CITY OF COLUMBIA
TENNESSEE

AGENDA

The Development Review Committee will meet on Tuesday, October 14, 2025 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

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

2. Request from Abigail Overstreet for Final Plat approval with surety of Hillcrest Village Phase 3, located at Tax Map 113 Parcel 80.50 off Morrow Lane and Rolling Brook Drive.

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

4. Request from Allen O'Leary for Final Plat approval with surety of McClure Farms Townhomes Phase 2 at Tax Map 51 Parcel 6 off Nashville Highway.

5. Request from TKC Architecture and Engineering, LLC for Preliminary Plat revision of Reserve at Hickory Ridge Phase 1A amenity lot in Open Space 1, being a portion of Tax Map 72 Parcel 66 off Bear Creek Pike and Red Hawk Road.

6. Request from Emily Zeller for Final PUD Master Plan approval of Lot 3 in the Villages of Carters Creek PUD, located at 2425 Nashville Highway and Napa Valley Way, being a portion of Tax Map 51 Parcel 22.03.

7. Request from Emily Zeller for Preliminary and Final Plat approval of the Villages at Carters Creek Lots 2 and 3 located at 2425 Nashville Highway, being Tax Map 51 Parcel 22.03.

8. Request from Adam Crunk, PE, for Annexation with Plan of Services approval with a requested zoning designation of CD-3L (Large Lot Neighborhood Character District) and Civic (CV) being Tax Map 112 Parcel 17.00 including a Comprehensive Land Use Designation Amendment from Rural Transition to

Suburban Neighborhoods for property at Tax Map 112 Parcel 18.02 and a portion of property at Tax Map 112 Parcel 17 located off Foster Lane.

Scale: 1"=200'

0' 100' 200' 400' 600'

GRAPHIC SCALE

GRID NORTH

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 — Date

CERTIFICATE OF COMPLIANCE

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

City Engineer
Columbia, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director
Columbia, Tennessee — Date

CERTIFICATE OF COMMON AREAS DEDICATION

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

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

Date — Owner

CERTIFICATE OF SANITARY SEWER SYSTEM

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

Director of Wastewater Department
Columbia,Tennessee — Date

CERTIFICATE OF SURVEY ACCURACY

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

STATE OF TENNESSEE — JAMES G. TERRY — 2281 — REGISTERED LAND SURVEYOR — 6-13-25

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I hereby certify that the streets, drainage and utilities outlined or indicated on this final subdivision plat have been installed in accordance with City specifications, or a performance surety in the amount of $ _____for streets and drainage has been posted with the City of Columbia, Tennessee to assure completion of such improvements.

City Engineer
Columbia, Tennessee — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 2858, Page 1296, Maury County Register's Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner(s)- Green Trails, LLC — Date

Title (if acting for corporation or partnership)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

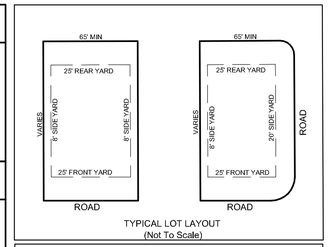
Date — Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

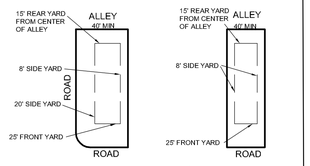
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2414, Page 695, Maury County Register's Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our)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

Owner(s)- Bobby Sands — Date

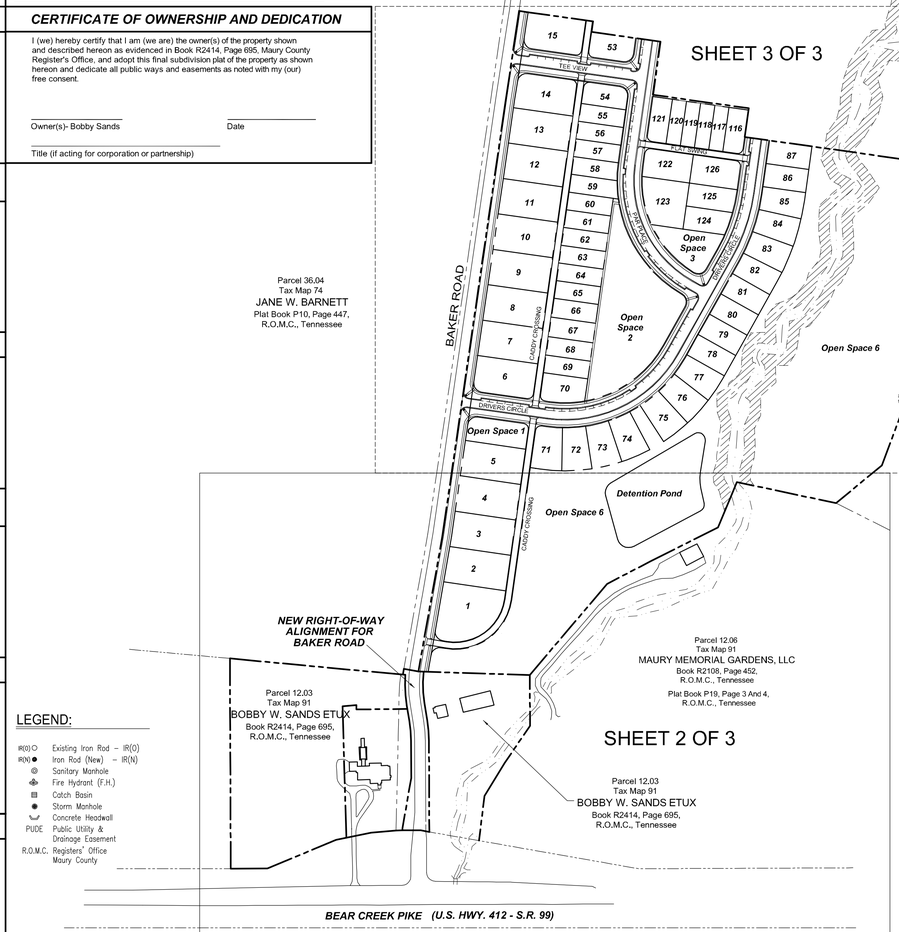
Title (if acting for corporation or partnership)



TYPICAL LOT LAYOUT
(Not To Scale)



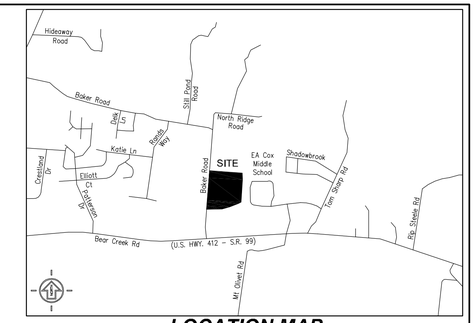
TYPICAL ALLEY LOT LAYOUT
(Not To Scale)



LEGEND:

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

ZONING: CD3



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

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

LOT AREA TABLE

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

CURVE TABLE

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

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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

SITE DATA:

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

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

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

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

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

SHEET 1 OF 3
JOB NO: 2025-132

Scale: 1"=60'

0' 30' 60' 120' 180'

GRAPHIC SCALE

GRID NORTH

MATCH LINE SEE SHEET 3 OF 3

MATCH LINE SEE SHEET 3 OF 3

DEVELOPER:

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

ENGINEER:

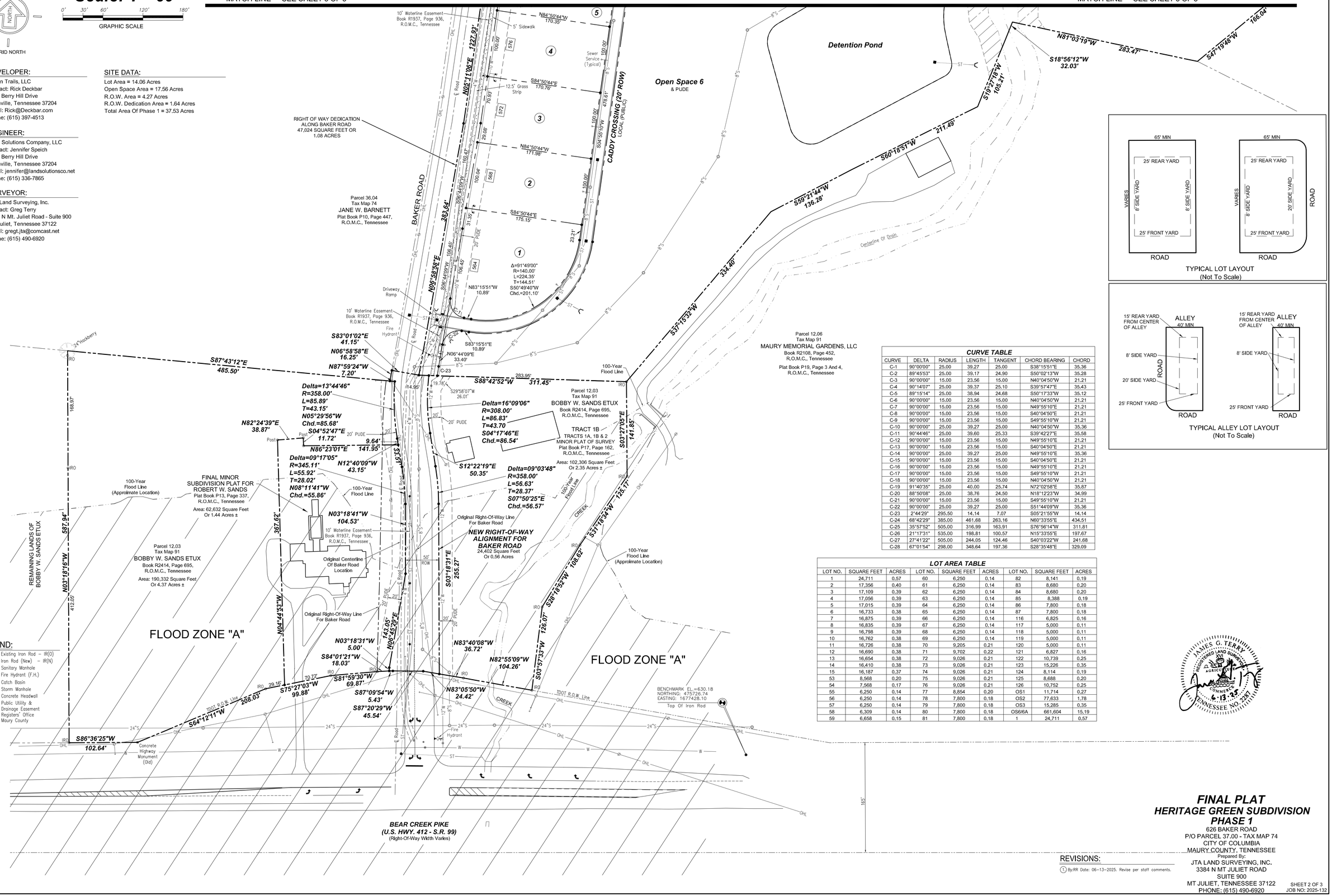
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TYPICAL LOT LAYOUT
(Not To Scale)

TYPICAL ALLEY LOT LAYOUT
(Not To Scale)

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C-18	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
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LEGEND:

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

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

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

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

REVISIONS:

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

SHEET 2 OF 3
JOB NO: 2025-132

Scale: 1"=60'

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

GRID NORTH

LOT AREA TABLE

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

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

DEVELOPER:

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

ENGINEER:

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

SURVEYOR:

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

SITE DATA:

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

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

"Future Development"

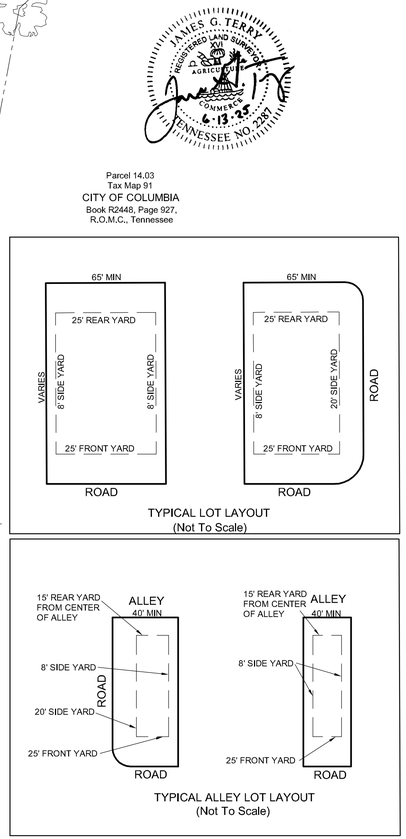
Parcel 14.03
Tax Map 91
CITY OF COLUMBIA
Book R2448, Page 927,
R.O.M.C., Tennessee

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

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

"E.A. COX MIDDLE SCHOOL"

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



CURVE TABLE

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

LEGEND:

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

FINAL PLAT
HERITAGE GREEN SUBDIVISION
PHASE 1

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

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

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

SHEET 3 OF 3
JOB NO: 2025-132

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 2 OF 3

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, July 8, 2025

ITEM NO.
25-0238

DESCRIPTION: 626 Baker Rd Heritage Green Phase 1

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II; he will prepare the staff report for this item. Please contact jhumphrey@columbiatn.gov with question about the development review process or technical comments.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, please simply note that the information has been acknowledged.

Engineering

3. Letter of Credit required in the amount of $915,000 prior to resubmittal date.
4. Asphalt binder and curbing shall be installed prior to resubmittal date.
5. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
6. Reference Stormwater Maintenance Agreement prior to resubmittal date.
7. Install street signage (stop, street names) prior to resubmittal date.
8. Complete turn lane improvements at Bear Creek Pike and Baker Rd prior to resubmittal date.
9. Complete Baker Road upgrades along plat frontage and to Bear Creek Pike.
10. Display PUDE on typical lot layout

Fire

11. No comments

Maury County Schools

12. Howell Elementary, Cox Middle School, Battle Creek High School 25-26 SY 9-11th 9-12 (26/27). Spring Hill High Shool-12 (25/26 SY). The development combined with current neighborhoods

and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.

Columbia Power

13. 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.

Wastewater

14. Final Plat signature is subject to testing, as-builts, CCTV and final visual inspection.

City Attorney

15. No comments provided.

Duck River Electric Membership Corp

16. No comment.

Maury County Highway Dept.

17. Baker Road ROW and roadway shall be annexed by the City of Columbia from Bear Creek Pike to the end of the subject property as part of this development. The City of Columbia shall inspect the construction of the proposed roadway improvements to ensure construction meets City of Columbia standards and specifications.

Building

18. No comment.

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

Police

19. No comment provided.

Public Works

20. No comment.

Atmos Energy

21. No comments provided.

Maury County E911

22. No comments provided.

ATT

23. No comment provided.

Columbia Water

24. Coordinate walk-through, Bacteria sampling and 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.

CITY OF
COLUMBIA
TENNESSEE

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

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 abrass@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.

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

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

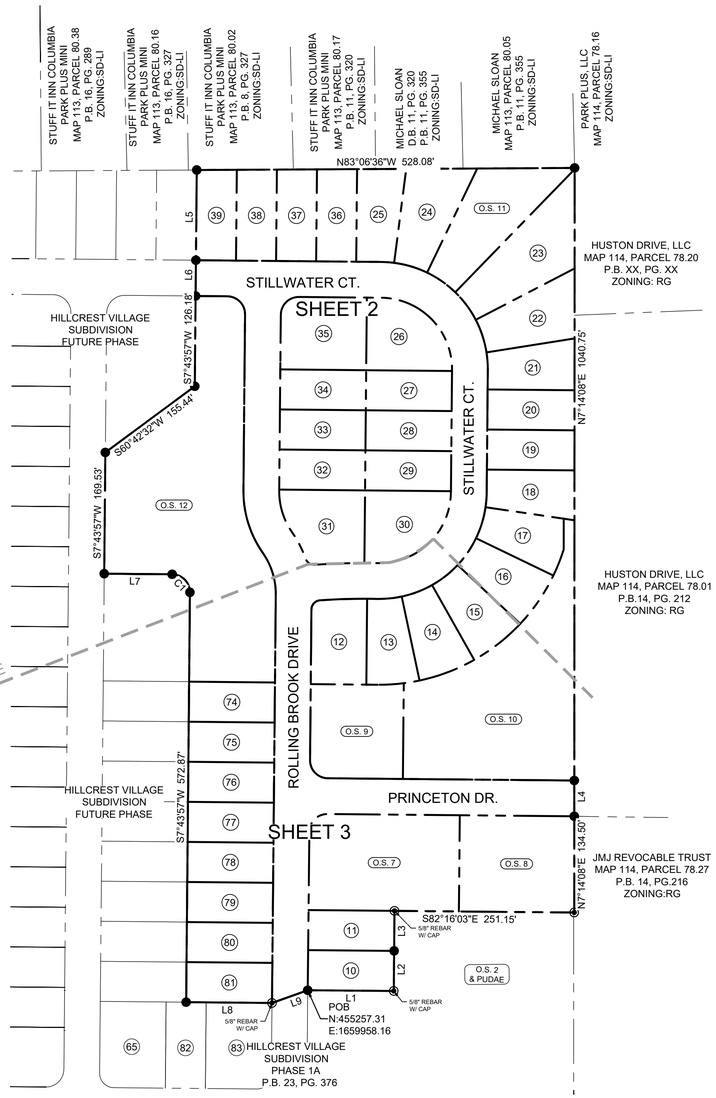
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA / 8" SA
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W / 4" W
CONTROL POINT FOUND		CURB INLET		GAS METER	G	UNDERGROUND ELEC	UGE / UGE
CONTROL POINT SET		STORM MH	ST	GAS VALVE		OVERHEAD ELEC	OHE / OHE
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		GAS	4" G / 4" G
WATER METER	W	ELECTRIC MH	E	SIDEWALK		COMMUNICATIONS	COM / COM
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	BOUNDARY	

CENTERLINE	
BUFFER	
WATER FEATURE	
TREE LINE	
R.O.W.	RIGHT OF WAY
PVMT.	EDGE OF PAVEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
G.I.E.	GREEN INFRASTRUCTURE EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 38 SINGLE-FAMILY RESIDENTIAL LOTS AND 06 OPEN SPACES.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 80.50 ON MAURY COUNTY TAX MAP 113. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN BOOK R2874, PAGE 1163, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. EXISTING ZONING: CD-4
5. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 3/16/2023
   c. DATUM/EPOCH: TENNESSEE STATE PLANE NAD83 (2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
6. NO COMBINED GRID FACTORS WERE USED.
7. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NADB3 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (2011 US SURVEY FEET).
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK R2874, PAGES 1163-1170.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF COLUMBIA. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA."
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. THE CITY OF COLUMBIA WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF COLUMBIA EASEMENT, THE CITY OF COLUMBIA SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF COLUMBIA TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF COLUMBIA. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
21. ALL LOTS WITHIN PHASE 3 REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. A HORN AND STROBE WILL BE REQUIRED ON THE FRONT OF THE HOUSE. IT WILL ACTIVATE WHEN THE SPRINKLER SYSTEM IS ACTIVATED.
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) SHALL BE REQUIRED AND BE TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES, EXCEPT FOR INTERIOR LOT LINES WITH A ZERO LOT LINE OR A COMMON WALL ALONG A LOT LINE.



Lot Line Table		
Line #	Length	Direction
L1	120.28'	N82°18'54"W
L2	56.00'	S7°43'57"W
L3	56.00'	S7°43'57"W
L4	50.00'	N7°14'08"E
L5	126.10'	N7°43'57"E
L6	50.00'	N7°43'57"E
L7	95.00'	N82°16'03"W
L8	120.00'	N82°16'03"W
L9	52.96'	S77°35'45"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90° 00' 00"	N37° 16' 03"W	35.36'

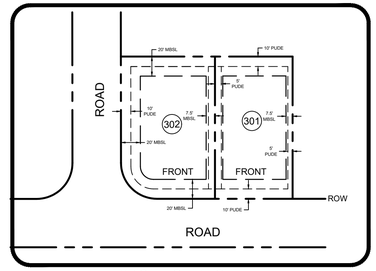
Lot Area Table		
Lot #	Area (SF)	Area (AC)
10	6739.48'	0.155
11	6729.57'	0.154
12	9195.73'	0.211
13	7393.53'	0.170
14	7657.54'	0.176
15	7657.54'	0.176
16	7657.54'	0.176
17	7428.90'	0.171
18	7517.25'	0.173
19	6839.17'	0.157
20	6811.97'	0.156
21	7566.60'	0.174
22	9639.35'	0.221
23	15190.98'	0.349
24	10277.14'	0.236
25	7915.00'	0.182
26	10033.98'	0.230
27	6720.00'	0.154
28	6720.00'	0.154
29	6720.00'	0.154
30	10034.05'	0.230
31	10656.17'	0.245
32	6720.00'	0.154

Lot Area Table		
Lot #	Area (SF)	Area (AC)
33	6720.00'	0.154
34	6720.00'	0.154
35	12045.87'	0.277
36	7223.05'	0.166
37	7176.92'	0.165
38	7130.79'	0.164
39	7084.67'	0.163
74	6720.00'	0.154
75	6720.00'	0.154
76	6720.00'	0.154
77	6720.00'	0.154
78	6720.00'	0.154
79	6720.00'	0.154
80	6720.00'	0.154
81	6720.00'	0.154

Open Space Area Table		
Open Space #	Area (SF)	Area (AC)
Open Space : 7	28117.95'	0.645
Open Space : 8	21595.94'	0.496
Open Space : 9	16971.30'	0.390
Open Space : 10	48127.34'	1.105
Open Space : 11	15673.01'	0.360
Open Space : 12	73699.91'	1.692



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

OWNER: M/I HOMES OF NASHVILLE LLC
ELIAS JORDON IV
4131 WORTH AVE STE 500
COLUMBUS, OH 43219
224-402-5607

ENGINEER: CRUNK ENGINEERING, LLC
ADAM CRUNK
7112 CROSSROADS BLVD STE 201
BRENTWOOD, TN 37027
615-873-1795
ADAM@CRUNKENG.COM

SURVEYOR: SEAN ALAN MCGOWAN, PE, PS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM



GRAPHIC SCALE: 1" = 100'

CERTIFICATE OF SURVEY ACCURACY

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

DATE

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

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, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

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 R2874, PAGE 1163, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & 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 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 APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS 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.

SECRETARY, PLANNING COMMISSION — DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E911 — DATE

SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 3516

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

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

HILLCREST VILLAGE

PHASE 3

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	14.146	TOTAL NO. OF LOTS:	38
ACRES NEW RD/ST:	2.625 (ROW)	L.F. OF NEW RD/ST:	3701.05 +/-
ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 100'	DATE:	09/12/2025

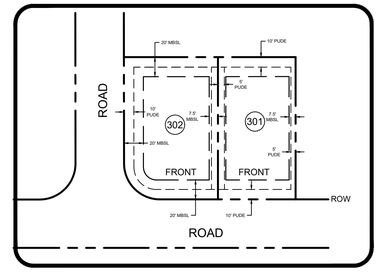
WA PROJECT NO. 22-1861 — SHEET 1 OF 3

LEGEND

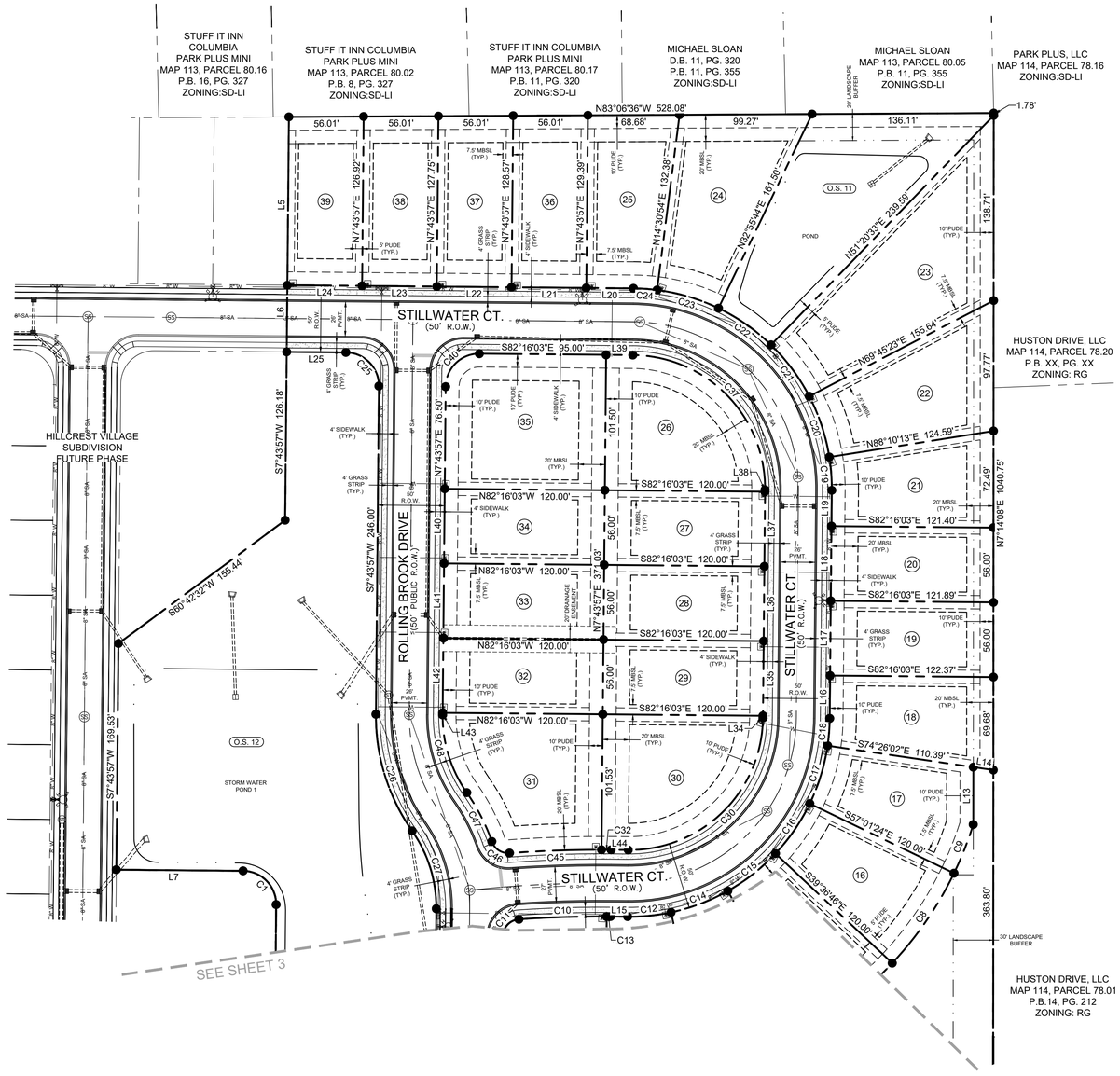
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	CENTERLINE
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	HANDICAP SPACE		BUFFER
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	WATER	4" W — 4" W	TREE LINE
CONTROL POINT FOUND	CURB INLET	GAS METER	UNDERGROUND ELEC	UGE — UGE	R.O.W. RIGHT OF WAY
CONTROL POINT SET	STORM MH	GAS VALVE	OVERHEAD ELEC	OHE — OHE	PVMT. EDGE OF PAVEMENT
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	GAS	4" G — 4" G	PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER	ELECTRIC MH	SIDEWALK	COMMUNICATIONS	COM — COM	G.I.E. GREEN INFRASTRUCTURE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	BOUNDARY		



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.



Lot Line Table		
Line #	Length	Direction
L5	126.10'	N7°43'57"E
L6	50.00'	N7°43'57"E
L7	95.00'	N82°16'03"W
L13	43.02'	N7°14'11"E
L14	15.16'	S74°26'02"E
L15	12.83'	S82°16'03"E
L16	32.12'	N7°43'57"E
L17	56.00'	N7°43'57"E
L18	56.00'	N7°43'57"E
L19	26.88'	N7°43'57"E
L20	35.32'	N82°16'03"W
L21	56.00'	N82°16'03"W
L22	56.00'	N82°16'03"W
L23	56.00'	N82°16'03"W
L24	56.00'	N82°16'03"W
L25	44.32'	S82°16'03"E

Lot Line Table		
Line #	Length	Direction
L34	1.50'	S7°43'57"W
L35	56.00'	S7°43'57"W
L36	56.00'	S7°43'57"W
L37	56.00'	S7°43'57"W
L38	1.50'	S7°43'57"W
L39	20.00'	S82°16'03"E
L40	56.00'	N7°43'57"E
L41	56.00'	N7°43'57"E
L42	56.00'	N7°43'57"E
L43	1.50'	N7°43'57"E
L44	12.83'	N82°16'03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90° 00' 00"	N37° 16' 03"W	35.36'
C8	82.05'	270.00'	17° 24' 38"	N41° 40' 55"E	81.73'
C9	39.30'	270.00'	8° 20' 20"	N28° 48' 26"E	39.26'
C10	65.80'	875.00'	4° 18' 31"	S84° 36' 37"E	65.79'
C11	19.40'	13.00'	85° 30' 10"	N50° 29' 02"E	17.65'
C12	32.79'	150.00'	12° 31' 28"	S88° 31' 47"E	32.72'
C13	2.88'	875.00'	0° 11' 19"	S82° 21' 42"E	2.88'
C14	45.58'	150.00'	17° 24' 38"	N76° 30' 11"E	45.41'
C15	45.58'	150.00'	17° 24' 38"	N59° 05' 33"E	45.41'
C16	45.58'	150.00'	17° 24' 38"	N41° 40' 55"E	45.41'
C17	45.58'	150.00'	17° 24' 38"	N24° 16' 17"E	45.41'
C18	20.51'	150.00'	7° 50' 01"	N11° 38' 58"E	20.49'
C19	25.03'	150.00'	9° 33' 45"	N2° 57' 05"E	25.01'
C20	48.21'	150.00'	18° 24' 50"	N11° 02' 12"W	48.00'
C21	48.21'	150.00'	18° 24' 50"	N29° 27' 02"W	48.00'
C22	48.21'	150.00'	18° 24' 50"	N47° 51' 52"W	48.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	48.21'	150.00'	18° 24' 50"	N66° 16' 41"W	48.00'
C24	17.76'	150.00'	6° 46' 57"	N78° 52' 34"W	17.75'
C25	39.27'	25.00'	90° 00' 00"	S37° 16' 03"E	35.36'
C26	93.05'	150.00'	35° 32' 35"	S10° 02' 20"E	91.57'
C27	62.03'	100.00'	35° 32' 35"	S10° 02' 20"E	61.04'
C30	157.08'	100.00'	90° 00' 00"	S52° 43' 57"W	141.42'
C32	7.17'	925.00'	0° 26' 39"	N82° 29' 22"W	7.17'
C37	157.08'	100.00'	90° 00' 00"	S37° 16' 03"E	141.42'
C40	39.27'	25.00'	90° 00' 00"	N52° 43' 57"E	35.36'
C45	69.05'	925.00'	4° 16' 37"	N84° 51' 00"W	69.03'
C46	17.00'	13.00'	74° 56' 47"	N49° 30' 55"W	15.82'
C47	41.28'	150.00'	15° 46' 07"	N19° 55' 34"W	41.15'
C48	62.03'	100.00'	35° 32' 35"	N10° 02' 20"W	61.04'

GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 3516

WILSON & ASSOCIATES, PC. Engineering/Surveying/Environmental

HILLCREST VILLAGE

PHASE 3

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CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

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DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	09/12/2025

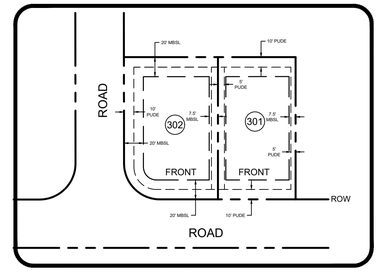
WA PROJECT NO. 22-1861 SHEET 2 0F 3

LEGEND

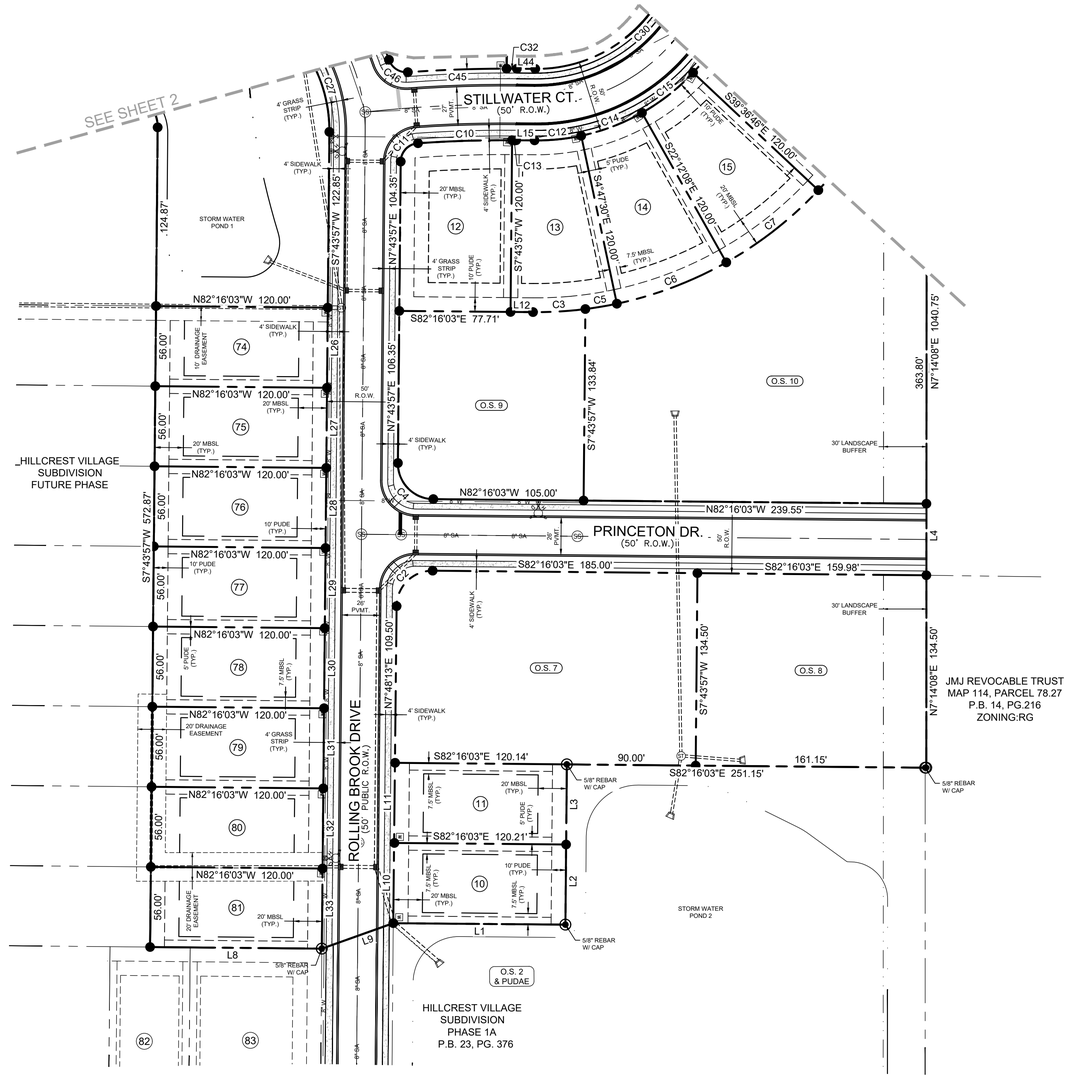
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	CENTERLINE	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		BUFFER	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W — 4" W	TREE LINE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	UNDERGROUND ELEC	UGE — UGE	R.O.W.	RIGHT OF WAY
CONTROL POINT SET		STORM MH	ST	GAS VALVE		OVERHEAD ELEC	OHE — OHE	PVMT.	EDGE OF PAVEMENT
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		GAS	4" G — 4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		COMMUNICATIONS	COM — COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	BOUNDARY			



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.



