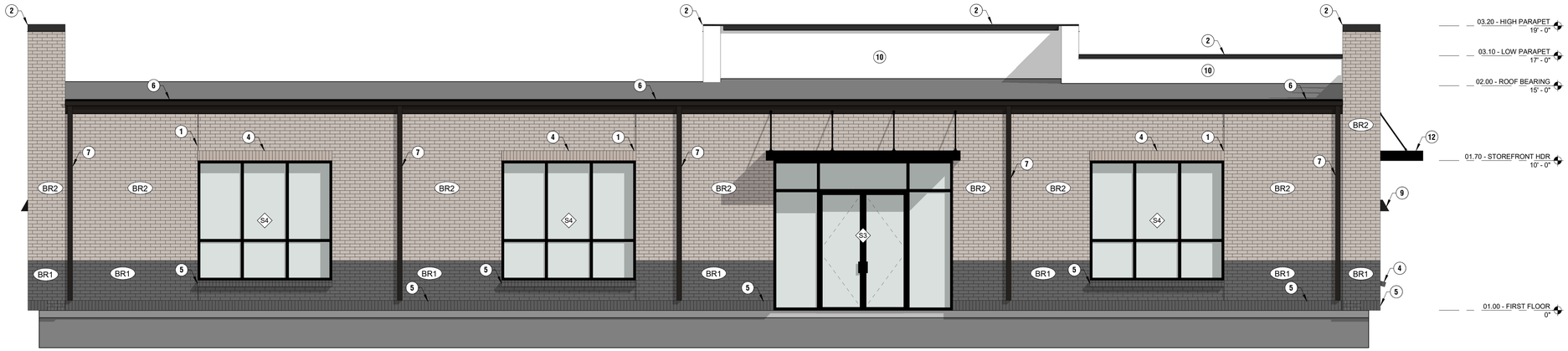
WILLIAM S. JENNER
REGISTERED ARCHITECT
No. 102395
STATE OF TENNESSEE
6/6/25

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Sheet Description:
ELEVATIONS

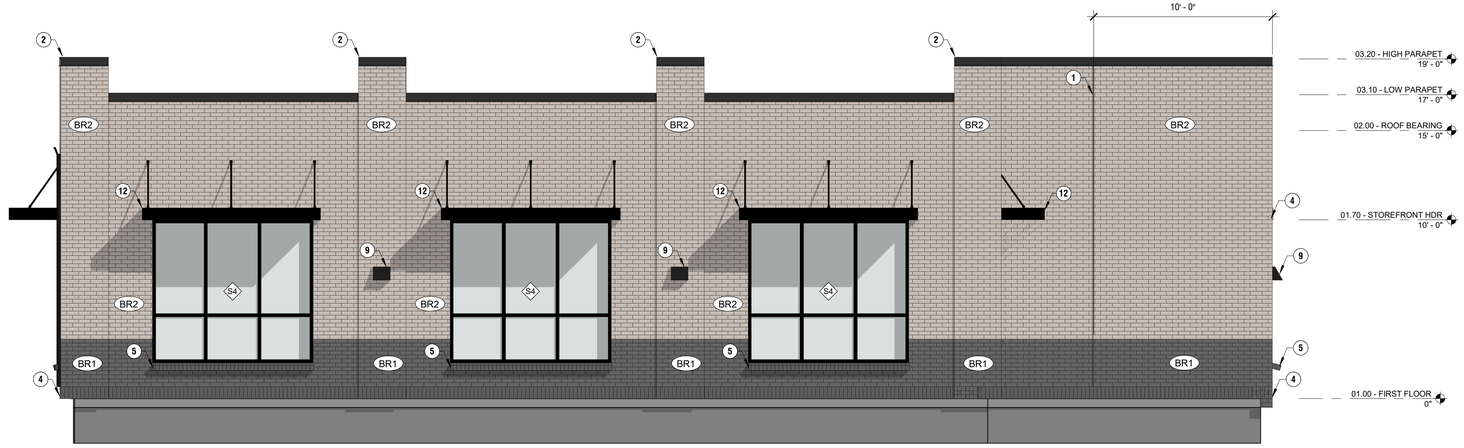
Sheet:
A400



REAR ELEVATION

4' 2' 0 4'

2



LEFT ELEVATION

4' 2' 0 4'

1

MATERIAL LEGEND

BR1	GLEN-GERY BRICK - VINTAGE VELOUR
BR2	GLEN-GERY BRICK - MORNING DOVE
VS1	JAMES HARDIE VERTICAL SIDING - LIGHT MIST



PERSPECTIVE
STREETVIEW

3

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SHGC: 0.20 < PF < 0.50	0.43	0.53
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METAL FRAMED	R-13+R-7.5 CONTINUOUS
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ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

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WASH HOUSE

PERMIT DOCUMENT SUBMITTAL

2008 S. MAIN ST.
COLUMBIA, TN 38401

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Revision Number	Revision Description	Revision Date

Sheet Information	
Date :	24 SEP. 24
Job Number :	19045
Drawn By :	ARCHITECTURAL
Checked By :	Checker
Approved By :	Approver

WILLIAM S. JENNER
REGISTERED
ARCHITECT
102935
OMMISSION
STATE OF TENNESSEE
6/6/25

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Sheet Description:

ELEVATIONS

Sheet:

A401

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION TO 12'-0" A.F.F.
- NEW LOW PARTITION WITH COUNTER TOP @ 34" A.F.F.
- NEW INSULATED PARTITION TO 12'-0" A.F.F.
- PRE-FABRICATED, WASHING MACHINE BULKHEAD BY OTHERS. CONTRACTOR TO COORDINATE INSTALL.
- NEW PARTITION TO DECK WITH SOUND INSULATION.

NOTE: WALLS TO BE 3-5/8" METAL STUDS @ 16" O.C. W/ ONE LAYER OF 5/8", TYPE "X" GYP. BOARD EACH SIDE.

DOORS

A BLD. STD. 3'-0" X 7'-0" PAINT GRADE, SOLID CORE, WOOD DOOR.
E EXISTING
R RELOCATED

FRAME

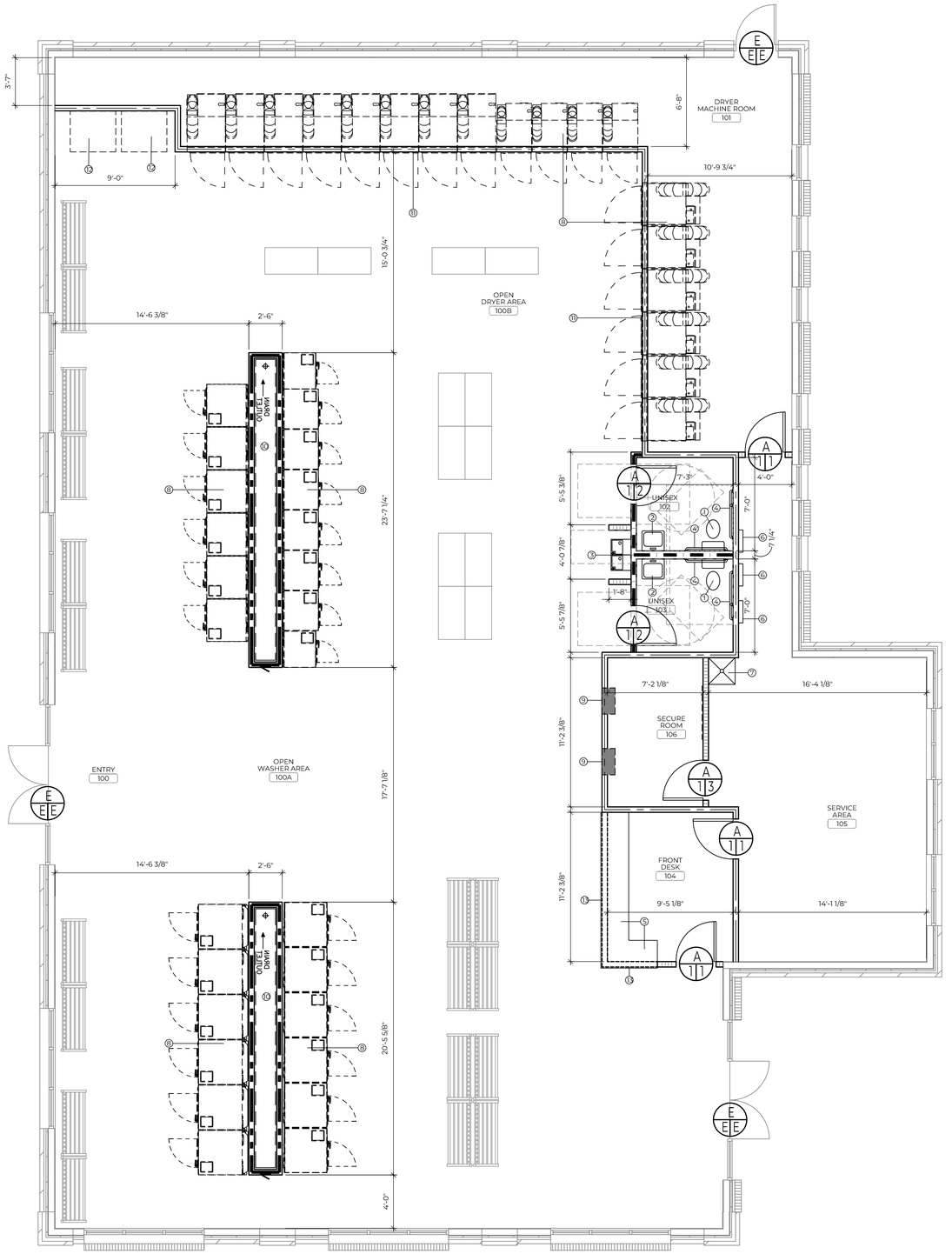
1 BLD. STD. HOLLOW METAL FRAME.
E EXISTING
R RELOCATED

HARDWARE

1 BLD. STD. LEVER STYLE, LATCH SET W/ DOOR STOP
2 BLD. STD. LEVER STYLE, LOCKSET W/ DOOR STOP & CLOSER.
3 BLD. STD. LEVER STYLE, PRIVACY LOCKSET W/ DOOR STOP & CLOSER.
E EXISTING
R RELOCATED

TENANT SPECIFIC NOTES

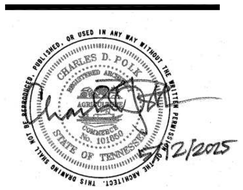
1. CONTRACTOR TO PROVIDE & INSTALL NEW, BLD. STD., ACCESSIBLE TOILET FIXTURE, AS SHOWN. PROVIDE PLUMBING, AS REQUIRED.
2. CONTRACTOR TO PROVIDE & INSTALL, NEW, WALL HUNG LAVATORY W/ ACCESSIBLE FAUCET, AS SHOWN. PROVIDE PLUMBING, AS REQUIRED. PROVIDE PIPE WRAPS FOR EXPOSED PIPES, AS REQUIRED.
3. CONTRACTOR TO PROVIDE & INSTALL NEW, HI-LOW WATER FOUNTAINS, AS SHOWN. PROVIDE POWER & PLUMBING, AS REQUIRED.
4. CONTRACTOR TO PROVIDE & INSTALL NEW, ACCESSIBLE GRAB BARS, AS SHOWN. PROVIDE BLOCKING, AS REQUIRED.
5. CONTRACTOR TO PROVIDE & INSTALL, NEW, PLASTIC LAMINATE COUNTERTOP @ 34" A.F.F., AS SHOWN. COORDINATE FINISH W/ TENANT.
6. CONTRACTOR TO PROVIDE AND INSTALL (3) NEW, GAS, TANKLESS WATER HEATERS IN SERVICE AREA 105. CONTRACTOR TO COORDINATE EXACT LOCATION AND SPECIFICATIONS W/ PLUMBING ENGINEERING PLANS, AS REQUIRED.
7. CONTRACTOR TO PROVIDE & INSTALL NEW, BLD. STD., FLOOR MOUNTED MOP SINK WITH ACCESSIBLE FAUCET, AS SHOWN. PROVIDE PLUMBING, AS REQUIRED.
8. CONTRACTOR TO PROVIDE PLUMBING, GAS, AND ELECTRICAL FOR ALL LAUNDRY EQUIPMENT, WASHERS AND DRYERS, AS REQUIRED. SEE ENGINEERING PLANS FOR DETAILS.
9. CONTRACTOR TO CREATE OPENING FOR OWNER PROVIDED, CONTRACTOR INSTALLED, REAR-LOAD, BILL-CHANGER, AS SHOWN. CONTRACTOR TO COORDINATE EXACT INSTALLATION LOCATION W/ OWNER. INSTALL CHANGER TO ALLOW FOR APPLICABLE ACCESSIBLE REACH HEIGHT, NOT TO EXCEED 48" A.F.F.
10. CONTRACTOR TO PROVIDE AND INSTALL NEW, TROUGH STYLE DRAIN SYSTEM, PRE-FRABRICATED WASHING MACHINE "BULKHEAD", AS SHOWN, BY OTHERS. CONTRACTOR TO COORDINATE INSTALLATION W/ VENDOR AND PROVIDE POWER AND PLUMBING AS NEEDED FOR "BULKHEAD".
11. CONTRACTOR TO PROVIDE AND INSTALL NEW, FINISHED OPENING IN DRYWALL PARTITION TO ALLOW FOR INSTALLATION OF DRYERS, AS REQUIRED. CONTRACTOR TO COORDINATE ROUGH OPENING SIZE W/ LAUNDRY EQUIPMENT VENDOR, PRIOR TO PRAMING OPENING, AS REQUIRED.
12. N.I.C., VENDING MACHINES, AS SHOWN. PROVIDE POWER, AS REQUIRED.
13. CONTRACTOR TO PROVIDE & INSTALL DRYWALL HEADER ABOVE FRONT DESK COUNTER AT 6" BELOW CEILING, AS SHOWN. CONTRACTOR TO ALIGN HEADER WITH ADJACENT WALLS, AS REQUIRED.
14. CONTRACTOR TO PROVIDE & INSTALL SEALED CONCRETE FLOORS THROUGHOUT.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SORCI
DESIGN GROUP
2115 8TH AVENUE SOUTH
NASHVILLE, TN 37204
www.sorcidesigngroup.com (615) 726 1141
hello@sorcidesigngroup.com FAX 726-1098



THE WASH HOUSE LAUNDROMAT

2008
SOUTH MAIN STREET
COLUMBIA
TENNESSEE

DESCRIPTION	DATE
ISSUED FOR REVIEW/APPROVAL	04/24/2025
ISSUED FOR PERMIT/CONSTRUCTION	05/06/2025

PROJECT NO.	11966-000
DATE	04/16/2025
DRAWN BY	RH
CHECK BY	CP

FLOOR PLAN

ID 1 . 1

Project Description for The Wash House

2008 S. Main St, Columbia, TN 38401

The existing fully developed site will be demolished and a new building (The Wash House – laundromat) will be constructed with associated parking lot and infrastructure.

LEGAL DESCRIPTION

DEED REFERENCE

BEING PARCEL ID# 100M N 002.00 000, MAURY COUNTY. BEING THE SAME AS CONVEYED TO ALL THINGS PROPERTY GROUP LLC. AS RECORDED IN INSTRUMENT # R2982 PG 370 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

PLAT REFERENCE

BEING LOT 1 ON THE PLAN OF S&K PARTNERS & FRANK MCBRIDE JR PROPERTY RECORD IN PLAT BOOK 23, PAGE 126 REGISTERS OFFICE MAURY COUNTY, TENNESSEE.

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

3 April 2025

D. Todd Shirk
Gulf States Engineering, Inc.
600 Azalea Road
Mobile, AL 36609

RE: 2008 S Main St, Columbia, TN 38401; The Wash House

Todd,

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.

Depending upon building placement, the owner is going to have to relocate the onsite main. The owner is responsible for design and implementation of the main relocation. The owner will be required to submit plans to relocate the main with a preliminary plat. Design is subject to City comments and relocation is subject to City inspection from the Wastewater Department. The owner will dedicate the newly-installed main after installation and inspection through the City Council agenda process.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

May 28, 2025

Mr. Todd Shirk
Gulf States Engineering
600 Azalea Road
Mobile, AL 36609
Sent via email: *todd.shirk@gseeng.com*

RE: Water Availability Letter Expires: 9/25/2025
The Wash House
2008 S. Main Street
Tax Map & Parcel: 100M N 002.00
Columbia, TN 38401

Dear Mr. Shirk:

Columbia Power & 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 (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is 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 a commercial laundromat. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide commercial and fire protection service 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 criteria and requirements:

- A commercial fire flow of 1,750 gpm (per Fire Flow Requirements Letter included with application) can be met with existing water distribution system mains and hydrants located near the project.
    - This letter assumes the building will not be sprinklered
    - If fire/sprinkler service is requested, a separate fire service and meter will be required.