Lot Line Table		
Line #	Length	Direction
L1	120.28'	N82°18'54"W
L2	56.00'	S7°43'57"W
L3	56.00'	S7°43'57"W
L4	50.00'	N7°14'08"E
L8	120.00'	N82°16'03"W
L9	52.96'	S77°35'45"W
L10	56.10'	N7°48'13"E
L11	56.00'	N7°48'13"E
L12	15.71'	S82°16'03"E
L15	12.83'	S82°16'03"E
L26	56.00'	S7°43'57"W
L27	56.00'	S7°43'57"W
L28	56.00'	S7°43'57"W
L29	56.00'	S7°43'57"W
L30	56.00'	S7°43'57"W
L31	56.00'	S7°43'57"W
L32	56.00'	S7°43'57"W
L33	56.00'	S7°43'57"W
L44	12.83'	N82°16'03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	39.27'	25.00'	90° 00' 00"	N52° 43' 57"E	35.36'
C3	36.69'	270.00'	7° 47' 11"	S86° 09' 38"E	36.66'
C4	39.27'	25.00'	90° 00' 00"	N37° 16' 03"W	35.36'
C5	22.33'	270.00'	4° 44' 16"	N87° 34' 38"E	22.32'
C6	82.05'	270.00'	17° 24' 38"	N76° 30' 11"E	81.73'
C7	82.05'	270.00'	17° 24' 38"	N59° 05' 33"E	81.73'
C10	65.80'	875.00'	4° 18' 31"	S84° 36' 37"E	65.79'
C11	19.40'	13.00'	85° 30' 10"	N50° 29' 02"E	17.65'
C12	32.79'	150.00'	12° 31' 28"	S88° 31' 47"E	32.72'
C13	2.88'	875.00'	0° 11' 19"	S82° 21' 42"E	2.88'
C14	45.58'	150.00'	17° 24' 38"	N76° 30' 11"E	45.41'
C15	45.58'	150.00'	17° 24' 38"	N59° 05' 33"E	45.41'
C27	62.03'	100.00'	35° 32' 35"	S10° 02' 20"E	61.04'
C32	7.17'	925.00'	0° 26' 39"	N82° 29' 22"W	7.17'
C45	69.05'	925.00'	4° 16' 37"	N84° 51' 00"W	69.03'
C46	17.00'	13.00'	74° 56' 47"	N49° 30' 55"W	15.82'





GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 3515

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

HILLCREST VILLAGE

PHASE 3

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	14.146	TOTAL NO. OF LOTS:	38
ACRES NEW RD/ST:	2.625 (ROW)	L.F. OF NEW RD/ST:	3701.05 +/-
ACRES OPEN SPACE:	4.688	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	09/12/2025

WA PROJECT NO. 22-1861 SHEET 3 OF 3

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

Fourteenth day of July, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

M/I Homes of Nashville, LLC., the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

8th day of September, 2021,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

Hillcrest Village (Baker Property)
PROJECT

Completed by the Developer	*Completed by the City*
M/I Homes of Nashville, LLC. DEVELOPER NAME	
David Cumming, P.E. AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
7/14/23 DATE	DATE
3020 Stansberry Ln. St. 202 STREET	
Franklin, TN 37069 CITY, STATE, ZIP	
(919) 763-4630 PHONE	
EJordon@mihomes.com EMAIL	
Attest	*Attest*
Eli Jordon ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
7/14/23 DATE	DATE

DOCUMENT PREPARED BY:
Name: Alexander Mollica
Company Crunk Engineering
Address: 7112 Crossroads Blvd.
Brentwood, TN 37027
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 113, Parcel 87.40
Project Name: Jim Baker Property, Phase 1

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2874, Page(s) 1163 - 1170

THIS AGREEMENT, made this 8 day of August, 2023, by and between M/I Homes of Nashville LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name DAVID M. CUMMING

Title VP of Land

Signature

Owner M/I Homes of Nashville, LLC

Address 3020 Stansberry Ln.
Suite 202

City, State ZIP Franklin, TN 37069

STATE OF Tennessee
COUNTY OF Maury

Before me, Erika Root of the state and county mentioned, personally appeared David M. Cumming, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 14th day of August, 2023.

Notary Public

My Commission Expires: 6-26-2027

ERIKA ROOT
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 06-26-2027

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

Notary Public
My Commission Expires:_____

Post Construction Long Term Maintenance Plan

Project Name: Jim Baker Property

Columbia, TN

August 7, 2023

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds.

- There are two stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,925 feet of grass lined open channel.
- 67 feet of 36 in ADS pipe, 1658 feet 30 in ADS pipe, 670 feet of 24 in ADS pipe, 5,617 feet of 18 in ADS pipe and 72 storm inlets.

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

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

Maintenance Procedures

1. **STORMWATER DETENTION PONDS**
    - **a.** The outlet structures shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
    - **b.** Check banks and bottom surface of basins for erosion and correct as necessary.
    - **c.** Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitos.
    - **d.** This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
    - **e.** Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
    - **f.** Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
    - **g.** Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
    - **h.** Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.
2. **67 LF OF 36" ADS, 1658 LF OF 30" ADS, 670 LF OF 24" ADS, 5617 LF OF 18" ADS AND 72 STORM INLETS**
    - **a.** These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

NOTES:

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

REFER TO SHEET C6.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.4
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.2
FOR DETAILED INFORMATION
IN THIS AREA.

0 50 100 200
GRAPHIC SCALE

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

ENGINEERING CRUNK

ALAN WILSON CRUNK
REGISTERED
AGRICULTURE
COMMERCE
NO. 114,180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

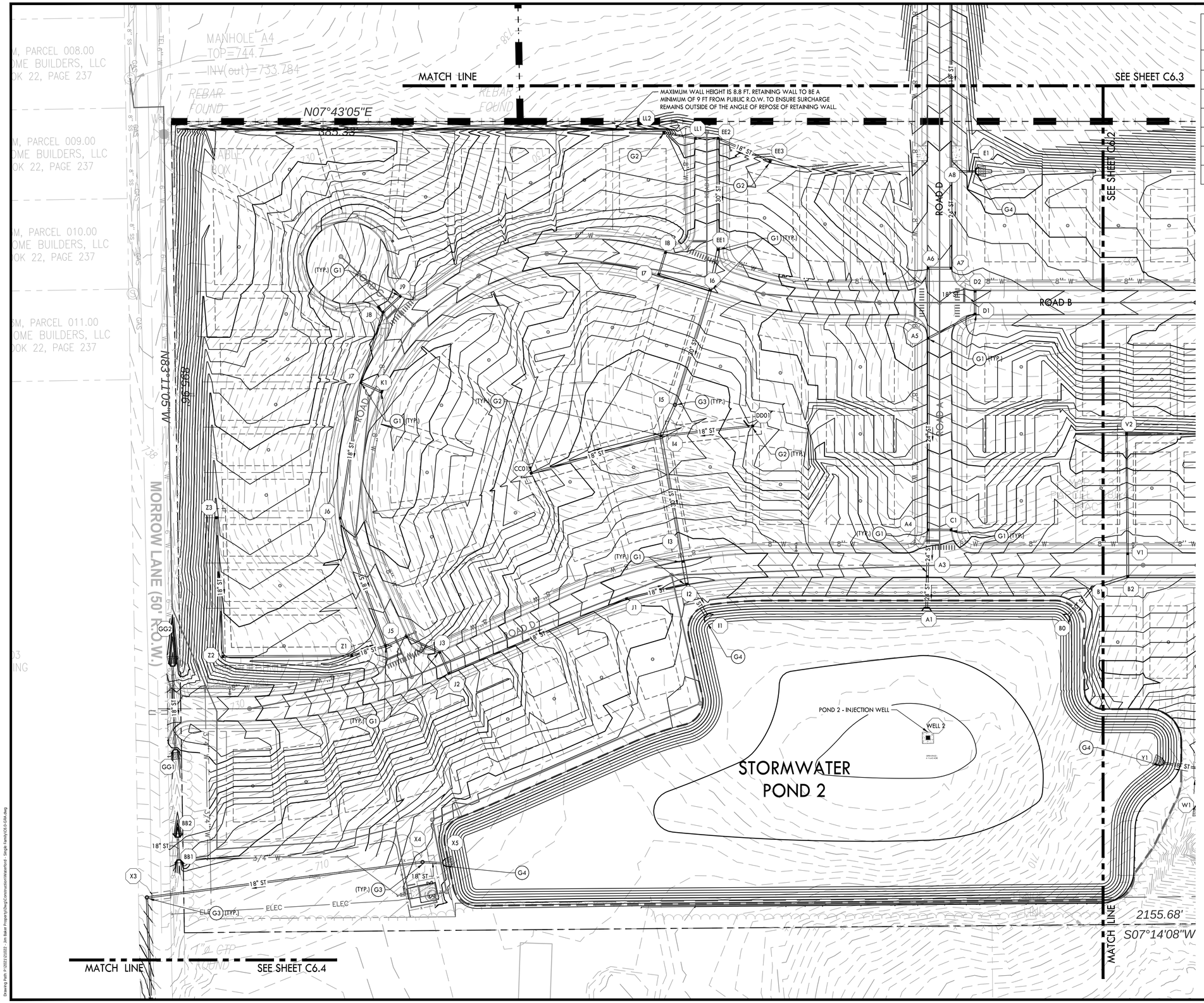
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3	03/16/23	

04/04/23 21022

C6.0

OVERALL GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.0-GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	POND 1 OUTLET STRUCTURE	C8.1 - 9
G6	POND 3 OUTLET STRUCTURE	C8.4 - 1

NOTES:
1. REFER TO SHEET C6.0 FOR NOTES.
2. ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18" ABOVE RIM ELEVATION.
3. LOTS 15-22, CRITICAL LOTS, WILL REQUIRE INDIVIDUAL GRADING PLAN WITH BUILDING PERMIT AND ELEVATION CERTIFICATION.
4. LOTS WITH OVER 2 FT OF GRADE DIFFERENCE BETWEEN SIDE LOT SETBACKS WILL REQUIRE A CRITICAL LOT GRADING PLAN.

PROPOSED GRADING & DRAINAGE LEGEND

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

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ANDREW WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
114,180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

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C6.1

GRADING & DRAINAGE PLAN

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GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	POND 1 OUTLET STRUCTURE	C8.1 - 9
G6	POND 3 OUTLET STRUCTURE	C8.4 - 1

NOTES:
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- +55.10 — PROPOSED SPOT ELEVATION
- A1 — STORM STRUCTURE LABEL
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- JUNCTION BOX

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ENGINEERING CRUNK

NEAL WILSON CRUNK
REGISTERED
AGRICULTURE
ENGINEER
134180
STATE OF TENNESSEE
4/4/23

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COLUMBIA, TENNESSEE

REVISIONS		
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2	09/13/22	
3	03/16/23	

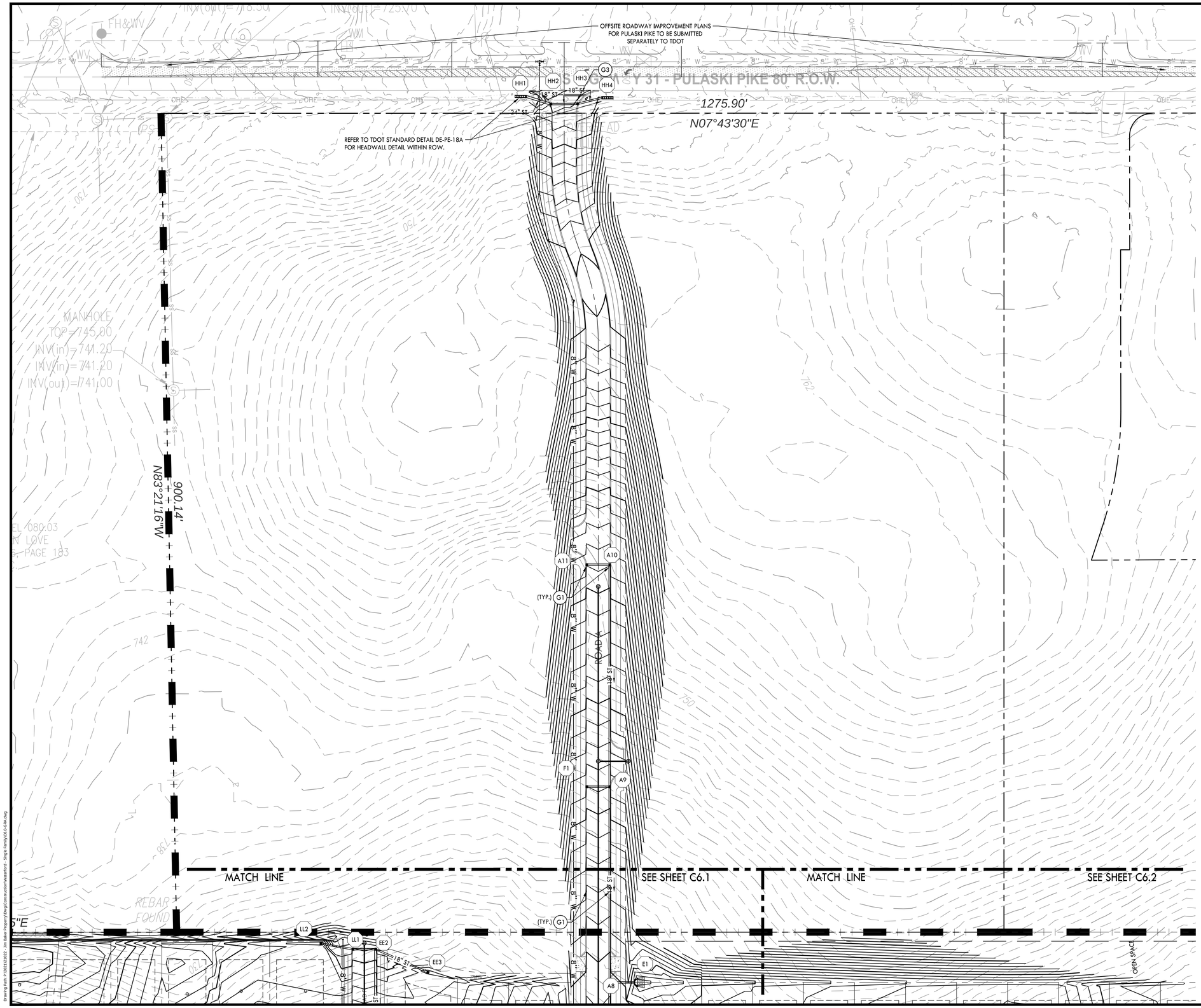
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C6.2

GRADING & DRAINAGE PLAN

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GRAPHIC SCALE

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GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	POND 1 OUTLET STRUCTURE	C8.1 - 9
G6	POND 3 OUTLET STRUCTURE	C8.4 - 1

NOTES:
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PROPOSED GRADING & DRAINAGE LEGEND

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

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ENGINEERING CRUNK

ALAN WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 114180 — STATE OF TENNESSEE — 4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

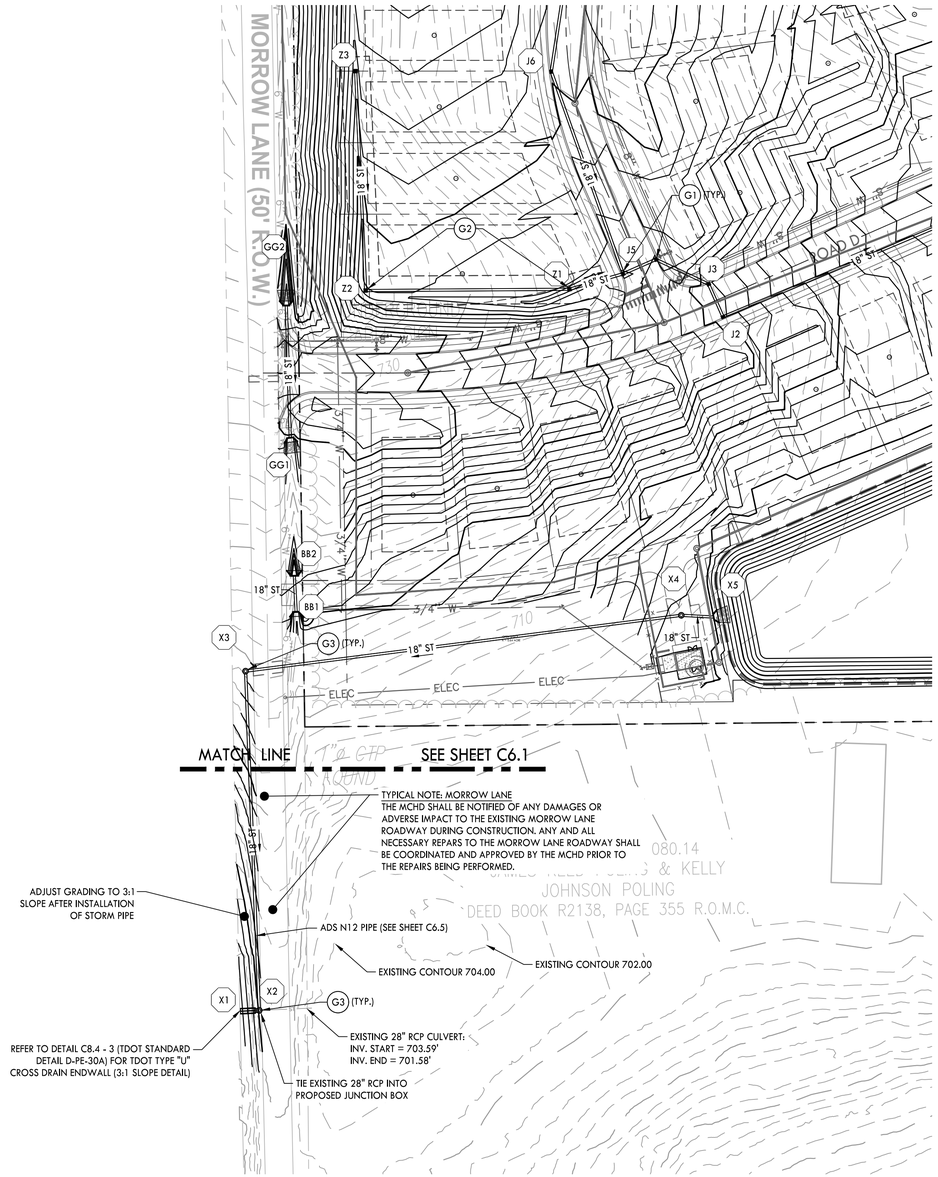
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C6.3

GRADING & DRAINAGE PLAN

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GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	CONCRETE HEADWALL	C8.1 - 6
G5	POND 1 OUTLET STRUCTURE	C8.1 - 9
G6	POND 3 OUTLET STRUCTURE	C8.4 - 1

NOTES:
1. REFER TO SHEET C6.0 FOR NOTES.
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4. LOTS WITH OVER 2 FT OF GRADE DIFFERENCE BETWEEN SIDE LOT SETBACKS WILL REQUIRE A CRITICAL LOT GRADING PLAN.

PROPOSED GRADING & DRAINAGE LEGEND

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

0 10 20 30 40 50 100
GRAPHIC SCALE

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ADAM WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 114180 — STATE OF TENNESSEE — 4/4/23

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3	03/16/23

04/04/23 21022

C6.4

GRADING & DRAINAGE PLAN

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STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
A1	698.90	696.00	CONCRETE HEADWALL
A3	709.66	700.00	SINGLE CURB INLET
A4	710.58	706.60	SINGLE CURB INLET
A5	720.54	714.90	SINGLE CURB INLET
A6	722.59	717.40	SINGLE CURB INLET
A7	722.59	717.90	SINGLE CURB INLET
A8	724.29	719.40	SINGLE CURB INLET
A9	730.99	727.00	SINGLE CURB INLET
A10	741.06	737.00	SINGLE CURB INLET
A11	741.06	737.50	SINGLE CURB INLET
AA1	731.80	726.20	JUNCTION MANHOLE
AA2	734.59	731.60	SINGLE CATCH BASIN
B0	699.46	696.00	CONCRETE HEADWALL
B1	705.94	698.40	JUNCTION MANHOLE
B2	705.03	699.50	SINGLE CURB INLET
B3	709.97	704.40	SINGLE CURB INLET
B4	709.97	705.00	SINGLE CURB INLET
B5	723.86	710.00	JUNCTION MANHOLE
B6	731.86	722.10	JUNCTION MANHOLE
B7	725.32	723.18	CONCRETE HEADWALL
BB1	717.33	714.00	CONCRETE HEADWALL
BB2	718.33	715.00	CONCRETE HEADWALL
C1	710.58	707.00	SINGLE CURB INLET
CC01	711.02	706.90	SINGLE CATCH BASIN
D1	721.80	716.70	SINGLE CURB INLET
D2	721.80	717.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
DD01	710.90	706.90	SINGLE CATCH BASIN
E1	723.72	721.50	CONCRETE HEADWALL
EE1	713.33	708.11	SINGLE CURB INLET
EE2	720.91	711.90	SINGLE CURB INLET
EE3	716.40	713.10	SINGLE CATCH BASIN
F1	730.99	727.50	SINGLE CURB INLET
G1	713.68	708.80	SINGLE CURB INLET
G2	713.67	710.40	SINGLE CURB INLET
GG1	723.65	721.50	CONCRETE HEADWALL
GG2	728.15	726.00	CONCRETE HEADWALL
H1	725.75	711.50	JUNCTION MANHOLE
H2	724.79	714.70	JUNCTION MANHOLE
H3	721.13	716.80	CONCRETE HEADWALL
HH1	746.24	743.50	CONCRETE HEADWALL
HH2	747.39	743.80	SINGLE CURB INLET
HH3	748.11	744.50	SINGLE CURB INLET
HH4	748.22	746.00	CONCRETE HEADWALL
I1	699.80	696.00	CONCRETE HEADWALL
I2	703.87	696.90	SINGLE CURB INLET
I3	703.87	699.10	SINGLE CURB INLET
I4	707.18	702.50	SINGLE CATCH BASIN
I5	708.84	703.10	JUNCTION MANHOLE
I6	712.88	707.40	SINGLE CURB INLET
I7	712.49	708.80	SINGLE CURB INLET
I8	712.49	709.20	SINGLE CURB INLET
J1	704.54	700.60	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
J2	714.16	709.90	SINGLE CURB INLET
J3	714.16	710.50	SINGLE CURB INLET
J4	716.94	711.70	SINGLE CURB INLET
J5	716.94	712.10	SINGLE CURB INLET
J6	720.12	713.90	SINGLE CURB INLET
J7	720.02	715.60	SINGLE CURB INLET
J8	719.50	716.70	SINGLE CURB INLET
J9	719.33	717.10	SINGLE CURB INLET
K1	720.02	717.00	SINGLE CURB INLET
KK01	733.56	731.18	CONCRETE HEADWALL
KK02	736.32	732.00	OUTLET STRUCTURE
L1	722.33	719.00	CONCRETE HEADWALL
L2	724.21	719.40	SINGLE CURB INLET
L3	730.06	726.10	SINGLE CURB INLET
L4	730.06	726.70	SINGLE CURB INLET
L5	732.26	727.80	SINGLE CURB INLET
L6	732.26	728.80	SINGLE CURB INLET
LL1	720.91	713.60	SINGLE CURB INLET
LL2	717.62	714.20	SINGLE CATCH BASIN
M1	724.21	720.80	SINGLE CURB INLET
N1	721.76	719.30	CONCRETE HEADWALL
N2	729.00	723.10	SINGLE CURB INLET
N3	740.29	731.10	SINGLE CURB INLET
N4	740.29	731.60	SINGLE CURB INLET
N5	740.82	732.00	SINGLE CURB INLET
N6	736.88	733.70	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
O1	722.17	719.00	CONCRETE HEADWALL
O2	723.94	719.20	SINGLE CURB INLET
O3	723.94	720.00	SINGLE CURB INLET
P1	729.00	724.60	SINGLE CURB INLET
Q1	740.83	735.80	SINGLE CURB INLET
R1	722.17	719.00	CONCRETE HEADWALL
R2	731.13	720.00	SINGLE CURB INLET
R3	731.13	724.90	SINGLE CURB INLET
R4	736.34	728.30	SINGLE CURB INLET
R5	736.60	728.90	SINGLE CURB INLET
R6	734.36	730.40	SINGLE CURB INLET
R7	735.24	732.20	SINGLE CURB INLET
R8	738.04	734.20	SINGLE CURB INLET
R9	738.04	734.70	SINGLE CURB INLET
S1	736.34	731.00	SINGLE CURB INLET
S2	738.17	732.00	SINGLE CURB INLET
T1	734.36	731.00	SINGLE CURB INLET
U1	722.88	717.36	CONCRETE HEADWALL
U2	720.78	716.34	OUTLET STRUCTURE
V1	705.03	701.40	SINGLE CURB INLET
V2	708.51	704.90	SINGLE CATCH BASIN
V3	710.13	706.83	SINGLE CATCH BASIN
W1	712.00	709.50	CONCRETE HEADWALL
X1	704.30	700.79	TDOT ENDWALL D-PE-30A
X2	705.14	701.10	JUNCTION MANHOLE
X3	714.25	701.50	JUNCTION MANHOLE

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
X4	705.77	702.60	JUNCTION MANHOLE
X5	705.44	703.00	CONCRETE HEADWALL
Y1	698.51	696.00	CONCRETE HEADWALL
Y2	717.26	698.00	JUNCTION MANHOLE
Y3	722.00	719.50	CONCRETE HEADWALL
Z1	716.64	712.90	SINGLE CATCH BASIN
Z2	718.42	714.50	SINGLE CATCH BASIN
Z3	721.50	718.30	SINGLE CATCH BASIN

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
A3	700.00	A1	696.00	34.27	11.67%	CIRCULAR	24	ADS
A4	706.60	A3	702.70	51.43	7.58%	CIRCULAR	24	ADS
A4	706.70	C1	707.00	25.00	1.20%	CIRCULAR	18	ADS
A5	714.90	A4	706.70	211.83	3.87%	CIRCULAR	24	ADS
A6	717.40	A5	715.00	77.25	3.11%	CIRCULAR	24	ADS
A7	717.90	A6	717.50	25.00	1.60%	CIRCULAR	24	ADS
A8	719.40	A7	718.00	107.00	1.31%	CIRCULAR	24	ADS
A9	727.00	A8	719.50	215.00	3.49%	CIRCULAR	18	ADS
A10	737.00	A9	727.10	244.00	4.06%	CIRCULAR	18	ADS
A11	737.50	A10	737.10	25.00	1.60%	CIRCULAR	18	ADS
AA1	726.20	R3	725.00	21.36	5.62%	CIRCULAR	18	ADS
AA2	731.60	AA1	726.30	120.00	4.42%	CIRCULAR	18	HDPE
B1	698.40	B0	696.00	40.69	5.90%	CIRCULAR	30	ADS
B2	699.50	B1	698.50	40.93	2.44%	CIRCULAR	30	ADS
B3	704.40	B2	699.60	193.28	2.48%	CIRCULAR	30	ADS
B4	705.00	B3	704.50	25.00	2.00%	CIRCULAR	30	ADS
B5	710.00	B4	705.10	197.44	2.48%	CIRCULAR	30	ADS
B6	722.10	B5	715.40	286.59	2.34%	CIRCULAR	18	ADS
B7	723.18	B6	722.20	94.64	1.03%	CIRCULAR	18	HDPE
BB2	715.00	BB1	714.00	25.29	3.95%	CIRCULAR	18	HDPE
CC01	706.90	I4	703.50	149.12	2.28%	CIRCULAR	18	HDPE
D1	716.70	A5	715.90	58.25	1.37%	CIRCULAR	18	ADS
D2	717.60	D1	716.80	25.00	3.20%	CIRCULAR	18	ADS
DD01	706.90	I4	703.50	101.97	3.33%	CIRCULAR	18	HDPE
E1	721.50	A8	719.50	27.49	7.28%	CIRCULAR	18	ADS
EE1	708.11	I6	707.85	45.63	0.57%	CIRCULAR	30	ADS
EE2	711.90	EE1	708.11	122.92	3.08%	CIRCULAR	30	ADS
EE3	713.10	EE2	712.00	62.77	1.75%	CIRCULAR	18	HDPE
F1	727.50	A9	727.10	25.00	1.60%	CIRCULAR	18	ADS
G1	708.80	B3	706.60	36.60	6.01%	CIRCULAR	18	ADS
G2	710.40	G1	708.90	25.50	5.88%	CIRCULAR	18	ADS
GG2	726.00	GG1	721.50	92.47	4.87%	CIRCULAR	18	HDPE
H1	711.50	B5	710.00	290.47	0.52%	CIRCULAR	30	HDPE
H2	714.70	H1	711.60	187.09	1.66%	CIRCULAR	30	ADS
H3	716.80	H2	714.80	130.44	1.53%	CIRCULAR	30	HDPE

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
HH2	743.80	HH1	743.50	28.40	1.06%	CIRCULAR	24	ADS
HH3	744.50	HH2	743.90	29.21	2.05%	CIRCULAR	18	ADS
HH4	746.00	HH3	744.60	27.53	5.09%	CIRCULAR	18	ADS
I2	696.90	I1	696.00	41.05	2.19%	CIRCULAR	36	ADS
I3	699.10	I2	698.80	25.00	1.20%	CIRCULAR	36	ADS
I4	702.50	I3	699.20	140.91	2.34%	CIRCULAR	30	HDPE
I5	703.10	I4	702.60	37.66	1.33%	CIRCULAR	30	HDPE
I6	707.40	I5	703.20	132.50	3.17%	CIRCULAR	30	HDPE
I7	708.80	I6	707.50	59.52	2.18%	CIRCULAR	24	ADS
I8	709.20	I7	708.90	25.00	1.20%	CIRCULAR	18	ADS
J1	700.60	I2	698.60	68.59	2.92%	CIRCULAR	18	ADS
J2	709.90	J1	700.70	212.86	4.32%	CIRCULAR	18	ADS
J3	710.50	J2	710.00	25.00	2.00%	CIRCULAR	18	ADS
J4	711.70	J3	710.60	40.72	2.70%	CIRCULAR	18	ADS
J5	712.10	J4	711.80	24.99	1.20%	CIRCULAR	18	ADS
J6	713.90	J5	712.10	149.95	1.20%	CIRCULAR	18	ADS
J7	715.60	J6	714.00	151.24	1.06%	CIRCULAR	18	ADS
J8	716.70	J7	715.70	81.86	1.22%	CIRCULAR	18	ADS
J9	717.10	J8	716.80	25.35	1.18%	CIRCULAR	18	ADS
K1	717.00	J7	716.60	25.00	1.60%	CIRCULAR	18	ADS
KK02	732.00	KK01	731.18	53.59	1.53%	CIRCULAR	18	ADS
L2	719.40	L1	719.00	56.59	0.71%	CIRCULAR	18	HDPE
L3	726.10	L2	719.50	90.37	7.30%	CIRCULAR	18	ADS
L4	726.70	L3	726.20	25.00	2.00%	CIRCULAR	18	ADS
L5	727.80	L4	726.80	34.62	2.89%	CIRCULAR	18	ADS
L6	728.80	L5	727.90	25.00	3.60%	CIRCULAR	18	ADS
LL1	713.60	EE2	713.00	25.00	2.40%	CIRCULAR	18	ADS
LL2	714.20	LL1	713.70	35.60	1.40%	CIRCULAR	18	HDPE
M1	720.80	L2	720.10	25.00	2.80%	CIRCULAR	18	ADS
N2	723.10	N1	719.30	59.51	6.39%	CIRCULAR	18	HDPE
N3	731.10	N2	723.20	182.58	4.33%	CIRCULAR	18	ADS
N4	731.60	N3	731.20	25.00	1.60%	CIRCULAR	18	ADS
N5	732.00	N4	731.70	38.33	0.78%	CIRCULAR	18	ADS
N6	733.70	N5	732.60	146.43	0.75%	CIRCULAR	18	ADS
O2	719.20	O1	719.00	50.99	0.39%	CIRCULAR	30	HDPE

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
O3	720.00	O2	719.70	25.00	1.20%	CIRCULAR	24	ADS
P1	724.60	N2	724.10	25.00	2.00%	CIRCULAR	18	ADS
Q1	735.80	N5	734.40	25.00	5.60%	CIRCULAR	18	ADS
R2	720.00	R1	719.00	70.12	1.43%	CIRCULAR	30	HDPE
R3	724.90	R2	724.20	25.00	2.80%	CIRCULAR	24	ADS
R4	728.30	R3	725.00	183.18	1.80%	CIRCULAR	18	ADS
R5	728.90	R4	728.40	43.89	1.14%	CIRCULAR	18	ADS
R6	730.40	R5	729.00	141.18	0.99%	CIRCULAR	18	ADS
R7	732.20	R6	730.50	78.04	2.18%	CIRCULAR	18	ADS
R8	734.20	R7	732.30	82.34	2.31%	CIRCULAR	18	ADS
R9	734.70	R8	734.30	25.00	1.60%	CIRCULAR	18	ADS
S1	731.00	R4	730.00	25.00	4.00%	CIRCULAR	18	ADS
S2	732.00	S1	731.10	50.50	1.78%	CIRCULAR	18	ADS
T1	731.00	R6	730.50	25.00	2.00%	CIRCULAR	18	ADS
U2	717.66	U1	717.36	75.35	0.40%	CIRCULAR	18	ADS
V1	701.40	B2	701.00	25.00	1.60%	CIRCULAR	24	ADS
V2	704.90	V1	701.50	132.51	2.57%	CIRCULAR	18	HDPE
V3	706.83	V2	705.00	112.00	1.63%	CIRCULAR	18	HDPE
W1	709.50	Y2	707.00	41.48	6.03%	CIRCULAR	18	ADS
X2	701.10	X1	701.00	2.99	3.35%	CIRCULAR	30	ADS N12
X3	701.50	X2	701.10	237.29	0.17%	CIRCULAR	18	ADS N12
X4	702.60	X3	701.50	306.91	0.36%	CIRCULAR	18	HDPE
X5	703.00	X4	702.60	22.61	1.77%	CIRCULAR	18	HDPE
Y2	698.00	Y1	696.00	40.80	4.90%	CIRCULAR	18	ADS
Y3	719.50	Y2	710.00	237.61	4.00%	CIRCULAR	18	ADS
Z1	712.90	J5	712.10	39.06	2.05%	CIRCULAR	18	ADS
Z2	714.50	Z1	713.00	142.37	1.05%	CIRCULAR	18	HDPE
Z3	718.30	Z2	714.60	153.52	2.41%	CIRCULAR	18	HDPE

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

ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114190
4/4/23
STATE OF TENNESSEE

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	
1	08/29/22	
2	09/13/22	
3	03/16/23	

04/04/23 21022

C6.5

STORM STRUCTURE & PIPE TABLES

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.5-STR.dwg

OWNER AFFIDAVIT
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

I/we, David M. Cummings
(Print Name(s) in Full)

being duly sworn, depose and say(s) that I/we am/are the owner(s) of the property described as:

Tax Map 113, Parcel 80.50
(Property Parcel/Tax ID Number)

and located at:

2643 Pulaski Hwy, Columbia, TN 38401
(Street Address)

am fully aware of the request for development approval in the City of Columbia, Tennessee. Furthermore, I/we hereby appoint:

Wilson & Associates - Joey Wilson, Sean McGowan, Abigail Overstreet
(Print Name(s) in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

3020 Stansberry Lane, Suite 202
Property Owner Mailing Address

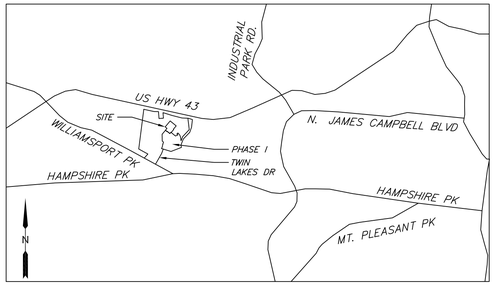
Franklin, TN 37069
City, State, & Zip

Subscribed and sworn to before me this 11 day of July, 2023.