- The existing service meter to this property is a 3/4-inch meter connected to a 2-inch water main in Thomas Avenue.
    - The existing 2-inch water main in Thomas Avenue will not support a proposed 2-inch commercial service tap.
    - Applicant's request for a 2-inch service meter will require a new tap to the existing 6-inch water main in South Main Street.
- The above request translates to a 20 Single Family Unit (SFU) flow demand equivalent.
- Separate fire, irrigation, and commercial/service meters with backflow devices will be required to serve the proposed Project.

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.

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, TDEC coordination, 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.
- Current water service fees due prior to CPWS review 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	20	**$7,550**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter 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.

- 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
2" Service Meter Cost	1	Current Price	Deferred
Impact Fee **Credit** for existing ¾" Service Meter	1	$5,000	($5,000)
Current Impact Fee for 2" Service Meter	1	$27,000	$27,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$22,000**

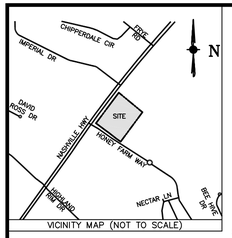
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel 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.

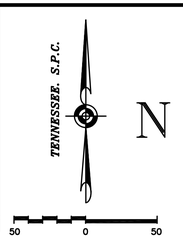
Sincerely,

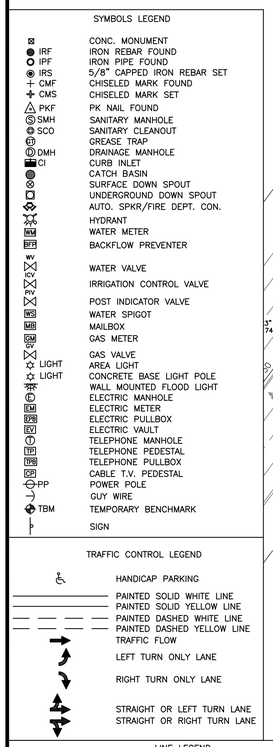
Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

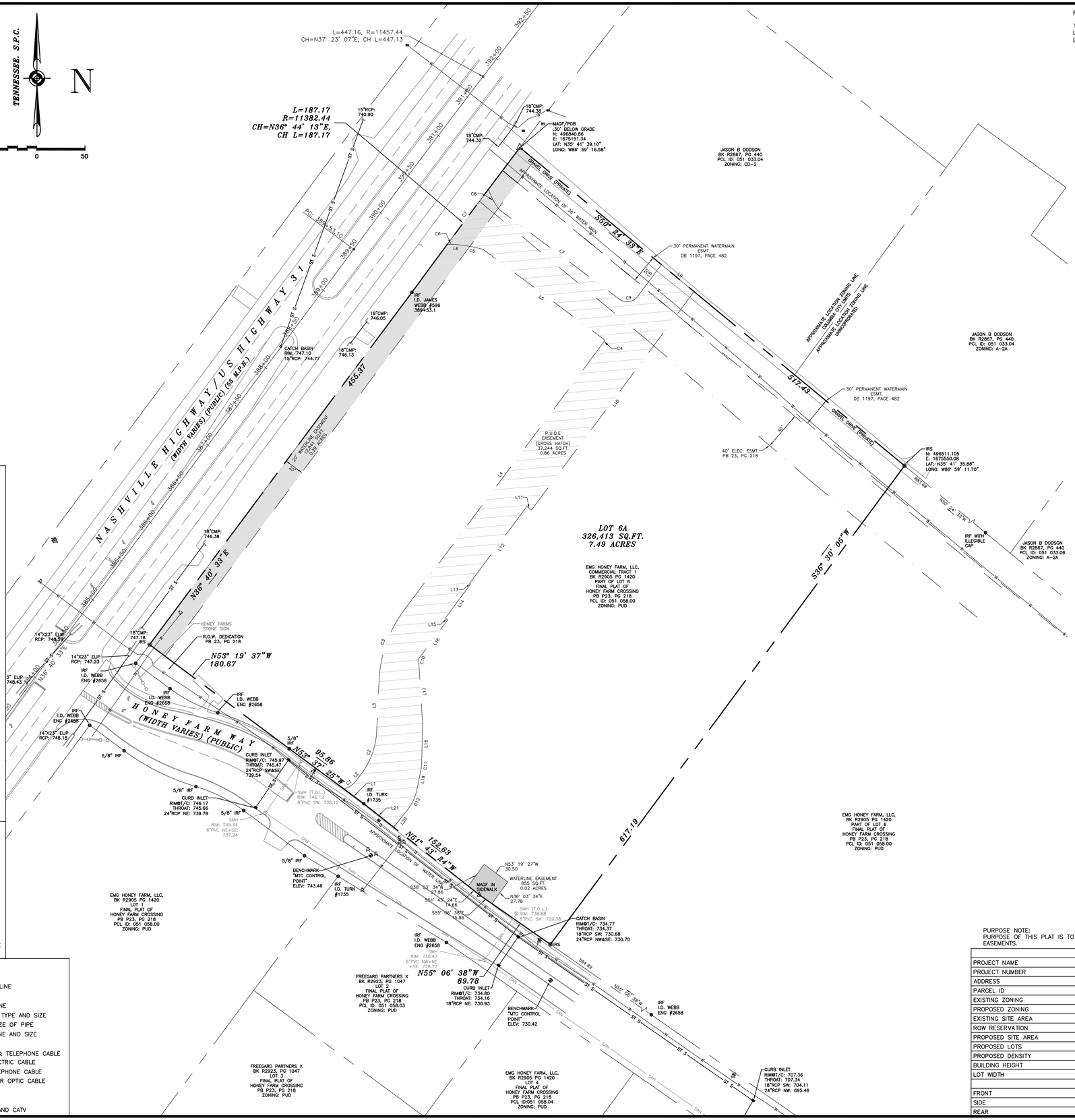
cc: Steve Andrews, Developer
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-023



VICINITY MAP (NOT TO SCALE)







FLOOD NOTE:

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.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.55	N53° 37' 25"W
L2	9.60	N36° 40' 33"E
L3	53.57	N2° 43' 15"E
L4	345.39	N36° 40' 33"E
L5	157.13	N53° 19' 27"W
L6	3.27	N84° 47' 28"W
L7	154.29	S53° 19' 27"E
L8	41.26	N36° 40' 33"E
L9	43.93	S50° 24' 33"E
L10	282.17	S36° 40' 33"W
L11	6.00	N53° 19' 27"W
L12	99.51	S36° 40' 33"W
L13	1.29	S53° 19' 27"E
L14	43.68	S36° 40' 33"W
L15	3.08	S53° 19' 27"E
L16	50.12	S36° 40' 33"W
L17	67.15	S3° 31' 40"E
L18	40.70	S1° 22' 38"W
L19	22.49	S11° 25' 49"W
L20	23.07	S38° 17' 38"W
L21	39.53	N51° 43' 24"W

CURVE TABLE				
CURVE #	LENGTH	RADIU	CH BEARING	CH LENGTH
C1	15.641	23.500	N55° 44' 36"E	15.35
C2	46.521	78.500	N19° 41' 54"E	45.84
C3	77.930	131.500	N19° 41' 54"E	76.79
C4	3.540	13.500	N29° 09' 46"E	3.53
C5	26.748	148.500	N79° 37' 52"W	26.71
C6	7.740	44.500	N89° 46' 26"W	7.73
C7	71.631	11382.440	N36° 45' 23"E	71.63
C8	25.156	60.000	S28° 28' 29"E	24.97
C9	21.206	13.500	N81° 40' 33"E	19.09
C10	0.806	94.500	S17° 14' 36"W	0.81
C11	5.132	22.500	S4° 53' 44"W	5.12
C12	23.443	50.000	S24° 51' 44"W	23.23

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 AND PLAT BOOK P23, PAGE 218 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. DATE OF THE FIELD SURVEY: 5/27/2024 – 5/30/2024.

PURPOSE NOTE:
PURPOSE OF THIS PLAT IS TO CREATE LOT 6A, PUBLIC UTILITY EASEMENTS AND WATERLINE EASEMENTS.

SITE DATA	
PROJECT NAME	REPLAT OF LOT 6 HONEY FARM CROSSING
PROJECT NUMBER	#03908-1000
ADDRESS	2248 NASHVILLE HWY, COLUMBIA, TN 38401
PARCEL ID	051 058
EXISTING ZONING	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
EXISTING SITE AREA	7.49 ACRES
ROW RESERVATION	N/A
PROPOSED SITE AREA	7.49 ACRES
PROPOSED LOTS	1
PROPOSED DENSITY	N/A
BUILDING HEIGHT	24'
LOT WIDTH	N/A
SETBACKS	
FRONT	20'
SIDE	10'
REAR	24'

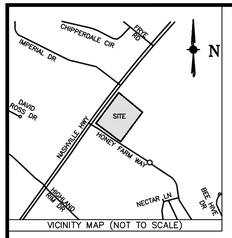
OWNER OF RECORD
WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716-0505 MAP 51, PARCEL 058 PART OF LOT 6 PB P23, PG 218
APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 FX. (901) 384-0710
FINAL PLAT

REPLAT OF LOT 6 HONEY FARM CROSSING

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: 8/8/2025	DRAWING FILE: WM DRAWN BY: JSL	JOB No. PRELIMPLAT SHEET 1 OF 2



VICINITY 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 R2905, PAGE 1420, 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 SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A 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+.

Brian L Buchheit

BRIAN L. BUCHHEIT, RLS #2250 8/8/2025
REGISTERED LAND SURVEYOR NUMBER DATE



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 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

OWNER OF RECORD
WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716-0505 MAP 51, PARCEL 058 PART OF LOT 6 PB P23, PG 218
APPLICANT
CARLSON CONSULTING ENGINEERS, INC. 7068 LEDGESTONE COMMONS BARTLETT, TENNESSEE 38133 PH. (901) 384-0404 FX. (901) 384-0710
FINAL PLAT
REPLAT OF LOT 6 HONEY FARM CROSSING
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: 8/8/2025	DRAWING FILE: WM DRAWN BY: JSL	JOB No. FINAL PLAT SHEET 2 OF 2

CARLSON CONSULTING ENGINEERS, INC.

July 31, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Final Plat – Development Agreement
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

The City Engineer confirmed via email that a Development Agreement is not necessary for this project.

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.

CARLSON CONSULTING ENGINEERS, INC.

August 14, 2025

City of Columbia
700 N Garden Street
Columbia, TN 38401

Re: Final Plat - Surety
#03908-1000 Walmart Neighborhood Market

To Whom It May Concern:

Per email coordination, CPWS confirmed a performance bond would not be necessary for the proposed work on this project.

Thank you,

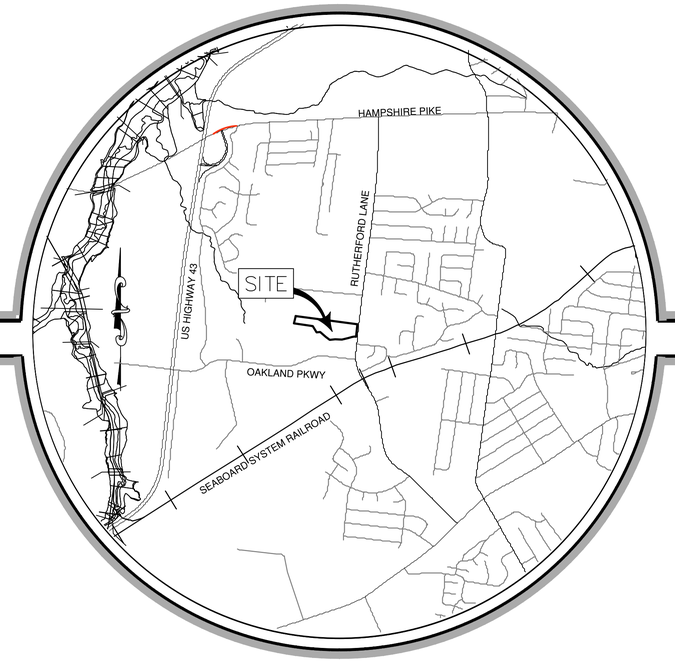
Olivia DuPuy

Olivia DuPuy, EI
Carlson Consulting Engineers, Inc.

A SITE PLAN FOR

WOODWARD ESTATES

RUTHERFORD LANE, COLUMBIA, TENNESSEE
TAX MAP 101, PARCEL 036.03 & 036.06
22 RESIDENTIAL LOTS



LOCATION MAP
NOT TO SCALE
COLUMBIA, MAURY COUNTY, TENNESSEE

SPECIFIED SEQUENCE OF WORK FOR THE SELECTED CONTRACTOR:

1. INSTALL PHASE 1 OF EROSION PREVENTION & SEDIMENT CONTROL MEASURES.
2. BEGIN SITE EXCAVATION & FILLING TO CONSTRUCT DETENTION BASINS TO FUNCTION AS SEDIMENT BASINS DURING CONSTRUCTION.
3. BEGIN ROADWAY CONSTRUCTION & UTILITY CONSTRUCTION.
4. CONSTRUCT / INSTALL PAVEMENT BASE STONE & BINDER ONCE UTILITY CONSTRUCTION IS COMPLETE.
5. COMPLETE SOIL STABILIZATION (FINAL DRESSING SITE) ONCE ROADWAY IS NEARING COMPLETION.
6. COMPLETE PUNCH LIST ITEMS, AS-BUILT, INFRASTRUCTURE CERTIFICATIONS AS REQUIRED FOR C.O.

UTILITY COMPANIES:

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

MUNICIPALITY:	ELECTRIC:	CABLE TELEVISION:
CITY OF COLUMBIA 707 NORTH MAIN ST. COLUMBIA, TN 38401	COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE COLUMBIA, TN 38401 (931) 388-4833	COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE COLUMBIA, TN 38401 (931) 388-4833
STORM WATER:	**WATER:**	**CABLE TELEVISION:**
CITY OF COLUMBIA ENGINEERING/INSPECTION 707 N. MAIN STREET COLUMBIA, TN 38401 (931) 560-1530 Contact: Glenn Harper, P.E.	COLUMBIA POWER & WATER SYSTEMS 201 PICKENS LANE COLUMBIA, TN 38401 (931) 388-4833	CHARTER COMMUNICATIONS 2008 S. MAIN STREET COLUMBIA, TN 38401 (931) 388-1326
SANITARY:	**TELEPHONE:**	**GAS:**
CITY OF COLUMBIA WASTEWATER SYSTEM 1244 TREATMENT PLANT RD. COLUMBIA, TN 38401 (931) 560-1001 Donnie Boshers, Director	AT&T 904 S. HIGH ST COLUMBIA, TN 38401 JAMIE WHITFIELD (615) 975-0505 jw0972@att.com	ATMOS ENERGY 810 NASHVILLE HWY. COLUMBIA, TN 38401 (888) 824-3434 NASHVILLE (615) 872-5100

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

STORMWATER DETENTION AGREEMENT:
RECORDED: _____
DEED BOOK: _____ PAGE: _____

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CRITERIA OF THE CITY OF COLUMBIA, TENNESSEE. THE PLANS ARE NOT RELEASED FOR CONSTRUCTION UNTIL THE RELATIVE PERMIT HAS BEEN ISSUED BY THE MUNICIPALITY. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDANT OR THE PLANNING COMMISSION.