Notary Public

My Commission Expires: 11-19-2025

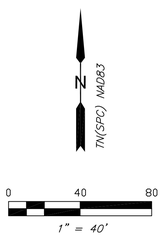
PAIGE SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

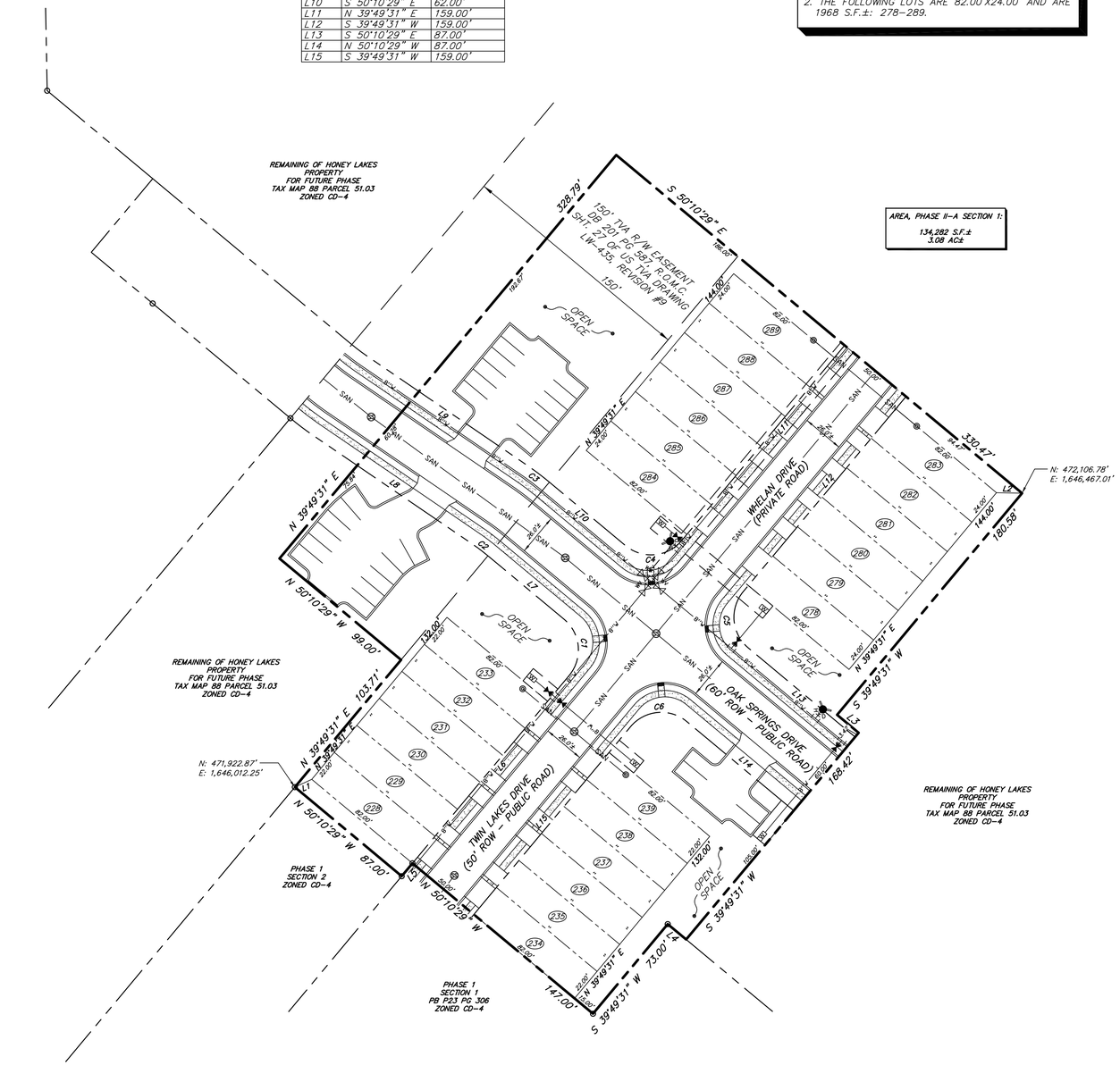


VICINITY MAP – N.T.S.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 05°10'29" W	90°00'00"
C2	125.00'	11.99'	11.98'	N 52°55'21" W	5°29'44"
C3	185.00'	17.74'	17.74'	S 52°55'21" E	5°29'44"
C4	25.00'	39.27'	35.36'	N 84°49'31" E	90°00'00"
C5	25.00'	39.27'	35.36'	S 05°10'29" E	90°00'00"
C6	25.00'	39.27'	35.36'	S 84°49'31" W	90°00'00"

LINE	BEARING	DISTANCE
L1	S 65°17'19" W	11.63'
L2	S 88°53'30" E	15.99'
L3	S 50°10'29" E	17.53'
L4	N 50°10'29" W	15.00'
L5	S 39°49'31" W	10.50'
L6	N 39°49'31" E	153.00'
L7	N 50°10'29" W	62.00'
L8	N 55°40'12" W	120.87'
L9	S 55°40'12" E	120.87'
L10	S 50°10'29" E	62.00'
L11	N 39°49'31" E	159.00'
L12	S 39°49'31" W	159.00'
L13	S 50°10'29" E	87.00'
L14	N 50°10'29" W	87.00'
L15	S 39°49'31" W	159.00'





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)

LOT AREAS:

1. THE FOLLOWING LOTS ARE 82.00'X22.00' AND ARE 1804 S.F.±: 228–239.
2. THE FOLLOWING LOTS ARE 82.00'X24.00' AND ARE 1968 S.F.±: 278–289.

AREA, PHASE II-A SECTION 1:

134,282 S.F.±
3.08 AC±

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

Troy D Walls 8/29/25
TROY D. WALLS RLS#2220 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.

_____, 2025 _____ _____
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.

_____, 2025 _____
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,

_____, 2025 _____
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.

_____, 2025 _____
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.

_____, 2025 _____
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.

_____, 2025 _____
DATE SUPERINTENDENT, COLUMBIA WATER SYSTEM

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.

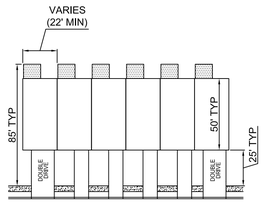
4. THE GANG METER BASE WILL BE ENCOMPASSED BY A BLANKET UTILITY EASEMENT FOR SERVICE AND MAINTENANCE AS NEEDED AND REQUIRED. GANG METER BASES, ELECTRICAL SERVICE ENTRANCE CONDUCTORS FROM TRANSFORMER TO GANG METER BASES AS WELL AS LINES LEAVING THE GANG METER BASE TO SERVE INDIVIDUAL UNITS WILL BE THE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



TYPICAL
TOWNHOME LOT LAYOUT

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 24 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.
9. ALL IR(O)s SHOWN HEREON ARE 1/2" X 18" REBAR WITH A "COLLIER ENG" PLASTIC CAP UNLESS OTHERWISE NOTED.
10. ALL PUBLIC UTILITY AND DRAINAGE EASEMENT LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

MAINTENANCE OF OPEN SPACE NOTE:

1. ALL OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. OPEN SPACE TO BE MAINTAINED IN CONTINUITY BY THE HOMEOWNER'S ASSOCIATION PER THE SUBDIVISION DEVELOPMENT AGREEMENT.

LEGEND

	FIRE HYDRANT
○	IRON ROD, OLD
WV	WATER VALVE
WM	WATER METER VAULT
SS	SANITARY MANHOLE
◎	SEWER CLEANOUT
(111)	LOT NUMBER
	PROPERTY LINE
8"W	WATER LINE
SAN	SANITARY 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 II-A SECTION 1
CITY OF COLUMBIA - 9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

TROY D WALLS REGISTERED LAND SURVEYOR STATE OF TENNESSEE 08/29/2025 TENNESSEE NO. 2220

DATE: 08/29/2025
DRAWN BY: SBT
SUPERVISED BY: TDW
CHECKED BY: SBT

PLAT

SHEET NO: 1 OF 1

Docusign Envelope ID: A76C11D8-2007-418F-B5BF-96C90B5A1B98

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:

Docusign Envelope ID: A76C11D8-2007-418F-B5BF-96C90B5A1B98

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.

Docusign Envelope ID: A76C11D8-2007-418F-B5BF-96C90B5A1B98

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.

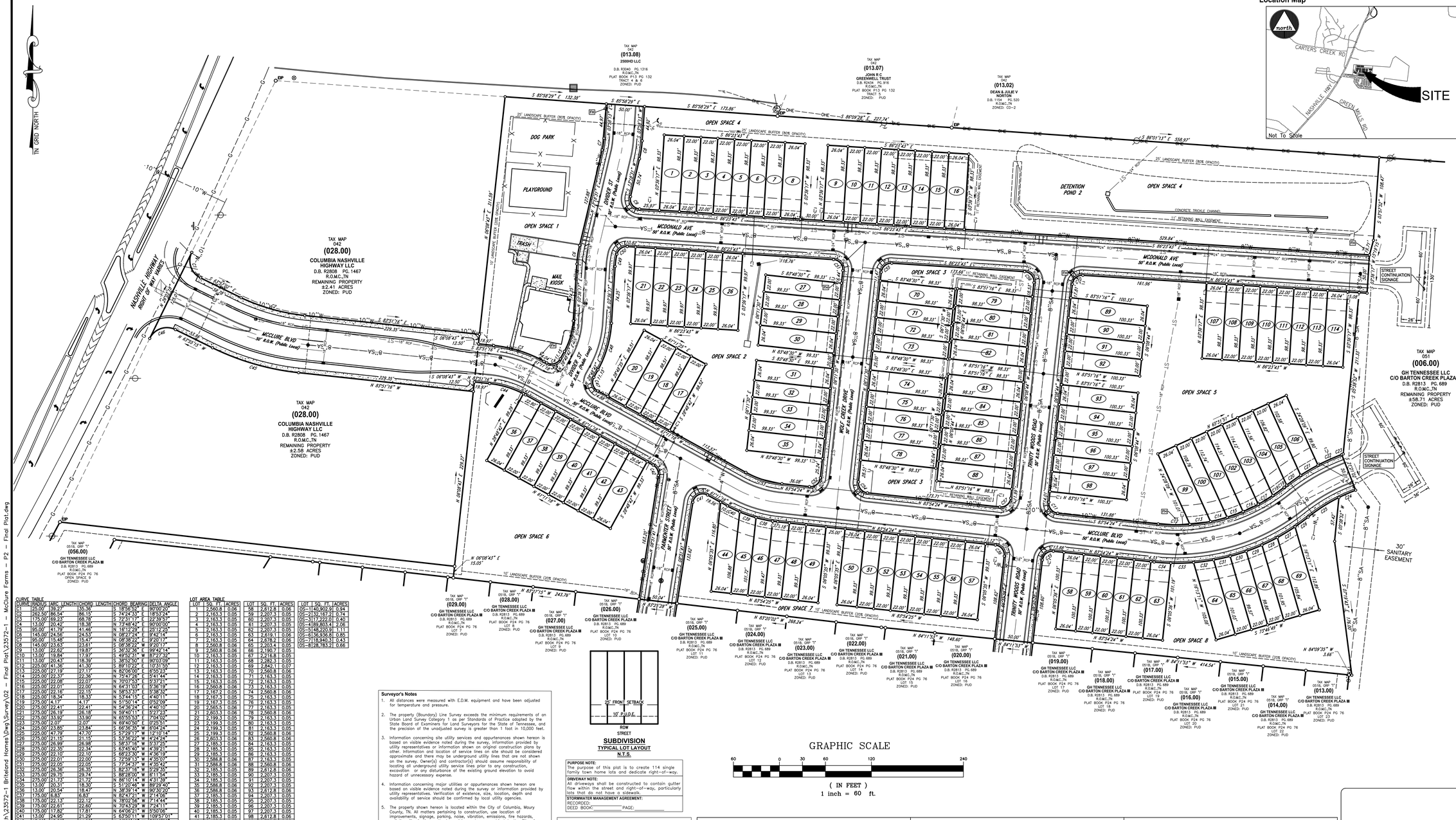
Docusign Envelope ID: A76C11D8-2007-418F-B5BF-96C90B5A1B98

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 2A, Section 1

PROJECT

Completed by the Developer	*Completed by the City*
Gary Martin DEVELOPER NAME	
Gary Martin AUTHORIZED AGENT NAME	CITY ENGINEER
DocuSigned by: Gary Martin SIGNATURE	SIGNATURE
09-08-2025 | 16:36:12 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


TN GRID NORTH
NASHVILLE HIGHWAY
Right of Way Varies
MCCLURE BLVD
50' R.O.W. (Public Locus)
MCDONALD AVE.
50' R.O.W. (Public Locus)
TURNER ST
50' R.O.W. (Public Locus)
WOLF CREEK DRIVE
50' R.O.W. (Public Locus)
TRINITY WOODS ROAD
50' R.O.W. (Public Locus)
FARMSTEAD STREET
50' R.O.W. (Public Locus)
DOG PARK
PLAYGROUND
OPEN SPACE 1
OPEN SPACE 2
OPEN SPACE 3
OPEN SPACE 4
OPEN SPACE 5
OPEN SPACE 6
OPEN SPACE 7
DETENTION POND 2
MAIL KIOSK
TRASH
CONCRETE TRICKLE CHANNEL
11' RETAINING WALL EASEMENT
25' LANDSCAPE BUFFER (80% OPACITY)
10' LANDSCAPE BUFFER (100% OPACITY)
STREET CONTINUATION SIGNAGE
30' SANITARY EASEMENT
TAX MAP 042 (028.00) COLUMBIA NASHVILLE HIGHWAY LLC D.B. R2808 PG. 1467 R.O.M.C.,TN REMAINING PROPERTY ±2.41 ACRES ZONED: PUD
TAX MAP 042 (028.00) COLUMBIA NASHVILLE HIGHWAY LLC D.B. R2808 PG. 1467 R.O.M.C.,TN REMAINING PROPERTY ±2.58 ACRES ZONED: PUD
TAX MAP 042 (013.08) 2500HD LLC D.B. R3040 PG. 1316 R.O.M.C.,TN PLAT BOOK P24 PG. 132 LOT 1 & 2 ZONED: PUD
TAX MAP 042 (013.07) JOHN R C GREENWELL TRUST D.B. R2434 PG. 816 R.O.M.C.,TN PLAT BOOK P24 PG. 132 LOT 3 ZONED: PUD
TAX MAP 042 (013.02) DEAN & JULIE V NORTON D.B. 1154 PG. 520 R.O.M.C.,TN ZONED: OS-2
TAX MAP 061 (006.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN REMAINING PROPERTY ±58.71 ACRES ZONED: PUD
TAX MAP 051 (056.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 OPEN SPACE 9 ZONED: PUD
TAX MAP 051 (029.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 1 ZONED: PUD
TAX MAP 051 (028.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 2 ZONED: PUD
TAX MAP 051 (027.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 3 ZONED: PUD
TAX MAP 051 (026.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 10 ZONED: PUD
TAX MAP 051 (025.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 11 ZONED: PUD
TAX MAP 051 (024.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 12 ZONED: PUD
TAX MAP 051 (023.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 13 ZONED: PUD
TAX MAP 051 (022.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 14 ZONED: PUD
TAX MAP 051 (021.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 15 ZONED: PUD
TAX MAP 051 (020.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 16 ZONED: PUD
TAX MAP 051 (019.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 17 ZONED: PUD
TAX MAP 051 (018.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 18 ZONED: PUD
TAX MAP 051 (017.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 19 ZONED: PUD
TAX MAP 051 (016.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 20 ZONED: PUD
TAX MAP 051 (015.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 21 ZONED: PUD
TAX MAP 051 (014.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 22 ZONED: PUD
TAX MAP 051 (013.00) GH TENNESSEE LLC C/O BARTON CREEK PLAZA III D.B. R2813 PG. 689 R.O.M.C.,TN PLAT BOOK P24 PG. 76 LOT 23 ZONED: PUD
S 85°58'29" E 132.39'
S 85°58'29" E 173.86'
S 86°09'28" E 227.74'
S 86°01'13" E 558.97'
S 85°58'29" E 50.00'
N 85°58'29" W 44.87'
N 85°58'29" W 131.89'
N 85°58'29" W 243.76'
N 85°58'29" W 229.37'
N 85°58'29" W 211.58'
S 85°58'29" E 229.35'
S 85°58'29" E 279.35'
N 85°51'16" W 229.35'
N 85°51'16" W 279.35'
S 85°51'16" E 100.53'
N 85°51'16" W 98.33'
S 85°48'30" E 99.33'
N 85°48'30" W 99.33'
S 85°23'43" E 539.84'
N 85°23'43" W 539.84'
S 85°23'43" E 118.76'
N 85°23'43" W 118.76'
S 85°23'43" E 115.68'
N 85°23'43" W 115.68'
S 85°23'43" E 161.96'
N 85°23'43" W 161.96'
S 85°23'43" E 414.54'
N 85°23'43" W 414.54'
S 85°23'43" E 368.24'
N 85°23'43" W 368.24'
S 85°23'43" E 148.40'
N 85°23'43" W 148.40'
S 85°23'43" E 106.82'
N 85°23'43" W 106.82'
S 85°23'43" E 50.04'
N 85°23'43" W 50.04'
S 85°23'43" E 50.00'
N 85°23'43" W 50.00'
S 85°23'43" E 132.28'
N 85°23'43" W 132.28

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

15th day of September, 20 25,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

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

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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.

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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.

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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.

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B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

PROJECT	
Completed by the Developer	*Completed by the City*
Columbia Nashville Highway, LLC DEVELOPER NAME	
Mark McDonald AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
9/15/25 DATE	DATE
3841 Green Hills Village Dr. STE 400 STREET	
Nashville, TN 37215 CITY, STATE, ZIP	
615-269-5444 PHONE	
jmcdonald@oldacremcdonald.com EMAIL	
Attest	*Attest*
Jake McDonald ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
9/15/25 DATE	DATE

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

15th day of September, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

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

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM and referred to as McClure Farms Phas II (hereinafter the "PROJECT"); and,

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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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.

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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.

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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.

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

McClure Farms Phase II
PROJECT

Completed by the Developer	*Completed by the City*
Brightland Homes LLC DEVELOPER NAME	
Andy Davidson AUTHORIZED AGENT NAME	 CITY ENGINEER
 SIGNATURE	 SIGNATURE
9/15/25 DATE	 DATE
4068 Rural Plains Circle Suite 200 STREET	
Franklin, TN 37064 CITY, STATE, ZIP	
615-981-0900 PHONE	
Andrew davidson@drb group.com EMAIL	
Attest	*Attest*
Chandler Vrunink ATTEST NAME	 ATTEST NAME
Chandler Vrunink ATTEST SIGNATURE	 ATTEST SIGNATURE
09/15/2025 DATE	 DATE

Appendix B-9

September 15, 2025

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

RE: **Project Name: McClure Farms Phase 2, Final Plat**
City of Columbia Staff Review Submittal

On behalf of GH Tennessee, LLC, the owner of these 114 proposed single family townhome lots & Columbia Nashville Highway, LLC, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

PRELIMINARY PLAT FOR
DABBS SUBDIVISION

1690 BEAR CREEK PIKE
Map 93, Parcel 03.00 DEED
COLUMBIA, TN

Property Information:

DABBS SUBDIVISION
Columbia, Maury County TN
Map 93, Parcel 03.00
Map 72, Parcel 65.00
RS-10 Zoning (155.5 AC)

Developer / Owner:

DANIEL MEDINA
assetrt@gmail.com

Civil Engineer:

TKC ARCHITECTURE AND ENGINEERING LLC
Contact: Cole Newton
Phone: 615.617.7477
Email: cole@tkc-ae.com

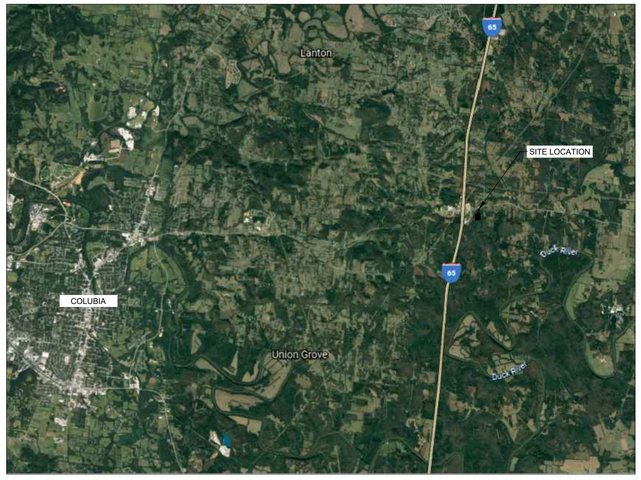
Surveyor:

TWM INC.
Contact: G. Scott Carter
Phone: 615.814.7414
Email: scarter@twm-inc.com

Water Service:
COLUMBIA POWER AND WATER SYSTEMS
Waste Water Service:
CITY OF COLUMBIA
Electric Service:
DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the TWM INC. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



VICINITY MAP

DEVELOPMENT SUMMARY:		
PROJECT SITE AREA:	+/- 155.5 ACRES (6,772,241 SQFT)	
BASE PROPERTY ZONING:	RS-10	
EXISTING USE:	FARM / VACANT	
PROPOSED USE:	RS-10 RESIDENTIAL / CLUSTER DESIGN	
NEIGHBORING ZONING:	North: A2 - MAURY COUNTY South: A2 - MAURY COUNTY West: RS-6 East: RS-10 & A2 (CITY & COUNTY)	
MIN. LOT SIZE:	5,000 SQFT (CLUSTER) / 10,000 SQFT (RS-10)	
SETBACKS:	RS-10	UNDER 10,000 SQFT
FRONT	30 FT	22 FT
SIDE SETBACKS	10 FT	7.5 FT
REAR SETBACKS	30 FT	15 FT MIN. (400 SQFT REAR YARD)
LOT COVERAGE (%)	30%	
HEIGHT STANDARDS	35 FT (3 STORIES)	
LOT WIDTH	50 FT (CLUSTER) / 75 FT (RS-10)	

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Preliminary Plat (No Contours)
C-2.1	Preliminary Plat (With Contours)
C-2.2	60-Scale 1
C-2.3	60-Scale 2
C-2.4	60-Scale 3
C-2.5	60-Scale 4
C-2.6	60-Scale 5
C-3.0	Curve Table
C-3.1	Parcel Table
C-3.2	Open Space Table
C-4.0	Pre-Development Drainage
C-4.1	Post Development Drainage Plan
FC-1.0	Hydrant Coverage Area
DT-1	Typical Sections

APPROVED BY THE CITY OF COLUMBIA PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS AREA INDICATED IN THE MINUTES OF THE COMMISSION ON _____ (DATE).

PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1690 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STRUCTURES
118292
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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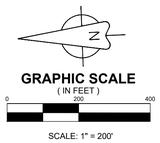
NOT FOR CONSTRUCTION

SHEET TITLE:
COVER SHEET

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 0.0





LEGEND

PROPERTY LINE

EXISTING CONTOURS

NOTES:

1. CONTOURS SHOWN ARE 2' FROM TDOT LIDAR DATA.
2. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E. EFFECTIVE DATE 4/16/2007.

NOT FOR CONSTRUCTION

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ARCHITECTURE
INTERIORS
CIVIL SITE
2904 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1695 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
REG.#118292

Revision		
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1	7/18/22	PER CITY COMMENTS
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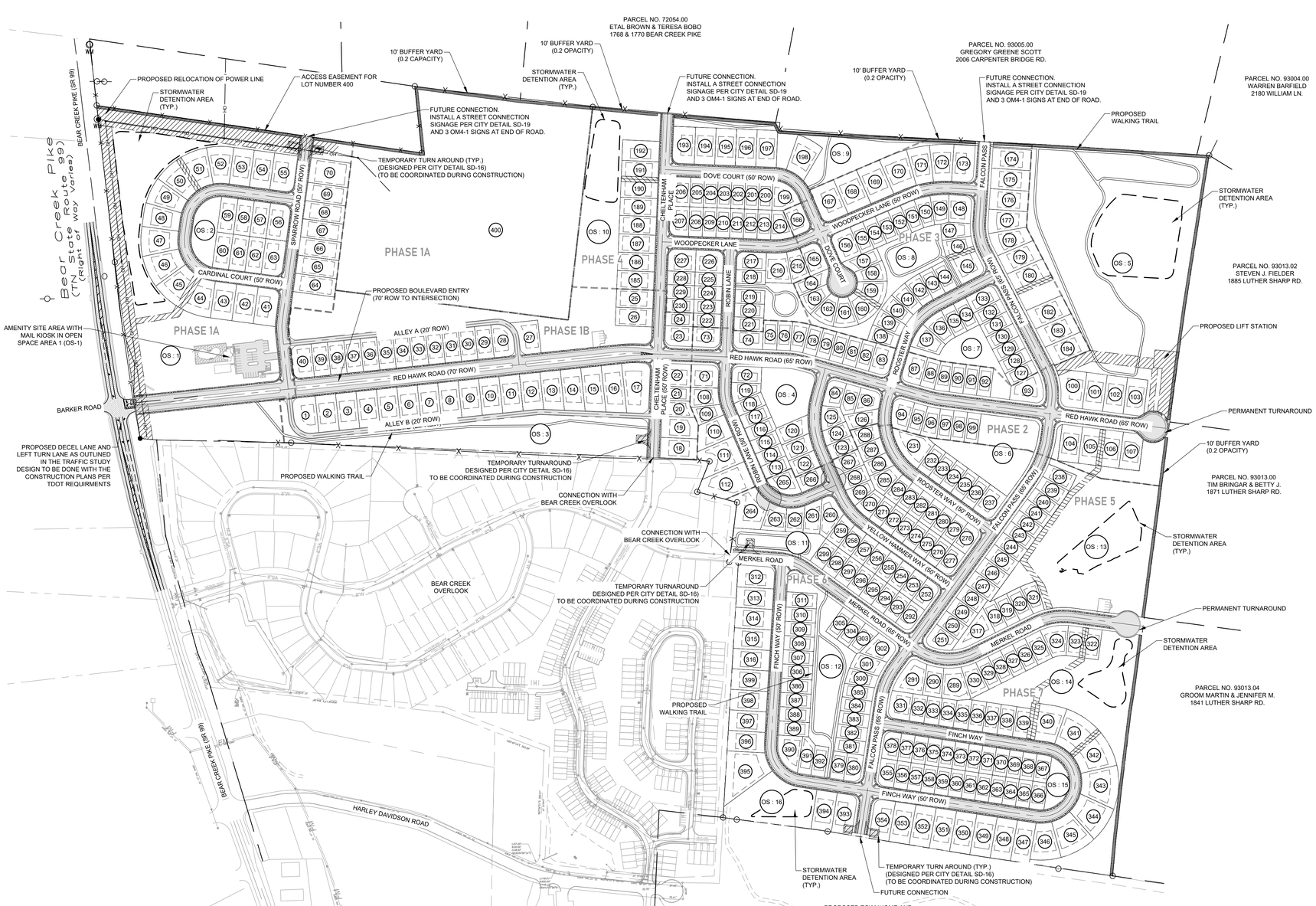
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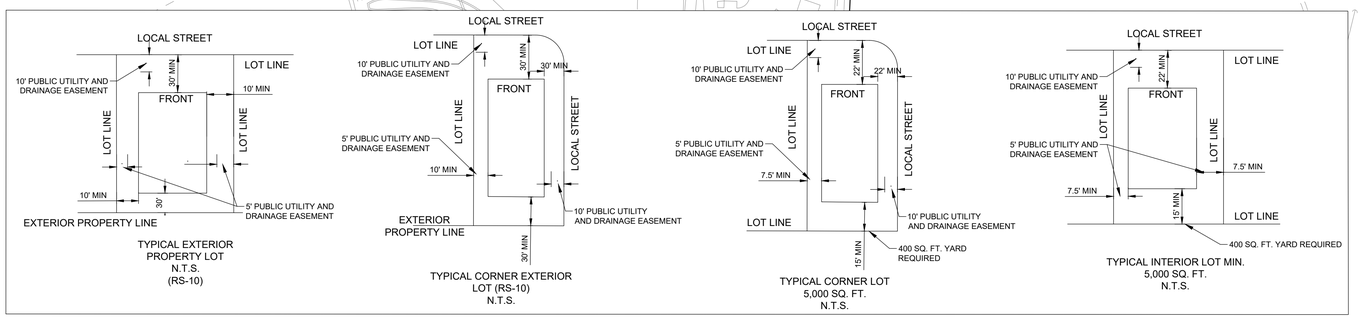
SHEET TITLE:
EXISTING CONDITIONS

Project Status

DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 1.0





N

GRAPHIC SCALE
(IN FEET)
0 200 400
SCALE: 1" = 200'

Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	155.5 +/- AC
ZONING	CLUSTER / RS-10
LOT WIDTH AT R.O.W	50 FT (MIN.) AND 75 FT (MIN.)
TOTAL OPEN SPACE	45.7 AC
USEABLE OPEN SPACE	29.3 AC
RIGHT OF WAY	26.4 AC
DEDICATED UTILITY EASEMENTS	2.0 AC
TOTAL IMPERVIOUS*	60.6 AC
TOTAL PERVIOUS*	94.9 AC
LINEAR FEET OF TRAILS	9,490 LF
SINGLE-FAMILY	300 (50' WIDE MIN.) (43.5 AC)
SINGLE-FAMILY (RS-10)	100 (75' WIDE MIN.) (39.9 AC)
TOTAL LOTS	400
LOT AREA REDUCTION	13.7 AC

NOTE:

1. MAX HEIGHT IS 3-STORIES / 35 FEET
2. 70' R.O.W. PROPOSED FOR ENTRANCE ROAD TO INTERSECTION AT LOT 350 AND 355
   - 2.1. SEE SHEET DT-1 FOR TYPICAL SECTIONS
     - 2.1.1. 70' ROW
     - 2.1.2. 65' ROW (CITY DETAIL RD-04)
     - 2.1.3. 50' ROW (CITY DETAIL RD-05)
     - 2.1.4. 20' ROW (CITY DETAIL RD-06)
3. ALL ROADWAYS MEET CITY ENGINEERING STANDARDS AND SPECIFICATIONS
4. CONTOURS SHOWN ARE 2' FROM TDOT LIDAR DATA
5. STORMWATER CALCULATIONS WILL PROVIDED WITH THE CONSTRUCTIONS PLANS.
6. 10' BUFFER YARD WITH 0.2 OPACITY PROVIDED ON PROPERTY LINES WITH COUNTY ZONING PROPERTY.
   - 6.1. ALL OTHER BOUNDARIES ARE AGAINST LIKE ZONING OR ARE PROVIDED ON NEIGHBORING DEVELOPING PROPERTIES.

Development Summary	
PHASE	NUMBER OF LOTS
PHASE 1A	31
PHASE 1B	40
PHASE 2	56
PHASE 3	57
PHASE 4	46
PHASE 5	58
PHASE 6	28
PHASE 7	83
TOTAL	399

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.

TKC
ARCHITECTURE | INTERIORS | CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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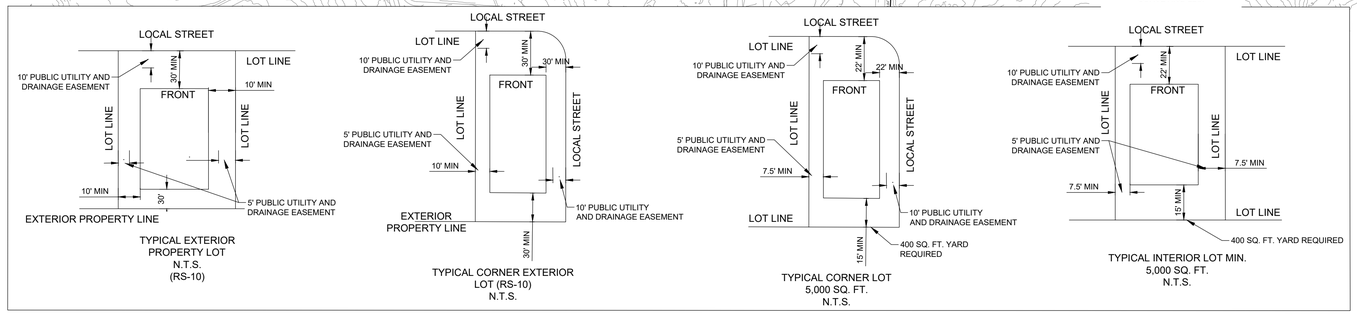
NOT FOR CONSTRUCTION

SHEET TITLE:
PRELIMINARY PLAT (WITHOUT CONTOURS)

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 2.0





N

GRAPHIC SCALE
(IN FEET)
0 200 400

SCALE: 1" = 200'

Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	155.5 +/- AC
ZONING	CLUSTER / RS-10
LOT WIDTH AT R.O.W	50 FT (MIN.) AND 75 FT (MIN.)
TOTAL OPEN SPACE	45.7 AC
USEABLE OPEN SPACE	29.3 AC
RIGHT OF WAY	26.4 AC
DEDICATED UTILITY EASEMENTS	2.0 AC
TOTAL IMPERVIOUS*	60.6 AC
TOTAL PERVIOUS*	94.9 AC
LINEAR FEET OF TRAILS	9,490 LF
SINGLE-FAMILY	300 (50' WIDE MIN.) (43.5 AC)
SINGLE-FAMILY (RS-10)	100 (75' WIDE MIN.) (39.9 AC)
TOTAL LOTS	400
LOT AREA REDUCTION	13.7 AC

NOTE:

1. MAX HEIGHT IS 3-STORIES / 35 FEET
2. 70' R.O.W. PROPOSED FOR ENTRANCE ROAD TO INTERSECTION AT LOT 350 AND 355
   - 2.1. SEE SHEET DT-1 FOR TYPICAL SECTIONS
     - 2.1.1. 70' ROW
     - 2.1.2. 65' ROW (CITY DETAIL RD-04)
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Development Summary	
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NOTES:
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NOT FOR CONSTRUCTION

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CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118292
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
REG.#118292

Revision		
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SHEET TITLE:
PRELIMINARY PLAT (WITH CONTOURS)

Project Status

DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 2.1

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- SANITARY SEWER LINE
- OVERHEAD ELECTRICAL
- WATER LINE
- STORM PIPE
- FIRE HYDRANT
- CONCRETE
- ASPHALT PAVING
- BUFFER YARD

GRAPHIC SCALE (IN FEET)

0 60 120

SCALE: 1" = 60'

ACCESS EASEMENT FOR LOT NUMBER 400

FUTURE CONNECTION. INSTALL A STREET CONNECTION SIGNAGE PER CITY DETAIL SD-19 AND 3 OM4-1 SIGNS AT END OF ROAD.

TEMPORARY TURN AROUND (TYP.) (DESIGNED PER CITY DETAIL SD-16) (TO BE COORDINATED DURING CONSTRUCTION)

10' BUFFER YARD (0.2 CAPACITY)

STORMWATER DETENTION AREA (TYP.)

PROPOSED STORMWATER OUTLET STRUCTURE (TYP.)

PROPOSED 20' PUBLIC UTILITY AND DRAINAGE EASEMENT

PROPOSED RELOCATION OF OVERHEAD POWER LINE

PROPOSED 20' PUBLIC UTILITY EASEMENT

PROPOSED FIRE HYDRANT (TYP.)

CARDINAL COURT (50' ROW)

RED HAWK ROAD (70' ROW)

PROPOSED 8" PVC SANITARY SEWER (FINAL LAYOUT / DESIGN TO OCCUR WITH CONSTRUCTION PLANS)

PROPOSED STORMWATER INLET STRUCTURE (TYP.)

PROPOSED 5' SIDEWALK

AMENITY SITE AREA WITH MAIL KIOSK IN OPEN SPACE AREA 1 (OS-1)

PUBLIC UTILITY AND DRAINAGE EASEMENT (NON-USEABLE OPEN SPACE)

PROPOSED 12" WATER LINE

PROPOSED SANITARY SEWER MANHOLE (TYP.)

PROPOSED DECEL LANE AND LEFT TURN LANE AS OUTLINED IN THE TRAFIC STUDY DESIGN TO BE DONE WITH THE CONSTRUCTION PLANS PER TDOT REQUIREMENTS

PROPOSED GRATE INLET IN ALLEYS (TYP.)

ALLEY A (20' ROW)

ALLEY B (20' ROW)

PROPOSED STORM PIPE (SIZE TO BE DETERMINED)

PROPOSED SANITARY SEWER FLOW DIRECTION ARROW

PROPOSED STORMWATER FLOW DIRECTION ARROW

PROPOSED WALKING TRAIL

PHASE 1A

PHASE 1B

MATCH LINE SHEET C-2.3

OS : 1

OS : 2

OS : 3

400

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INTERIORS
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
REG.#118292

Revision		
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3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 1

Project Status

DATE: 04/26/2022

DRAWN BY: RT

PROJECT NO.: 2124

SHEET NO.:

C - 2.2



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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
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COMMERCE
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
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Revision		
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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 2

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 2.3

GRAPHIC SCALE
(IN FEET)
0 60 120
SCALE: 1" = 60'

LEGEND
- PROPERTY LINE
- BUILDING SETBACK
- SA — SANITARY SEWER LINE
- OH — OVERHEAD ELECTRICAL
- 8"W — WATER LINE
- STORM PIPE
- FIRE HYDRANT
- CONCRETE
- ASPHALT PAVING
- BUFFER YARD

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1690 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 3

Project Status

DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

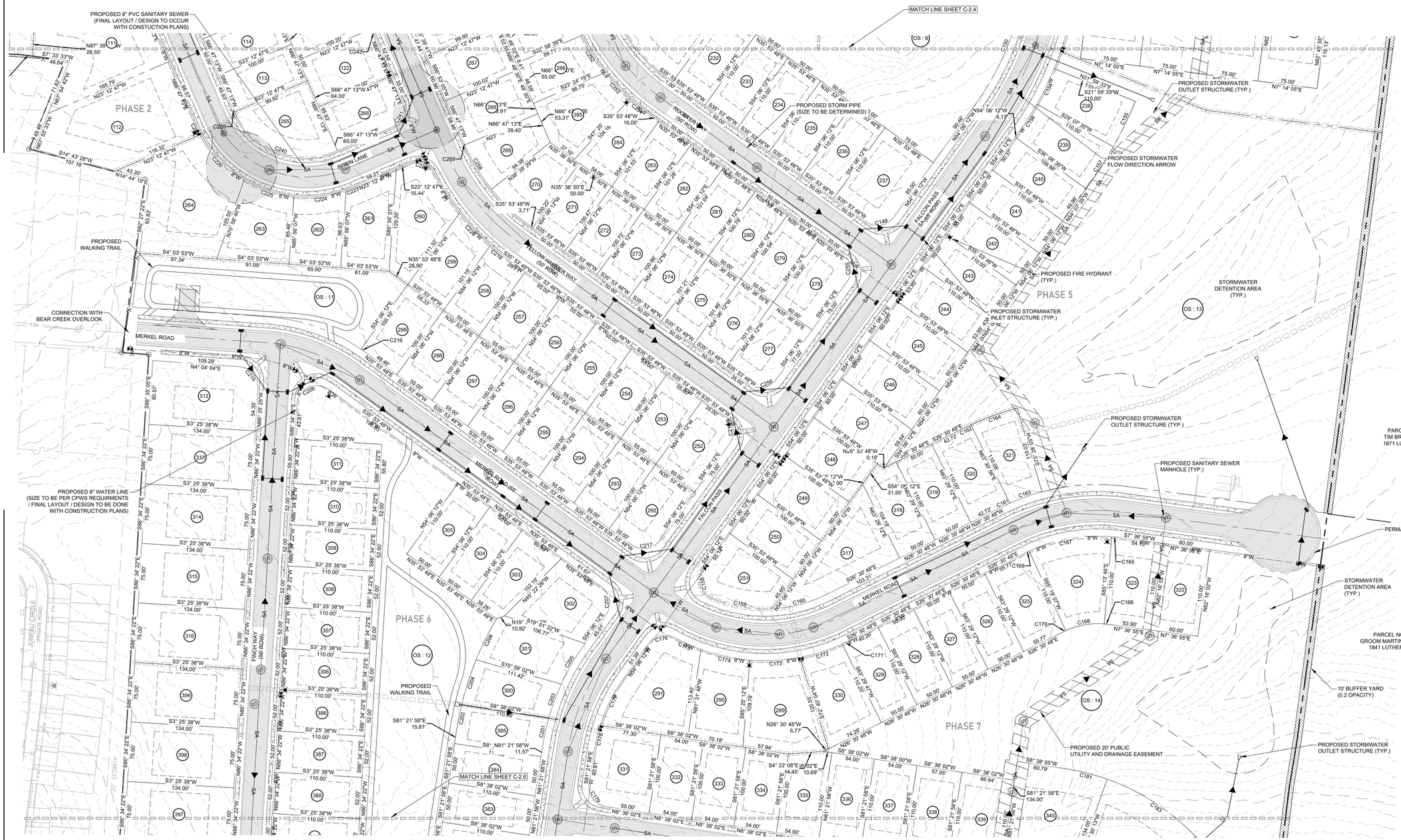
SHEET NO.:
C - 2.4

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- SANITARY SEWER LINE
- OVERHEAD ELECTRICAL
- WATER LINE
- STORM PIPE
- FIRE HYDRANT
- CONCRETE
- ASPHALT PAVING
- BUFFER YARD

N

GRAPHIC SCALE
(IN FEET)
0 60 120
SCALE: 1" = 60'



NOT FOR CONSTRUCTION

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INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
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1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
REG.#118292

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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 4

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 2.5



GRAPHIC SCALE
(IN FEET)
0 60 120
SCALE: 1" = 60'

LEGEND
- PROPERTY LINE
- BUILDING SETBACK
- SANITARY SEWER LINE
- OVERHEAD ELECTRICAL
- WATER LINE
- STORM PIPE
- FIRE HYDRANT
- CONCRETE
- ASPHALT PAVING
- BUFFER YARD

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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
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Revision		
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SHEET TITLE:
PRELIMINARY PLAT
60-SCALE 5

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 2.6

CURVE TABLE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	90.00	S51° 01' 34"E	35.36
C2	94.25	60.00	90.00	N38° 58' 26"E	84.85
C3	21.91	128.29	9.78	N0° 43' 37"W	21.88
C4	39.27	25.00	90.00	N42° 39' 41"W	35.36
C5	39.27	25.00	90.00	S47° 20' 19"W	35.36
C6	24.82	170.00	8.36	S1° 50' 38"E	24.80
C7	39.27	25.00	90.00	S38° 58' 26"W	35.36
C8	67.84	80.00	48.59	S59° 40' 43"W	65.83
C9	39.27	25.00	90.00	N51° 01' 34"W	35.36
C10	94.25	60.00	90.00	S38° 58' 26"W	84.85
C11	39.27	25.00	90.00	S38° 58' 26"W	35.36
C12	39.27	25.00	90.00	N51° 01' 34"W	35.36
C13	18.19	150.00	6.95	N85° 46' 52"W	18.18
C14	39.27	25.00	90.00	S52° 41' 33"W	35.36
C15	58.28	150.00	22.26	S18° 49' 23"W	57.91
C16	110.34	284.00	22.26	N18° 49' 23"E	109.65
C17	62.96	150.00	24.05	S41° 58' 42"W	62.50
C18	119.21	284.00	24.05	N41° 58' 42"E	118.33
C19	62.96	150.00	24.05	N66° 01' 40"E	62.50
C20	119.21	284.00	24.05	S66° 01' 40"W	118.33
C21	51.42	150.00	19.64	S87° 52' 21"W	51.17
C22	97.35	284.00	19.64	N87° 52' 21"E	96.87
C23	21.69	150.00	8.29	N78° 09' 54"W	21.67
C24	41.07	284.00	8.29	S78° 09' 54"E	41.03
C25	52.11	150.00	19.90	N64° 04' 15"W	51.84
C26	98.65	284.00	19.90	S64° 04' 15"E	98.16
C27	55.59	150.00	21.23	N43° 30' 09"W	55.27
C28	105.25	284.00	21.23	S43° 30' 09"E	104.65
C29	58.24	150.00	22.24	N21° 45' 47"W	57.87
C30	110.26	284.00	22.24	S21° 45' 47"E	109.57
C31	48.00	150.00	18.33	N1° 28' 27"W	47.79
C32	90.87	284.00	18.33	S1° 28' 27"E	90.48
C33	39.27	25.00	90.00	N37° 18' 27"W	35.36
C34	39.27	25.00	90.00	S52° 41' 33"W	35.36
C35	10.02	100.00	5.74	S4° 49' 22"W	10.01
C36	10.02	100.00	5.74	N10° 33' 43"E	10.01
C37	39.27	25.00	90.00	S37° 18' 27"E	35.36
C41	5.30	150.00	2.03	S3° 21' 05"W	5.30
C42	37.65	150.00	14.38	N11° 33' 17"E	37.55
C43	75.80	150.00	28.96	S33° 13' 23"W	75.00
C44	102.84	284.00	20.75	N29° 07' 10"E	102.28
C45	40.59	150.00	15.50	N55° 27' 09"E	40.46
C46	112.48	100.00	64.45	N34° 33' 46"E	106.65
C47	39.27	25.00	90.00	S42° 39' 41"E	35.36
C48	39.27	25.00	90.00	N47° 20' 19"E	35.36
C49	77.07	200.00	22.08	N8° 42' 01"W	76.59
C50	12.13	200.00	3.47	S21° 28' 34"E	12.12
C51	39.27	25.00	90.00	S68° 12' 47"E	35.36
C52	39.27	25.00	90.00	S21° 47' 13"W	35.36
C53	16.09	63.00	14.63	S74° 06' 13"W	16.05
C54	10.19	250.00	2.34	S22° 02' 43"E	10.19
C55	50.34	250.00	11.54	S15° 06' 32"E	50.25
C56	50.96	249.69	11.69	S3° 30' 12"E	50.87
C57	39.27	25.00	90.00	S42° 39' 41"E	35.36
C58	39.27	25.00	90.00	S47° 20' 19"W	35.36

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C59	12.58	282.50	2.55	N3° 36' 53"E	12.58
C60	17.35	389.50	2.55	S3° 36' 53"W	17.35
C61	46.43	299.88	8.87	N9° 36' 01"E	46.39
C62	64.03	389.50	9.42	S9° 36' 01"W	63.96
C63	6.59	282.50	1.34	S14° 58' 40"W	6.59
C64	9.08	389.50	1.34	N14° 58' 40"E	9.08
C65	38.84	25.00	89.02	N28° 51' 57"W	35.05
C66	30.77	275.00	6.41	N70° 10' 18"W	30.76
C67	42.75	382.00	6.41	S70° 10' 18"E	42.73
C68	46.35	275.00	9.66	N62° 08' 14"W	46.30
C69	64.39	382.00	9.66	S62° 08' 14"E	64.31
C70	46.35	275.00	9.66	S52° 28' 48"E	46.30
C71	64.39	382.00	9.66	N52° 28' 48"W	64.31
C72	46.35	275.00	9.66	N42° 49' 23"W	46.30
C73	64.39	382.00	9.66	S42° 49' 23"E	64.31
C74	46.35	275.00	9.66	S33° 09' 57"E	46.30
C75	64.39	382.00	9.66	N33° 09' 57"W	64.31
C76	4.45	275.00	0.93	N27° 52' 24"W	4.45
C77	6.18	382.00	0.93	S27° 52' 24"E	6.18
C78	39.27	25.00	90.00	N72° 24' 35"W	35.36
C79	11.44	237.50	2.76	S68° 10' 00"W	11.44
C80	48.08	237.50	11.60	S75° 20' 44"W	47.99
C81	59.73	344.50	9.93	N76° 10' 39"E	59.66
C82	45.23	237.50	10.91	S86° 36' 03"W	45.16
C83	59.46	344.50	9.89	N86° 05' 20"E	59.38
C84	7.06	237.50	1.70	N87° 05' 28"W	7.06
C85	39.27	25.00	90.00	S48° 45' 40"W	35.36
C86	11.61	350.00	1.90	S2° 48' 38"W	11.61
C87	69.53	350.00	11.38	S3° 49' 52"E	69.41
C88	22.61	243.00	5.33	N6° 50' 56"W	22.60
C89	59.53	350.00	9.75	S14° 23' 40"E	59.46
C90	41.33	243.00	9.74	N14° 23' 12"W	41.28
C91	24.10	350.00	3.95	S21° 14' 24"E	24.10
C92	16.77	243.00	3.95	N21° 14' 10"W	16.77
C93	39.27	25.00	90.00	S68° 12' 47"E	35.36
C94	16.09	63.00	14.63	N59° 28' 13"E	16.05
C95	31.01	63.00	28.20	N38° 03' 13"E	30.70
C96	26.74	57.00	26.88	N37° 23' 34"E	26.49
C97	37.51	57.00	37.71	S69° 41' 10"W	36.84
C98	62.65	165.00	21.75	N77° 39' 49"E	62.27
C99	34.79	57.00	34.97	S73° 58' 22"E	34.26
C100	100.72	165.00	34.97	N73° 58' 22"W	99.16
C101	34.79	57.00	34.97	N38° 59' 55"W	34.26
C102	100.72	165.00	34.97	S38° 59' 55"E	99.16
C103	32.98	57.00	33.15	S4° 56' 13"E	32.52
C104	95.46	165.00	33.15	N4° 56' 13"W	94.14
C105	32.98	57.00	33.15	S28° 12' 45"W	32.52
C106	95.46	165.00	33.15	N28° 12' 45"E	94.14
C107	37.76	57.00	37.96	S63° 45' 53"W	37.07
C108	63.36	165.00	22.00	S55° 47' 13"W	62.97
C109	26.74	57.00	26.88	S83° 49' 07"E	26.49
C110	31.01	63.00	28.20	S84° 28' 47"E	30.70
C111	39.27	25.00	90.00	S21° 47' 13"W	35.36
C112	9.38	150.00	3.58	S64° 59' 44"W	9.38
C113	52.97	450.53	6.74	S19° 25' 07"E	52.94

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C114	70.58	534.00	7.57	N19° 25' 35"W	70.53
C115	64.14	405.58	9.06	N11° 03' 43"W	64.07
C116	85.63	534.00	9.19	S11° 02' 47"E	85.53
C117	66.22	413.20	9.18	N1° 42' 32"W	66.15
C118	90.12	535.91	9.63	S1° 37' 35"E	90.01
C119	4.98	169.86	1.68	N4° 00' 18"E	4.98
C120	39.27	25.00	90.00	N41° 14' 20"W	35.36
C121	39.61	172.50	13.15	N87° 11' 01"E	39.52
C122	6.41	28.47	12.90	S87° 59' 23"W	6.40
C123	40.47	172.50	13.44	N73° 53' 09"E	40.37
C124	4.82	31.06	8.90	S77° 37' 39"W	4.82
C125	6.27	237.50	1.51	N63° 20' 50"E	6.27
C126	16.56	373.62	2.54	S63° 51' 20"W	16.56
C127	107.57	235.67	26.15	S81° 51' 30"W	106.64
C128	38.24	25.00	87.65	S51° 03' 33"W	34.62
C129	8.56	25.00	19.61	S2° 34' 14"E	8.51
C130	41.10	25.00	94.19	N39° 51' 31"W	36.62
C131	91.70	172.50	30.46	S77° 49' 09"W	90.62
C132	39.27	25.00	90.00	S17° 35' 25"W	35.36
C133	81.11	224.94	20.66	S37° 44' 19"E	80.67
C134	41.46	115.00	20.65	N37° 44' 13"W	41.23
C135	92.78	225.47	23.58	S59° 51' 35"E	92.12
C136	44.17	115.00	22.01	N59° 04' 05"W	43.90
C137	39.70	25.00	90.98	N61° 08' 03"E	35.66
C138	6.49	225.00	1.65	S14° 49' 11"W	6.49
C139	2.74	110.50	1.42	N14° 56' 09"E	2.74
C140	26.54	225.00	6.76	N10° 36' 51"E	26.53
C141	13.48	110.50	6.99	S10° 43' 49"W	13.48
C142	40.64	282.50	8.24	N11° 21' 22"E	40.61
C143	56.47	392.50	8.24	N11° 21' 22"E	56.42
C144	0.83	282.50	0.17	S15° 33' 42"W	0.83
C145	40.12	25.00	91.95	S30° 19' 50"E	35.95
C146	86.91	225.00	22.13	S87° 22' 20"E	86.37
C147	179.33	225.00	45.67	S58° 43' 47"W	174.62
C148	35.69	115.00	17.78	N44° 47' 12"E	35.54
C149	39.27	25.00	90.00	S9° 06' 12"E	35.36
C150	171.34	342.50	28.66	N68° 26' 03"W	169.55
C151	39.27	25.00	90.00	S52° 14' 05"W	35.36
C154	49.86	407.50	7.01	N64° 00' 01"W	49.83
C155	63.56	517.50	7.04	S64° 05' 38"E	63.52
C156	45.46	407.50	6.39	N57° 17' 57"W	45.44
C157	58.46	517.50	6.47	S57° 20' 22"E	58.43
C158	44.98	25.00	103.09	S74° 21' 12"W	39.15
C159	77.81	172.50	25.84	S9° 53' 15"W	77.15
C160	70.69	172.50	23.48	S14° 46' 27"E	70.19
C161	12.24	272.50	2.57	N25° 13' 37"W	12.24
C162	12.29	382.50	1.84	S25° 35' 33"E	12.28
C163	42.79	272.50	9.00	N19° 26' 31"W	42.75
C164	61.90	382.50	9.27	S20° 02' 11"E	61.83
C165	10.30	207.50	2.84	S6° 11' 38"W	10.29
C166	4.83	97.50	2.84	N6° 11' 41"E	4.83
C167	106.41	207.50	29.38	N9° 55' 09"W	105.25
C168	49.87	97.50	29.31	S9° 52' 41"E	49.33
C169	6.89	207.50	1.90	N25° 33' 43"W	6.89
C170	3.37	97.50	1.98	S25° 31' 19"E	3.37

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C171	9.73	237.50	2.35	S25° 20' 24"E	9.73
C172	55.90	237.50	13.48	S17° 25' 27"E	55.77
C173	63.26	237.50	15.26	S3° 03' 06"E	63.07
C174	63.05	237.50	15.21	N12° 11' 00"E	62.86
C175	36.47	237.50	8.80	N24° 11' 15"E	36.44
C176	36.08	25.00	82.69	N12° 45' 29"W	33.03
C177	69.16	217.50	18.22	N63° 12' 48"W	68.87
C178	34.33	217.50	9.04	S76° 50' 41"E	34.29
C179	39.27	25.00	90.00	N53° 38' 02"E	35.36
C180	28.44	150.04	10.86	N14° 03' 57"E	28.40
C181	54.56	284.00	11.01	S13° 59' 33"W	54.48
C182	75.80	150.00	28.96	S33° 58' 26"W	75.00
C183	143.52	284.00	28.96	N33° 58' 26"E	142.00
C184	75.71	150.00	28.92	N62° 54' 41"E	74.91
C185	143.35	284.00	28.92	S62° 54' 41"W	141.83
C186	75.79	150.00	28.95	N88° 09' 10"W	74.99
C187	163.03	284.00	32.89	S86° 11' 00"E	160.80
C188	76.82	150.00	29.34	N59° 00' 21"W	75.98
C189	132.19	285.61	26.52	S56° 26' 30"E	131.01
C190	76.55	150.00	29.24	S29° 42' 52"E	75.72
C191	138.68	285.46	27.84	N29° 02' 53"W	137.32
C192	57.12	150.00	21.82	S4° 11' 10"E	56.77
C193	115.69	284.00	23.34	N3° 25' 29"W	114.89
C194	5.00	150.00	1.91	N7° 40' 41"E	5.00
C195	39.27	25.00	90.00	N36° 21' 58"W	35.36
C196	39.27	25.00	90.00	N53° 38' 02"E	35.36
C197	25.78	100.00	14.77	N1° 14' 58"E	25.71
C198	25.78	100.00	14.77	S16° 01' 06"W	25.71
C199	39.27	25.00	90.00	S36° 21' 58"E	35.36
C200	39.27	25.00	90.00	S36° 21' 58"E	35.36
C201	38.53	300.00	7.36	S77° 41' 11"E	38.51
C202	34.23	392.50	5.00	N78° 52' 04"W	34.22
C203	44.98	300.00	8.59	S69° 42' 39"E	44.94
C204	59.10	392.50	8.63	N72° 03' 21"W	59.05
C205	59.23	300.00	11.31	S59° 45' 33"E	59.13
C206	57.63	392.50	8.41	N63° 32' 07"W	57.58
C207	39.27	25.00	90.00	N80° 53' 48"E	35.36
C208	51.66	25.00	118.39	S27° 22' 45"E	42.95
C209	133.79	100.00	76.66	S55° 05' 54"W	124.03
C210	14.20	100.00	8.14	S12° 42' 06"W	14.19
C211	39.27	25.00	90.00	N53° 38' 02"E	35.36
C212	117.73	150.00	44.97	S31° 07' 08"W	114.73
C213	72.03	150.00	27.51	S67° 21' 38"W	71.34
C214	32.23	150.00	12.31	S87° 16' 20"W	32.17
C215	38.99	25.00	89.36	S48° 44' 51"W	35.16
C216	6.87	237.50	1.66	N35° 04' 05"E	6.87
C217	39.27	25.00	90.00	S9° 06' 12"E	35.36
C218	39.27	25.00	90.00	S80° 53' 48"W	35.36
C219	26.32	300.00	5.03	S38° 24' 37"W	26.31
C220	56.34	300.00	10.76	S46° 18' 12"W	56.25
C221	59.98	300.00	11.46	S57° 24' 39"W	59.88
C222	37.68	25.00	86.35	S19° 57' 46"W	34.21
C223	9.38	150.00	3.58	N21° 25' 20"W	9.38
C224	66.75	150.00	25.50	N6° 52' 56"W	66.20
C225	66.49	150.25	25.36	N18° 34' 00"E	65.95

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C226	79.55	150.00	30.39	S46° 27' 31"W	78.62
C227	13.45	150.00	5.14	N64° 13' 09"E	13.44
C228	26.33	200.00	7.54	N70° 33' 28"E	26.31
C229	60.54	200.00	17.34	N83° 00' 02"E	60.31
C230	39.27	25.00	90.00	N47° 20' 19"E	35.36
C231	39.27	25.00	90.00	S42° 39' 41"E	35.36
C232	39.27	25.00	90.00	S47° 20' 19"W	35.36
C233	39.27	25.00	90.00	N42° 39' 41"W	35.36
C234	39.27	25.00	90.00	N47° 20' 19"E	35.36
C235	39.27	25.00	90.00	S42° 39' 41"E	35.36
C236	39.27	25.00	90.00	N42° 39' 41"W	35.36
C237	57.53	150.00	21.97	S81° 21' 06"W	57.18
C238	9.37	150.00	3.58	S68° 34' 33"W	9.36
C239	4.07	100.00	2.33	S65° 37' 18"W	4.07
C240	153.01	100.00	87.67	S20° 37' 18"W	138.52
C241	39.27	25.00	90.00	S68° 12' 47"E	35.36
C242	11.46	325.00	2.02	N67° 47' 50"E	11.46
C243	64.69	325.00	11.40	S74° 30' 35"W	64.59
C244	67.98	325.00	11.99	S86° 12' 18"W	67.86
C245	29.22	275.00	6.09	N77° 23' 54"W	29.21
C246	39.27	25.00	90.00	N29° 21' 15"W	35.36
C247	38.70	25.00	88.70	N59° 59' 42"E	34.95
C248	32.40	275.00	6.75	S79° 01' 50"E	32.38
C249	54.15	275.00	11.28	N88° 02' 48"W	54.07
C250	51.55	275.00	10.74	S80° 56' 32"W	51.47
C251	59.86	275.00	12.47	S69° 20' 12"W	59.74
C252	55.13	278.22	11.35	N57° 21' 26"E	55.04
C253	45.42	275.00	9.46	S46° 52' 55"W	45.37
C254	30.01	275.00	6.25	S39° 01' 25"W	30.00
C255	39.27	25.00	90.00	N80° 53' 48"E	35.36
C256	39.27	25.00	90.00	S9° 06' 12"E	35.36
C257	67.39	250.00	15.45	S43° 37' 10"W	67.19
C258	65.35	250.00	14.98	N58° 49' 51"E	65.17
C259	2.04	250.00	0.47	S66° 33' 12"W	2.04
C260	55.56	271.98	11.70	N74° 10' 55"E	55.46
C261	94.19	265.80	20.30	S89° 43' 46"W	93.70
C262	7.56	275.00	1.58	S67° 34' 29"W	7.56
C263	13.23	58.50	12.95	S44° 16' 59"W	13.20
C264	17.11	61.50	15.94	S42° 47' 24"W	17.05
C265	17.10	61.51	15.93	S28° 19' 57"E	17.04
C266	0.74	58.50	0.73	S35° 55' 56"E	0.74

NOT FOR CONSTRUCTION

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ARCHITECTURE
INTERIORS
CIVIL SITE
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CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
CURVE TABLE

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 3.0

PARCEL TABLE

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	10483.31	0.24
2	10050.00	0.23
3	10050.00	0.23
4	10050.00	0.23
5	10050.00	0.23
6	10050.00	0.23
7	10050.00	0.23
8	10050.00	0.23
9	10050.00	0.23
10	10050.00	0.23
11	10050.00	0.23
12	10065.19	0.23
13	10615.11	0.24
14	11442.21	0.26
15	12269.31	0.28
16	13096.40	0.30
17	16595.54	0.38
18	10057.54	0.23
19	10160.60	0.23
20	6393.10	0.15
21	5100.00	0.12
22	8237.79	0.19
23	7115.87	0.16
24	5000.00	0.11
25	8978.00	0.21
26	8978.00	0.21
27	9364.62	0.21
28	8393.31	0.19
29	7200.00	0.17
30	7200.00	0.17

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
31	7200.00	0.17
32	7200.00	0.17
33	7200.00	0.17
34	7200.00	0.17
35	7200.00	0.17
36	7200.00	0.17
37	7200.00	0.17
38	7200.00	0.17
39	7200.00	0.17
40	8731.75	0.20
41	10458.52	0.24
42	10586.00	0.24
43	10586.00	0.24
44	12369.73	0.28
45	12208.79	0.28
46	12204.41	0.28
47	11810.21	0.27
49	10100.85	0.23
50	10776.37	0.25
51	11289.42	0.26
52	10639.59	0.24
53	10050.00	0.23
54	10050.00	0.23
55	11260.37	0.26
56	9615.87	0.22
57	7800.00	0.18
58	7800.00	0.18
59	7798.33	0.18
60	7798.33	0.18
61	7800.00	0.18

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
62	7800.00	0.18
63	9615.87	0.22
64	10152.04	0.23
65	10095.15	0.23
66	10038.27	0.23
67	9981.38	0.23
68	9924.49	0.23
69	9867.60	0.23
70	13232.06	0.30
71	8180.01	0.19
72	6267.98	0.14
73	7115.87	0.16
74	6820.87	0.16
75	5564.00	0.13
76	5500.53	0.13
77	5911.82	0.14
78	5428.66	0.12
79	5350.00	0.12
80	5350.00	0.12
81	5350.00	0.12
82	5350.00	0.12
83	7541.45	0.17
84	6108.85	0.14
85	5763.73	0.13
86	6048.45	0.14
87	7705.54	0.18
88	5520.61	0.13
89	5370.12	0.12
90	5350.00	0.12
91	5350.00	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
92	5350.00	0.12
93	9663.11	0.22
94	7411.94	0.17
95	5510.66	0.13
96	6027.94	0.14
97	5500.00	0.13
98	5500.00	0.13
99	5500.00	0.13
100	11924.94	0.27
101	10050.00	0.23
102	10050.00	0.23
103	9982.52	0.23
104	10045.99	0.23
105	10050.00	0.23
106	10050.00	0.23
107	9838.35	0.23
108	6969.56	0.16
109	5610.26	0.13
110	10519.55	0.24
111	14122.47	0.32
112	16654.53	0.38
113	4999.89	0.11
114	5000.00	0.11
115	5000.00	0.11
116	5328.77	0.12
117	5350.00	0.12
118	5349.09	0.12
119	5779.43	0.13
120	7588.71	0.17
121	6621.38	0.15

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
122	6400.77	0.15
123	5497.28	0.13
124	5350.41	0.12
125	5808.74	0.13
126	6552.32	0.15
127	5500.00	0.13
128	5500.00	0.13
129	5500.00	0.13
130	5500.00	0.13
131	5500.00	0.13
132	5500.00	0.13
133	6703.78	0.15
134	5500.00	0.13
135	5500.00	0.13
136	7006.60	0.16
137	7532.59	0.17
138	5788.36	0.13
139	5924.43	0.14
140	5924.43	0.14
141	5924.43	0.14
142	5924.43	0.14
143	5404.58	0.12
144	5350.00	0.12
145	9997.46	0.23
146	6277.41	0.14
147	5967.34	0.14
148	8019.38	0.18
149	6372.60	0.15
150	5395.98	0.12
151	5392.86	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
152	5350.00	0.12
153	5350.00	0.12
154	5350.00	0.12
155	5350.00	0.12
156	8502.46	0.20
157	6219.81	0.14
158	6255.03	0.14
159	7317.60	0.17
160	7317.60	0.17
161	6935.86	0.16
162	6935.86	0.16
163	6306.60	0.14
164	6219.81	0.14
165	7415.37	0.17
166	7094.27	0.16
167	12426.45	0.29
168	12194.00	0.28
169	12194.00	0.28
170	12986.87	0.30
171	10035.67	0.23
172	10476.85	0.24
173	10370.92	0.24
174	10575.00	0.24
175	10575.00	0.24
176	10575.00	0.24
177	10305.89	0.24
178	10021.91	0.23
179	10621.71	0.24
180	10621.71	0.24
182	10603.40	0.24

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
183	10603.40	0.24
184	10601.55	0.24
185	8978.00	0.21
186	8978.00	0.21
187	8978.00	0.21
188	8978.00	0.21
189	8978.00	0.21
190	8978.00	0.21
191	8978.00	0.21
192	10050.00	0.23
193	10585.87	0.24
194	10050.00	0.23
195	10050.00	0.23
196	10050.00	0.23
197	10030.21	0.23
198	11958.83	0.27
199	8120.59	0.19
200	5350.00	0.12
201	5350.00	0.12
202	5350.00	0.12
203	5350.00	0.12
204	5350.00	0.12
205	5350.00	0.12
206	7355.87	0.17
207	7355.87	0.17
208	5350.00	0.12
209	5350.00	0.12
210	5350.00	0.12
211	5350.00	0.12
212	5350.00	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
213	5350.00	0.12
214	6696.08	0.15
215	6837.44	0.16
216	9278.42	0.21
217	6820.87	0.16
218	5350.00	0.12
219	5350.00	0.12
220	5350.00	0.12
221	5350.00	0.12
222	5000.00	0.11
223	5000.00	0.11
224	5000.00	0.11
225	5000.00	0.11
226	7865.87	0.18
227	7865.87	0.18
228	5000.00	0.11
229	5000.00	0.11
230	5000.00	0.11
231	12111.66	0.28
232	5500.00	0.13
233	5500.00	0.13
234	5500.00	0.13
235	5500.00	0.13
236	5500.00	0.13
237	8115.87	0.19
238	6237.89	0.14
239	6196.18	0.14
240	5517.91	0.13
241	5500.00	0.13
242	5500.00	0.13

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
243	5500.00	0.13
244	5934.70	0.14
245	6600.00	0.15
246	6600.00	0.15
247	6599.99	0.15
248	6000.00	0.14
249	6000.00	0.14
250	6000.00	0.14
251	6885.54	0.16
252	5865.87	0.13
253	5500.00	0.13
254	5500.00	0.13
255	5500.00	0.13
256	5500.00	0.13
257	5500.00	0.13
258	5510.10	0.13
259	5828.18	0.13
260	8388.04	0.19
261	6932.03	0.16
262	5799.74	0.13
263	7211.29	0.17
264	15172.05	0.35
265	7447.39	0.17
266	5865.87	0.13
267	6093.69	0.14
268	6050.40	0.14
269	5111.78	0.12
270	5692.00	0.13
271	5017.32	0.12
272	5029.66	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
273	5042.00	0.12
274	5054.34	0.12
275	5066.68	0.12
276	5079.02	0.12
277	5976.99	0.14
278	5874.76	0.13
279	5020.98	0.12
280	5033.32	0.12
281	5045.66	0.12
282	5058.00	0.12
283	5070.34	0.12
284	5313.04	0.12
285	7042.50	0.16
286	5099.36	0.12
287	5384.30	0.12
288	5780.52	0.13
289	9955.94	0.23
290	7311.61	0.17
291	10803.87	0.25
292	5865.87	0.13
293	5500.00	0.13
294	5500.00	0.13
295	5500.00	0.13
296	5500.00	0.13
297	5500.00	0.13
298	5500.00	0.13
299	5533.04	0.13
300	5748.67	0.13
301	6806.12	0.16
302	7819.26	0.18

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
303	5755.41	0.13
304	5500.00	0.13
305	5500.00	0.13
306	5720.00	0.13
307	5720.00	0.13
308	5720.00	0.13
309	5720.00	0.13
310	5720.00	0.13
311	6138.00	0.14
312	10564.95	0.24
313	10050.00	0.23
314	10050.00	0.23
315	10050.00	0.23
316	10050.00	0.23
317	9868.27	0.23
318	5561.72	0.13
319	5500.00	0.13
320	6047.82	0.14
321	5757.84	0.13
322	6600.01	0.15
323	6773.74	0.16
324	8595.43	0.20
325	6698.98	0.15
326	5500.00	0.13
327	5500.00	0.13
328	5500.00	0.13
329	5500.09	0.13
330	7393.36	0.17
331	7835.15	0.18
332	5400.00	0.12

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
333	5400.00	0.12
334	5400.00	0.12
335	5723.47	0.13
336	5939.98	0.14
337	5939.99	0.14
338	6276.00	0.14
339	7363.23	0.17
340	13755.70	0.32
341	14694.87	0.34
342	14677.29	0.34
343	16002.13	0.37
344	14003.69	0.32
345	14422.12	0.33
346	11577.94	0.27
347	10315.88	0.24
348	11271.32	0.26
349	11285.30	0.26
350	11228.35	0.26
351	11162.54	0.26
352	11096.74	0.25
353	11030.93	0.25
354	10671.09	0.24
355	5865.87	0.13
356	5000.00	0.11
357	5000.00	0.11
358	5000.00	0.11
359	5000.00	0.11
360	5000.00	0.11
361	5000.00	0.11
362	5000.00	0.11

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
363	5000.00	0.11
364	5000.00	0.11
365	5000.00	0.11
366	5472.11	0.13
367	5472.11	0.13
368	5000.00	0.11
369	5000.00	0.11
370	5000.00	0.11
371	5000.00	0.11
372	5000.00	0.11
373	5000.00	0.11
374	5000.00	0.11
375	5000.00	0.11
376	5000.00	0.11
377	5000.00	0.11
378	5865.87	0.13
379	5000.00	0.11
380	5865.87	0.13
381	5500.00	0.13
382	5500.00	0.13
383	5500.00	0.13
384	5500.00	0.13
385	5514.62	0.13
386	5720.00	0.13
387	5720.00	0.13
388	5720.00	0.13
389	5720.00	0.13
390	9146.98	0.21
391	6423.78	0.15
392	5500.00	0.13

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
393	10707.74	0.25
394	10788.97	0.25
395	21438.99	0.49
396	10042.31	0.23
397	10050.00	0.23
398	10050.00	0.23
399	10050.00	0.23
400	620763.41	14.25

WIDTH OF LOT	NUMBER OF LOTS
50 FEET	134
51 FEET TO 74 FEET	166
75 FEET +	99

NOT FOR CONSTRUCTION

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ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118292
STATE OF TENNESSEE
Coleonewton
9/15/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
PARCEL TABLE

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 3.1

OPEN SPACE TABLE

Open Space Area Table		
PARCEL	SQ. FT.	ACRES
OS : 1	312898.67	7.18
OS : 2	19111.30	0.44
OS : 3	191668.37	4.40
OS : 4	32263.13	0.74
OS : 5	458012.62	10.51
OS : 6	60170.29	1.38
OS : 7	30040.46	0.69
OS : 8	68230.15	1.57
OS : 9	69226.99	1.59
OS : 10	252210.72	5.79
OS : 11	23744.37	0.55
OS : 12	64299.92	1.48
OS : 13	229464.52	5.27
OS : 14	147098.72	3.38
OS : 15	10665.29	0.24
OS : 16	44460.38	1.02

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INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
118292
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
REG.#118292

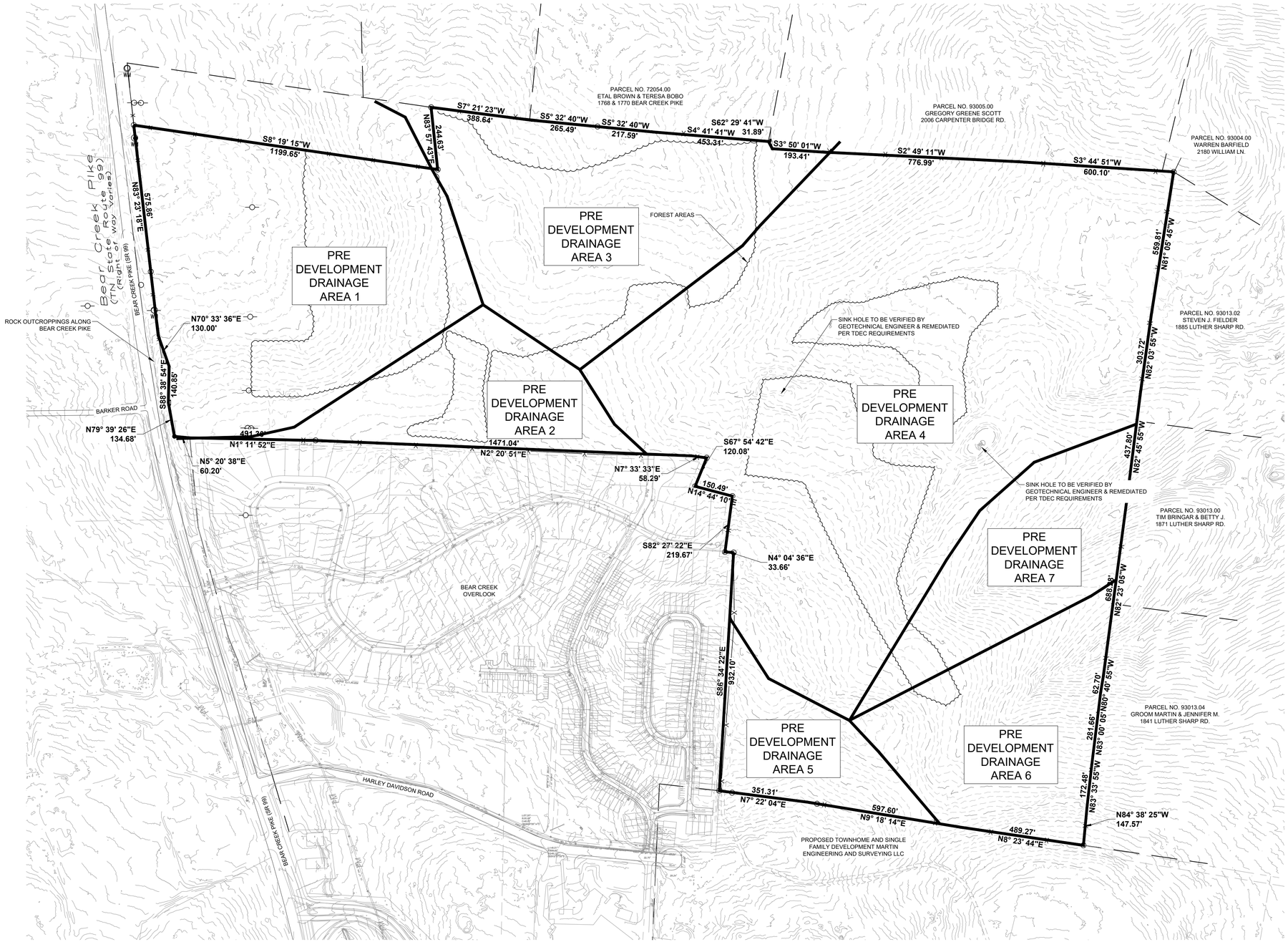
Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
OPEN SPACE TABLE

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 3.2



GRAPHIC SCALE
(IN FEET)
0 200 400
SCALE: 1" = 200'

NOTE:

1. CONTOURS SHOWN ARE 2' FROM TDOT LIDAR DATA
2. STORMWATER CALCULATIONS WILL PROVIDED WITH THE CONSTRUCTIONS PLANS AND WILL MEET ALL CITY REQUIREMENTS.