PRIMARY CONTRACTOR INFORMATION:

COMPANY NAME: _____
CONTACT PHONE: _____

TDEC LEVEL I CERTIFIED 24 HOUR POINT OF CONTACT FOR SOIL EROSION CONTROL:
NAME: _____
PHONE: _____

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE
TRACKING NUMBER: TNR183254
DATE: 2/11/2025

© 2025

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

SHEET INDEX

C-0.0	COVER (THIS SHEET)
1 of 1	PRELIMINARY PLAT
SD-1	SITE DEVELOPMENT PLAN
SD-2	PEDESTRIAN SHED PLAN
TR-1	CANOPY RETENTION PLAN
TR-2	TREE RESOURCE PROTECTION PLAN

GENERAL NOTES

1. PROPOSED USE: RESIDENTIAL SITE PLAN
2. A PRE CONSTRUCTION MEETING WITH THE MUNICIPALITY IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
4. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
5. DEVELOPER SHALL COMPLY WITH TDEC EROSION PREVENTION AND SEDIMENTATION CONTROL HANDBOOK, CURRENT EDITION.
6. UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
7. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. HANDICAP PARKING SPACES SHALL BE MARKED WITH ABOVE GRADE SIGNS IN ACCORDANCE WITH CURRENT ADA STANDARDS. VAN ACCESSIBLE SPACES SHALL BE MARKED AS SUCH.
9. ALL ON-SITE TRAFFIC SIGNS SHALL MEET THE REQUIREMENTS OF THE CITY ENGINEERING REQUIREMENT, ZONING ORDINANCE, & THE MUTCD.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF COLUMBIA TENNESSEE.
11. UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AND NO GUARANTEE IS GIVEN TO THE COMPLETENESS OR ACCURACY THEREOF. NO EXCAVATION MAY BE MADE WITHIN 4 FEET OF THESE UTILITIES UNLESS AND UNTIL SUCH UTILITIES HAVE BEEN POSITIVELY LOCATED AS TO HORIZONTAL AND VERTICAL POSITION. CONTRACTOR SHALL CONTACT UTILITY COMPANY AND "TENNESSEE ONE CALL" AT 811 (1-800-351-1111) THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATION OF ALL EXISTING UTILITIES.
12. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0280E, (ZONE X') EFFECTIVE DATE APRIL 16, 2007
13. THE LIMIT OF CONSTRUCTION IS SHOWN ON THE CONSTRUCTION PLANS. ANY WORK OUTSIDE OF THE LIMIT OF CONSTRUCTION IS TO BE COORDINATED BY THE CONTRACTOR AND PRE-APPROVED BY THE APPROPRIATE PROPERTY OWNER.

SITE DATA

PARCEL NUMBER	TAX MAP 101, PARCEL 036.03 & 036.06 DEED BOOK: R3015, PG 1155
PARCEL ADDRESS:	415 RUTHERFORD LANE COLUMBIA, TENNESSEE 38401
EXISTING ZONING:	CD-2
ACREAGE OF SITE:	±12.55 ACRES
DISTURBED ACREAGE:	±6.74 ACRES
MINIMUM REQUIRED BUILDING SETBACK LINES:	
	30' FRONT (MINOR) 30' REAR 20' SIDE
PROPERTY OWNER:	A-1 HOME BUILDERS INC. 2020 FIELDSTONE PKWY STE 900-220 FRANKLIN, TN 37069

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, TENNESSEE

PROPRIETOR

A-1 HOME BUILDERS INC.
2020 FIELDSTONE PKWY STE 900-220
FRANKLIN, TN 37069
CONTACT: BRANDON ROBERTSON

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

WOODWARD ESTATES
415 RUTHERFORD LANE
COLUMBIA, TENNESSEE 38401

ENGINEER'S SEAL

GERALD W. NICK
REGISTERED
AGRICULTURAL
ENGINEER
No. 107415
STATE OF TENNESSEE

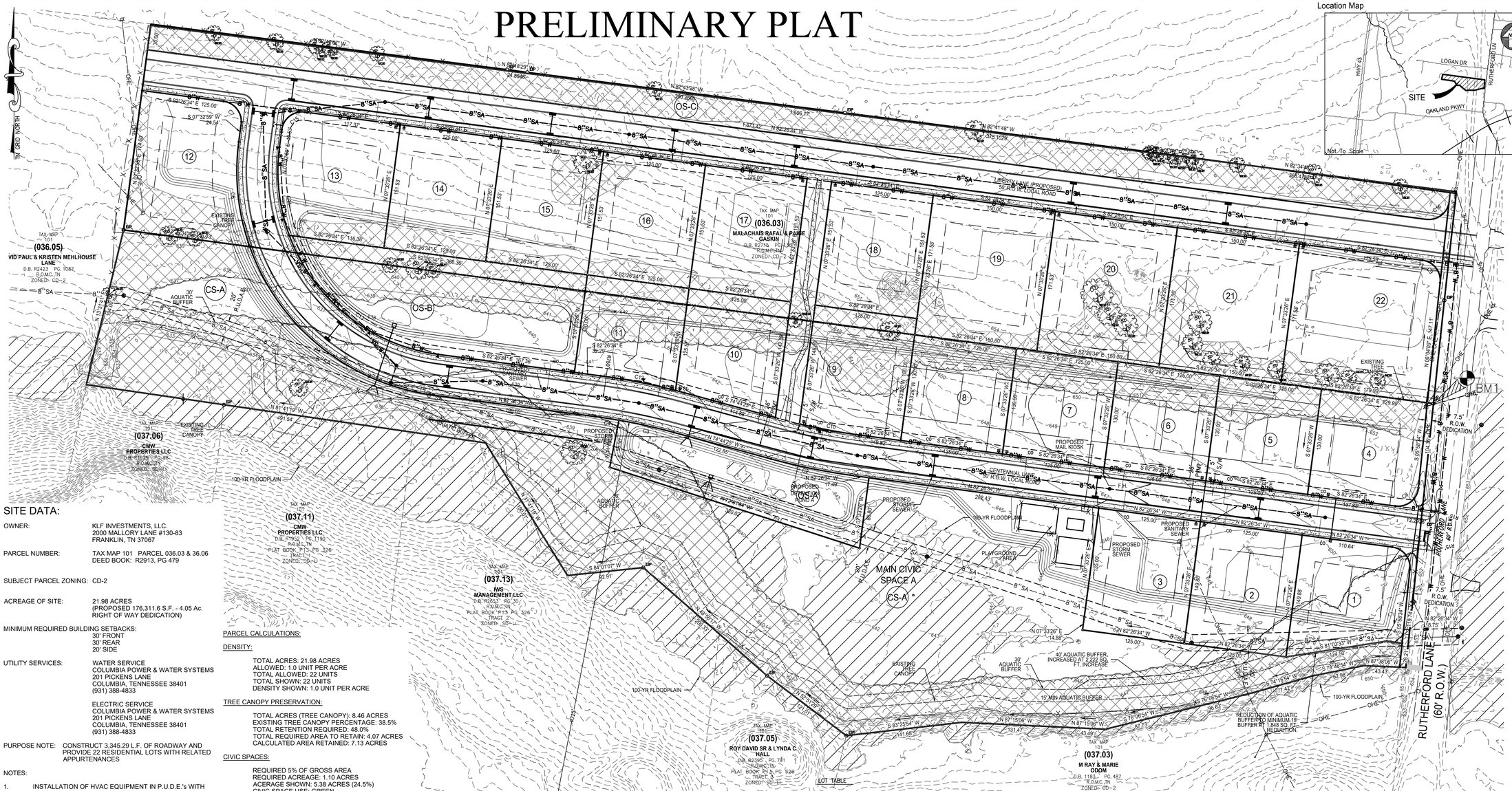
REVISIONS	DATE

PROJECT No. 24538
SHEET 1 OF 6
DATE: 8/18/2025

24-0545-SCP

FILE: J:\WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

PRELIMINARY PLAT



© 2025

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.03 & 36.06
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 21.98 ACRES
(PROPOSED 176,311.6 S.F. - 4.05 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR
20' SIDE

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

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

PURPOSE NOTE: CONSTRUCT 3,345.29 L.F. OF ROADWAY AND PROVIDE 22 RESIDENTIAL LOTS WITH RELATED APPURTENANCES

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT SIZE IS 125' X 100' (12,500 S.F.)
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 21.98 ACRES
ALLOWED: 1.0 UNIT PER ACRE
TOTAL ALLOWED: 22 UNITS
TOTAL SHOWN: 22 UNITS
DENSITY SHOWN: 1.0 UNIT PER ACRE

TREE CANOPY PRESERVATION:

TOTAL ACRES (TREE CANOPY): 8.46 ACRES
EXISTING TREE CANOPY PERCENTAGE: 38.5%
TOTAL RETENTION REQUIRED: 48.0%
TOTAL REQUIRED AREA TO RETAIN: 4.07 ACRES
CALCULATED AREA RETAINED: 7.13 ACRES

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACREAGE: 1.10 ACRES
ACERAGE SHOWN: 5.38 ACRES (24.5%)
CIVIC SPACE USE: GREEN

WARNING! UTILITY LINES!

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	SA	SA
STORM SEWER		
OVERHEAD FENCE	OHE	OHE
GAS	G	G
DRAINAGE DITCH		
TREE PROTECTION FENCE		TPF
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)

GEOTECHNICAL NOTE:

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

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2025

ACTIVITY	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP
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												

LOT TABLE

LOT #	S.F.	Acre
1	17,622.1	0.40
2	18,735.0	0.43
3	18,735.0	0.43
4	16,990.5	0.39
5	16,250.0	0.37
6	16,250.0	0.37
7	16,250.0	0.37
8	16,250.0	0.37
9	18,852.6	0.43
10	16,742.3	0.38
11	15,171.8	0.35
12	20,550.4	0.47
13	18,941.3	0.43
14	18,941.3	0.43
15	18,941.3	0.43
16	18,941.3	0.43
17	18,941.3	0.43
18	25,729.5	0.59
19	25,729.5	0.59
20	25,729.5	0.59
21	30,359.0	0.70
22	22,529.6	0.52
CS-A	234,567.3	5.38
OS-A	22,152.1	0.51
OS-B	37,107.4	0.85
OS-C	54,260.4	1.25

CURVE TABLE

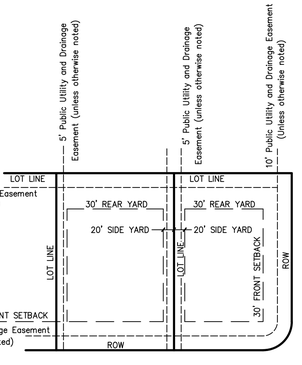
CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	38.58'	N 38°14'00" W	88°25'07"	25.00'
C2	104.19'	N 78°35'29" W	7°42'09"	775.00'
C3	68.33'	N 77°26'29" W	5°24'01"	725.00'
C4	29.13'	N 81°17'30" W	2°18'08"	725.00'
C5	302.21'	S 50°57'38" E	62°57'52"	275.00'
C6	129.73'	S 05°57'52" E	27°01'41"	275.00'
C7	39.27'	S 37°26'47" E	89°59'33"	25.00'
C8	39.96'	N 51°46'00" E	91°34'53"	25.00'
C9	38.74'	N 38°03'16" W	88°46'35"	25.00'
C10	75.21'	N 79°28'15" W	5°56'38"	725.00'
C11	11.25'	S 75°09'22" E	0°49'54"	775.00'
C12	92.94'	S 79°00'27" E	6°52'14"	775.00'
C13	220.90'	S 54°19'02" E	56°15'04"	225.00'
C14	132.50'	S 09°19'16" E	33°44'29"	225.00'
C15	39.27'	S 52°33'13" W	90°00'27"	25.00'
C16	39.80'	N 51°56'44" E	91°13'25"	25.00'

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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.



SUBDIVISION TYPICAL LOT LAYOUT

GERALD W. WOLICK II
REGISTERED
AGRICULTURAL ENGINEER
PRINCIPAL
NO. 107415
STATE OF TENNESSEE

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
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www.wesengineers.com

ENGINEERS & SURVEYORS

Client
KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

REVISIONS	DATE

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Drawn: JG
Checked: JG
Approved: GV
Date: 8/18/2025

Job no. 24538
Scale: Vertical: 1"=60'
Horizontal:

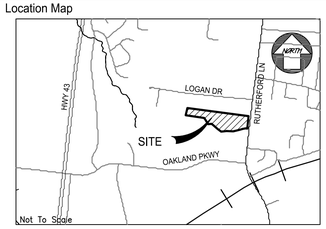
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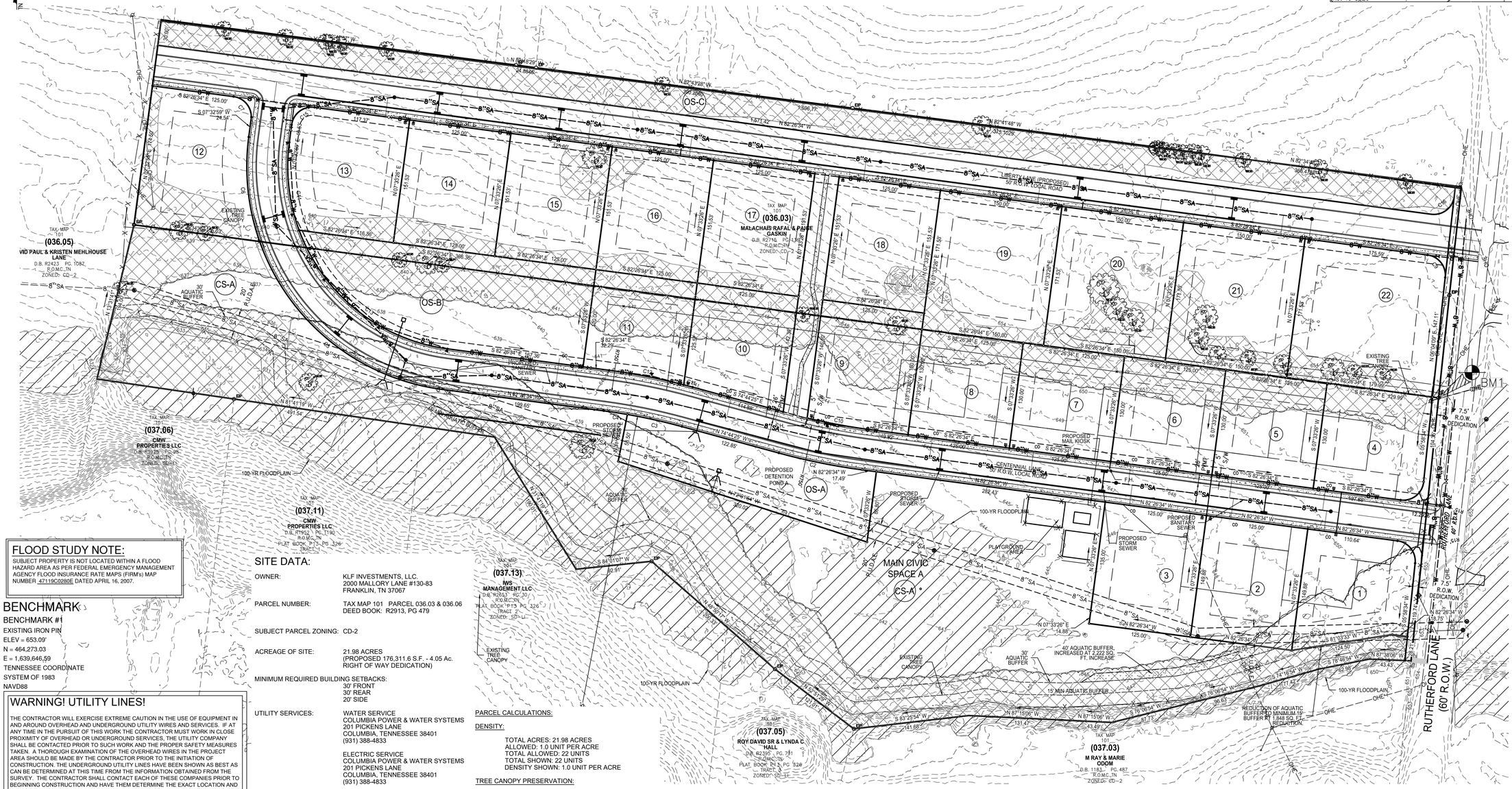
SITE DEVELOPMENT PLAN

© 2025

Location Map



TN GRID NORTH



FLOOD STUDY NOTE:

SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.

BENCHMARK

BENCHMARK #1
EXISTING IRON PIN
ELEV = 653.09'
N = 464,273.03
E = 1,639,646,59
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD88

WARNING! UTILITY LINES!