2.1. PROJECT SOILS ARE GENERALLY CLASSIFIED AS A MIXTURE OF C & D SOILS

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.

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INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1670 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
119.5
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
REG.#118292

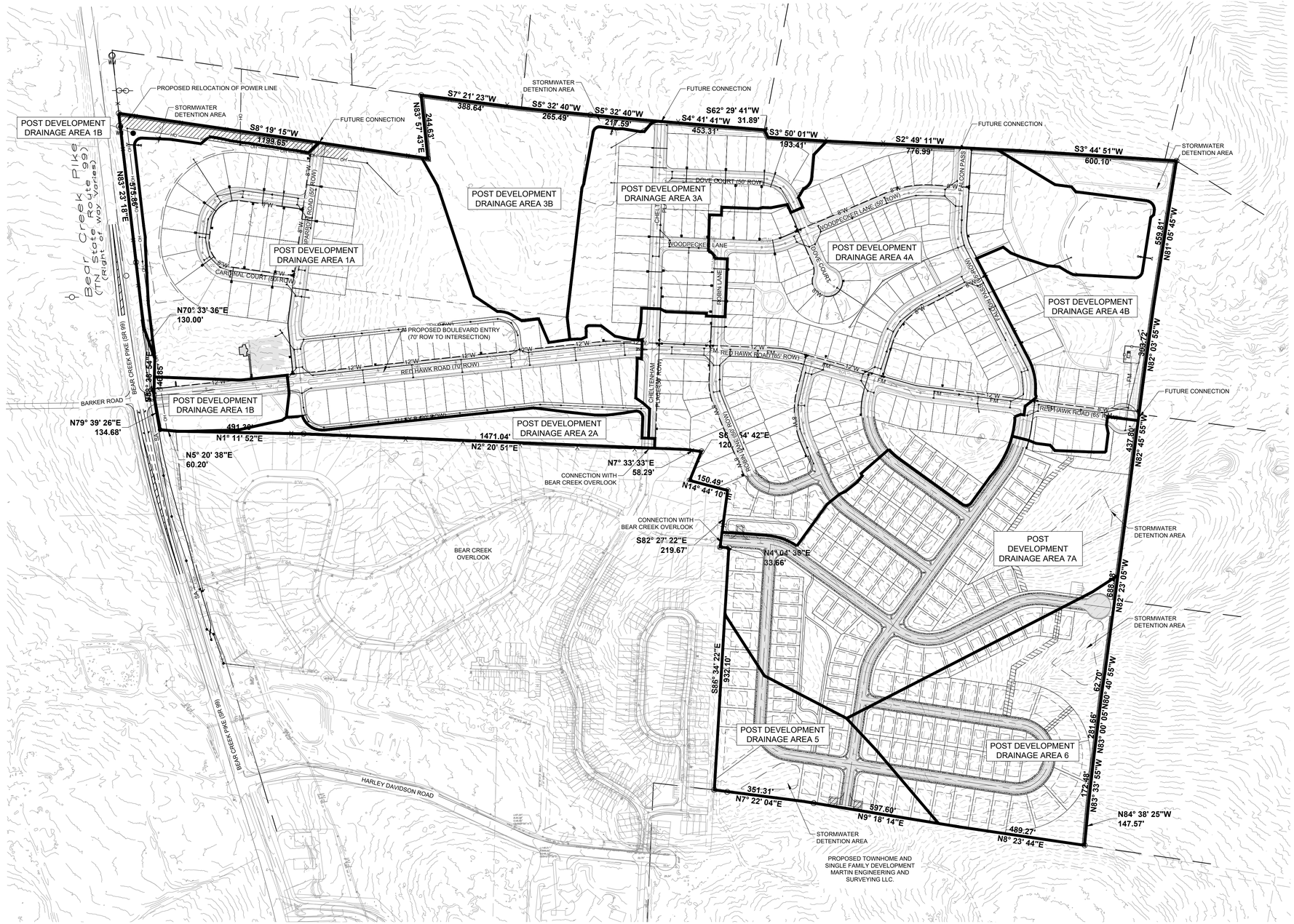
Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
PRE-DEVELOPMENT DRAINAGE

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 4.0



GRAPHIC SCALE
(IN FEET)
0 200 400
SCALE: 1" = 200'

NOTE:

1. ALL ROADWAYS MEET CITY ENGINEERING STANDARDS AND SPECIFICATIONS
2. CONTOURS SHOWN ARE 2' FROM TDOT LIDAR DATA
3. STORMWATER CALCULATIONS WILL PROVIDED WITH THE CONSTRUCTIONS PLANS AND WILL MEET ALL CITY REQUIREMENTS.

3.1. PROJECT SOILS ARE GENERALLY CLASSIFIED AS A MIXTURE OF C & D SOILS

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1693 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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SHEET TITLE:
POST DEVELOPMENT DRAINAGE PLAN

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
C - 4.1



GRAPHIC SCALE
(IN FEET)
0 200 400
SCALE: 1" = 200'

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.

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TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1970 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
119292
STATE OF TENNESSEE
9/15/2025
COLE O NEWTON - TN
REG.#118292

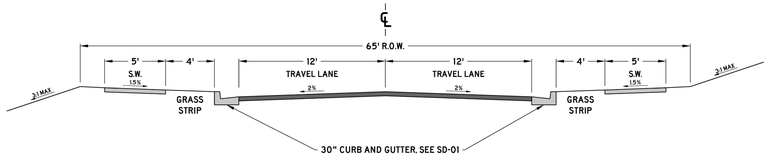
Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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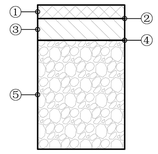
SHEET TITLE:
PRELIMINARY PLAT
FIRE HYDRANT
COVERAGE

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
FC - 1.0



PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-0110 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-0110 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	BIT. BINDER @ 3" THICK 307-0108 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	MINERAL AGGREGATE BASE @ 10" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. MAY INCLUDE A THIRD TRAVEL LANE 12 FEET IN WIDTH
3. DIMENSIONS REFLECT A MINIMUM STANDARD
4. 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

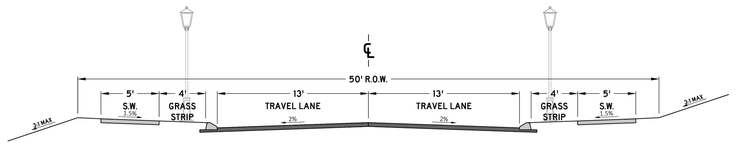
STANDARD DETAILS

MAJOR LOCAL / INDUSTRIAL ROADWAY

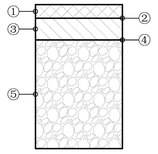
(NTS)

DATE
6/9/2022

RD-04



PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-0110 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-0110 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (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 307-0108 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

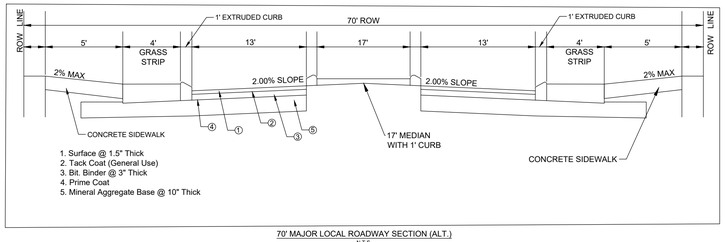
STANDARD DETAILS

MINOR LOCAL ROADWAY

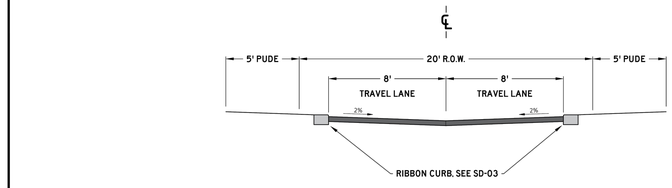
(NTS)

DATE
6/9/2022

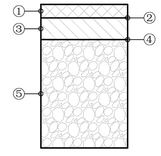
RD-05



70' MAJOR LOCAL ROADWAY SECTION (ALT.)
N.T.S.



PAVEMENT SCHEDULE	
①	SURFACE @ 1.5" THICK 411-0110 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-0110 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (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 307-0108 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
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 TENNESSEE

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

ALLEY

(NTS)

DATE
6/9/2022

RD-06

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD. SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
1693 BEAR CREEK PK
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
9/15/2025

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description
1	7/18/22	PER CITY COMMENTS
2	08/2/22	TIS COMMENT
3	08/5/22	PC STUDY SESSION
4	09/15/25	ADDED AMENITY

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NOT FOR CONSTRUCTION

SHEET TITLE:
CIVIL SITE DETAILS

Project Status
DATE: 04/26/2022
DRAWN BY: RT
PROJECT NO.: 2124

SHEET NO.:
DT - 1

CONSTRUCTION PLANS
FOR
DABBS SUBDIVISION
AMENITY CENTER
1690 BEAR CREEK PIKE
Map 93, Parcel 03.00 DEED
COLUMBIA, TN

Property Information:

DABBS SUBDIVISION PHASE 1
Columbia, Maury County TN
Map 93, Parcel 03.00
Map 72, Parcel 65.00

Developer / Owner:

D.R. HORTON
819 Seven Oaks Boulevard
Smyrna, TN 37167
MSDowdle@drhorton.com

Civil Engineer:

TKC ARCHITECTURE AND ENGINEERING LLC
Contact: Cole Newton
Phone: 615.617.7477
Email: cole@tkc-ae.com

Surveyor:

TWM INC.
Contact: G. Scott Carter
Phone: 615.814.7414
Email: scarter@twm-inc.com

Water Service:

COLUMBIA POWER AND WATER SYSTEMS

Waste Water Service:

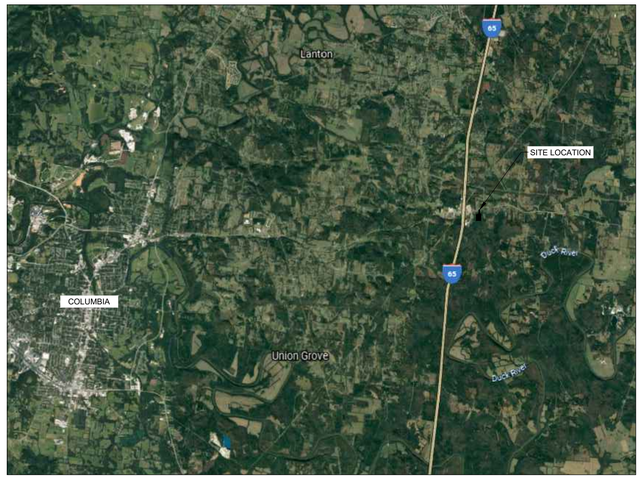
CITY OF COLUMBIA

Electric Service:

DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the TWM INC. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



VICINITY MAP

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Site Plan
C-3.0	Initial Erosion Control Plan
C-3.1	Final Stabilization Plan
C-4.0	Grading and Drainage Plan
C-5.0	Utility Plan
DT-1	Civil Details
DT-2	Civil Details
L-1.0	Landscape Plan

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
115.2
STATE OF TENNESSEE
5/28/2024

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:
COVER SHEET

CONSTRUCTION PLANS
DATE: 05/28/2024
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
C - 0.0



N

GRAPHIC SCALE
(IN FEET)

0 30 60

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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CONSULTANTS:

PROJECT TITLE:

DABBS SUBDIVISION
AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ST
SHEET
No. 118292
STATE OF TENNESSEE
5/28/2024

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:

EXISTING CONDITIONS

CONSTRUCTION PLANS

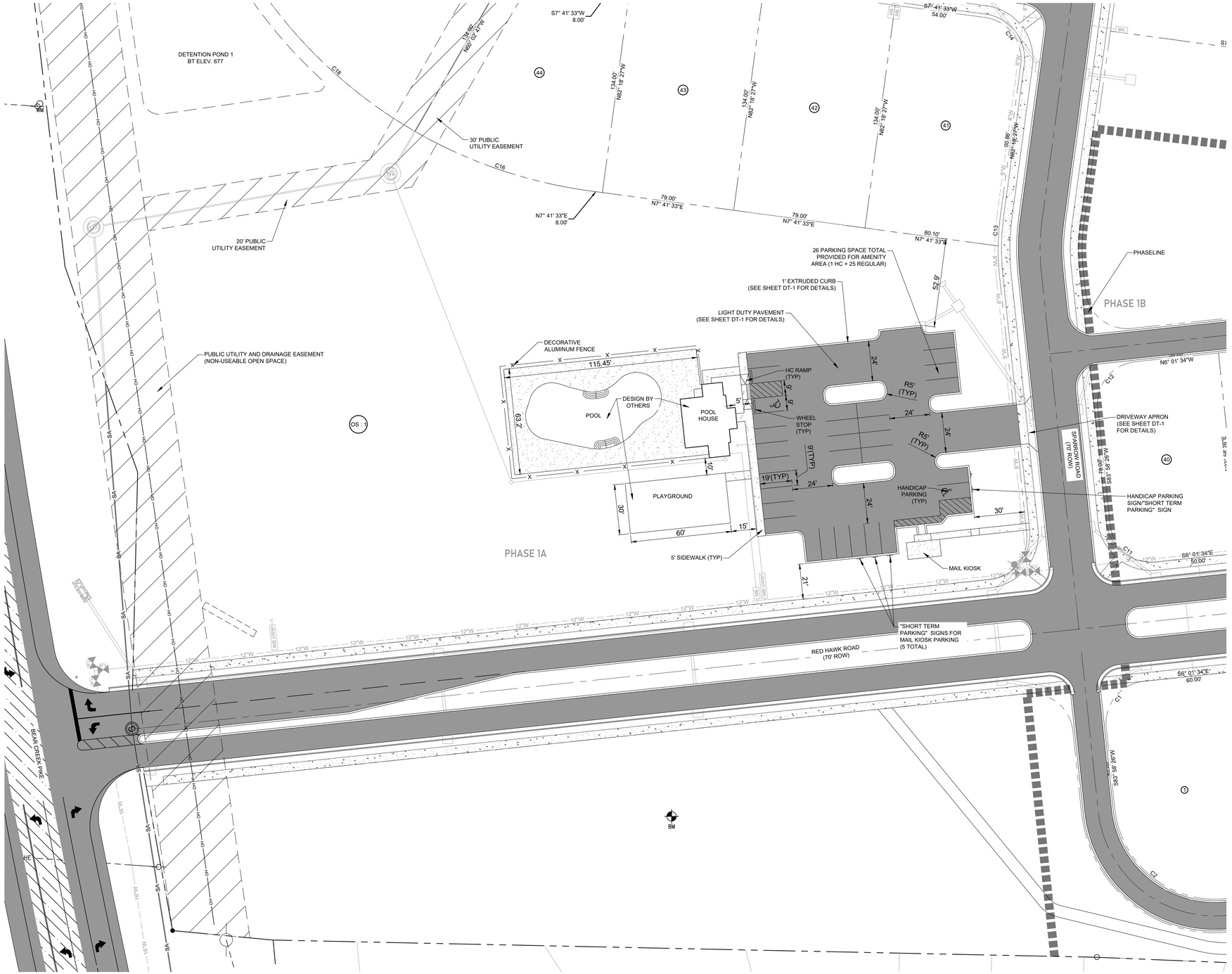
DATE: 05/28/2024

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 1.0



GRAPHIC SCALE
(IN FEET)

0 30 60

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- SANITARY SEWER LINE
- OVERHEAD ELECTRICAL
- WATER LINE
- STORM PIPE
- FIRE HYDRANT
- CONCRETE
- ASPHALT PAVING

NOTES:
1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0195E, EFFECTIVE DATE 4/16/2007.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION AMENITY CENTER

COLE D NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
115292
STATE OF TENNESSEE
Cole Newton
5/28/2024

COLE D NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:
SITE PLAN

CONSTRUCTION PLANS

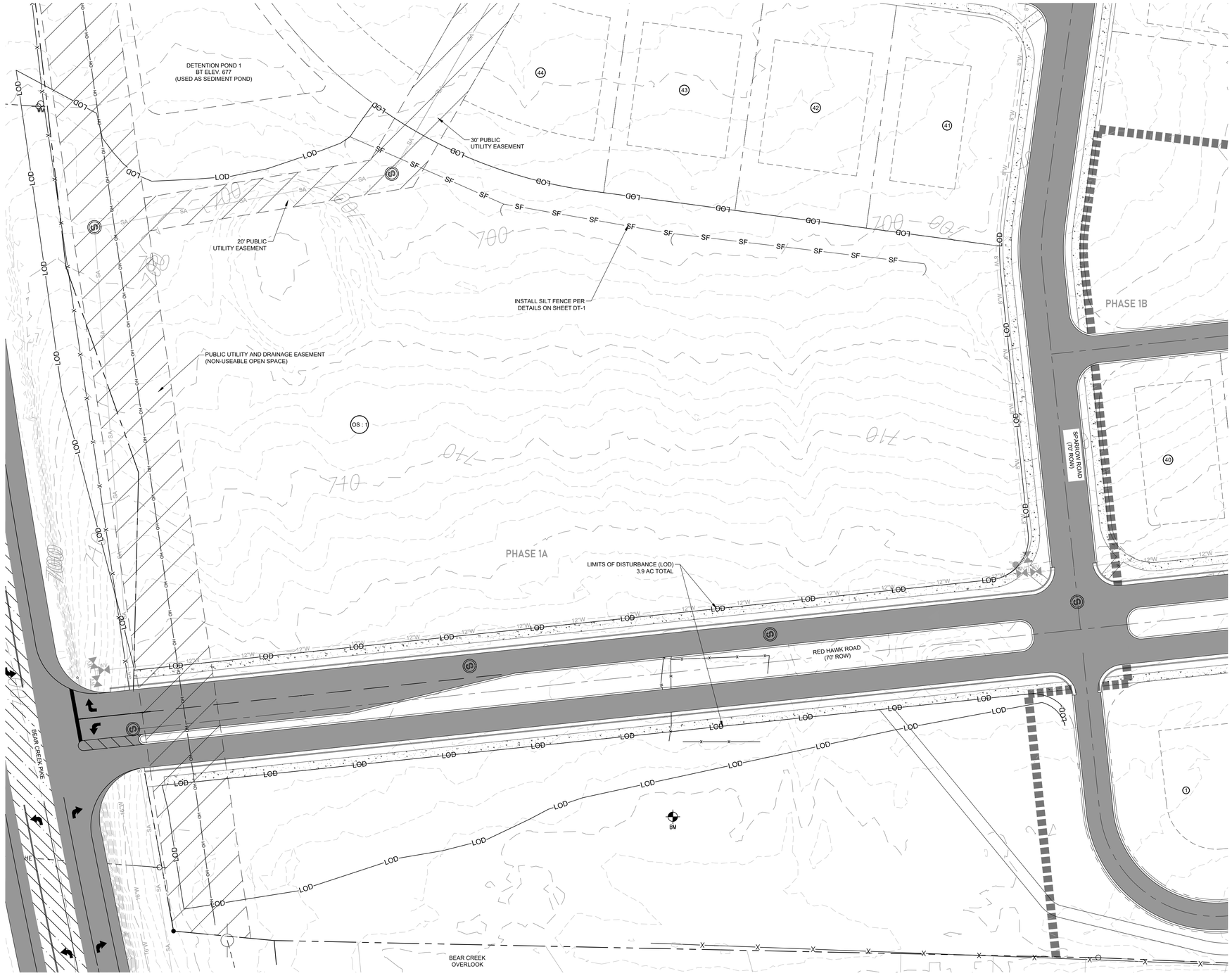
DATE: 05/28/2024

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 2.0



N

GRAPHIC SCALE
(IN FEET)

0 30 60

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- SF — SF — SILT FENCE

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

GENERAL EROSION NOTES

A. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

B. CONSTRUCT TEMPORARY EPSC MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.

C. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION FACILITIES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.

D. SILT BARRIERS AND SEDIMENT BASINS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN NO MORE THAN 50% FILLED.

E. PROVIDE EROSION CONTROL MATTING (NAG 5150 OR EQUAL) TO SLOPES 3:1 OR GREATER. EROSION CONTROL MATTING SHALL BE PHOTO-DEGRADABLE OR BIODEGRADABLE UNLESS OTHERWISE SPECIFIED.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

G. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

L. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BASES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY:

1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

FINAL STABILIZATION

- ALL DISTURBED AREAS SHALL BE STABILIZED WITH A NATIVE GRASS MIX PRIOR TO REMOVING SILT FENCE.

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ST
NUMBER
118292
STATE OF TENNESSEE
5/28/2024

COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:
INITIAL EROSION CONTROL PLAN

CONSTRUCTION PLANS

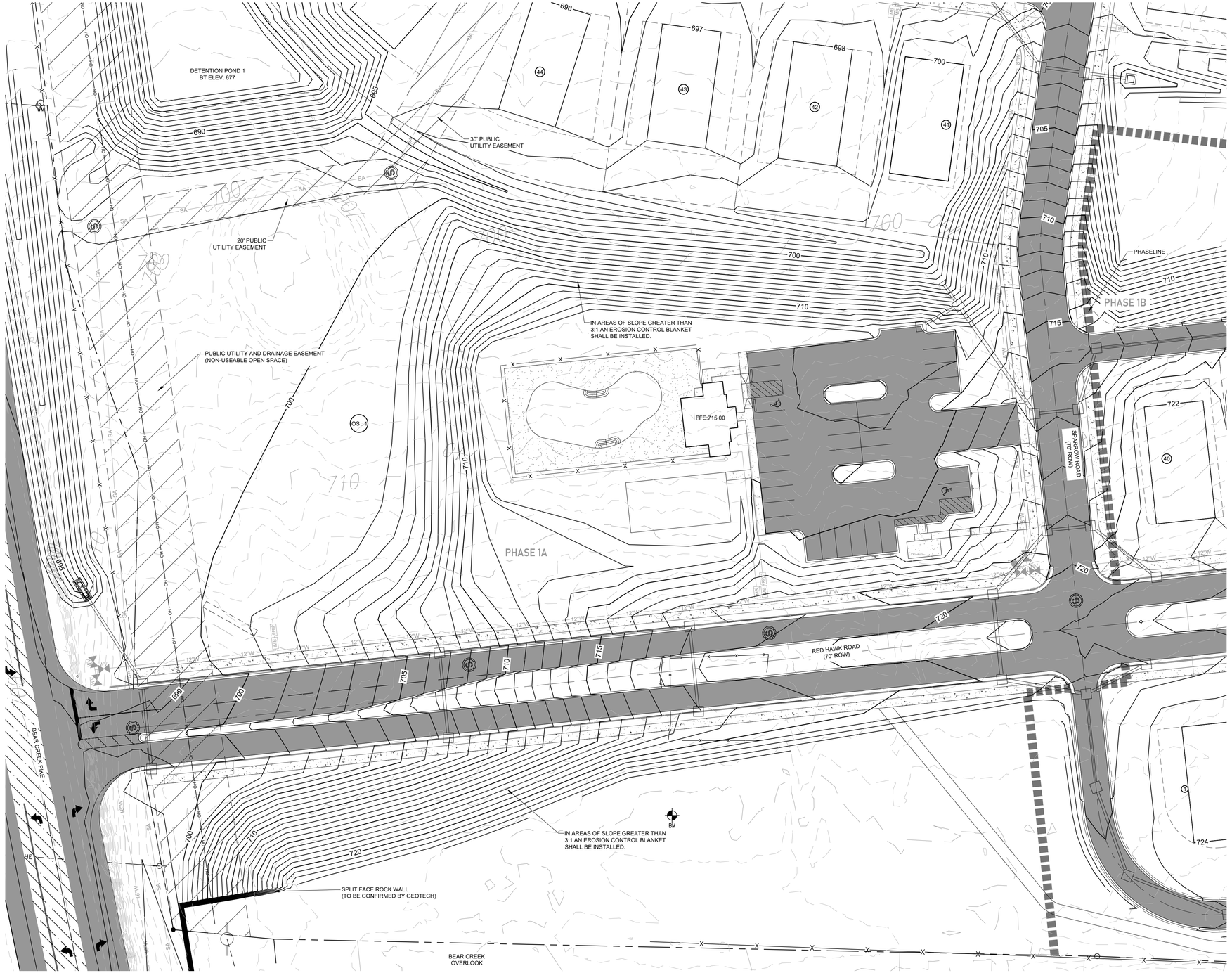
DATE: 05/28/2024

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 3.0



N

GRAPHIC SCALE
(IN FEET)

0 30 60

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E. EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTIOIN THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY:

1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

NOTES:
PRIOR TO REMOVAL OF EROSION CONTROL MEASURES THE SITE AND ALL DISTURBED AREAS SHALL BE FULLY STABILIZED WITH GRASS/VEGETATION GROWTH.

FINAL STABILIZATION

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A NATIVE GRASS MIX PRIOR TO REMOVING SILT FENCE.
2. DETENTION POND 1 SHALL BE CLEANED OF ANY SEDIMENT AND POND STRUCTURE TO BE CHECKED AND CLEANED.

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
200A CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.417.7477 | WWW.TNC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
Cole Newton
5/28/2024
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:
FINAL STABILIZATION PLAN

CONSTRUCTION PLANS

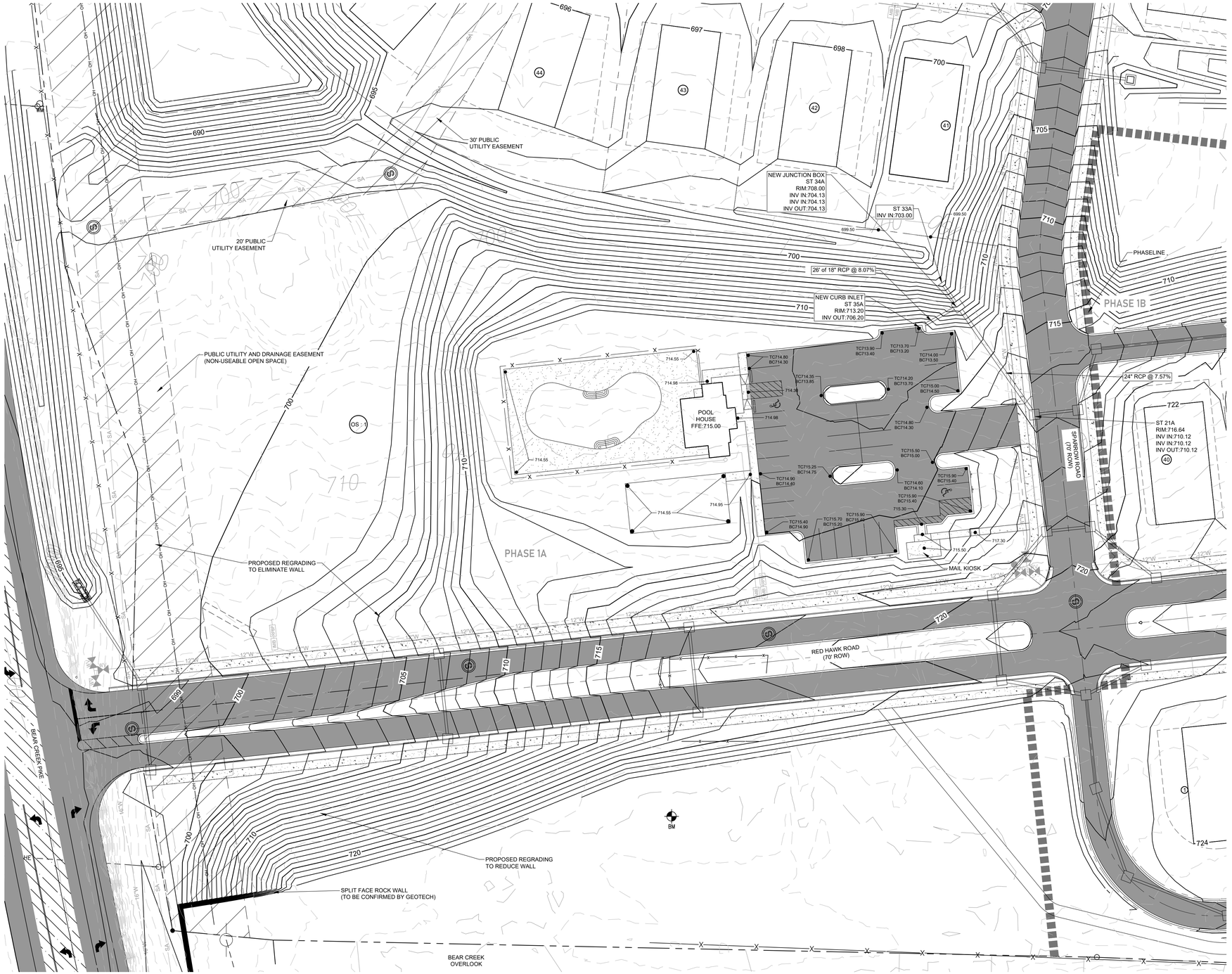
DATE: 05/28/2024

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 3.1



GRAPHIC SCALE
(IN FEET)

0 30 60

SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- XXX.XX — SPOT ELEVATION
- TCXXX.XX / TPXXX.XX — TOP OF CURB / BOTTOM OF CURB

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. STORMWATER PIPE SHALL BE RCP OR ADS (HDPP) GRAY PIPE.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
200A CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TNC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION AMENITY CENTER

COLE D NEWTON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 115 — STATE OF TENNESSEE
Cole D Newton
5/28/2024
COLE D NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:
GRADING AND DRAINAGE PLAN

CONSTRUCTION PLANS

DATE: 05/28/2024

DRAWN BY: TS

PROJECT NO.: 2124

SHEET NO.:

C - 4.0



GRAPHIC SCALE
(IN FEET)
0 30 60
SCALE: 1" = 30'

LEGEND

- PROPERTY LINE
- PROPOSED WATER LINE (SIZE AS INDICATED)
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT (500' SPACED)
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING WATER LINE
- EXISTING GAS LINE
- SANITARY SEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47110C0195E, EFFECTIVE DATE 4/16/2007.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
3. STORMWATER PIPE SHALL BE RCP OR ADS (HDPP) GRAY PIPE.

STATE OF TENNESSEE NPDES PERMIT - NOTICE OF COVERAGE

TRACKING NUMBER: TNR 182998

EFFECTIVE DATE: JUNE 23,2023

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. CONTACT ENGINEER WITH ANY DISCREPANCIES BETWEEN THIS DRAWING AND FIELD CONDITIONS.
2. COORDINATE INSTALLATION OF WATER LINE WITH COLUMBIA POWER AND WATER SYSTEMS. ALL WATER LINES TO BE CLASS C900 DR14 WITH MECHANICAL JOINT FITTINGS. ALL WATER PIPE, FITTINGS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT COLUMBIA POWER AND WATER SYSTEMS (CPWS) WATER DISTRIBUTION SPECIFICATIONS AND STANDARD DETAILS. SEE FINAL DESIGN FOR WATER APPROVED BY TDEC.
3. COORDINATE INSTALLATION OF WASTE WATER LINE WITH COLUMBIA WASTEWATER SYSTEMS. ALL SEWER MAINS TO BE SDR-26 PVC UNLESS OTHERWISE SPECIFIED. SANITARY SEWER SERVICES TO BE 4" SCHEDULE 40. ALL SERVICES ARE TO BE INSTALLED TO THE PROPERTY LINE. NOT PAST, AND IN THE CENTER OF THE LOT TO AVOID DRIVEWAY. #67 CRUSHED STONE REQUIRED AS BACKFILL IN ROADWAYS, 1.5 FEET BELOW SUBGRADE OF THE ROAD, REST FILLED IN WITH CRUSH AND RUN. SEE FINAL DESIGN FOR WASTE WATER APPROVED BY TDEC.
4. FOR ELECTRICAL DESIGN SEE FINAL DESIGN BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION.
5. CONTRACTOR TO NOTIFY THE CITY OF COLUMBIA AT LEAST 48 HOURS PRIOR TO PERFORMING WATER / WASTEWATER WORK.
6. CONTRACTOR TO KEEP RED LINE DRAWINGS ON SITE AND SUPPLY TO DESIGN ENGINEER AT PROJECT CLOSE OUT.

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
NUMBER
115
STATE OF TENNESSEE
5/28/2024
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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SHEET TITLE:
UTILITY PLAN

CONSTRUCTION PLANS

DATE: 05/28/2024

DRAWN BY: TS

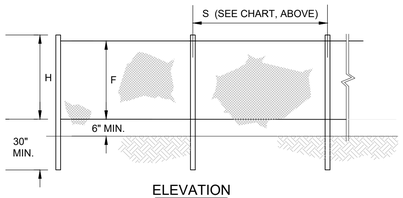
PROJECT NO.: 2124

SHEET NO.:

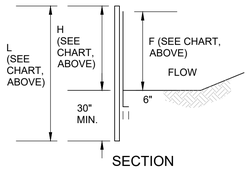
C - 5.0

POST SIZE, MATERIAL AND SPACING CHART		
	WITHOUT BACKING	WITH BACKING
MIN. LENGTH = L	58"	58"
MIN. HEIGHT = H	1'-6"	2'-6"
MAX. SPACING = S	6'-0"	6'-0"
MATERIAL	2.25"x2.25" PINE OR 1.25 LB./FT. STEEL	1.25 LB./FT. STEEL
	WITHOUT BACKING	WITH BACKING
TENSILE STRENGTH (LBS. MIN.) (1) (ASTM D-4632)	WARP - 120 FILL - 100	WARP - 310 FILL - 200
ELONGATION (% MAX.) (ASTM D-4632)	20	---
AOS (APPARENT OPENING SIZE) (MAX. SIEVE SIZE) (ASTM D-4751)	#30	#70
FLOW RATE (GAL./MIN./SQ. FT.) (GDT-87) (MAX.)	4	18
ULTRAVIOLET STABILITY (2) (ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	90
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786 DIAPHRAGM BURSTING STRENGTH TESTER)	250	400
MINIMUM FABRIC WIDTH (INCHES) = F+8"	36	36

(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH.
(3) PROVIDE WIRE FABRIC BACKING FOR TYPE C.



ELEVATION

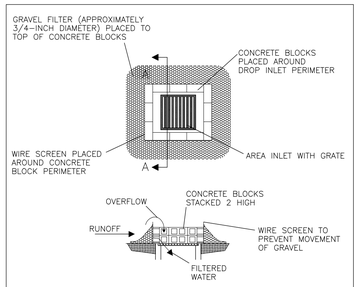


SECTION

NOTES:
1. USE SILT FENCE WITHOUT BACKING UNLESS OTHERWISE NOTED.
2. SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
3. FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN CRUSHED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND, PER FOOT, MIN.
4. FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS WITH A MINIMUM OF FIVE, 17 GAUGE (¾" WIDE X 1½" LONG) WIRE STAPLES.
5. FILTER FABRIC SHALL BE FASTENED TO STEEL POSTS WITH A MINIMUM OF FIVE WIRES OR PLASTIC ZIP TIES WITH A MINIMUM OF 50 LBS TENSILE STRENGTH.
6. CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT WHEN SEDIMENT DEPTH REACHES 12".

#

SILT FENCE
N.T.S.

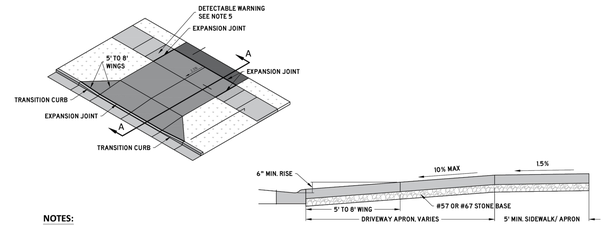


SECTION AA

NOTE: GRAVEL FILTER MAY BE USED ON PAVEMENT OR BARE GROUND

INLET PROTECTION

NOT TO SCALE



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

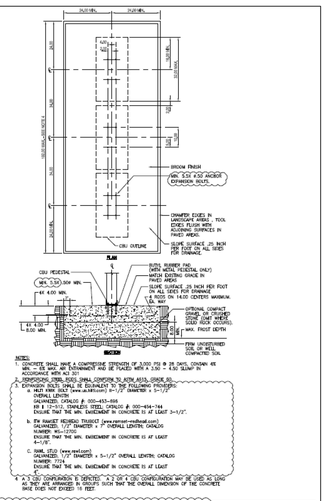
CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	DRIVEWAY APRON	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-12

UNITED STATES POSTAL SERVICE

Developers & Builders Guide

APPENDIX B – Cluster Box Unit Installation Multiple Unit

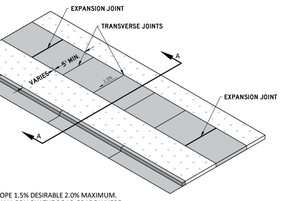
NOTES TO A/E:


PLAN
ELEVATION
BROOM FINISH
MIN. 5/8" X 10" ANCHOR EXPANSION BOLTS
CHAMFER EDGES IN CONCRETE AREAS ; TOOL EDGES FLUSH WITH ADJOINING SURFACES IN PAVED AREAS
SLOPE SURFACE .25 INCH PER FOOT MAX. TO DRAIN AWAY FROM STRUCTURE
CBU PEDESTAL
CBU OUTLINE
CONCRETE PAD WITH METAL PEDESTAL ONLY) MATCH EXISTING GRADE IN PAVED AREAS
SLOPE SURFACE .25 INCH PER FOOT MAX. TO DRAIN AWAY FROM STRUCTURE
4 NUTS ON 14.00" CENTERS MINIMUM
OPTIONAL CONTACT GRADE OR CRUSHED STONE OVER FIRM SOLID SOIL OR ROCK
MIN. FROST DEPTH
FIRM UNDISTURBED SOIL OR WELL COMPACTED SOIL
SECTION
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 +- 0.50" SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING STEEL BARS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PRODUCTS:
   a. HILTI KWIK BOLT (www.us.hilti.com) 5/8" DIAMETER x 5" OVERALL LENGTH
   b. POWERS WEDGE-BOLT (www.powers.com) 5/8" DIAMETER x 5" OVERALL LENGTH
   c. ITW RAMSET/ REDHEAD TRUBOLT (www.ramset-redhead.com) 5/8" DIAMETER, 7/8" DIAMETER x 5" OVERALL LENGTH, CATALOG NUMBER: WS-12750
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
4. DOME STUD (www.ramset.com) 5/8" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 27214
   ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
5. A 3 UNIT CONFIGURATION IS DEPICTED. A 2 OR 4 UNIT CONFIGURATION MAY BE USED AS LONG AS THE CBU IS NOT MORE THAN 10 FEET FROM THE CENTERLINE DIMENSION OF THE CONCRETE BASE THAT MAY EXCEED 19 FEET.

Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac. Ch. Sect. Para. Detail: G1 - 2 - 0 e1
CAD File: ./usps/library/details/G1-2-0e1	Sheet: 1/2" - 1'-0"
USPS SDL Issued: 10/1/2016 Last Revised: 10/23/2016	

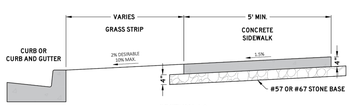
TYPE	TDOT STANDARD DRAWING OR CASTING MODEL
CURB INLET CATCH BASINS	TDOT CB SERIES NOS. 10, 11, 12, 13, 14, 16, 17
CURB AND GUTTER INLET CASTINGS	JB&S 3080
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES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

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	INLETS, CASTINGS, STRUCTURES, AND PIPES	DATE 6/9/2022
STANDARD DETAILS	(NTS)	DD-01



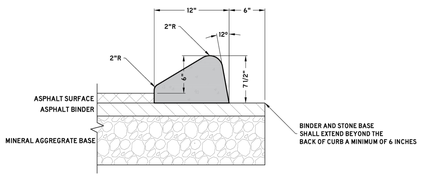
NOTES:

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



SECTION AA

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

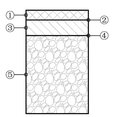


NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-SC-1
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. CLASS A 3000 PSI CONCRETE
4. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   4.1. A MAXIMUM SPACING OF 10 FEET
   4.2. A MINIMUM SPACING OF 6 FEET
   4.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	EXTRUDED MOUNTABLE CURB	DATE 6/9/2022
STANDARD DETAILS	(NTS)	SD-02

PAVEMENT SCHEDULE	
① SURFACE @ 1.5" THICK	411-01.01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-10.01 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING E-M (SURFACE)
② TACK COAT (GENERAL USE)	402-10.01 BITUMINOUS MATERIAL FOR TACK COAT (TC) -10.05 - 0.10 GAL/SYD
③ BIT. BINDER @ 2" THICK	307-10.08 ASPHALT CONCRETE MIX (PG64-22) (SPNB-HM) GRADING B-M2
④ PRIME COAT	402-10.09 BITUMINOUS MATERIAL FOR PRIME COAT (PC) -10.30-0.35 GAL/SYD1 402-02 AGGREGATE FOR COVER MATERIAL (PC) - (8-S) 1.0CY/1
⑤ MINERAL AGGREGATE BASE @ 6" THICK	303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



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

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
Cole Newton
5/28/2024
COLE O NEWTON - TN REG.#118292

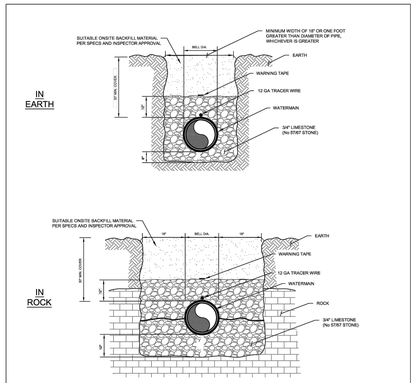
Revision		
No.	Date	Description

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SHEET TITLE:
CIVIL DETAILS

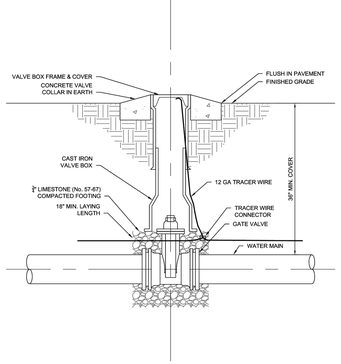
CONSTRUCTION PLANS
DATE: 05/28/2024
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
DT - 1



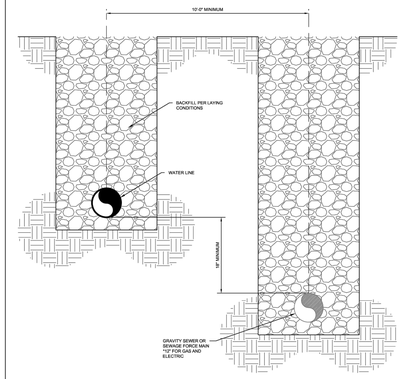
NOTES:
1. **30" MINIMUM COVER IN TRAFFIC AREAS.**
2. **UNSUITABLE EARTH MATERIALS MAY REQUIRE OVER-EXCAVATION AND GRAVEL BEDDING AND HAUNCHING.**

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	WATER LINE LAYING CONDITIONS IN ROCK OR EARTH	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	FIGURE NO.:
	LINE VALVE SETTING	CWS-2



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

LENGTH TO BE RESTRAINED (L)							
PIPE SIZE	HORIZONTAL BENDS				VERTICAL OFFSETS 45° BENDS		VALVES OR DEAD ENDS
	11.25°	22.5°	45°	90°	UPPER	LOWER	
6"	3 FT	6 FT	13 FT	30 FT	23 FT	4 FT	66 FT
8"	4 FT	8 FT	16 FT	38 FT	30 FT	6 FT	86 FT
10"	5 FT	9 FT	19 FT	45 FT	36 FT	7 FT	103 FT
12"	6 FT	11 FT	22 FT	53 FT	43 FT	8 FT	121 FT
16"	7 FT	14 FT	28 FT	66 FT	55 FT	10 FT	154 FT
20"	8 FT	16 FT	33 FT	79 FT	66 FT	12 FT	185 FT
24"	8 FT	16 FT	33 FT	79 FT	77 FT	15 FT	204 FT

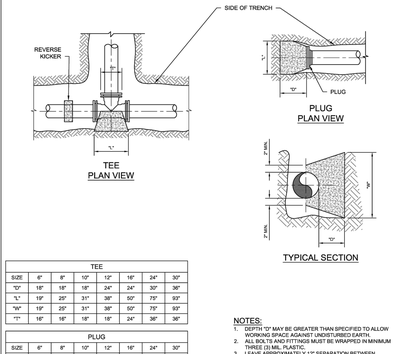
REDUCERS	
SIZE	L
6x4	34"
8x6	36"
8x4	62"
10x8	35"
10x6	63"
12x10	36"
12x8	64"
16x12	66"
16x10	92"
20x18	35"
20x16	66"
20x12	117"
24x20	56"
24x18	80"
24x16	101"

TEES		
RUN	BRANCH	L
4"	4"	F.O.
4"	6"	10'
	<6"	F.O.
8"	8"	29'
	<8"	F.O.
10"	10"	45'
	8"	13'
	<8"	F.O.
12"	12"	62'
	10"	32'
	<8"	F.O.
16"	16"	94'
	12"	39'
	10"	5'
	<10"	F.O.
20"	20"	125'
	16"	76'
	12"	14'
	<12"	F.O.
24"	24"	124'
	20"	84'
	16"	36'
	<16"	F.O.

F.O. = FITTING ONLY

NOTES:
1. PIPE TO BE INSTALLED IN TRENCH AS PER LINE LAYING CONDITION DETAIL.
2. ALL BURIED PIPING SPECIFIED TO BE PRESSURE TESTED AND SHALL BE PROVIDED WITH MECHANICAL JOINT THRUST RESTRAINTS AT ALL DIRECTION CHANGES, SIZE CHANGES, AND DEAD ENDS. ALL CONNECTIONS TO EXISTING PIPE SHALL BE MADE WITH RETAINER GLANDS.
3. MECHANICAL JOINT RESTRAINTS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ASTM A536 - STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS.
4. CONTRACTOR SHALL FURNISH AND INSTALL MECHANICAL JOINT RESTRAINTS WITH ALL HARDWARE AND ACCESSORIES AS REQUIRED BY THE MANUFACTURER FOR PROPER INSTALLATION.
5. CONTRACTOR SHALL PROVIDE THE SERIESMODEL OF JOINT RESTRAINT AS REQUIRED FOR THE PIPE SIZE, MATERIAL, AND FLANGED FITTING SHOWN ON THE PLANS.
6. RESTRAINT LENGTH CALCULATIONS WERE PERFORMED UNDER THE FOLLOWING CONDITIONS: PVC PIPE MATERIAL, DM BOE, TYPE, 1.5 SAFETY FACTOR, TYPE 3 TRENCH, 2.5 FT BURY DEPTH, 150 PSI TEST PRESSURE.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	PIPE JOINT RESTRAINT SCHEDULE	CWS-4

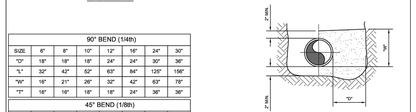


TEE							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	25"	31"	38"	50"	75"	93"
"W"	19"	25"	31"	38"	50"	75"	93"
"T"	16"	16"	18"	18"	24"	36"	36"

PLUG							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	25"	31"	38"	50"	75"	93"
"W"	19"	25"	31"	38"	50"	75"	93"
"T"	12"	12"	12"	12"	12"	18"	30"

NOTES:
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM THREE (3) MIL PLASTIC.
3. LEAVE APPROXIMATELY 12" SEPARATION BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150 PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4,000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3,500PSI CONCRETE.
7. FINAL (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE. BY WRITTEN DIRECTION OF CPWS ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	CONCRETE BLOCKING DETAILS (TEES AND PLUGS)	CWS-5



90° BEND (1/4th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	32"	42"	52"	63"	84"	126"	158"
"W"	16"	21"	26"	32"	42"	63"	78"
"T"	16"	16"	18"	18"	24"	36"	36"

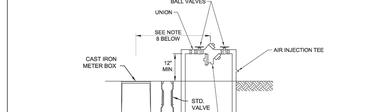
45° BEND (1/8th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	18"	24"	30"	36"
"L"	24"	31"	39"	46"	62"	92"	115"
"W"	12"	16"	20"	23"	31"	46"	58"
"T"	16"	16"	18"	18"	18"	24"	24"

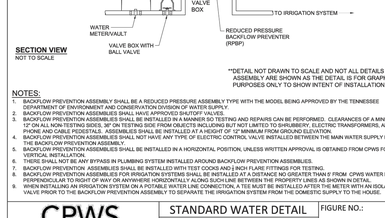
22.5° BEND (1/16th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	17"	23"	28"	33"	44"	66"	82"
"W"	9"	12"	14"	17"	22"	33"	41"
"T"	16"	16"	18"	18"	18"	24"	24"

11.25° BEND (1/32nd)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	12"	16"	20"	24"	32"	47"	59"
"W"	6"	8"	10"	12"	16"	24"	30"
"T"	16"	16"	18"	18"	18"	24"	24"

NOTES:
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM THREE (3) MIL PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150 PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4,000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3,500PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE. BY WRITTEN DIRECTION OF CPWS ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	CONCRETE BLOCKING (BENDS)	CWS-6

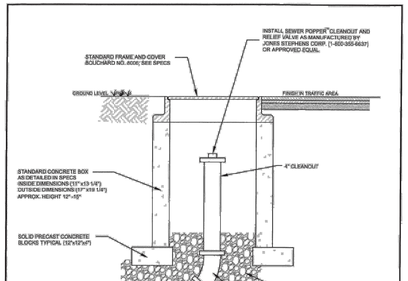




**"DETAIL NOT DRAWN TO SCALE AND NOT ALL DETAILS OF ASSEMBLY ARE SHOWN AS THE DETAIL IS FOR GRAPHICAL PURPOSES ONLY TO SHOW INTENT OF INSTALLATION.

NOTES:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE A REDUCED PRESSURE ASSEMBLY TYPE WITH THE MODEL BEING APPROVED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER SUPPLY.
2. BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE APPROVED SHUTOFF VALVES.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN A MANNER SO TESTING AND REPAIRS CAN BE PERFORMED. CLEARANCES OF A MINIMUM OF 12" ON ALL NON-TESTING SIDES, 36" ON TESTING SIDE FROM OBJECTS INCLUDING BUT NOT LIMITED TO SHRUBBERY, ELECTRIC TRANSFORMERS, AND PHONE AND CABLE PEDESTALS. ASSEMBLIES SHALL BE INSTALLED AT A HEIGHT OF 12" MINIMUM FROM GROUND ELEVATION.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT HAVE ANY TYPE OF ELECTRIC CONTROL VALVE INSTALLED BETWEEN THE MAIN WATER SUPPLY LINE AND THE BACKFLOW PREVENTION ASSEMBLY.
5. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN A HORIZONTAL POSITION, UNLESS WRITTEN APPROVAL IS OBTAINED FROM CPWS FOR VERTICAL INSTALLATION.
6. THERE SHALL NOT BE ANY BYPASS IN PLUMBING SYSTEM INSTALLED AROUND BACKFLOW PREVENTION ASSEMBLIES.
7. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED WITH TEST COCKS AND 2-INCH FLARE FITTINGS FOR TESTING.
8. BACKFLOW PREVENTION ASSEMBLIES FOR IRRIGATION SYSTEMS SHALL BE INSTALLED AT A DISTANCE NO GREATER THAN 5' FROM CPWS WATER METER PERPENDICULAR TO RIGHT OF WAY OR ANYWHERE HORIZONTALLY ALONG SUCH LINE BETWEEN THE PROPERTY LINES AS SHOWN IN DETAIL.
9. WHEN INSTALLING AN IRRIGATION SYSTEM ON A POTABLE WATER LINE CONNECTION, A TEE MUST BE INSTALLED AFTER THE METER WITH AN ISOLATION VALVE PRIOR TO THE BACKFLOW PREVENTION ASSEMBLY TO SEPARATE THE IRRIGATION SYSTEM FROM THE DOMESTIC SUPPLY TO THE HOUSE.

CPWS Columbia Power & Water Systems	STANDARD WATER DETAIL	FIGURE NO.:
	BACKFLOW PREVENTER REQUIREMENT FOR IRRIGATION SYSTEMS	CWS-21

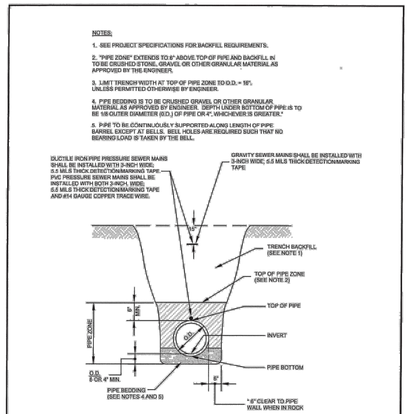


TYPICAL CLEANOUT ASSEMBLY
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

STANDARD SEWER DETAIL NO:	S19

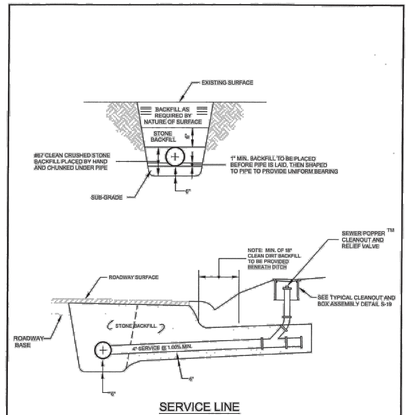
NOTES:
1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE CRUSH ED STONE, GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY THIS ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER BOTTOM OF PIPE IS TO BE MIN OUTER DIAMETER (B.O.) 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

STANDARD SEWER DETAIL NO:	S1

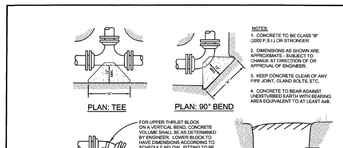


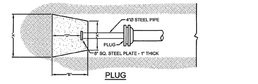
SERVICE LINE
NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

STANDARD SEWER DETAIL NO:	S4

NOTES:
1. CONCRETE TO BE CLASS "B" (3000 P.S.I.) OR STRONGER
2. DIMENSIONS AS SHOWN ARE APPROXIMATE - SUBJECT TO CHANGE AT DIRECTION OF OR APPROVAL OF ENGINEER.
3. KEEP CONCRETE CLEAR OF ANY PIPE JOINT, GLAND BOLTS, ETC.
4. CONCRETE TO BEAR AGAINST UNDISTURBED EARTH WITH BEARING AREA EQUIVALENT TO AT LEAST AxB.





SCHEDULE OF MINIMUM BEARING AREA REQUIRED
BASED ON 200 PSI INTERNAL PRESSURE AND 4000 PSF SOIL BEARING CAPACITY*

PIPE SIZE	TEE OR DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	1.5	1.5	1.0	1.0	1.0
6"	2.5	3.0	2.0	1.0	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.5
12"	8.5	12.0	6.5	3.5	2.0
16"	15.0	21.5	11.5	6.0	3.5
18"	20.0	27.5	15.0	8.0	4.5
20"	24.0	33.5	18.5	9.5	5.0
24"	34.0	48.0	26.0	13.5	7.0
30"	53.0	76.5	41.0	21.5	12.0
36"	76.0	110.0	59.0	30.5	17.5

VALUES ARE TABULATED IN SQUARE FEET
*Engineer to confirm actual required dimensions before construction of the Thrust Block. Bearing Area (square feet) = K(feet) x K(feet).

CONCRETE THRUST BLOCK DETAILS
FOR BOTH WATER AND FORCE MAINS

CITY OF COLUMBIA, TENNESSEE

STANDARD SEWER DETAIL NO:	S15

ARCHITECTURE
INTERIORS
CIVIL SITE
TKC
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TNC-AE.COM

CONSULTANTS:

PROJECT TITLE:
DABBS SUBDIVISION
AMENITY CENTER

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
COMMIT
118292
STATE OF TENNESSEE
5/28/2024
COLE O NEWTON - TN
REG.#118292

Revision		
No.	Date	Description

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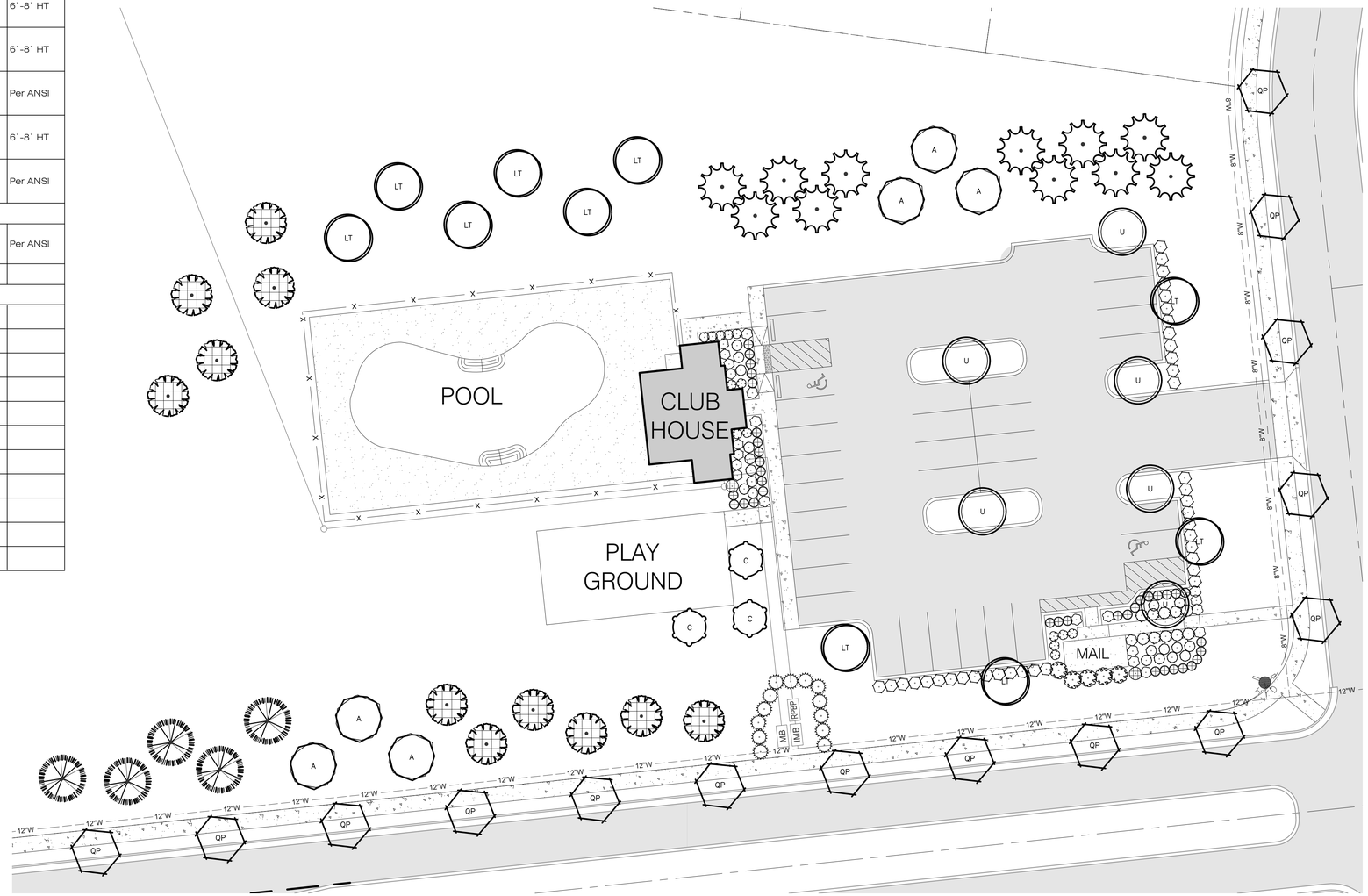
SHEET TITLE:
CIVIL DETAILS

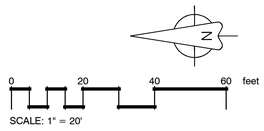
CONSTRUCTION PLANS
DATE: 05/28/2024
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
DT - 2

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES					
A	6	Summer Red Maple / Acer rubrum 'HOSR' TM 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
LT	10	Tulip Poplar / Liriodendron tulipifera 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
	11	D.D. Blanchard Magnolia / Magnolia grandiflora 'D.D. Blanchard' Full to Base. Full Dense Form. Matched. See Tree Specifications	B & B		6`-8` HT
	5	Virginia Pine / Pinus virginiana Full to Base. Full Dense Form. Matched. See Tree Specifications	B & B		6`-8` HT
QP	15	Willow Oak / Quercus phellos 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
	11	Green Giant Arborvitae / Thuja standishii x plicata `Green Giant` Full To Base. Full Dense Form. See Tree Specifications	B & B		6`-8` HT
U	6	Bosque Elm / Ulmus parvifolia `Bosque` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
UNDERSTORY/COLUMNAR TREES					
C	3	Akebono Cherry / Prunus x yedoensis 'Akebono' 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
	5	Radiance Abelia / Abelia x grandiflora `Radiance' Full; Dense; Well Rooted	#3 Container		
	8	Valley White Azalea / Azalea x `Delaware Valley White` Full; Dense; Well Rooted	#3 Container		
	2	American Boxwood / Buxus sempervirens Full; Dense Form. Unsheered	24"x24"		
	36	Green Velvet Boxwood / Buxus x 'Green Velvet' Full; Dense Form. Matched	#3 Container		
	14	Green Mountain Boxwood / Buxus x `Green Mountain` Full; Dense Form. Unsheered	#5 Container		
	10	Yewtopia Plum Yew / Cephalotaxus harringtonia `Plania' Full; Heavy; Well Rooted	#3 Container		
	9	Blue Shadow Fothergilla / Fothergilla x intermedia 'Blue Shadow' Full; Dense; Well Rooted	#3 Container		
	19	Annabelle Hydrangea / Hydrangea arborescens `Annabelle` Full; Dense; Well Rooted	#3 Container		
	5	Snow Queen Oakleaf Hydrangea / Hydrangea quercifolia `Snow Queen` Full; Dense; Well Rooted	#3 Container		
	37	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana` Full; Dense Form	24" HT		
	13	Cree Viburnum / Viburnum x cree Full; Dense Form	18" HT		





SCALE: 1" = 20'

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215 E. MAIN STREET, 2ND FLOOR, FRANKLIN, TN 37064 | 615.376.2421 | WWW.TKC-A.COM

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

PROJECT TITLE:
DABBS SUBDIVISION
AMENITY CENTER

CONNOR L. BALL
REGISTERED
ARCHITECT
TENNESSEE
LANDSCAPE ARCHITECT
5/23/2024

Revision		
No.	Date	Description

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SHEET TITLE:
LANDSCAPE PLAN

CONSTRUCTION PLANS

DATE: 05/23/2024
DRAWN BY: TS
PROJECT NO.: 2124

SHEET NO.:
L - 1.0

Cole Newton

From: Donnie Boshers <dboshers@columbiatn.com>
Sent: Wednesday, September 8, 2021 1:12 PM
To: Cole Newton
Cc: Ryan Filipkowski
Subject: RE: Annexation / Rezone - at the Interstate

Cole,

At the present time, sanitary sewer service is not available to the proposed site presented by Mr. Newton. Representatives within our Department met with Mr. Newton last week. There is currently capacity available to service the site. Any extension to the existing sewer infrastructure would be initiated by the property owner. If after Wastewater review the Department approves the plans, the extension of services may be advanced in accordance with local, state and federal rules, regulations and policies. The funding and construction of those improvements will remain the responsibility of the owner. New customers will be required to pay all fees applicable at the time of connection to the system. No detail design plans have been submitted to the Department at this time.

Donnie

Donnie Boshers, Director

CITY OF COLUMBIA TENNESSEE

DBoshers@ColumbiaTN.com
931.560.1001

Columbia Wastewater System
1244 Treatment Plant Road
Columbia, TN 38401

From: Cole Newton <cole@tkc-ae.com>
Sent: Wednesday, September 8, 2021 9:57 AM
To: Donnie Boshers <dboshers@columbiatn.com>
Subject: RE: Annexation / Rezone - at the Interstate

Donnie,

Are you planning to be at the Planning Commission tonight? If not could you send me an email letting them know we met and the system has availability for this development?

We had the work session the other night and they want to know that we actually met and discussed the availability.

Let me know if you need anything from me or if I need to do anything.

Thanks,
Cole

Cole O Newton
Owner / Civil Engineer

O: (615) 617-7477
M: (904) 885-0245
TKC-AE.COM



From: Cole Newton
Sent: Friday, August 27, 2021 9:45 AM
To: Donnie Boshers <dboshers@columbiatn.com>
Subject: Annexation / Rezone - at the Interstate

Donnie,

Do you have anytime in the next week or so to meet and discuss a project we are proposing out by the intestate at Exit 46? We are proposing to develop a property and annex into the City. The property is located just east of the City Limits out past the Harley dealership. I have attached it to this email.

We have not gotten into the details but I know sewer will be a big item to figure out. There is the neighboring development that will have sewer and we are interested in discussing the process for us to extend it down Bear Creek. We will also need at least one lift station but we are still very early but would like to discuss y'all current requirements.

The planning commission meeting is on the 8th so if we could do it before then I think that would be good because they are going to ask about sewer based on the comments provided at the tech meeting.

I can make anytime on Monday, Tuesday or Friday work or anytime the Tuesday the 7th.

We moved our office to 2004 Carmack Blvd on southside of Columbia so it is pretty quick for us to get there and meet.

Thanks,
Cole

Cole Newton, PE, LEED AP
Owner / Civil Engineer
O: (615) 617-7477
M: (904) 885-0245
TKC-AE.COM



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

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Columbia Fire & Rescue

Fire Flow Requirements

Date: 5/23/2022 **Water Purveyor:** CPWS

Address/Parcel Number: Dabbs Subdivision @ Map 93 and 72

Property Type: Residential X Commercial/Industrial ____ Construction Type VB sq. ft. < 3,600

NFPA Sprinkler Type: NFPA 13D

PUBLIC WATER SYSTEM DEMAND

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm **Duration:** 1 hours *without sprinkler credit
Fire Flow: 500 gpm **Duration:** 1/2 hours *with sprinkler credit

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

a. Minimum number of hydrants: 1

b. Average spacing between hydrants: 500 ft

c. Maximum distance from frontage to hydrant: 250 ft

PRIVATE FIRE SYSTEM DEMAND

DCDA Required: N/A **Locations:** N/A

Fire Flow: N/A gpm **Duration:** N/A hours *without sprinkler credit
Fire Flow: N/A gpm **Duration:** N/A hours *with sprinkler credit

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

a. Minimum number of hydrants: N/A

b. Average spacing between hydrants: N/A ft

c. Maximum distance from frontage to hydrant: N/A ft

Fire Plan Reviewer: Stephen Otero, Fire Marshal **Date:** 5/23/2022

TKC
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INTERIORS
CIVIL SITE

2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

August 5th, 2022

Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

Project: Dabbs Subdivision

Subject: Preliminary Plat Re-Submittal

Staff,

We are requesting a preliminary plat review and approval for our re-submittal on a proposed RS-10 Cluster Subdivision located on the east side of I-65 at Exit 46 (Map 93 Parcel 03.00 and Map 72 Parcel 65.00) that was annexed and rezoned in December. We are proposing to follow the Cluster Option in the Zoning Ordinance (per section 6.3.9). The property is composed of two parcels with total acreage of 155.5 acres (+/-). The existing use of the land is agriculture with open pastures and woods. We are proposing to develop the site into 409 single family units. We are proposing all exterior units to follow the RS-10 lot requirements and the interior lots to be a minimum lot size of 5,000 sqft. Below is information regarding our proposed project:

- 409 units on 155 acres
  - 2.6 units per acre
  - 103 – 10,000 sqft or larger single-family lots
  - 306 – under 10,000 sqft down to 5,000 sqft single family lots
- Total open space of 45.4 acres
  - Usable open space of near 29.3 acres
- All houses will be either cementitious fiber board, brick, wood or stone or a mixture of these materials
- The development will have an HOA that will manage all open space and stormwater infrastructure

In proposing the development of this property several designs (land plans) were investigated. The final layout proposed in this preliminary plat offers more variety of lots and road network which will allow a range of house plans with the more usable open space and overall open space than would be possible following the traditional RS-10 regulations for the same lot count. The developments' goal in applying for the Cluster Option is to provide a more unique neighborhood experience with a greater amount of preserved spaces (areas left in natural state) and open spaces than would be achievable under the traditional RS-10 subdivision regulations. This preliminary plat offers usable open space scattered throughout the development so that all lots are within walking distance (1/4 mile) to at least one of the three larger open space areas (OS 3 – 4.40 ac, OS 8 – 10.28 ac & OS 16 – 1.61 ac) and the smaller areas are located throughout with even greater access to the lots. The usable open space proposed in this development will be a mixture of open yards, natural areas with trails and pocket parks with mowed grass and benches. The development is proposing approximately 2.0 miles of trails (not including sidewalks) that will be a mixture of wood chipped and pavement (depending on the open space location).

The development will be served by Duck River Electric Membership Corporation for electric service, Columbia Power and Water System for water service, City of Columbia Wastewater for wastewater services and City of Columbia Public Works for trash service. We have met with each utility provider throughout the rezone and land planning process. The utility layout is shown in schematic form at this stage and will be updated during the construction plan process to include all information and requirements from each utility provider. This plan proposes to move the existing overhead electric line to the property frontage to match what DREMC is currently doing on the properties adjacent to this development. The water line design (location and line sizes) will follow

TKC ARCHITECTURE INTERIORS CIVIL SITE

2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

the requirements of CPWS. The development is proposing a wastewater lift station near the southern boundary. The majority of the subdivision will flow to the lift station and then be pumped toward the front of the subdivision. The lift station will be sized for the full basin and follow all City of Columbia Wastewater requirements.
The project conducted a traffic study per the City's requirements and that study has been submitted to the City for review. The preliminary plat is showing the proposed entrance drive requirements with a deceleration lane coming into the subdivision for a right turn in and left turn lane for traffic coming from the east turning into the subdivision. The entrance intersection will be designed to follow all City of Columbia and TDOT requirements.

The boundary of the property has been surveyed and the contours shown on the plans are from TDOT LIDAR data. There are two areas that show possible sinkholes and we plan to field verify those areas with field run topo and have a geotechnical engineer exam the site.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477.

Thank you,

Cole Newton

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
cole@tkc-ae.com

Daniel Medina
Developer / Owner
561-718-6116
assetrt@gmail.com

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.*
2. *By scaled map location and graphic plotting only, this property lies within Flood Zones "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of 04/16/2007, which makes up a part of the National Flood Insurance Administration Report; Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
3. *A current title report has not been furnished therefore this survey is subject to the findings of an accurate & current title search.*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Maury County, Tennessee.*

SITE ADDRESS

1690, 1694 & 1740 Bear Creek Pike
Columbia, TN 38401

DEED REFERENCE

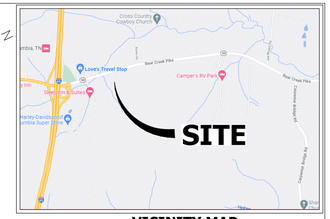
Being the same property conveyed to John Waldrum, as recorded in Sale Books R2745, Page 869; R1775, Page 214 and the property conveyed to Don A Dabbs, as recorded in Sale Book R2745, Page 865 ; in the Register's Office for Maury County, Tennessee.

PROPERTY MAP REFERENCE

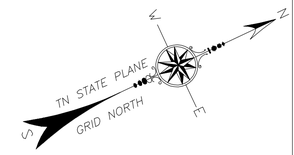
Subject Property consists of Tax Parcel's: 072 065.00, 093 003.00 & 093 00.01 as shown on Maury County, Tennessee Property Maps.