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER		
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		(ST1)
ASPHALT		
CONCRETE		
# PARKING SPACES		(4)

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.03 & 036.06
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 21.98 ACRES
(PROPOSED 176,311.6 S.F. - 4.05 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR
20' SIDE

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

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
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(931) 388-4833

PURPOSE NOTE: CONSTRUCT 3,345.29 L.F. OF ROADWAY AND PROVIDE 22 RESIDENTIAL LOTS WITH RELATED APPURTENANCES

NOTES:

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DENSITY:

TOTAL ACRES: 21.98 ACRES
ALLOWED: 1.0 UNIT PER ACRE
TOTAL ALLOWED: 22 UNITS
TOTAL SHOWN: 22 UNITS
DENSITY SHOWN: 1.0 UNIT PER ACRE

TREE CANOPY PRESERVATION:

TOTAL ACRES (TREE CANOPY): 8.46 ACRES
EXISTING TREE CANOPY PERCENTAGE: 38.5%
TOTAL RETENTION REQUIRED: 48.0%
TOTAL REQUIRED AREA TO RETAIN: 4.07 ACRES
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CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACREAGE: 1.10 ACRES
ACERAGE SHOWN: 5.38 ACRES (24.5%)
CIVIC SPACE USE: GREEN

SITE BENCHMARK NOTE:

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

WES ENGINEERS & SURVEYORS

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2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

GRAPHIC SCALE

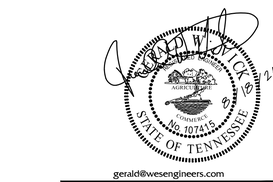
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OPEN/CIVIC SPACE AREA TABLE

GROSS AREA	957,449	21.98	
LOT	SQ. FT.	ACRES	USE
CIVIC SPACE A	234,567.3	5.38	GREEN
OPEN SPACE A	22,152.1	0.51	OPEN SPACE
OPEN SPACE B	37,107.4	0.85	OPEN SPACE
OPEN SPACE C	54,260.4	1.25	OPEN SPACE

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gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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WES ENGINEERS & SURVEYORS

Client
KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

REVISIONS | DATE

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
SITE DEVELOPMENT PLAN

Drawn: JG
Checked: JG
Approved: GV
Date: 8/18/2025

Job. no. 24538
Scale:
Vertical: 1"=60'
Horizontal:

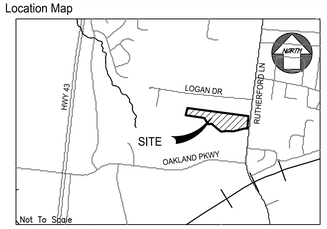
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FILE: J:_WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

PEDESTRIAN SHED PLAN

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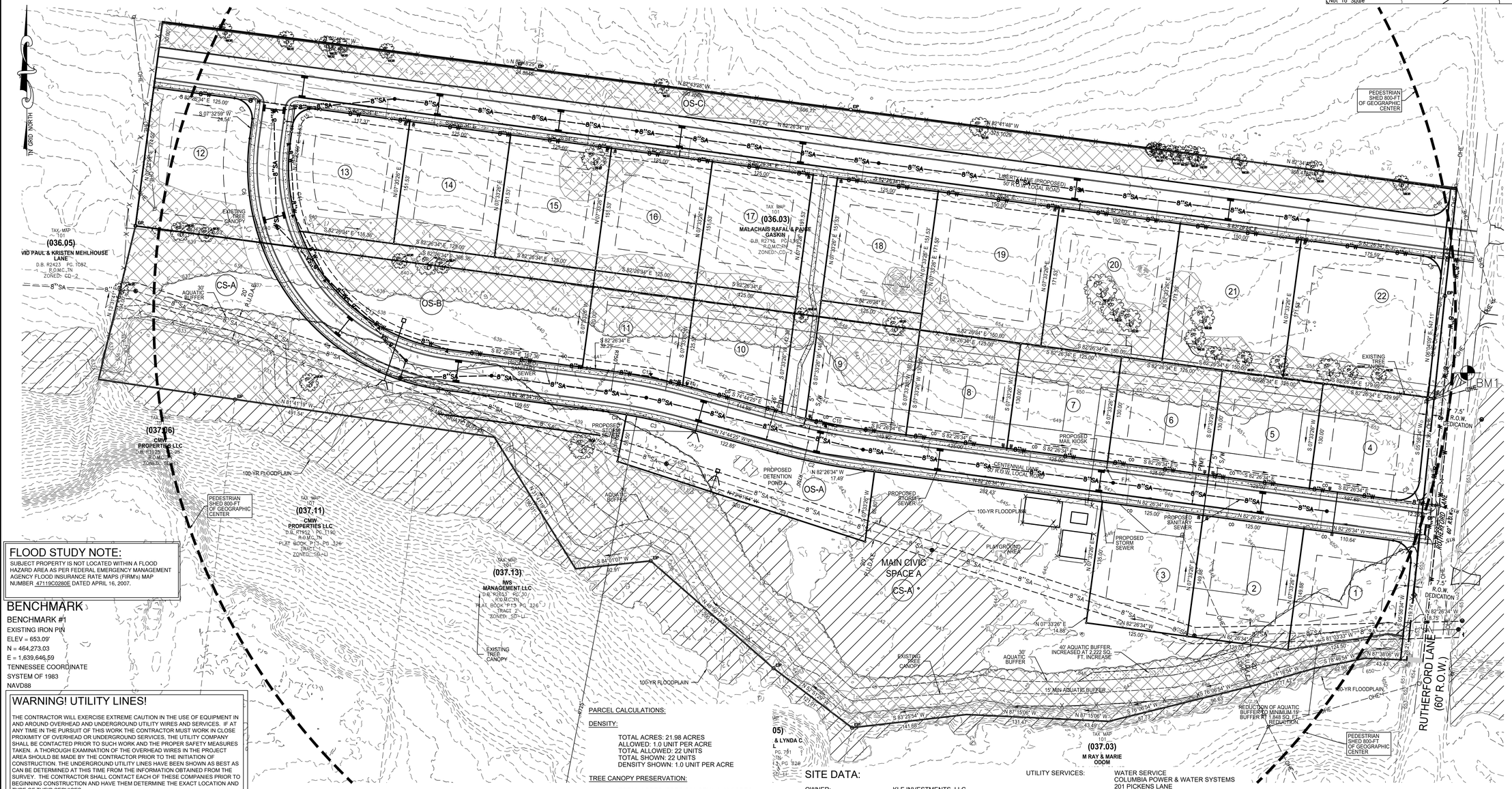
Location Map



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60 0 30 60 120 240

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CONCRETE		
# PARKING SPACES		

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OPEN SPACE C	54,260.4	1.25	OPEN SPACE

GEOTECHNICAL NOTE:

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

PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 21.98 ACRES
ALLOWED: 1.0 UNIT PER ACRE
TOTAL ALLOWED: 22 UNITS
TOTAL SHOWN: 22 UNITS
DENSITY SHOWN: 1.0 UNIT PER ACRE

TREE CANOPY PRESERVATION:

TOTAL ACRES (TREE CANOPY): 8.46 ACRES
EXISTING TREE CANOPY PERCENTAGE: 38.5%
TOTAL RETENTION REQUIRED: 48.0%
TOTAL REQUIRED AREA TO RETAIN: 4.07 ACRES
CALCULATED AREA RETAINED: 7.13 ACRES

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACREAGE: 1.10 ACRES
ACERAGE SHOWN: 5.38 ACRES (24.5%)
CIVIC SPACE USE: GREEN

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BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.03 & 036.06
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 21.98 ACRES
(PROPOSED 176,311.6 S.F. - 4.05 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
30' FRONT
30' REAR
20' SIDE

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

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
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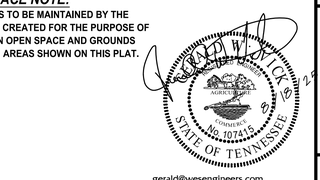
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gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

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ENGINEERS & SURVEYORS

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PEDESTRIAN SHED PLAN

Client
KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

REVISIONS	DATE

Drawn: JG
Checked: JG
Approved: GW
Date: 8/18/2025

Job. no. 24538
Scale: Vertical: 1"=60' Horizontal:

SD-2

FILE...t: \WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

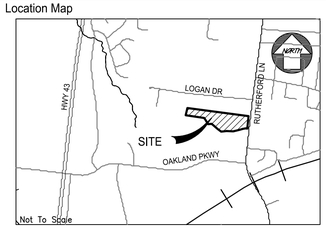
PLAYGROUND SHED PLAN

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Location Map



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CIVIL ENGINEERS & LAND SURVEYORS
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DATE

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Scale:
Vertical: 1"=60'
Horizontal:

SD-3

WOODWARD ESTATES

RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
PLAYGROUND SHED PLAN

PLAYGROUND SHED 1300-FT BOUNDARY

TN GRID NORTH

TAX MAP 101 (036.05) DAVID PAUL & KRISTEN MEHLHOUSE LANE D.B. R2923, PG. 1082 R.O.M.C.,TN ZONED: CD-2

TAX MAP 101 (037.06) CMW PROPERTIES LLC D.B. R1919, PG. 95 R.O.M.C.,TN ZONED: SD-LI

TAX MAP 101 (037.11) CMW PROPERTIES LLC D.B. R1922, PG. 1190 R.O.M.C.,TN PLAT BOOK P13, PG. 326 TRACT 1 ZONED: SD-LI

TAX MAP 101 (037.13) IWS MANAGEMENT LLC D.B. R2643, PG. 30 R.O.M.C.,TN PLAT BOOK P13, PG. 326 TRACT 2 ZONED: SD-LI

TAX MAP 101 (036.03) MALACHAIS RAFAL & PAIGE GASKIN D.B. R2718, PG. 1 R.O.M.C.,TN ZONED: CD-2

TAX MAP 101 (037.03) M RAY & MARIE ODOM D.B. 1183, PG. 487

LIBERTY WAY (PROPOSED) 50' R.O.W. LOCAL ROAD

CENTENNIAL LANE 50' R.O.W. LOCAL ROAD

RUTHERFORD LANE (60' R.O.W.)

OS-A, OS-B, OS-C, CS-A

MAIN CIVIC SPACE A

PROPOSED DETENTION POND A

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

PROPOSED MAIL KIOSK

PLAYGROUND AREA

EXISTING TREE CANOPY

30' AQUATIC BUFFER

40' AQUATIC BUFFER, INCREASED AT 2,222 SQ. FT. INCREASE

15' MIN AQUATIC BUFFER

REDUCTION OF AQUATIC BUFFER TO MINIMUM 15' BUFFER AT 1,868 SQ. FT. REDUCTION

100-YR FLOODPLAIN

BM1

7.5' R.O.W. DEDICATION

R.O.W. DEDICATION

BENCHMARK

BENCHMARK #1
EXISTING IRON PIN
ELEV = 653.09'
N = 464,273.03
E = 1,639,646.59
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD88

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Tennessee811 Know what's below Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK		
TREE LINE		
STORM STRUCTURE LABEL		(ST)
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)

OPEN/CIVIC SPACE AREA TABLE

GROSS AREA	957,449	21.98	
LOT	SQ. FT.	ACRES	USE
CIVIC SPACE A	234,567.3	5.38	GREEN
OPEN SPACE A	22,152.1	0.51	OPEN SPACE
OPEN SPACE B	37,107.4	0.85	OPEN SPACE
OPEN SPACE C	54,260.4	1.25	OPEN SPACE

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(931) 388-2329

SITE DATA:

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FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.03 & 036.06
DEED BOOK: R2913, PG 479

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(PROPOSED 176,311.6 S.F. - 4.05 Ac. RIGHT OF WAY DEDICATION)

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30' REAR
20' SIDE

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

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GERALD V. WOLICK II
AGRICULTURE
NUMBER
No. 107415
STATE OF TENNESSEE

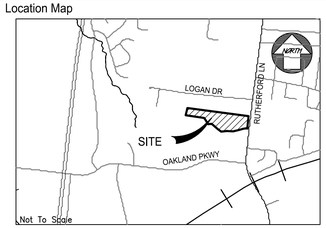
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION
WITH MUNICIPAL APPROVAL

FILE: J:\ WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

TREE CANOPY RETENTION PLAN

Location Map



© 2025

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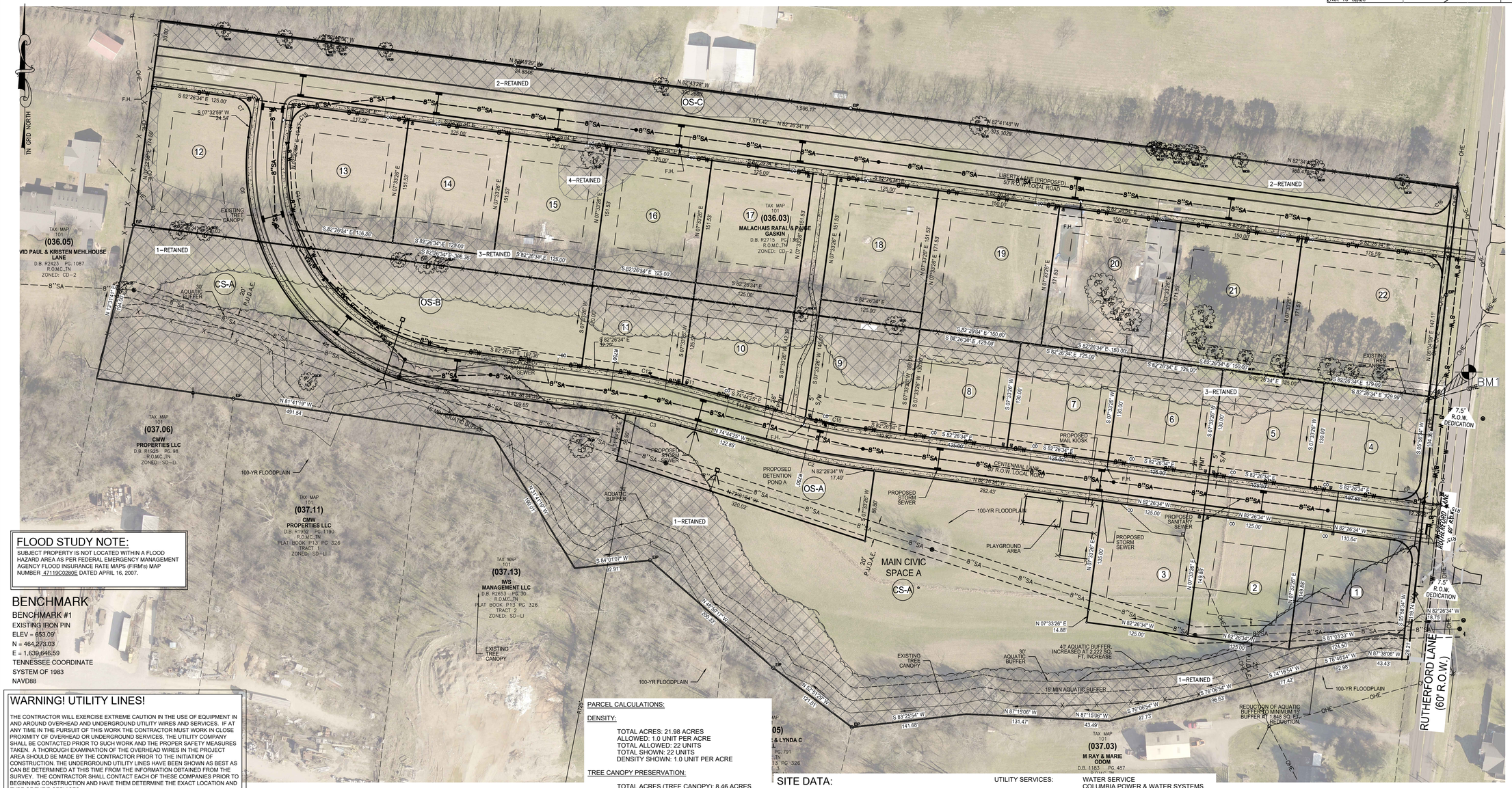
REVISIONS	DATE

Drawn: JG
Checked: JG
Approved: GV
Date: 8/18/2025

Job. no. 24538
Scale:
Vertical: 1"=60'
Horizontal:

TR-1

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
TREE CANOPY RETENTION PLAN



FLOOD STUDY NOTE:

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BENCHMARK

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EXISTING IRON PIN
ELEV = 653.09'
N = 464,273.03'
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TENNESSEE COORDINATE SYSTEM OF 1983
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	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHE	OHE
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
PARKING SPACES (14)

CANOPY RETENTION TABLE

		SQ. FT.	ACRES
EXISTING CANOPY A		368,701.3	8.46
% OF CANOPY	38.5%		
CANOPY RETENTION (TABLE 4.3.16.L IN ZONING ORDINANCE)	48%		
RETAINED CANOPY 1		138,012.20	3.17
RETAINED CANOPY 2		49,549.91	1.14
RETAINED CANOPY 3		118,778.03	2.73
RETAINED CANOPY 4		4,252.45	0.09
RETAINED CANOPY TOTAL		310,592.59	7.13
PROPOSED RETAINED	82.8%		

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60 0 30 60 120 240
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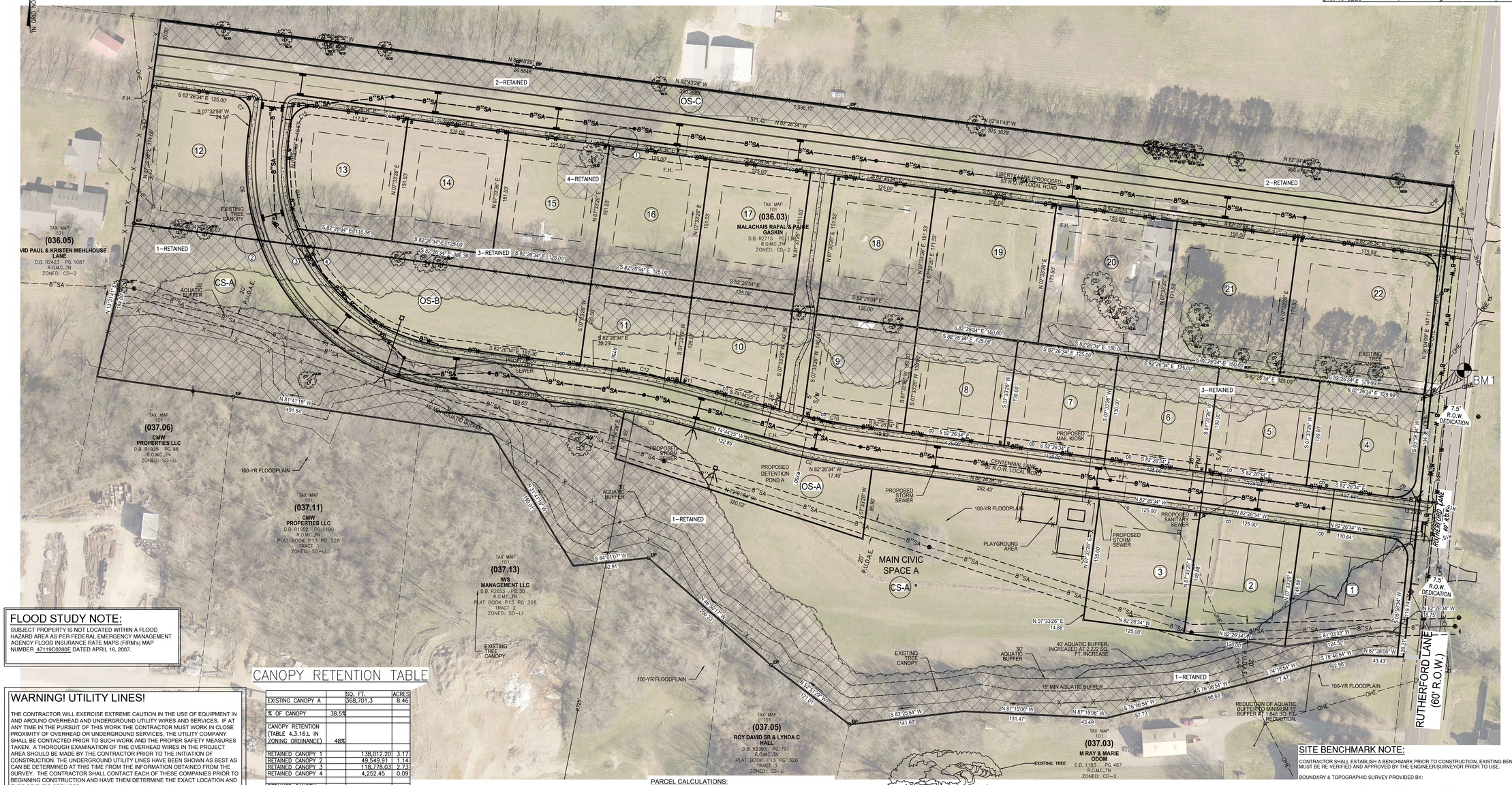
GERALD W. VICK JR. LICENSED PROFESSIONAL ENGINEER No. 107415 STATE OF TENNESSEE

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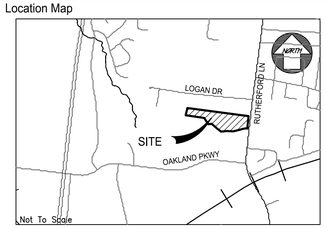
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FILE:J:\WES_Engineers_Surveyors 2024\24538 – Rutherford Lane Brandon Roberts – A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

TREE RESOURCE PROTECTION PLAN



Location Map



© 2025

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	EXISTING	PROPOSED
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SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD FENCE	OHE	OHE
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
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RESOURCE INVENTORY:

TOTAL NUMBER OF HERITAGE TREES INVENTORIED WITHIN THIS DEVELOPMENT THAT FALL OUTSIDE OF THE TREE PRESERVATION AREA:

1. 24" HACKBERRY TREE
2. 36" HACKBERRY TREE
3. 24" ELM TREE
4. 24" ELM TREE

TREES 1, 2, 3, 4, ARE TO BE REMOVED AS PART OF THE INFRASTRUCTURE IMPROVEMENTS.

TOTAL CANOPY AREA PROPOSED TO BE REMOVED: 108 CALIPER INCHES
PROPOSED TREE REPLACEMENT (2 FOR 1 REMOVED): 216 CALIPER INCHES

2.5 CALIPER INCH TREES: 44 TREES PROPOSED (SEE PLAN FOR AREA)

PARCEL CALCULATIONS:

DENSITY:

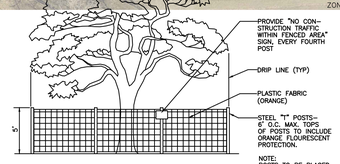
TOTAL ACRES: 21.98 ACRES
ALLOWED: 1.0 UNIT PER ACRE
TOTAL ALLOWED: 22 UNITS
TOTAL SHOWN: 22 UNITS
DENSITY SHOWN: 1.0 UNIT PER ACRE

TREE CANOPY PRESERVATION:

TOTAL ACRES (TREE CANOPY): 8.46 ACRES
EXISTING TREE CANOPY PERCENTAGE: 38.5%
TOTAL RETENTION REQUIRED: 48.0%
TOTAL REQUIRED AREA TO RETAIN: 4.07 ACRES
CALCULATED AREA RETAINED: 7.13 ACRES

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACREAGE: 1.10 ACRES
ACERAGE SHOWN: 5.38 ACRES (24.5%)
CIVIC SPACE USE: GREEN



Tree Protection Fencing Detail

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

GERALD W. NICKS 2-26-26 No. 101741 STATE OF TENNESSEE REGISTERED LAND SURVEYOR

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WITH MUNICIPAL APPROVAL

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
KLF INVESTMENTS LLC
2000 MALLORY LANE #130-83
FRANKLIN, TN 37067

REVISIONS	DATE

WOODWARD ESTATES
RUTHERFORD LANE
COLUMBIA, MAURY COUNTY, TENNESSEE
TREE RESOURCE PROTECTION PLAN

Drawn: JG | Checked: JG | Approved: GW | Date: 8/18/2025

Job. no. 24538 | Scale: Vertical: 1"=60' Horizontal: | TR-2

FILE:J:\WES_Engineers_Surveyors 2024\24538 - Rutherford Lane Brandon Roberts - A1 Builders\Dwg\Engineering\24538_Woodward Estates base REV2.dwg

August 18, 2025

Paul Keltner, AICP, Director
Development Services – City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Rutherford Lane – Woodward Estates – Preliminary Plat / Site Development Plan

On behalf of the owner for the proposed development, WES Engineers & Surveyors would like to present the documents attached to the City of Columbia for the Preliminary Plat / Site Development Plan.

The development consists of 22 proposed residential lots. The approved 12-lot development has been revised to include a second street which eliminates the permanent cul-de-sac scenario. This Preliminary Plat also creates connectivity to the property to the west for future expansion.

ATTACHMENTS: Preliminary Plat, Site Development Plan

I hope you find the attached information helpful in your review. If you have any questions or comments regarding this and the associated documentation, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

August 11, 2025

Mr. Gerald Vick
WES Engineers & Surveyors
2486 Nashville Hwy
Columbia, TN 38401
Sent via email: gerald@wesengineers.com

RE: **Water Availability Letter** Expires: 12/9/2025
Woodward Estates Phase 2 – 11 Units
415 Rutherford Lane
Tax Map 101, Parcels 36.03 & 36.06
Columbia, Maury County, TN

Dear Mr. Vick:

Columbia Power & 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 (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is 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 consists of 11 single family units designated as the second phase of a 2-phase residential development. 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 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 criteria and requirements:

- The Phase 1 portion of this project originally included 12-units.
    - The proposed Phase 2 development reduces the Phase 1 improvements from 12 units to 11 units.
    - Applicant has already paid water fees for 12 units on the Phase 1 development.

    - Fees listed for the Phase 2 development in this letter are reflective of one unit credit from the Phase 1 project.
- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.
- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- Expansion of the existing 6-inch water main in Rutherford Lane across the frontage of the project (all phases of development) is required to serve the development. Long-range distribution system planning will require a 12-inch water main in Rutherford Lane.
- A minimum size 8-inch diameter water mains will be required throughout the development.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

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 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. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. 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, TDEC coordination, 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.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review 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.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	10	**$5,200**

- Upon payment of Impact Fees & Meter Fees and Construction Drawing approval by CPWS, applicant may 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.
    - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- 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
¾" Service Meter Cost	10	$540	$5,400
Current Impact Fee for ¾" Service Meter	10	$5,500	$55,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$60,400**

- 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: Brandon Robertson, A1 Home Builders
Bart Anderson, CPWS
File 24-051-P2

Gerald Vick

From: noreply@civicplus.com
Sent: Monday, August 18, 2025 15:10
To: Gerald Vick
Subject: Online Form Submission #2325 for Wastewater Will-Serve-Letter Request

Wastewater Will-Serve-Letter Request

This is an application to Columbia Wastewater Department to evaluate a request for sewer service for the property identified in this application. Beginning in January 2024, a will serve letter is required for all applications to the Columbia Municipal Planning Commission for Annexations, Rezonings, Preliminary Plats, major Site Development Plans, and Planned Unit Developments. The letter must be submitted with the application on or before the applicable CMPC submittal deadline in order to initiate the Development Review Process. Additionally, the Zoning Administrator (or designee) or the Wastewater Director (or designee) may require a will serve letter for any parcel of real property requiring new or increased service, or requiring a sewer line extension. The Zoning Administrator (or designee) may waive this requirement for development proposals of four or fewer density units as described in Article 5 of the Zoning Ordinance. Letters are valid for one year from date of issuance, unless a shorter time is specified.

Contact abrass@columbiatn.gov and rfilipkowski@columbiatn.gov with question about this form.

Applicant Information	
Name of Firm	WES Engineers & Surveyors
Name	Gerald Vick
Email Address	gerald@wesengineers.com
Address	2486 NASHVILLE HWY
City	COLUMBIA
State	TN
Zip Code	38401
Phone Number	9313882329
Have you had a pre-app with	Yes

Development Services?	

Property Information

Please provide as much information as possible.

Development Name	Woodward Estates - Phase 2
Description of Project	Addition of 10 lots in the proposed Woodward Estates Development on Rutherford Lane
Property Address	413 & 415 Rutherford Lane
Parcel ID	101 036.03 & 101 036.06
TN Property Viewer GIS Link	https://tnmap.tn.gov/assessment/#/parcel/060101%20%20%20%2003606
Is this property currently inside the city of Columbia?	Yes
Is this property currently served by Columbia Wastewater	Yes
Total Land Area (Acres)	US21.98
Intended Use	Single-Family Detached
Number of Residential Units	22
Square Footage of Non-Residential Structures	N/A
Concept Plan File Upload	24538_Woodward Estates Concept Ph2.pdf

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: Woodward Estates

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
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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:

Print Name	Signature	Date

McClure Farms

Single Family Residential

Proposed PUD Revision (Revised Elevations)

McClure Farms

Brightland HOMES



Brightland Homes
4068 Rural Plains Circle, Suite 170
Franklin, TN 37064
615.981.0900





MASONRY	Stone	19%
NON-MASONRY	Cementitious Siding	81%

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

DRB: Avondale (1,663 Sq. Ft.)

Brightland: Belmont (1,550 Sq. Ft.)



ELEVATION A



ELEVATION B



ELEVATION D

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	N/A	0%
NON-MASONRY	Board & Batten	100%

MASONRY	Stone	12%
NON-MASONRY	Board & Batten	88%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Avondale (1,663 Sq. Ft.)

Brightland: Belmont (1,550 Sq. Ft.)



ELEVATION F



ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	18%
NON-MASONRY	Cementitious Siding	82%

DRB: Chelsea (1,891 Sq. Ft.)/Avondale (1,663 Sq. Ft.)

Brightland: Delta (1,610 Sq. Ft.)

Brightland HOMES



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth + B&B	100%



MASONRY	Stone	3%
NON-MASONRY	Board + Batten	97%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Chelsea (1,891 Sq. Ft.)/Avondale (1,663 Sq. Ft.)

Brightland: Delta (1,610 Sq. Ft.)



ELEVATION F - FRONT ELEVATION



ELEVATION I - FRONT ELEVATION

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Greenwich (1,974 Sq. Ft.)/ Chelsea (1,891 Sq. Ft.)

Brightland: Gibson (1,800 Sq. Ft.) vs.

Brightland HOMES



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



MASONRY	Stone	14%
NON-MASONRY	Smooth Siding	86%

DRB HOMES





MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

DRB: Greenwich (1,974 Sq. Ft.)/ Chelsea (1,891 Sq. Ft.)

Brightland: Gibson (1,800 Sq. Ft.) vs.

Brightland HOMES





MASONRY	Brick & Stone	90%
NON-MASONRY	Smooth Siding	10%

MASONRY	Brick & Stone	85%
NON-MASONRY	Smooth Siding	15%

DRB HOMES





MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Greenwich (1,974 Sq. Ft.)/Chelsea (1,891 Sq. Ft.)

Brightland: Harpeth (2,080 Sq. Ft.)

Brightland HOMES



ELEVATION A



ELEVATION B



ELEVATION D

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	Stone	30%
NON-MASONRY	Smooth Siding	70%

DRB HOMES



MASONRY	Brick	100%
NON-MASONRY	N/A	0%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Greenwich (1,974 Sq. Ft.)/Chelsea (1,891 Sq. Ft.)

Brightland: Harpeth (2,080 Sq. Ft.)

Brightland HOMES



ELEVATION F

MASONRY	Brick	100%
NON-MASONRY	N/A	0%



ELEVATION H

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	Brick + Stone	100%
NON-MASONRY	N/A	0%





MASONRY	Brick	14%
NON-MASONRY	Cementitious Siding	86%

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland: Oakland (2,380 Sq. Ft.)







MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%

MASONRY	Brick + Stone	12%
NON-MASONRY	Smooth Siding	88%



MASONRY	Brick	20%
NON-MASONRY	Cementitious Siding	80%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland: Oakland (2,380 Sq. Ft.)



ELEVATION F



ELEVATION I

MASONRY	Brick	10%
NON-MASONRY	Smooth Siding	90%

MASONRY	Brick	20%
NON-MASONRY	Smooth Siding	80%

DRB HOMES



MASONRY	Brick	14%
NON-MASONRY	Cementitious Siding	86%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland HOMES

Brightland: Ryman (2,740 Sq. Ft.)



ELEVATION A

MASONRY	N/A	0%
NON-MASONRY	Smooth Siding	100%



ELEVATION B

MASONRY	Brick	2%
NON-MASONRY	Smooth Siding	98%



ELEVATION D

MASONRY	Stone	5%
NON-MASONRY	Smooth Siding	95%



MASONRY	Brick	100%
NON-MASONRY	N/A	0%

DRB: Bedford (2052 Sq. Ft.)/Lassiter (2,361 Sq. Ft.)

Brightland: Ryman (2,740 Sq. Ft.)



ELEVATION F



ELEVATION I

MASONRY	Brick	100%
NON-MASONRY	N/A	0%

MASONRY	Brick & Stone	96%
NON-MASONRY	Board & Batten	4%

Upgrades

- Brick to grade minimum will be upgraded to go to the bottom of the first floor windows all the way around the home. Essentially going from 12” of brick to 2-3’ of brick all the way around the home providing a better streetscape.
- Adding the option to include first floor brick on the front of the homes on all plans and elevations.
- Adding the option to include full masonry options on all plans and elevations.
- The lots that have high visibility from Highway 31 (Lots 1 and 2) will be full brick on all 4 sides as previously committed by Brightland Homes.