SITE ACREAGE INFORMATION

Total Acreage = 155.50± Acres
Total Square Ft. = 6,773,677± Sq.Ft



VICINITY MAP
NTS



GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained utilizing RTK GPS observations on 09/03/2020 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD 83 (2011) (Epoch 2010), Geoid 12B.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

CMI Properties, LLC
Tax Parcel: 093 002.01
I-65
Deed Book R2704, Page 868
Plat Book 13, Page 247
R.O.M.C.

CMI Properties, LLC
Tax Parcel: 072 053.00
1622 Bear Creek Pike
Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.

Martin L. Groom
Tax Parcel: 093 013.04
1841 Luther Sharp Road
Deed Book 1336, Page 174
Plat Book 10, Page 529
R.O.M.C.

Tim Brinegar
Tax Parcel: 093 013.00
1871 Luther Sharp Road
Deed Book R1835, Page 904
Plat Book 10, Page 529
R.O.M.C.

Steven J. Fielder
Tax Parcel: 093 013.02
1885 Luther Sharp Road
Deed Book R1771, Page 545
Plat Book 10, Page 529
R.O.M.C.

Warren H Barfield Jr.
Tax Parcel: 093 004.00
2180 William Lane
Deed Book R2212, Page 841
R.O.M.C.

Gregory Scott Greene
Tax Parcel: 093 005.00
2006 Carpenter Bridge Rd
Deed Book R2444, Page 799
R.O.M.C.

Eula Brown
Tax Parcel: 072 054.00
1768 Bear Creek Pike
Deed Book 1264, Page 920
R.O.M.C.

Chrissy Potts
Tax Parcel: 072 054.02
1748 Bear Creek Pike
Deed Book R1912, Page 1430
R.O.M.C.

Jason D Sloan
Tax Parcel: 072 054.04
1746 Bear Creek Pike
Deed Book 843, Page 417
R.O.M.C.

Bear Creek Pike
(TN State Route 99)
(Right of way Varies)

Proposed Tract 1
10.02± Acres

Proposed Tract 2
15.08± Acres

Proposed Tract 3
130.4± Acres

N7° 22' 04"E 351.31'
Capped Iron Rod (old)
50.25'
Iron Rod (old)
N9° 18' 14"E 597.60'
Fence Meanders Along Property Line
N8° 23' 44"E 489.27'
Iron Rod (old)
Iron Rod (old)
N84° 38' 25"W 147.57'
N83° 33' 55"W 172.48'
N83° 00' 05"W 281.66'
N80° 40' 55"W 62.70'
N82° 23' 05"W 668.28'
Fence Meanders Along Property Line
N82° 45' 55"W 437.80'
N82° 03' 55"W 303.72'
N81° 05' 45"W 559.81'
Iron Rod (old)
S3° 44' 51"W 600.10'
Fence Meanders Along Property Line
S2° 49' 11"W 776.99'
S3° 50' 01"W 193.41'
S62° 29' 41"W 31.89'
S4° 41' 41"W 453.31'
Fence Meanders Along Property Line
S5° 32' 40"W 217.59'
Capped Iron Rod (old)
S5° 32' 40"W 265.49'
S7° 20' 50"W 388.40'
Capped Iron Rod (old)
N84° 00' 51"E 244.51'
Capped Iron Rod (old)
S8° 19' 15"W 1199.65'
N8° 19' 15"E 935.40'
50'
Capped Iron Rod (new)
Capped Iron Rod (old)
Iron Rod (old)
WM
N83° 23' 18"E 51.75'
P.O.B
P.O.C
Capped Iron Rod (new)
N83° 23' 18"E 524.31'
Edge of Asphalt
Fence Meanders Along Property Line
P.O.B
Capped Iron Rod (old)
N7° 15' 32"E 812.06'
Capped Iron Rod (new)
N7° 15' 32"E 856.99'
Capped Iron Rod (new)
Proposed New Property Line
S83° 02' 01"E 491.70'
N83° 28' 13"W 782.45'
Capped Iron Rod (new)
Capped Iron Rod (old)
N7° 33' 33"E 58.29'
Iron Rod (old)
Iron Rod (old)
S67° 54' 42"E 120.08'
N14° 44' 10"E 150.49'
Iron Rod (old)
Iron Rod (old)
S82° 27' 22"E 219.67'
N4° 04' 36"E 33.66'
Iron Rod (old)
Iron Rod (old)
S86° 34' 22"E 932.10'
N2° 20' 51"E 1471.04'
Capped Iron Rod (old)
N1° 11' 52"E 491.30'
Capped Iron Rod (new)
N5° 20' 38"E 60.20'
N79° 39' 26"E 134.68'
POWER POLE
Lot Line To Be Abandoned
POWER POLE
S88° 38' 54"E 140.85'
N70° 33' 36"E 130.00'
N83° 23' 36"E 249.39'
POWER POLE
POWER POLE
To Be Abandoned
Lot Line To Be Abandoned
Lot Line To Be Abandoned
Lot Line To Be Abandoned
Fence Meanders Along Property Line
Fence Meanders Along Property Line
Fence Meanders Along Property Line

TKC ARCHITECTURE INTERIORS CIVIL SITE

2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

July 18th, 2022

Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

Project: Dabbs Subdivision

Subject: Preliminary Plat Re-Submittal – TIS Commitment

Staff,

Please accept this letter as the developers commitment to follow the Traffic Impact Study improvements. The proposed improvements which are shown on page two of this letter and are summarized below will be followed and are shown and called out on the submitted preliminary plat.

- At the Proposed Project Access onto Bear Creek Pike, there should be an eastbound right-turn deceleration lane with 100 feet of storage and taper. The turn lane should be designed to TDOT and AASHTO standards.
- At the Proposed Project Access onto Bear Creek Pike, there should be a westbound left-turn lane with 100 feet of storage and taper. The turn lane should be designed to TDOT and AASHTO standards.
- The Proposed Project Access shall be a full access with one entering and one exiting lane (left/through/right) for the access. All the exiting lanes should have STOP sign installed following MUTCD requirements.
- The Proposed Project Access, all internal and any cross-connection intersections should be designed such that the departure sight triangles, as specified by AASHTO and detailed in this study, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- All new intersections with the existing roadway network shall be constructed according to AASHTO standards to provide adequate stopping sight distance for a vehicle to enter traffic safely on the traversing roadway.
- The design of all internal roadway and connections should meet the City of Columbia, TDOT and AASHTO standards.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477.

Thank you,

Cole Newton

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
cole@tkc-ae.com

7/18/2022

Daniel Medina
Developer / Owner
561-718-6116
assetrt@gmail.com

Conclusions and Recommendations

The analyses presented in this study indicate that the impacts of the proposed project on the road network will be minimal with the ongoing TDOT improvements to the interchange area. All the study intersections are expected to continue to operate at the same levels of service as under the background conditions with slight increases in vehicular delay. These specific recommendations will provide safe and efficient traffic operations within the study area following the completion of the proposed project.

- At the Proposed Project Access onto Bear Creek Pike, there should be an eastbound right-turn deceleration lane with 100 feet of storage and taper. The turn lane should be designed to TDOT and AASHTO standards.
- At the Proposed Project Access onto Bear Creek Pike, there should be a westbound left-turn lane with 100 feet of storage and taper. The turn lane should be designed to TDOT and AASHTO standards.
- The Proposed Project Access shall be a full access with one entering and one exiting lane (left/through/right) for the access. All the exiting lanes should have STOP sign installed following MUTCD requirements.
- The Proposed Project Access, all internal and any cross-connection intersections should be designed such that the departure sight triangles, as specified by AASHTO and detailed in this study, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- All new intersections with the existing roadway network shall be constructed according to AASHTO standards to provide adequate stopping sight distance for a vehicle to enter traffic safely on the traversing roadway.
- The design of all internal roadway and connections should meet the City of Columbia, TDOT and AASHTO standards.

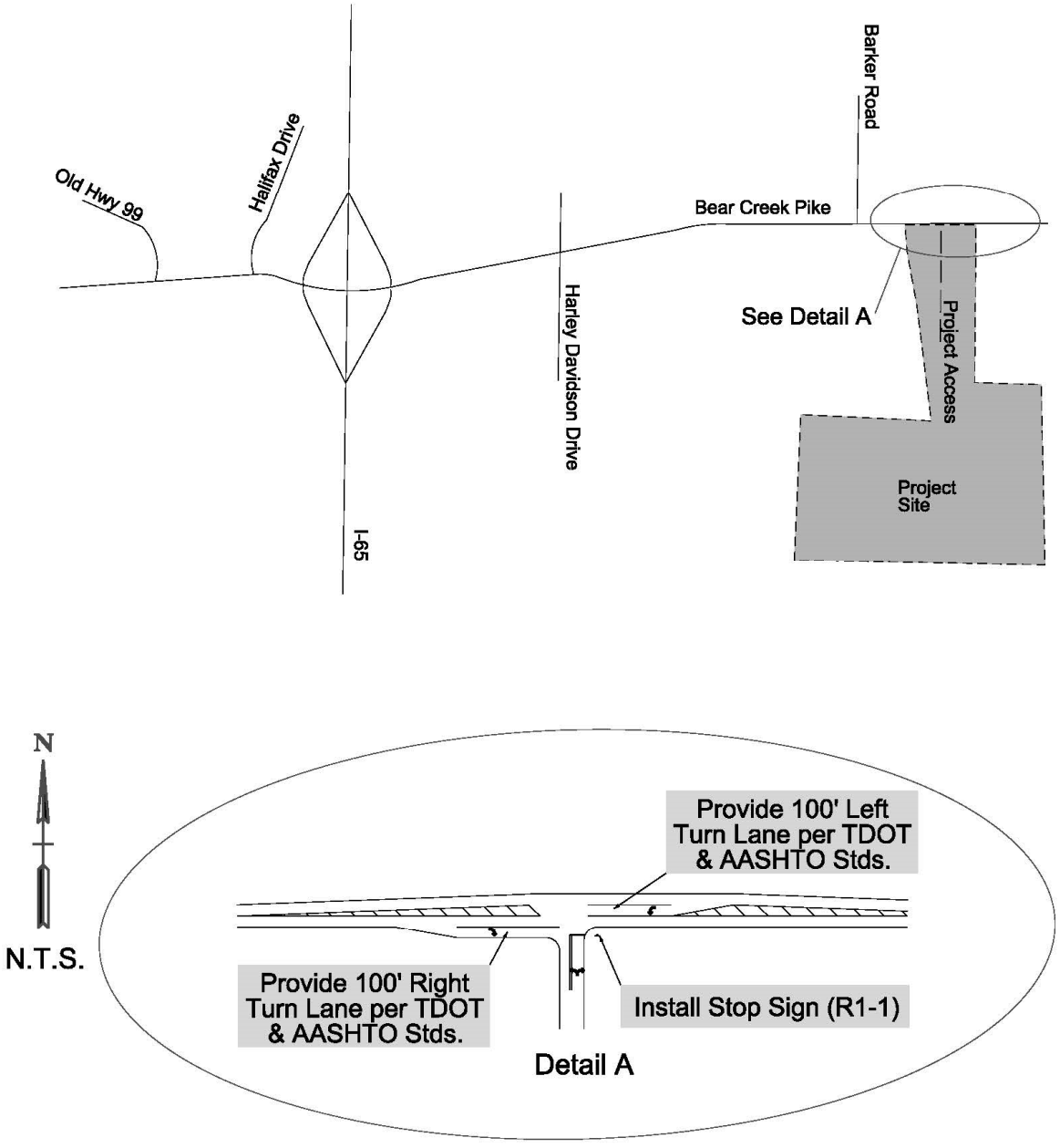


Figure 7 Recommended Improvements

CPWS

June 8, 2022

Mr. Cole Newton
TKC Architecture and Engineering LLC
2004 Carmack Blvd Suite C
Columbia, TN 38401
Sent via email: cole@tkc-ae.com

RE: Water Availability Letter
Dabbs Subdivision – 471 Lots
Tax Map 93, Parcel 3.00, 3.01
Columbia, Maury, TN

Dear Mr. Newton:

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

The proposed development consists of 471 units. This development is within the CPWS service area, and CPWS can provide service meeting the attached fire flow requirements from Columbia Fire & Rescue subject to off-site infrastructure improvements. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.

The improvements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be

initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

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

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

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

Sincerely,

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

cc: Jonathan Hardin, CPWS
File 22-039

ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

September 15th, 2025

Planning Staff
City of Columbia
700 N. Garden Street
Columbia TN 38401

Subject: Owner Consent Form – Preliminary Plat

Address: Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00

As the property owner of the property located at 1690 Bear Creek Pike in Columbia, TN (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00), I hereby give consent for TKC Architecture and Engineering LLC to submit a Preliminary Plat application for approval on our property and represent that Preliminary Plat to the City at Boards and Commissions.

Sincerely,

Owners Signature

Mathew McKendree, Assistant Secretary D.R. Horton, Inc.

Owners Printed Name

ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

September 15th, 2025

Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

Project: Reserve at Hickory Ridge (Previously Dabbs Subdivision)

Subject: Preliminary Plat Re-Submittal – Adding an amenity center

Staff,

The preliminary plat for Reserve at Hickory Ridge (previously Dabbs Subdivision) was approved at the 8/12/22 Planning Commission meeting. The project site is located on the east side of I-65 at Exit 46 at 1690 Bear Creek Pike (Map 93 Parcel 03.00 and Map 72 Parcel 65.00). This submittal is a revision to add an amenity center to the project. The overall subdivision is 400 lots and this preliminary plat has been updated from the approved preliminary plat to match the approved construction drawings with the addition of the amenity center in Phase 1A (Open Space 1).

The approved preliminary plat had 409 single family homes. In the process of designing the site we reduced the overall lot count to 400. The plan follows Code 3638 for a RS-10 Cluster Subdivision. Once the project moved forward in construction the owner decided an amenity center would be a beneficial addition to the project and the site plan for the change is included in this submittal. The project is currently in construction and Phase 1A has been final Platted and construction is moving forward in Phases 1A, 2, 3 and 4.

We are requesting review and approval of the preliminary plat for the Reserve at Hickory Ridge to be able to include an amenity center as part of the subdivision.

Included with this submittal is the revised preliminary plat, original utility availability letters, application, owners consent letter and the original project letter.

If you have any comments or questions please TKC Architecture and Engineering.

Thank you,

Cole Newton

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
cole@tkc-ae.com

PERMIT SET

WAWA - #7026

2425 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401

INITIAL SUBMITTAL: 07/16/2025
RESUBMITTAL: 09/15/25

SITE DATA TABLE		
SITE ADDRESS	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401	
U.S. FEMA FIRM PANEL	47119C0180E DATED 4/16/2007	
TAX MAP	PARCEL 051 02203 000	
OVERALL AREA	EXISTING	PROPOSED
ZONING	C-2	C-2
LAND USE	VACANT	GASOLINE STATION
SITE AREA	2.21 AC	2.21 AC
DISTURBED AREA	N/A	2.61 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	1.66 AC
PERVIOUS AREA	2.21 AC	0.55 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: EAST	20 FT	97.1 FT
REAR: WEST	0 FT	70.8 FT
SIDE (MAX): SOUTH	24 FT	196.3 FT
ROW: NORTH	20 FT	94.5 FT
CANOPY SETBACK (ROW): NORTH	50 FT	212.9 FT

PARKING	MINIMUM	PROVIDED
STANDARD SPACES	12	51
OVERSIZED/TRUCK SPACES	0	0
ACCESSIBLE (INCL. VAN ACCESSIBLE)	1 (1 VAN)	4 (1 VAN)
TOTAL VEHICULAR PARKING	13	55
TOTAL BIKE PARKING	2	3

WAWA DATA TABLE	
BUILDING TYPE	U63FB
CANOPY TYPE	SLOPED
CANOPY CONFIGURATION	STACKED
# OF MPD'S	8
TYPE OF MPD'S	(8) 3+0
# OF PARKING SPACES	55
# OF ADA PARKING SPACES	4
# OF TRUCK/OVERSIZED PARKING	0
SF OF ASPHALT WITHIN ROW	150
SF OF LAWN AREA	18580
SF OF MULCH AREA	0

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE
MAP AND PARCEL ID:	051 02203 000
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	COMMERCIAL

PERMITTING REFERENCE

PLANNING COMMISSION ORDINANCE NO. 4529

BUILDING PERMIT: **TBD**

GRADING PERMIT: **SWGR TBD**

WATER PERMIT: **TBD**

SEWER PERMIT: **TBD**

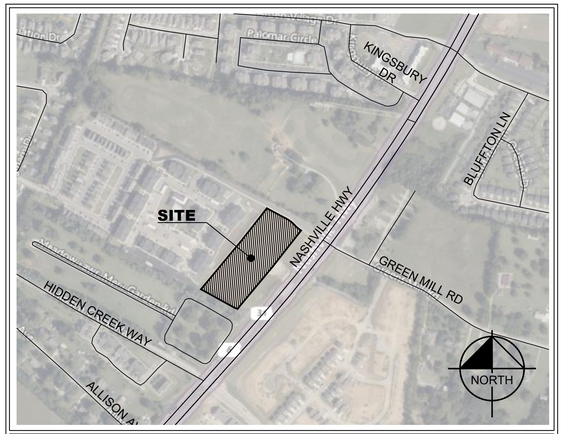
GENERAL DEVELOPMENT NOTES

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.

   U.S. Justice Department:
   http://www.justice.gov/crt/housinig/fairhousing/about_fairhousingact.htm

2. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47119C0180E

3. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.



VICINITY MAP
NOT TO SCALE

CITY OF COLUMBIA
MAURY COUNTY COUNTY, TENNESSEE 38401

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER
C0-01	GENERAL NOTES
C1-00	EXISTING CONDITIONS
C1-10	DEMOLITION PLAN
C2-00	SITE LAYOUT - OVERALL
C3-10	EROSION CONTROL PLAN - PHASE 1
C3-20	EROSION CONTROL PLAN - PHASE 2
C3-50	EROSION CONTROL DETAILS
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	STORM PROFILES
C6-00	UTILITY PLAN - OVERALL
C7-00	SANITARY SEWER PROFILES
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	UTILITY DETAILS
C8-30	GRADING & DRAINAGE DETAILS
L1-00	LANDSCAPE PLAN - OVERALL
L1-50	LANDSCAPE DETAILS
L1-51	LANDSCAPE DETAILS

PROJECT DESIGN TEAM

ARCHITECT
HFA
1705 SOUTH WALTON BLVD, SUITE 3
BENTONVILLE, AR 72712
CONTACT: MEGHAN DAVIS
PHONE: (479) 273-7780

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: LANDON BOGGS, P.E.
EMILY ZELLER, E.I.
PHONE: (615) 564-2701

SURVEY
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: SAM BILLINGSLEY
PHONE: (615) 564-2701

GEOTECH / ENVIRONMENTAL
TERRACON
51 LOST MOUND DRIVE, SUITE 135
CHATTANOOGA, TN 37406
CONTACT: AUSTIN SIMPSON
PHONE: (423) 499-6111

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: CHIP ASHLEY, P.L.A
PHONE: (615) 208-3924

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
CITY OF COLUMBIA PLANNING & ZONING
700 N GARDEN ST
COLUMBIA, TENNESSEE 38401
CONTACT: ROBERT ARCHIBALD
PHONE: (931) 560-1536

STORMWATER
CITY OF COLUMBIA
700 N GARDEN STREET
COLUMBIA, TENNESSEE 38401
CONTACT: DOUGLAS TONEY
PHONE: (931) 560-1525

SANITARY SEWER
COLUMBIA TN WASTEWATER
1244 TREATMENT PLANT RD
COLUMBIA, TENNESSEE 38401
CONTACT: WASTEWATER DIRECTOR
PHONE: (931) 560-1001

ZONING
CITY OF COLUMBIA PLANNING & ZONING
700 N GARDEN ST
COLUMBIA, TENNESSEE 38401
CONTACT: ROBERT ARCHIBALD
PHONE: (931) 560-1536

NATURAL GAS
ATMOS ENERGY CORP
810 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
PHONE: (931) 388-9136

WATER
COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TENNESSEE 38401
CONTACT: CALEB MORPHEW
PHONE: (931) 388-4833

FIRE
CITY OF COLUMBIA FIRE MARSHAL DIVISION
700 N GARDEN ST
COLUMBIA, TENNESSEE 38401
CONTACT: BRAD MASSEY
PHONE: (931) 560-1740

TELEPHONE
SPECTRUM
2008 S MAIN ST
COLUMBIA, TENNESSEE 38401
PHONE: (931)-379-7718

ELECTRIC
COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TENNESSEE 38401
PHONE: (931) 388-4833

CABLE
SPECTRUM
2008 S MAIN ST
COLUMBIA, TENNESSEE 38401
PHONE: (931)-379-7718

URBAN FORESTER
TN TREE PRESERVATION
6527 ARNO RD
COLLEGE GROVE, TENNESSEE 37046
PHONE: (615) 586-4742

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

PERMIT REVIEW ONLY

OWNER / DEVELOPER

WAWA, INC
260 W BALTIMORE PIKE
MEDIA, PA 19063
PHONE: 610 358 8000
CONTACT: KRISTEN RITZ

PLANS PREPARED BY

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

ENGINEER'S SEAL

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129978
STATE OF TENNESSEE
9/15/2025

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
014468150	C0-00	20

Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Sep 12, 2025 12:15pm by: Emily.Zeller

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF COLUMBIA STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.

3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3500 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.

2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.

3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF COLUMBIA PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.

4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF COLUMBIA PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."

5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.

6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.

7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.

8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

PERMIT REVIEW ONLY

CLEARING AND GRUBBING:

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.
9. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
2. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.
3. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
6. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
7. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
8. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
9. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
10. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.
11. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
12. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
13. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.
14. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
    - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
    - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
    - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
    - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
    - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
17. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 140499 — STATE OF TENNESSEE — 9/15/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES Sep 12, 2025 12:15p

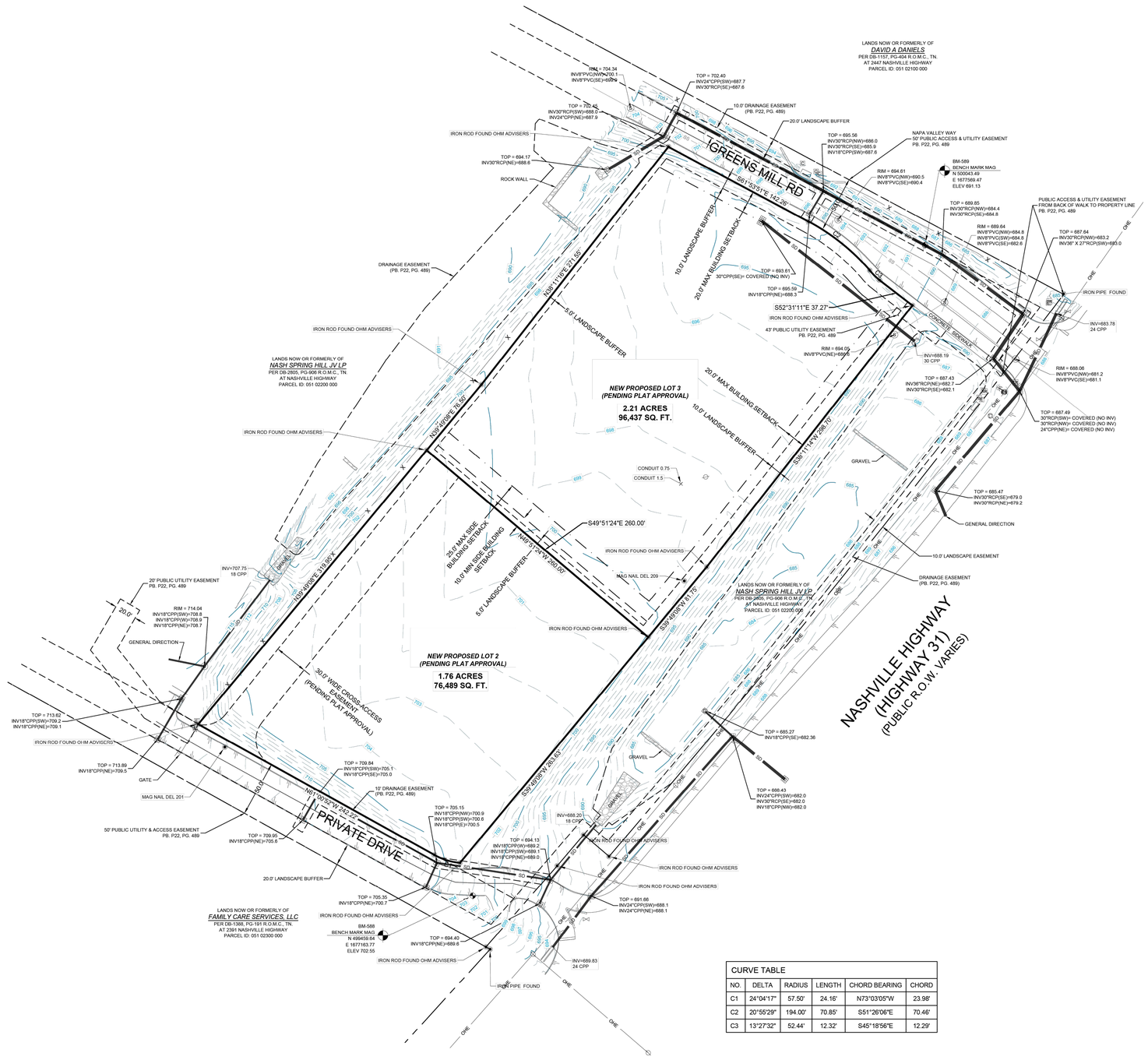
NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°04'17"	57.50'	24.16'	N73°03'05"W	23.98'
C2	20°55'29"	194.00'	70.85'	S51°26'06"E	70.46'
C3	13°27'32"	52.44'	12.32'	S45°18'56"E	12.29'

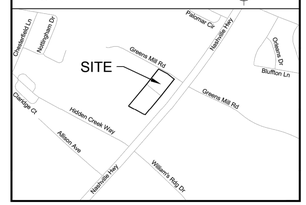
FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47119C0180E, for Maury County, Tennessee and incorporated areas, dated 04/16/2007, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VICINITY MAP

N.T.S.



HORIZONTAL DATUM: NAD83 TN USFT (FIPS 4100)
VERTICAL DATUM: NAVD 88 GEOID 18

GPS

TRIMBLE R12 GNSS UNITS IN BASE / ROVER CONFIGURATION FOR LOCAL RTK CORRECTIONS.

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT		SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER	PU	FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL		RAILROAD SIGN
	PARKING METER		SIGN
	ROOF DRAIN		MARQUEE/BILLBOARD
	GOAL POST		TRASH BIN
GT	GREASE TRAP		TREE
	IRRIGATION VALVE		HANDICAPPED PARKING
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
	LAMP	IRFC	IRON ROD WITH CAP FOUND
	FLOOD LIGHT	MNF	MAG NAIL FOUND
	GUY ANCHOR	CMF	CONCRETE MONUMENT FOUND
	GUY ANCHOR POLE	ADF	ALUMINUM DISK FOUND
	UTILITY POLE	XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	MNS	MAG NAIL SET

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

SURVEYOR'S CERTIFICATION

To: (name of insured, if known);
(name of lender, if known);
(name of insurer, if known);
(names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on April 2, 2025.

AND

This is to certify that this map or plat and the survey upon which it is based were made in accordance with Chapter 0820-03, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors. As per Chapter 0820-03-05, Standards of Practice as adopted by the Tennessee State Board of Examiners for Land Surveyors, this survey meets or exceeds the standards set forth for a Category I Survey. This survey was prepared for the exclusive use of the person or entity named in the certificate and does not extend to any unnamed person or entity without an express re-certification by the surveyor naming said person or entity.
Kimley-Horn Associates

Survey Date: April 2, 2025

BY:_____
TN. R.L.S. NO. 2652
SURVEYOR'S PRINTED NAME: SAM BILLINGSLEY
Kimley-Horn and Associates, Inc.
10 Lea Ave Suite 400
Nashville, TN 37210
Ph. (615) 564-2701
Sam.Billingsley@kimley-horn.com

ALTA/NSPS LAND TITLE SURVEY

LOT 2
VILLAGES AT CARTER'S CREEK

PER PB.22-PG.489
LANDS NOW OR FORMERLY OF
OP II NASH 2425 NASHVILLE HWY LAND LP
PER DB.2761-PG.1138
PARCEL ID: 051 02203 000
2425 NASHVILLE HIGHWAY
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

No.	DATE	REVISION DESCRIPTION
1		.

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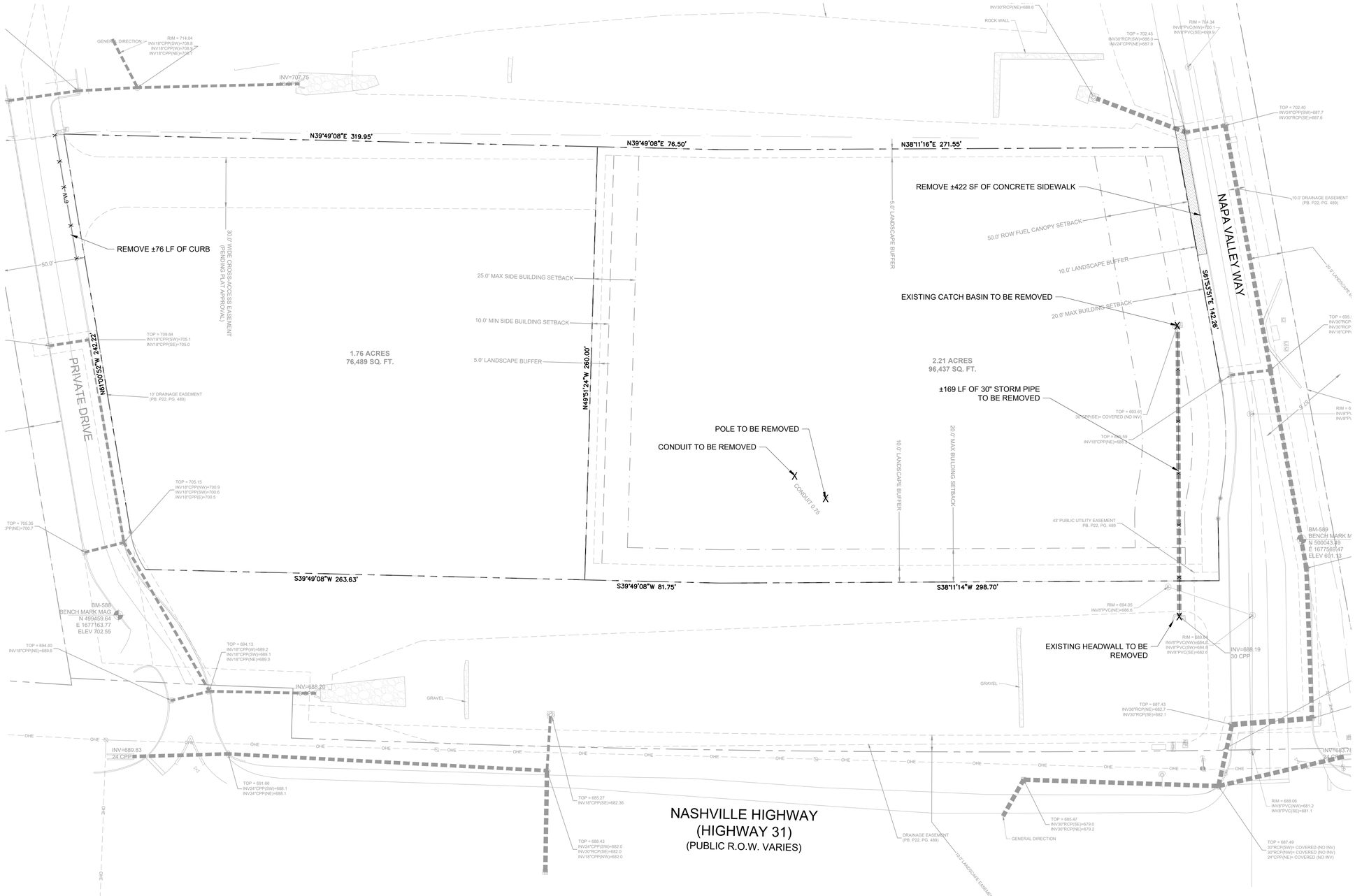
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Nashville, Tennessee 37210

Tel. No. (615) 564-2701
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	SCB	Apr. 2, 2025	014468150	SV1-00

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DWG NAME: V:\NSH_SURVEY\PROJECTS\014468150 (WAWA COLUMBIA)\PROCESSING\ALTA_TOPO\DWG\014468150 (WAWA-COLUMBIA)_ALTA-TOPO.DWG PLOTTED BY: MIZE, CHAD 4/2/2025 4:54 PM LAST SAVED: 4/2/2025 1:48 PM Copyright © 2025 Kimley-Horn



DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE CONCRETE / RIGID PAVEMENT
X X	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

UTILITY DEMOLITION NOTE

CONTRACTOR RESPONSIBLE FOR REMOVING ALL EXISTING UTILITY SERVICES TO SERVE THE EXISTING BUILDING(S). CONTACT THE RESPONSIBLE UTILITY DEPARTMENT AND NOTIFY OWNER A MINIMUM OF 72 HOURS PRIOR TO DISCONNECTING SERVICES TO THE EXISTING BUILDING(S). MAINTAIN UTILITY SERVICE TO THE ADJACENT PROPERTIES FOR THE DURATION OF THE PROJECT.

OSHA NOTE

ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH OSHA'S PRIMARY DEMOLITION STANDARDS (29 CFR 1926). CONTRACTOR TO BE RESPONSIBLE FOR ENFORCING OSHA STANDARDS.

SEE DEMOLITION NOTES, SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Know what's below. Call before you dig.