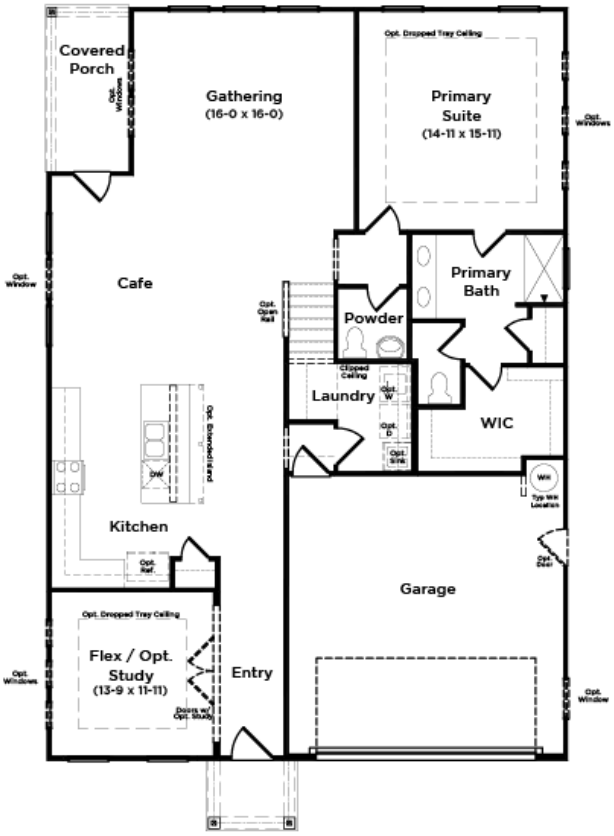
Upgrades

- The exterior cladding on the front will wrap the sides for a minimum of 2’ to prevent a gap in materials at the corners.
- We commit to not have the same model/elevation combination, or color scheme next to each other, or across the street from each other.
- We achieve this by providing multiple elevation and cladding options for each plan and elevation.
- We keep track of this by using a sales matrix tracking plans, elevations, and colors throughout the life of the community.

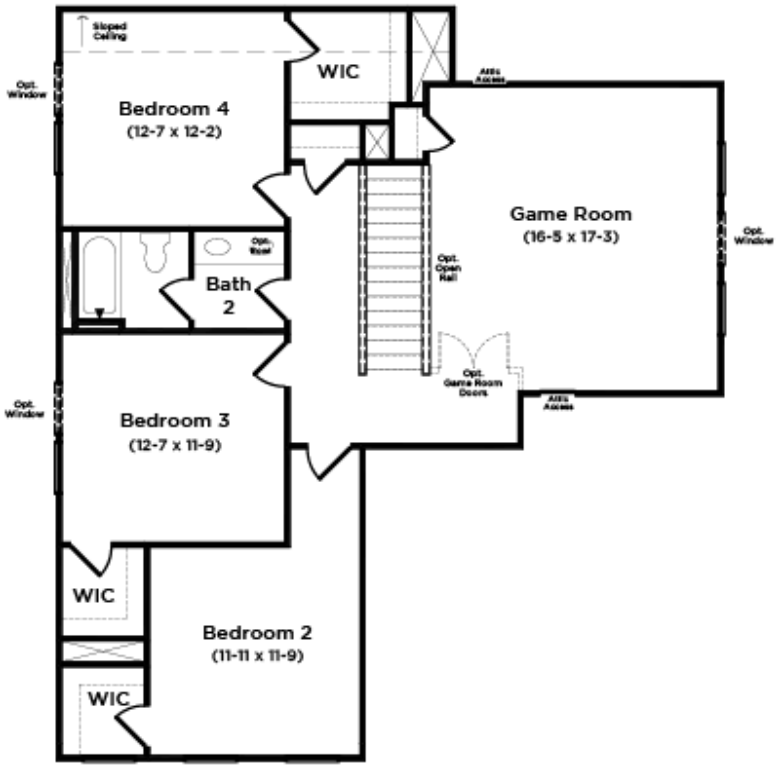
THE ANSLEY

4 - 6 Beds | 2.5 - 5.5 Baths | 2,692 - 3,252 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



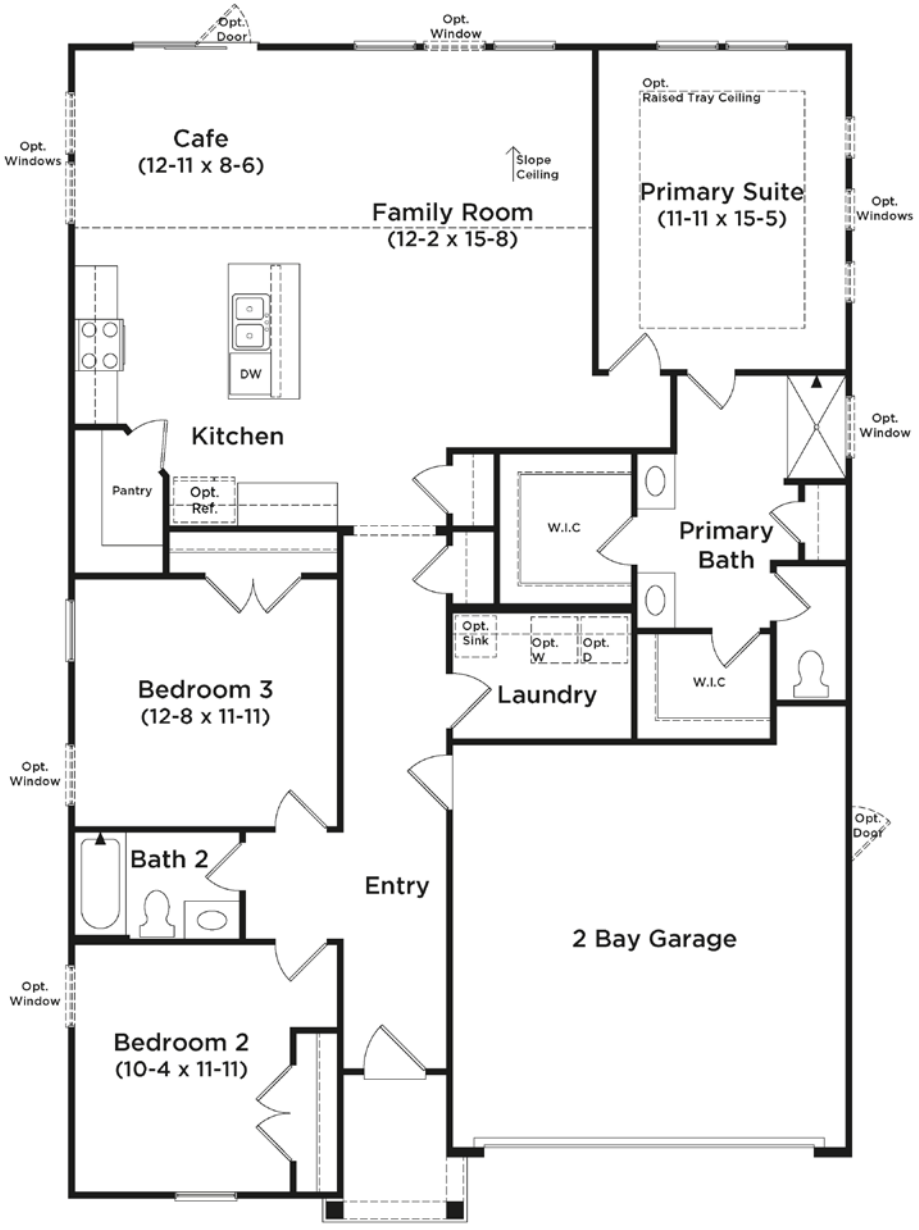
DRBhomes.com

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THE AVONDALE

2 - 3 Beds | 2 - 4 Baths | 1,663 - 2,448 Sq. Ft.

FIRST FLOOR BASE PLAN



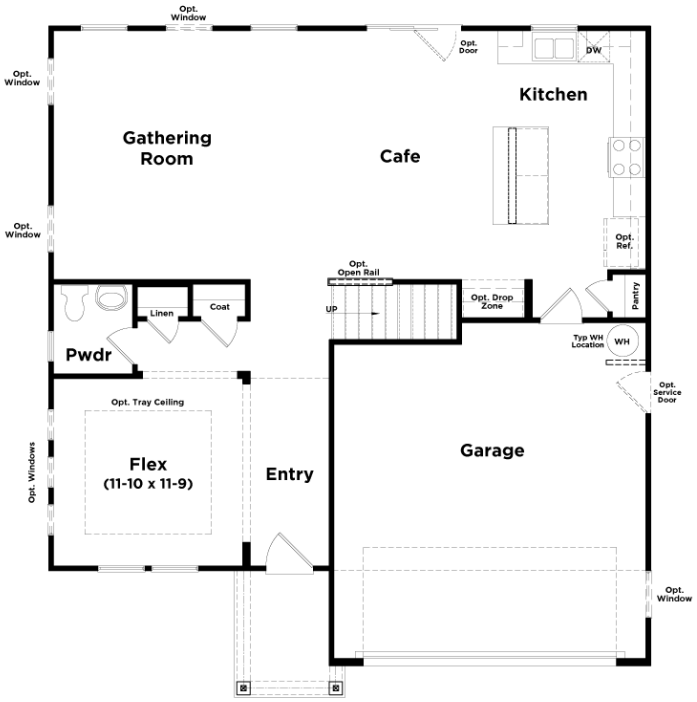
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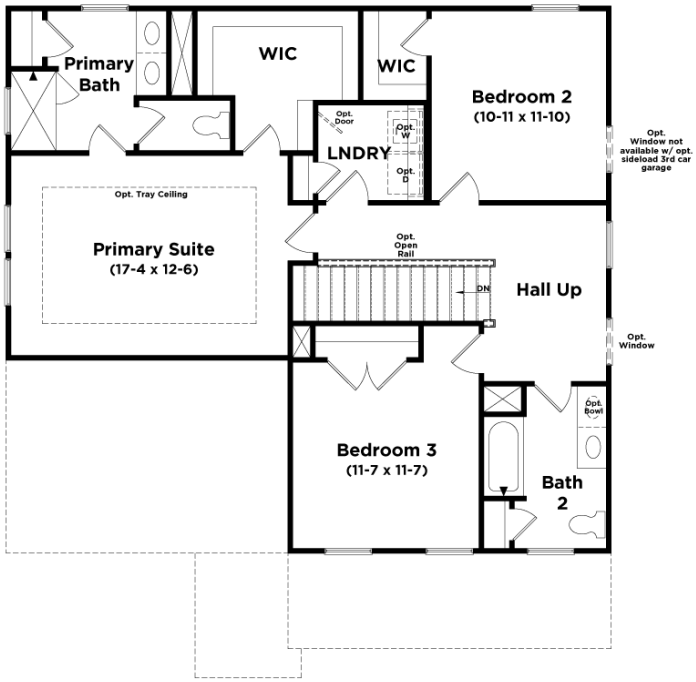
THE BEDFORD

3 - 5 Beds | 2.5 - 4 Baths | 2,052 - 2,431 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



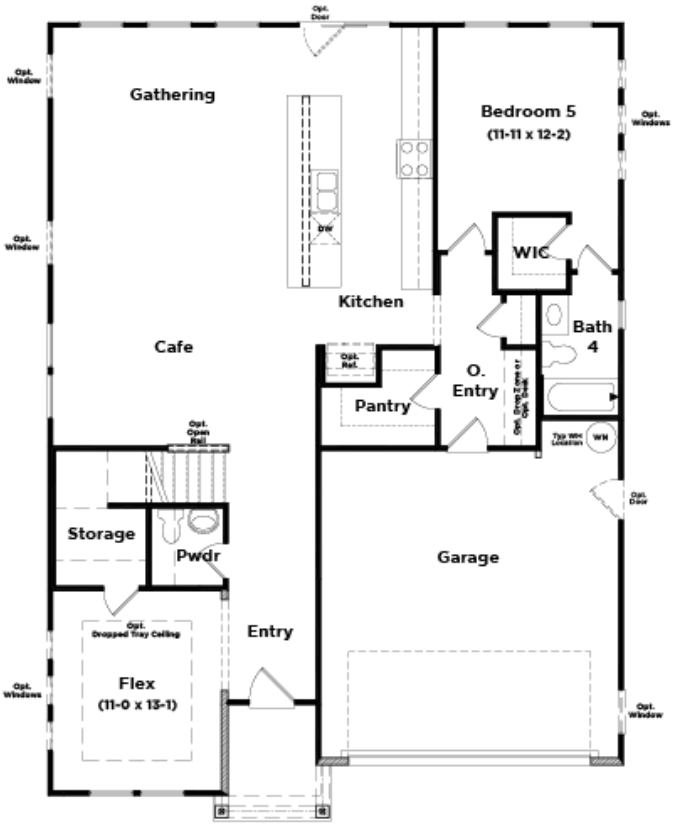
DRBhomes.com

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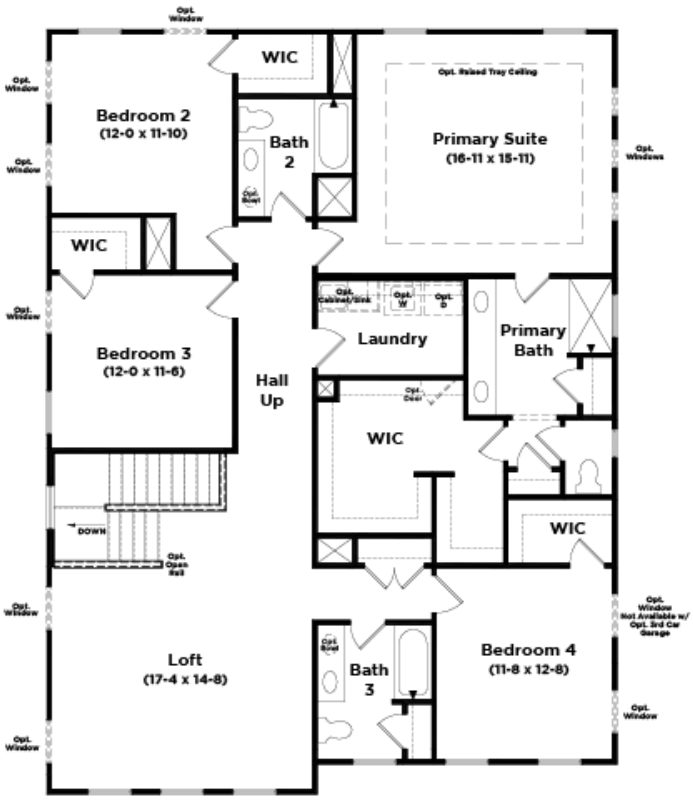
THE BRIER CREEK

5 - 7 Beds | 4.5 - 5 Baths | 3,264 - 3.379 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



DRBhomes.com

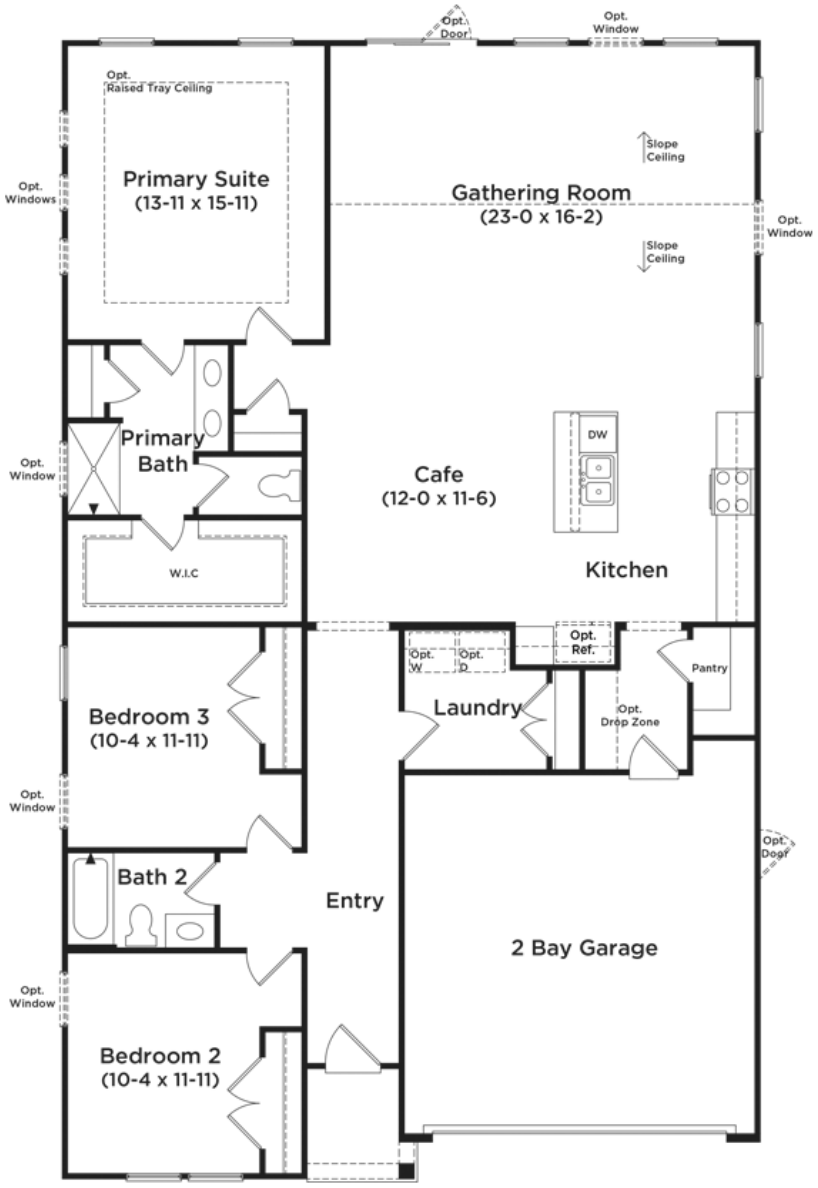
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DRB HOMES

THE CHELSEA

3 - 4 Beds | 2 - 3 Baths | 1,891 - 2,842 Sq. Ft.

FIRST FLOOR BASE PLAN



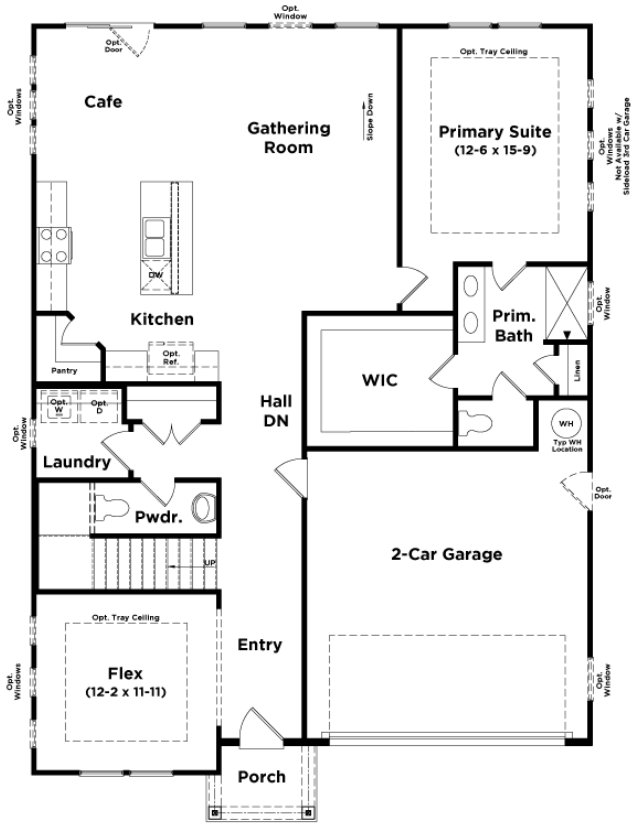
DRBhomes.com

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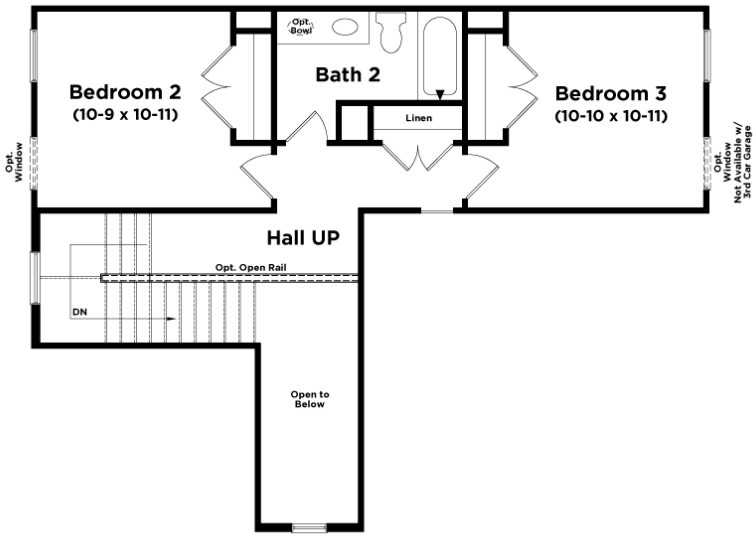
THE GREENWICH

3 - 4 Beds | 2.5 - 3.5 Baths | 1,974 - 2,351 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



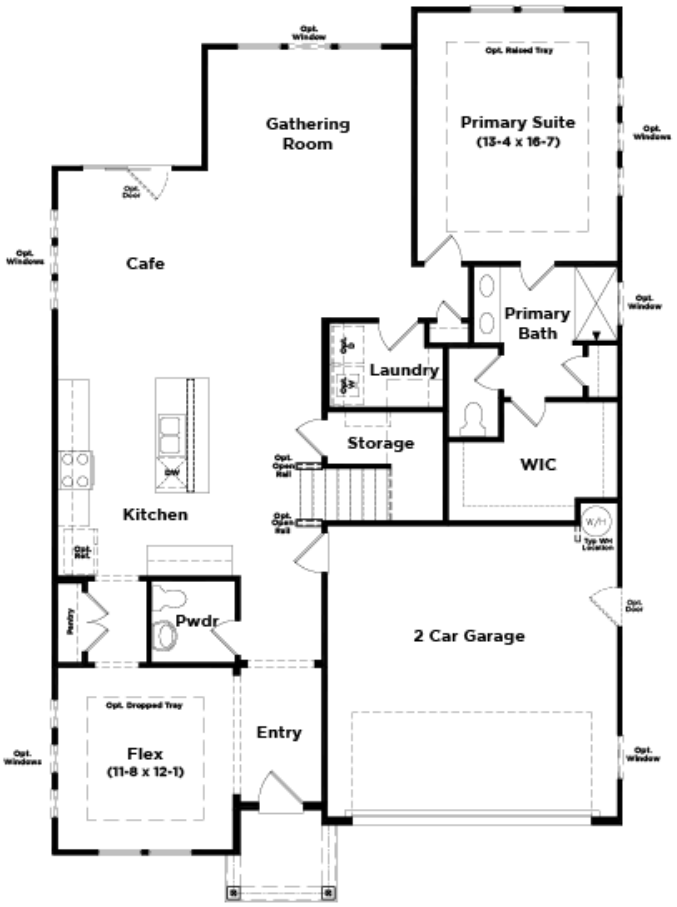
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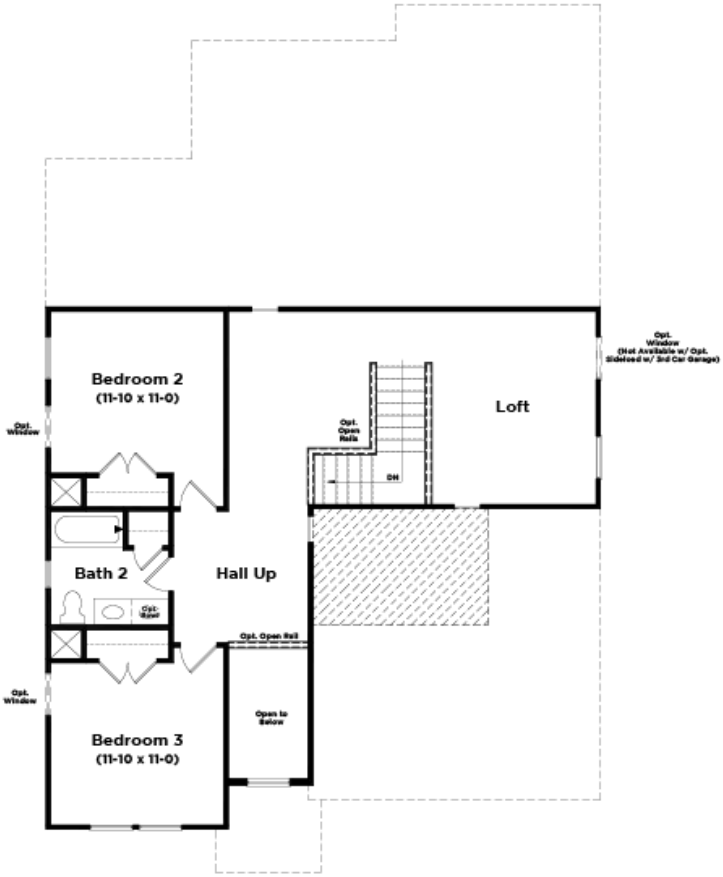
THE LASSITER

3 - 6 Beds | 2.5 - 5 Baths | 2,361 - 2,742 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



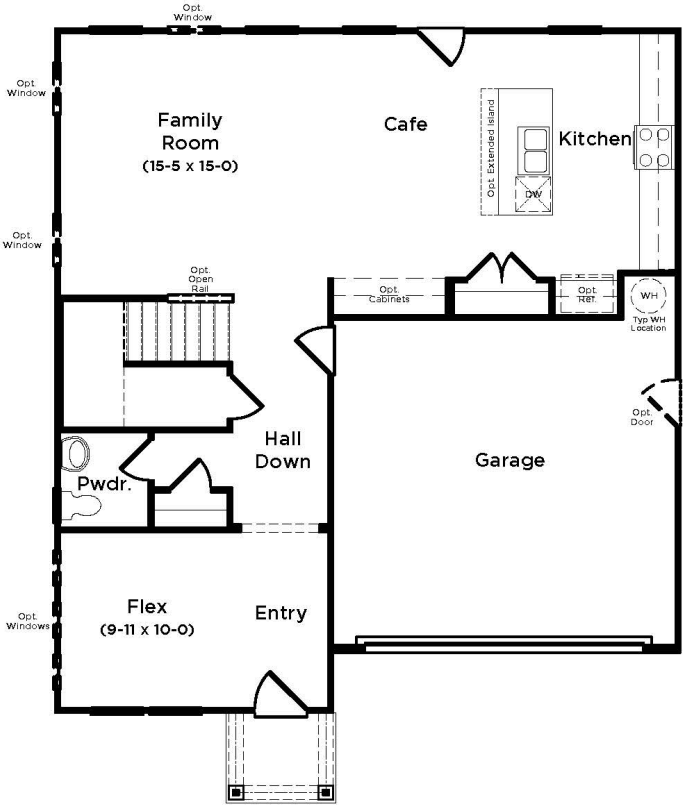
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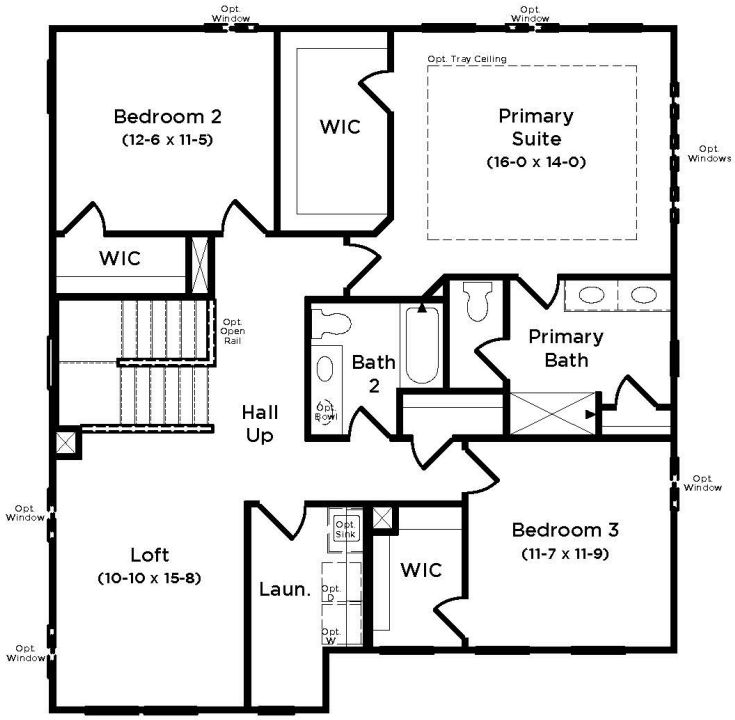
THE PELHAM

3 - 6 Beds | 2.5 - 4 Baths | 2,251 - 2,884 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



DRBhomes.com

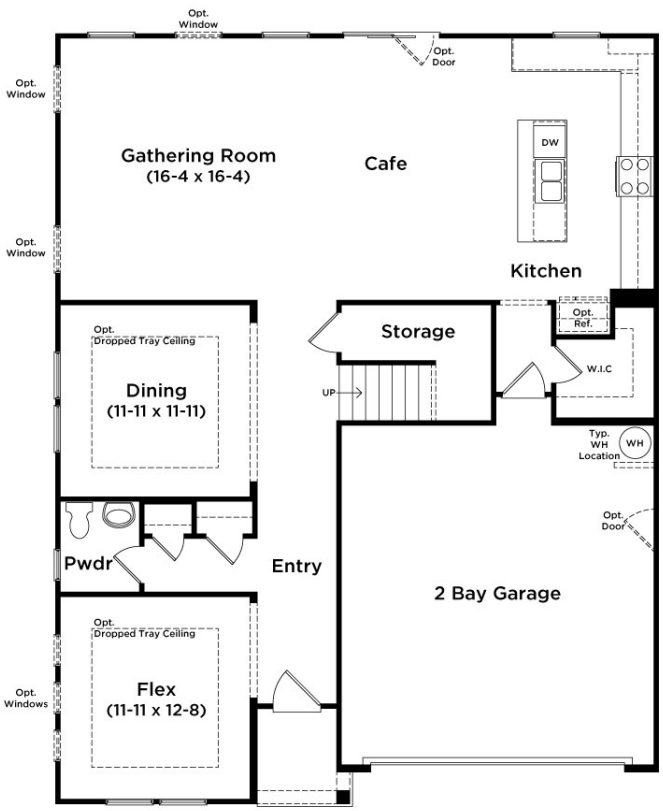
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DRB HOMES

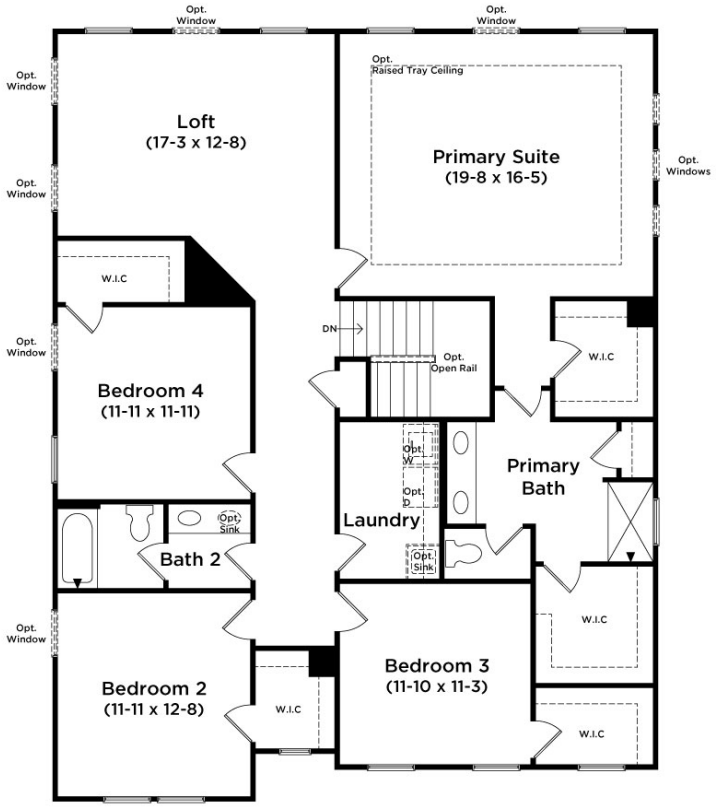
THE WAGENER

4 - 6 Beds | 2.5 - 4 Baths | 3,054 - 3,186 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



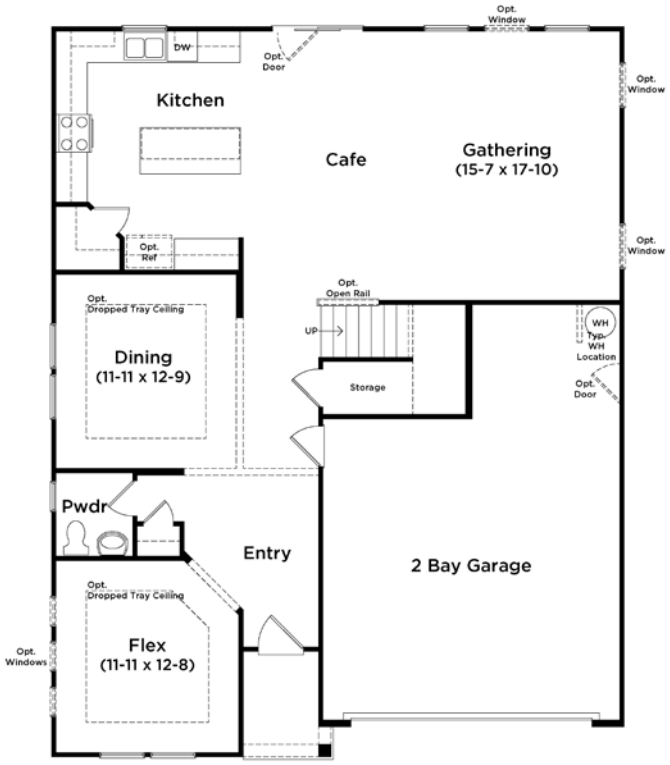
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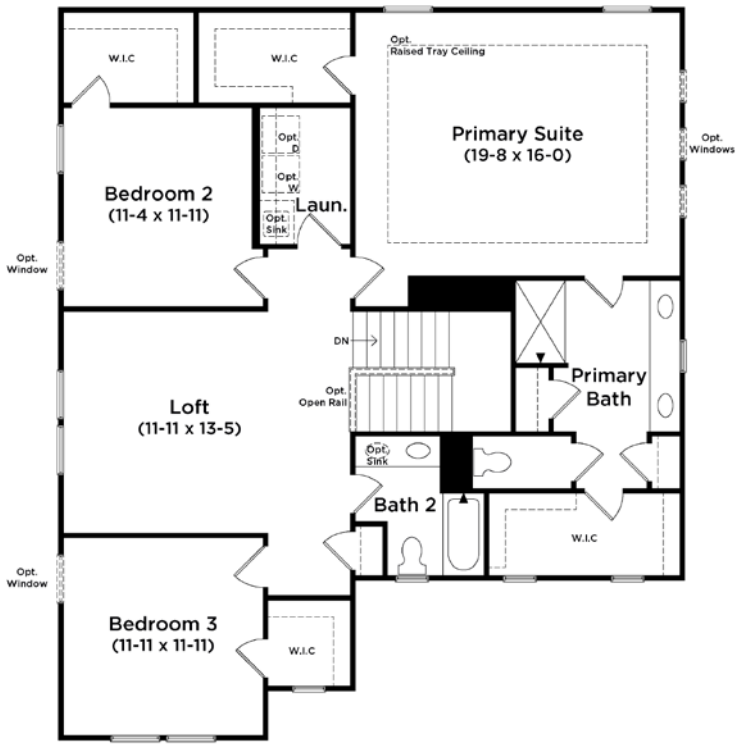
THE WYNWOOD

3 - 6 Beds | 2.5 - 5 Baths | 2,692 - 3,252 Sq. Ft.

FIRST FLOOR BASE PLAN



SECOND FLOOR BASE PLAN



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August 18, 2025

Paul Keltner, AICP, Director
Development Services – City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: McClure Farms Revision to the Final Master Development Plan – Elevations

On behalf of the owner for the proposed development, WES Engineers & Surveyors would like to present the documents attached to the City of Columbia for the revision of the approved single-family elevations of the Final Master Development Plan of McClure Farms.

I hope you find the attached information helpful in your review. If you have any questions or comments regarding this and the associated documentation, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

WES Engineering,

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

Brightland Homes LLC

Evan De Matt

Vice President of Operations

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, August 12, 2025

ITEM NO.
25-0277

DESCRIPTION: Williamsport Townhomes - Phase 1 Section 2

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@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.
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.
3. Add floodplain annotation.
4. Show Buffer Yard locations and width as approved on the Preliminary Plat.
5. Identify Open Space location as approved on the Preliminary Plat.
6. Add maintenance of open space note.
7. Add approved Zone notation for development and for adjoining properties.

Engineering

8. Surety provided for Ph1 Sec1 includes development of this plat.
9. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
10. Install street signage (stop, street names) prior to resubmittal date
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.
12. Add note: Phase 1 Sec 1 Preliminary acceptance buildout will be evaluated with both Sec 1 and Sec 2.

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Maury County Highway Dept.

13. No comment.

City Attorney

14. No comment provided.

Police

15. No comment provided.

Building

16. No comment.

Duck River Electric Membership Corp

17. No comment.

Public Works

18. I believe the Williamsport Townhomes are utilizing private trashcan service. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. If not utilizing private sanitation services, please refer to the City of Columbia Dumpster Guidelines & Accessibility Requirements for dumpster pad enclosure guidelines and dumpster needs for housing complexes.
19. **DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS DUMPSTER AND COMPACTOR STANDARDS GENERAL**
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

    GUIDELINES FOR DUMPSTERS

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

DUMPSTER PAD REQUIREMENTS

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

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

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

Fire

20. No comments

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Maury County Schools

21. Baker Elementary School, Whitthorne Middle, 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.

ATT

22. ATT Does not serve.

Maury County E911

23. Any new addresses or street names go to our website at Maury911.org.

Columbia Water

24. Show all water infrastructure on plat up to and including the meter vault or boxes.

    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.

Columbia Power

25. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Atmos Energy

26. No comment provided.

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Resubmittal Guidelines

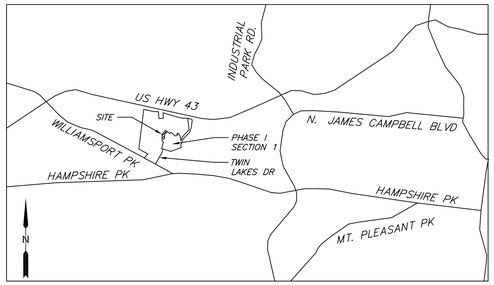
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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 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.



VICINITY MAP – N.T.S.

TAX MAP 88 PARCEL 51.05
KCS PROPERTY
RB 2853 PG 305, R.O.M.C.

OWNER:

HONEY LAKES, LLC
818 S. MAIN STREET
COLUMBIA TN 38401

PROPERTY MAP REFERENCE:

BEING A PORTION OF PARCEL 51.03 ON MAURY COUNTY TAX MAP 88.

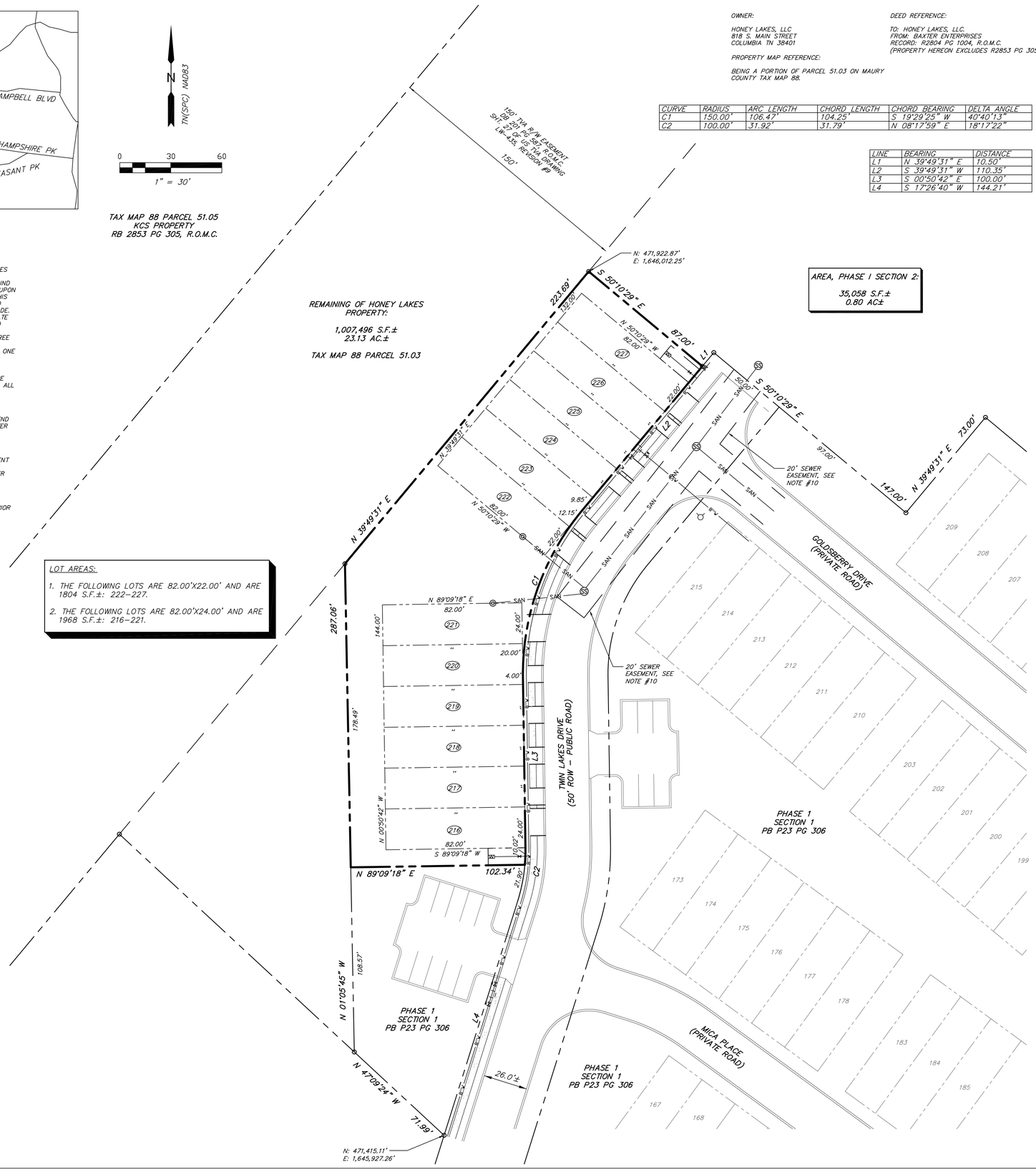
DEED REFERENCE:

TO: HONEY LAKES, LLC.
FROM: BAXTER ENTERPRISES
RECORD: R2804 PG 1004, R.O.M.C.
(PROPERTY HEREON EXCLUDES R2853 PG 305)

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

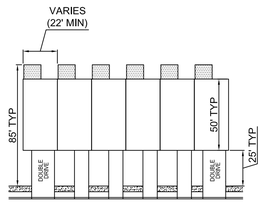
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	106.47'	104.25	S 19°29'25" W	40°40'13"
C2	100.00'	31.92'	31.79'	N 08°17'59" E	18°17'22"

LINE	BEARING	DISTANCE
L1	N 39°49'31" E	10.50'
L2	S 39°49'31" W	110.35'
L3	S 00°50'42" E	100.00'
L4	S 17°26'40" W	144.21'



LOT AREAS:

1. THE FOLLOWING LOTS ARE 82.00'X22.00' AND ARE 1804 S.F.±: 222–227.
2. THE FOLLOWING LOTS ARE 82.00'X24.00' AND ARE 1968 S.F.±: 216–221.



TYPICAL TOWNHOME LOT LAYOUT

UTILITY NOTES:

1. 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 OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1–615–366–1987 OR 1–800–351–1111.

2. PUBLIC ELECTRIC AND COMMUNICATION UTILITIES SERVING THIS DEVELOPMENT TRAVERSE UNDERGROUND AND ALL RELATED FIXTURES REQUIRED FOR THIS SERVICE ARE ENCOMPASSED BY A 10–FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC OR PRIVATE ROADWAYS AND 5 FEET WIDE EASEMENT ON ALL INTERIOR LOT LINES FOR UTILITY AND DRAINAGE EASEMENTS.

3. SERVICE LINES AND FIXTURES WILL BRANCH FROM MAIN UTILITY LINE AND EXTEND TO AN INDIVIDUAL MULTI–UNIT STRUCTURE WITHIN THIS EASEMENT. THE GANG METER BASE WILL BE ATTACHED TO THE EXTERIOR WALL OF THE STRUCTURE. THIS GANG METER BASE WILL SERVE AS A BRANCH IN WHICH INDIVIDUAL SERVICE LINES WILL EXTEND TO EACH UNIT WITHIN THE STRUCTURE.

4. THE GANG METER BASE WILL BE ENCOMPASSED BY A BLANKET UTILITY EASEMENT FOR SERVICE AND MAINTENANCE AS NEEDED AND REQUIRED. GANG METER BASES, ELECTRICAL SERVICE ENTRANCE CONDUCTORS FROM TRANSFORMER TO GANG METER BASES AS WELL AS LINES LEAVING THE GANG METER BASE TO SERVE INDIVIDUAL UNITS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

5. ADDITIONALLY, A 10–FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT SHALL CONTINUE VERTICALLY FROM THE FOUNDATION THROUGH THE ROOF ON THE EXTERIOR WALL AT THE LOCATION OF THE METER BASES OF EACH BUILDING.

GPS NOTE:

I, MARTY CANTRELL, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM TWO POINTS ESTABLISHED VIA THE TDOT GNSS REFERENCE NETWORK AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

TYPE OF SURVEY: REAL TIME KINEMATIC
POSITIONAL ACCURACY: 0.05 FEET
DATE OF SURVEY: FEBRUARY 12TH, 2021
DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
GEOID MODEL: 2003(CONUS)
COMBINED GRID FACTOR: NONE

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 12 TOWNHOME UNITS.

2. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.

4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP AND PANEL NUMBER 47119C0165E AND 47119C0280E BOTH DATED APRIL 16TH, 2007.

5. ALL TOWNHOMES TO BE CONSTRUCTED TO MEET THE LATEST IRC.

6. THERE IS A 10 FOOT EASEMENT ON PROPERTY LINES PARALLEL TO THE PUBLIC ROAD FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON FIELD CONDITIONS.

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

8. SEE STORMWATER MAINTENANCE AGREEMENT IN BOOK NUMBER R2934 PAGE 1133, MAURY COUNTY REGISTER'S OFFICE FOR SUBDIVISION STORMWATER INSPECTION AND MANAGEMENT PRACTICES.

10. THERE IS A 20 FOOT SEWER EASEMENT ON SANITARY SEWER LINES ALONG A PORTION OF TWIN LAKES DRIVE AND GOLDSBERRY DRIVE, AS SHOWN HEREON. FULL EXTENT OF EASEMENT IS SHOWN ON THE PLAT OF WILLIAMSPORT TOWNS, PHASE I SECTION 1, AS RECORDED IN PB P23 PG 306, R.O.M.C.

11. ALL IR(O)s SHOWN HEREON ARE 1/2" X 18" REBAR WITH A "COLLIER ENG" PLASTIC CAP UNLESS OTHERWISE NOTED.

Marty Cantrell 11/12/24
MARTY CANTRELL RLS#1638 DATE

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000.

_____, 2024 _____ _____
DATE REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN WILLIAMSPORT PIKE TOWNHOMES – PHASE 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 2024 _____
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 COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ _____
SECRETARY, PLANNING COMMISSION DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY MAURY COUNTY E–911,

_____, 2024 _____
DATE MAURY COUNTY E–911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

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 R2804, PAGE 1004, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

_____, 2024 _____
DATE

_____
TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT – WILLIAMSPORT PIKE TOWNHOMES – 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.

_____, 2024 _____
DATE SUPERINTENDENT, COLUMBIA WATER SYSTEM

LEGEND

- FIRE HYDRANT
- IRON ROD, OLD
- WATER VALVE
- WATER METER VAULT
- SANITARY MANHOLE
- SEWER CLEANOUT
- (11) LOT NUMBER
- PROPERTY LINE
- 8"W WATER LINE
- SAN SANITARY SEWER LINE
- STM STORM SEWER LINE
- CONCRETE

REVISIONS

NO	DATE	BY	DESCRIPTION

COLLIER ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION
2949 NOLENSVILLE PIKE, NASHVILLE, TN 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

FINAL PLAT - WILLIAMSPORT TOWNS
PHASE I SECTION 2
CITY OF COLUMBIA - 9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

BENNY M. CANTRELL REGISTERED ENGINEER 16710 STATE OF TENNESSEE

DATE: 11/12/2024
DRAWN BY: SBT
SUPERVISED BY: BMC
CHECKED BY: BMC

PLAT

SHEET NO: 1 OF 1

Docusign Envelope ID: 35B01EDE-695B-48A7-9FCF-1ED112C6E767

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

Gary Martin
_____, 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:

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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.

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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.

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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.

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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.

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

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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.

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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.

Williamsport Townhomes - Phase 1, Section 2

PROJECT

Completed by the Developer	*Completed by the City*
Gary Martin DEVELOPER NAME	
AUTHORIZED AGENT NAME	CITY ENGINEER
DocuSigned by: Gary Martin CBB2CD49D11845C... SIGNATURE	SIGNATURE
07-21-2025 | 13:56:35 CDT DATE	DATE
1081 Cranford Hollow Road STREET	
Columbia, TN 38401 CITY, STATE, ZIP	
615-812-2147 PHONE	
gary@martinengrg.com EMAIL	
Attest	*Attest*
Davide Tocci, P.E. ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
July 21, 2025 DATE	DATE