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Main: 615.564.2701 | www.kimley-horn.com

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 139918
STATE OF TENNESSEE
07/15/2025

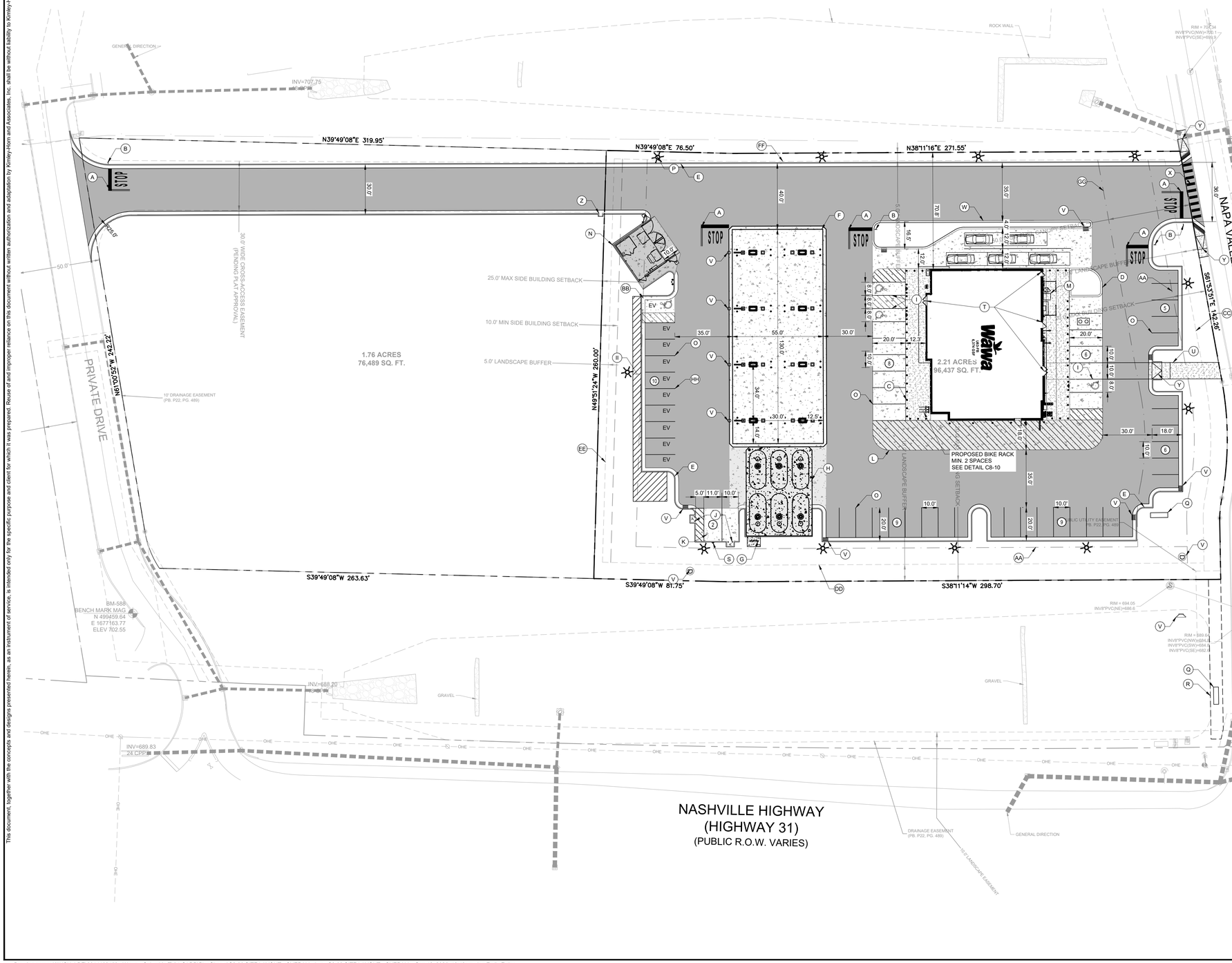
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DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025
KIMLEY-HORN PROJECT NO.	014468150

DEMOLITION PLAN

SHEET NUMBER
C1-10

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PAVEMENT LEGEND

	WAWA ASPHALT PAVEMENT (REFER TO DETAIL ON SHEET C8-11)
	STANDARD DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)
	HEAVY DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)
	LIGHT DUTY CONCRETE (REFER TO DETAIL ON SHEET C8-11)

SITE PLAN KEYNOTE LEGEND

A	12" PAINTED STOP BAR
B	R1-1 STOP SIGN. SEE DETAIL ON SHEET C8-11
C	6" CONCRETE PIPE BOLLARDS (TYP.) SEE DETAIL ON SHEET C8-11
D	WAWA MOUNTABLE CURB (TYP.) SEE DETAIL ON ON SHEET C8-11
E	PROPOSED 6" CURB AND 2' GUTTER, TYP.
F	GASOLINE CANOPY WITH 8 MPDS, 16 PUMPS
G	VENT STACK WITH REMOTE E-STOP (6'X8' CONC. PAD WITH 3 BOLLARDS)
H	(6) 12K GALLON UST'S
I	PROPOSED ADA PARKING SPACE. SEE DETAIL SHEETS FOR PARKING SPACE SIGN AND SYMBOL
J	4'X3' AIR MACHINE PAD WITH 2 BOLLARDS. SEE DETAIL ON SHEET C8-11
K	(2) AIR MACHINE SPOTS. SEE DETAIL ON SHEET C8-11
L	PROPOSED LOADING ZONE ±2,400 SF
M	PROPANE KIOSK. REFER TO ARCH PLANS FOR DETAIL
N	PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS
O	PROPOSED 4" YELLOW PAINT STRIPING (TYP. FOR NON-ADA STALLS)
P	PROPOSED SITE LIGHTING (TYP.). SEE LIGHTING PLAN FOR DETAILS
Q	PROPOSED M-50 D/F ILLUMINATED MONUMENT SIGN. HEIGHT: 7'-10", AREA: 50 SF
R	PROPOSED SIGN EASEMENT
S	AIR PUMP PARKING ONLY SIGN
T	BUILDING DOOR (TYP). SEE ARCH. PLANS
U	PROPOSED 10' CONCRETE SIDEWALK
V	PROPOSED STORM STRUCTURE. SEE SHEET C4-00 FOR DETAILS
W	PROPOSED 6" HEADER CURB
X	PROPOSED CROSSWALK
Y	PROPOSED ACCESSIBLE SIDEWALK RAMP
Z	PROPOSED CONCRETE FLUME
AA	20' FRONT/ROW BUILDING SETBACK
BB	24' SIDE BUILDING SETBACK
CC	10' ROW LANDSCAPE SETBACK
DD	10' FRONT LANDSCAPE SETBACK
EE	5' SIDE LANDSCAPE SETBACK
FF	5' REAR LANDSCAPE SETBACK
GG	50' GASOLINE CANOPY SETBACK
HH	(10) POTENTIAL FUTURE EV CHARGING SPOTS
II	AREA RESERVED FOR FUTURE EV INFRASTRUCTURE

SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401
GROSS SITE AREA	± 96,437 SF (±2.21 AC)
PROPOSED IMPERVIOUS AREA	± 72,272 SF (±1.66 AC)
EXISTING IMPERVIOUS AREA	± 0 SF (±0 AC)
PROPOSED BUILDING AREA	6,374 SF
PROPOSED FAR:	0.066
PARKING DATA:	
MIN. REQUIRED PARKING	13 STALLS
ADA PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	55 STALLS
ZONING:	
ZONING	(COMMERCIAL) PUD
EXISTING USE	COMMERCIAL
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(RESIDENTIAL) PUD
SURROUNDING ZONING (EAST)	(RESIDENTIAL) CD-3
SURROUNDING ZONING (SOUTH)	(RESIDENTIAL) PUD/CD-3
SURROUNDING ZONING (WEST)	(RESIDENTIAL) CIVIC
REQUIRED BUILDING SETBACKS:	
FRONT (EAST)	20 FT
REAR (WEST)	0 FT
SIDE MAX. (SOUTH)	24 FT
FRONT (EAST) (R.O.W)	20 FT
CANOPY SETBACK (ROW)	50 FT

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
9. ALL ENTRY GATES SHALL MEET THE REQUIREMENTS OF SECTION D 103.5 OF THE INTERNATIONAL FIRE CODE (2012)
10. REMOVE ANY VEGETATION THAT OBSTRUCTS PROPER SIGHT DISTANCE.
11. ALL FENCING SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT ADEQUATE SIGHT DISTANCE.
12. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.

PAVING NOTES

1. EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, MANHOLES.
2. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE/INVERTED GUTTER PITCH.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129949
STATE OF TENNESSEE
07/15/2025

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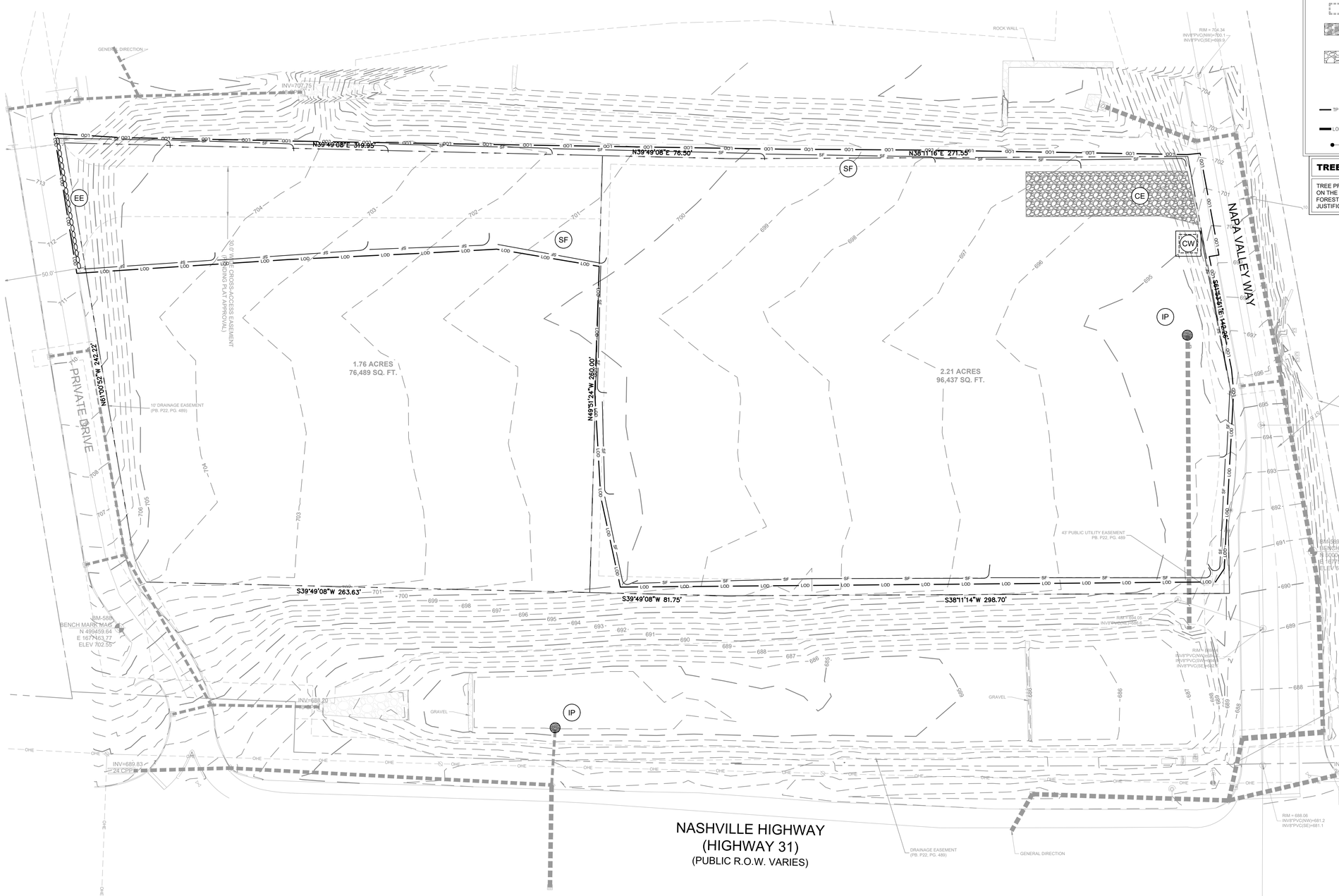
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KIMLEY-HORN PROJECT NO.	014468150

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Sep 12, 2025 12:16pm by: Emily.Zeller



EROSION CONTROL LEGEND

- FR — STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD — DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP — INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF — SILT FENCE - REFER TO DETAIL SHEET C3-50
- EE — EROSION EELS - REFER TO DETAIL SHEET C3-50
- CD — ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS — PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TP — TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LOD — LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL CONSTRUCTION SEQUENCE

PHASE I:
- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, FIBER ROLLS, AND CONCRETE WASHOUTS ON SITE PRIOR TO WORK BEGINNING.
- SILT FENCE IS TO BE INSTALLED AROUND PERIMETER AND PERPENDICULAR TO SURFACE DRAINAGE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.

PHASE II:
- CONTRACTOR TO CLEAR, GRUB, AND EXCAVATE EXISTING INFRASTRUCTURE ON SITE.
- CONTRACTOR TO CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES:
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE KENTUCKY EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83, ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 129918 — STATE OF TENNESSEE — 07/15/2025

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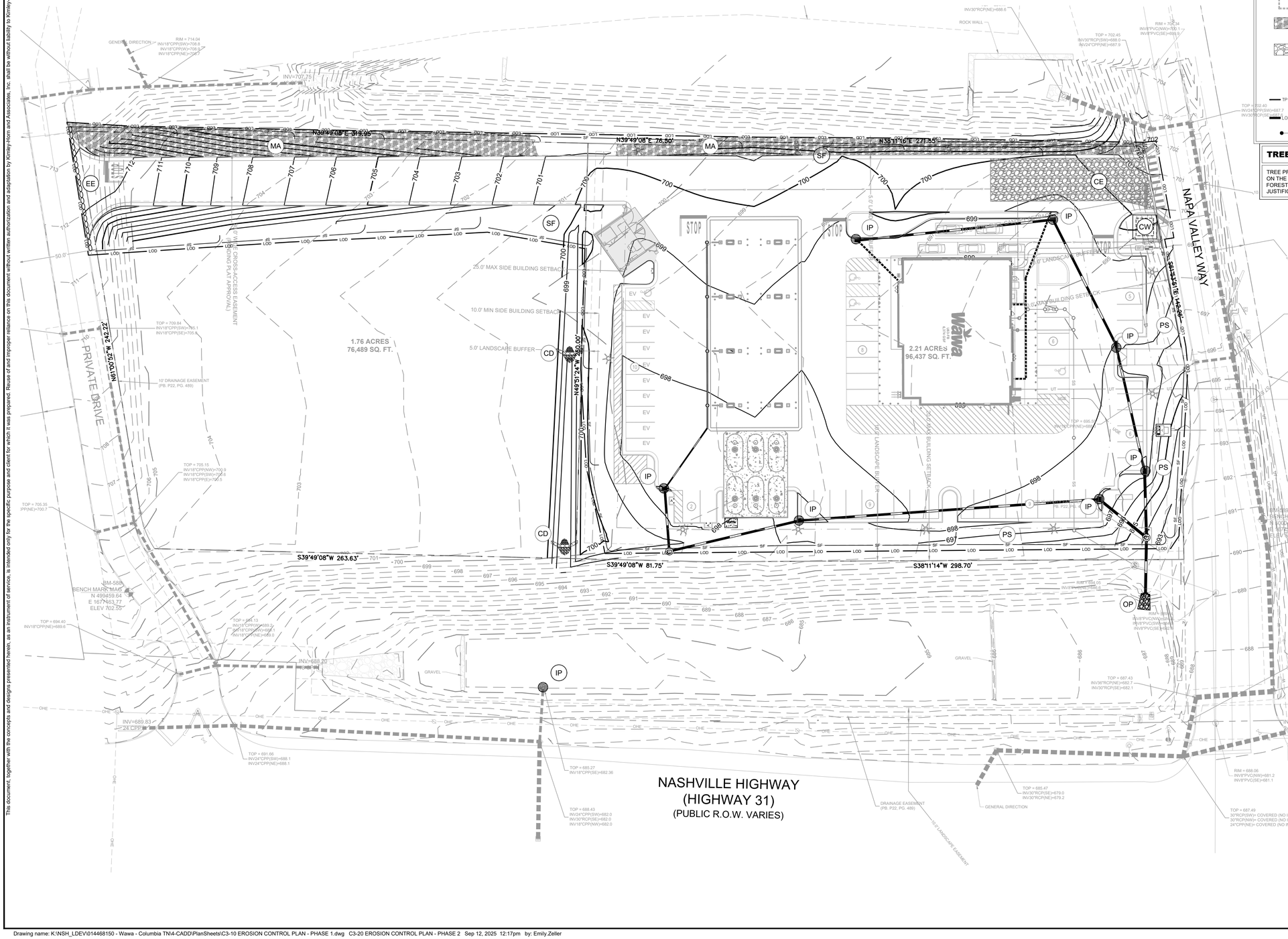
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EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-10

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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-10 EROSION CONTROL PLAN - PHASE 1 Sep 12, 2025 12:17pm by: Emily.Zeller



EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
DD	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL, CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD	LOD	LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE URBAN FORESTER. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL CONSTRUCTION SEQUENCE

PHASE I:
- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCES, SILT FENCE, FIBER ROLLS, AND CONCRETE WASHOUTS ON SITE PRIOR TO WORK BEGINNING.
- SILT FENCE IS TO BE INSTALLED AROUND PERIMETER AND PERPENDICULAR TO SURFACE DRAINAGE.
- AFTER PERIMETER MEASURES ARE INSTALLED, CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF COLUMBIA.
- ALL 3:1 OR STEEPER SLOPES TO BE STABILIZED WITHIN 7 DAYS.

PHASE II:
- CONTRACTOR TO CLEAR, GRUB, AND EXCAVATE EXISTING INFRASTRUCTURE ON SITE.
- CONTRACTOR TO CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED STORM INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.
- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES:
   - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
   - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE KENTUCKY EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 129818
STATE OF TENNESSEE
07/15/2025

No.	REVISIONS	DATE	BY
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DATE:	07/15/2025

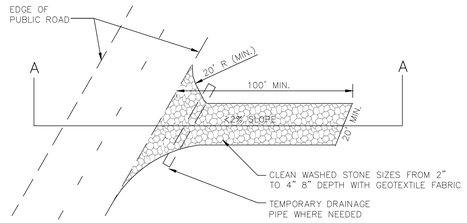
KIMLEY-HORN PROJECT NO. 014468150

EROSION CONTROL PLAN - PHASE 2

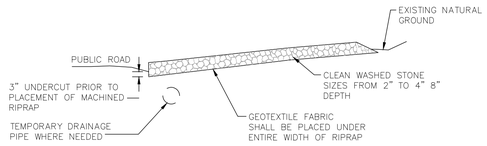
SHEET NUMBER
C3-20

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Drawing name: K:\NSH_LDEV\014468150 - Wawa - Columbia TN\4-CADD\PlanSheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 Sep 12, 2025 12:17pm by: Emily.Zeller

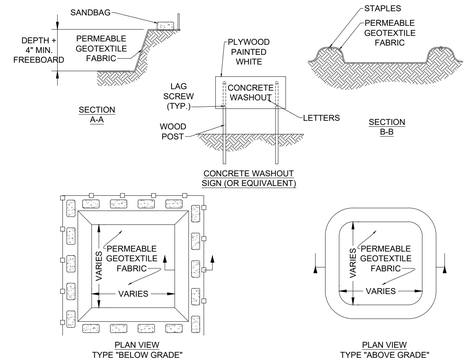


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

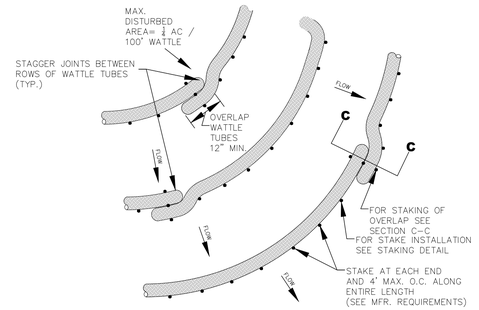


SECTION A-A

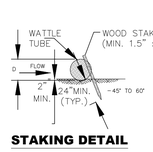
CE CONSTRUCTION EXIT
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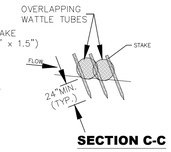
CW CONCRETE WASHOUT
NOT TO SCALE



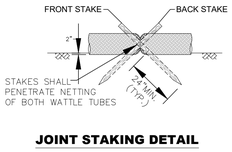
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL

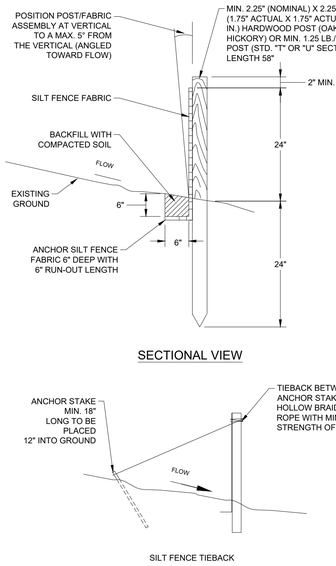


SECTION C-C

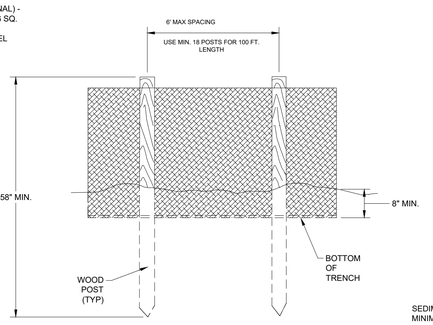


JOINT STAKING DETAIL

EE EROSION EELS
NOT TO SCALE



SECTIONAL VIEW



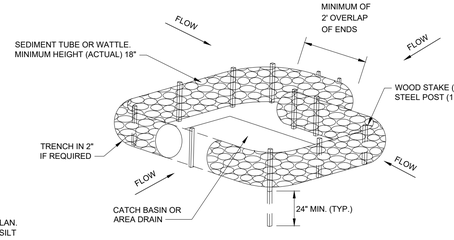
ELEVATION VIEW

SILT FENCE TIEBACK

FOR STEEL POSTS OR WOOD POSTS

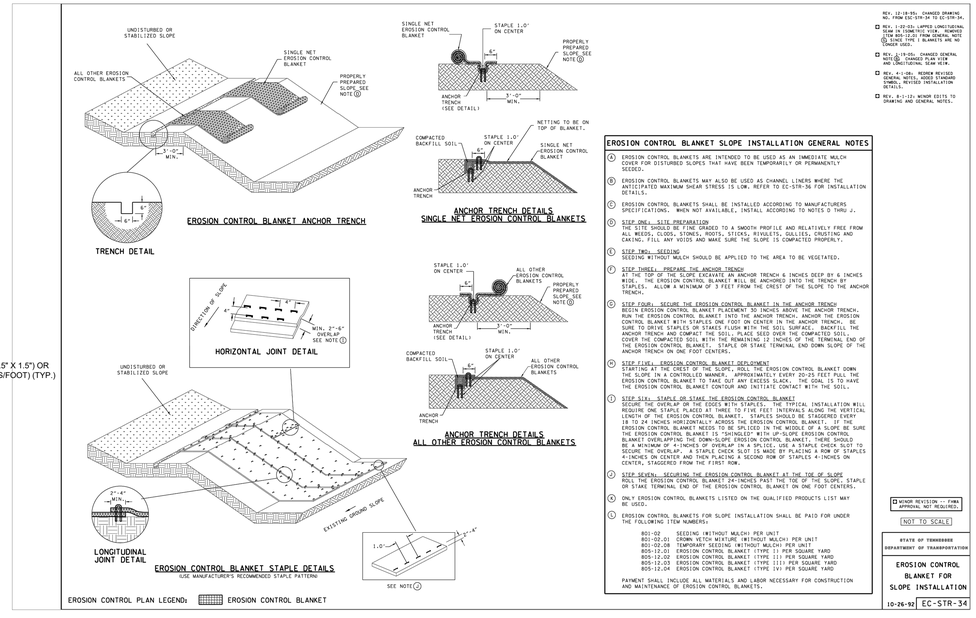
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.



SF SILT FENCE
NOT TO SCALE

IP INLET PROTECTION
NOT TO SCALE



REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-34 TO EC-STR-34.

REV. 1-07-00: LAPPED LONGITUDINAL SEAM IN ISOMETRIC VIEW. REMOVED NOTE ⑤ REGARDING SEAMING OF ② SINGLE NET BLANKETS AND NOTE ⑤ CHANGED PLAN WITH AND LONGITUDINAL SEAM WITH.

REV. 4-1-08: REDREW REVISED NOTES, REVISED EROSION CONTROL SYMBOL, REVISED INSTALLATION DETAILS.

REV. 9-1-21: MINOR EDITS TO DRAWING AND GENERAL NOTES.

EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

A. EROSION CONTROL BLANKETS ARE INTENDED TO BE USED AS AN IMMEDIATE MULCH COVER FOR DISTURBED SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.

B. EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO EC-STR-36 FOR INSTALLATION DETAILS.

C. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES D THRU J.

D. STEP ONE:- SITE PREPARATION
THE SITE SHOULD BE FINE GRADED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.

E. STEP TWO:- SEEDING
SEEDING WITHOUT MULCH SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.

F. STEP THREE:- PREPARE THE ANCHOR TRENCH
AT THE TOP OF THE SLOPE EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP BY 6 INCHES WIDE. THE EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLES. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.

G. STEP FOUR:- SECURE THE EROSION CONTROL BLANKET IN THE ANCHOR TRENCH
BEGIN EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR THE EROSION CONTROL BLANKET WITH STAPLES ONE FOOT ON CENTER IN THE ANCHOR TRENCH. BE SURE TO PLACE STAPLES IN THE BOTTOM OF THE TRENCH AND IN THE SIDE OF THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL. COVER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE TERMINAL END OF THE EROSION CONTROL BLANKET. STAPLE OR STAKE TERMINAL END DOWN SLOPE OF THE ANCHOR TRENCH ON ONE FOOT CENTERS.

H. STEP FIVE:- EROSION CONTROL BLANKET DEPLOYMENT
STARTING AT THE CREST OF THE SLOPE, ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER. APPROXIMATELY EVERY 20-25 FEET PULL THE EROSION CONTROL BLANKET TO TAKE OUT ANY EXCESS SLACK. THE GOAL IS TO HAVE THE EROSION CONTROL BLANKET CONTOUR AND INITIATE CONTACT WITH THE SOIL.

I. STEP SIX:- STAPLE OR STAKE THE EROSION CONTROL BLANKET
SECURE THE OVERLAP OF THE EDGES WITH STAPLES. THE TYPICAL INSTALLATION WILL REQUIRE ONE STAPLE PLACED AT THREE TO FIVE FEET INTERVALS ALONG THE VERTICAL LENGTH OF THE EROSION CONTROL BLANKET. STAPLES SHOULD BE STAGGERED EVERY 18 TO 24 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET NEEDS TO BE SPLICED IN THE MIDDLE OF A SLOPE BE SURE THE EROSION CONTROL BLANKET IS "SHINGLED" WITH UP-SLOPE EROSION CONTROL BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET. THE OVERLAP SHOULD BE A MINIMUM OF 4-INCHES OF OVERLAP IN A SPLICE. USE A STAPLE CHECK SLOT TO SECURE THE OVERLAP. A STAPLE CHECK SLOT IS MADE BY PLACING A ROW OF STAPLES 4-INCHES ON CENTER AND THEN PLACING A SECOND ROW OF STAPLES 4-INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.

J. STEP SEVEN:- SECURING THE EROSION CONTROL BLANKET AT THE TOE OF SLOPE
ROLL THE EROSION CONTROL BLANKET 24-INCHES PAST THE TOE OF THE SLOPE. STAPLE OR STAKE TERMINAL END OF THE EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

K. ONLY EROSION CONTROL BLANKETS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

L. EROSION CONTROL BLANKETS FOR SLOPE INSTALLATION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

801-02	SEEDING (WITHOUT MULCH) PER UNIT
801-02.01	TEMPORARY VETCH MIXTURE (WITHOUT MULCH) PER UNIT
805-12.01	EROSION CONTROL BLANKET (TYPE I) PER SQUARE YARD
805-12.02	EROSION CONTROL BLANKET (TYPE II) PER SQUARE YARD
805-12.03	EROSION CONTROL BLANKET (TYPE III) PER SQUARE YARD
805-12.04	EROSION CONTROL BLANKET (TYPE IV) PER SQUARE YARD

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL BLANKETS.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-26-92 EC-STR-34

MA
4 EROSION CONTROL MATTING
NOT TO SCALE

SEE TDOT STD. DWG. EC-STR-34

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE — NO. 120894 — 07/15/2025

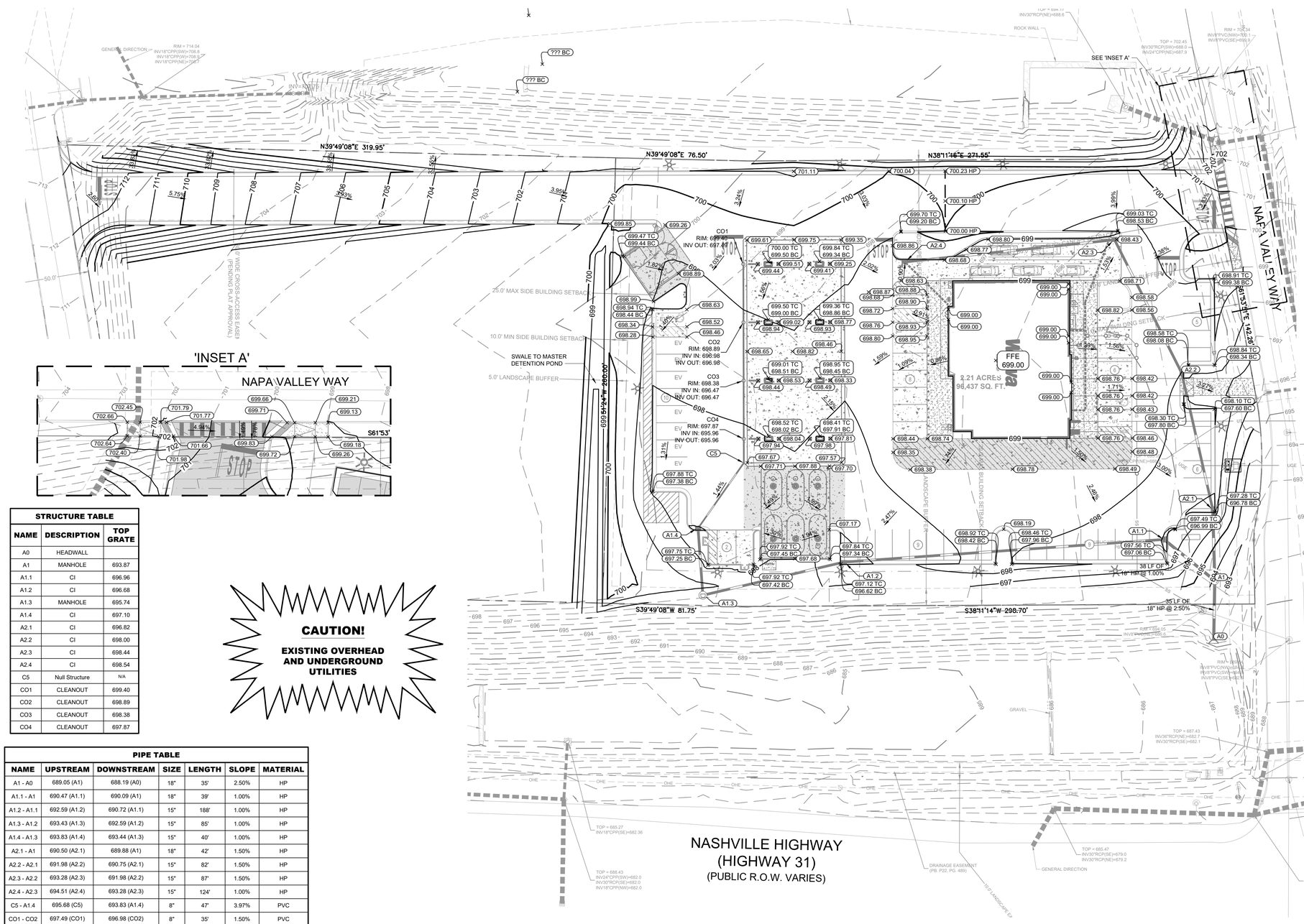
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DESIGNED BY: EAZ
DRAWN BY: EAZ
CHECKED BY: LWB
DATE: 07/15/2025
KIMLEY-HORN PROJECT NO. 014468150

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50

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UTLITIES LEGEND

—W—	PROPOSED WATER LINE
—UGE—	PROPOSED UNDERGROUND ELECTRIC
—G—	PROPOSED GAS LINE
—UT—	PROPOSED UNDERGROUND TELECOM
—SS—	PROPOSED SANITARY SEWER LINE
--SS--	EXISTING SANITARY SEWER MAIN
--G--	EXISTING GAS LINE

GRADING PLAN LEGEND

476.17	SPOT ELEVATION
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
INV	INVERT
LP	LOW POINT
BC	BOTTOM OF CURB / GUTTER LINE
BW	BOTTOM OF EXPOSED WALL
RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR

GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

ADA COMPLIANCE

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

STORM STRUCTURE NOTE

SQUARE STRUCTURES TO BE USED IN ALL LOCATIONS WHERE ALL PIPES ENTRY ANGLES ARE 90° DIFFERENT FROM EACH OTHER. ROUND STRUCTURES TO BE USED IN ALL OTHER CASES

MASTER DEVELOPMENT DETENTION

THE EXISTING MASTER DETENTION POND WAS DESIGNED TO ACCOMMODATE THE DETENTION REQUIREMENTS FROM THIS DEVELOPMENT. SEE DETENTION CALCS BY CATALYST DESIGN GROUP DATED JUNE 30, 2021.

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	
A1	MANHOLE	693.87
A1.1	CI	696.96
A1.2	CI	696.68
A1.3	MANHOLE	695.74
A1.4	CI	697.10
A2.1	CI	696.82
A2.2	CI	698.00
A2.3	CI	698.44
A2.4	CI	698.54
C5	Null Structure	N/A
CO1	CLEANOUT	699.40
CO2	CLEANOUT	698.89
CO3	CLEANOUT	698.38
CO4	CLEANOUT	697.87

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	689.05 (A1)	688.19 (A0)	18"	35'	2.50%	HP
A1.1 - A1	690.47 (A1.1)	690.09 (A1)	18"	39'	1.00%	HP
A1.2 - A1.1	692.59 (A1.2)	690.72 (A1.1)	15"	188'	1.00%	HP
A1.3 - A1.2	693.43 (A1.3)	692.59 (A1.2)	15"	85'	1.00%	HP
A1.4 - A1.3	693.83 (A1.4)	693.44 (A1.3)	15"	40'	1.00%	HP
A2.1 - A1	690.50 (A2.1)	689.88 (A1)	18"	42'	1.50%	HP
A2.2 - A2.1	691.98 (A2.2)	690.75 (A2.1)	15"	82'	1.50%	HP
A2.3 - A2.2	693.28 (A2.3)	691.98 (A2.2)	15"	87'	1.50%	HP
A2.4 - A2.3	694.51 (A2.4)	693.28 (A2.3)	15"	124'	1.00%	HP
C5 - A1.4	695.68 (C5)	693.83 (A1.4)	8"	47'	3.97%	PVC
CO1 - CO2	697.49 (CO1)	696.98 (CO2)	8"	35'	1.50%	PVC
CO2 - CO3	696.98 (CO2)	696.47 (CO3)	8"	35'	1.50%	PVC
CO3 - CO4	696.47 (CO3)	695.96 (CO4)	8"	34'	1.50%	PVC
CO4 - C5	695.96 (CO4)	695.68 (C5)	8"	15'	2.00%	PVC

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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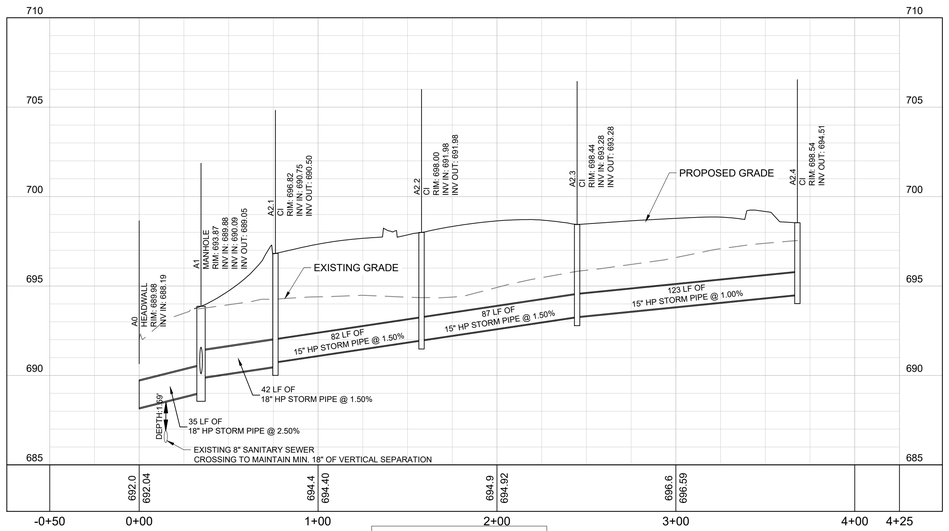
LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 120898 — STATE OF TENNESSEE — 9/5/2025

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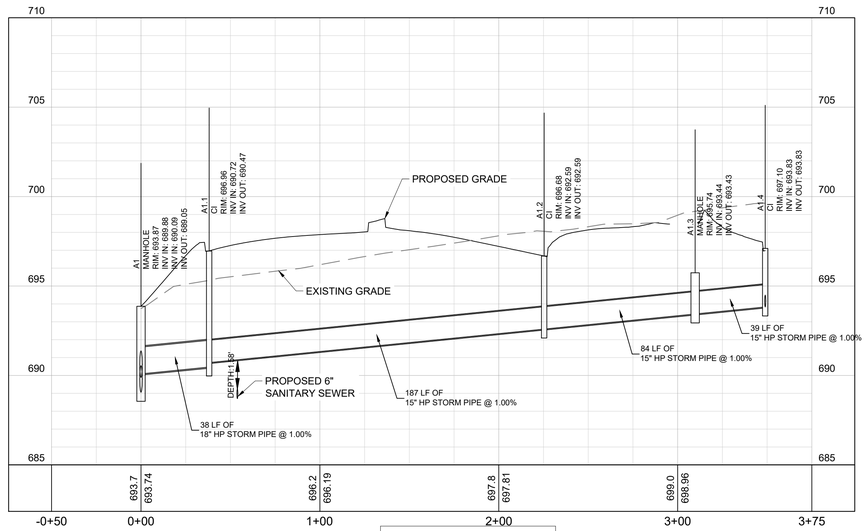
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DATE: 07/15/2025
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GRADING AND DRAINAGE PLAN - OVERALL

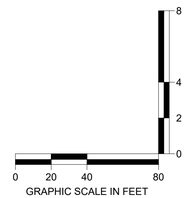
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C4-00



A2.4 TO A0



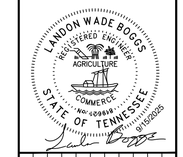
A1.4 TO A1



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STORM PROFILES

SHEET NUMBER
C4-10

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CPWS TAPPING SLEEVE AND VALVES NOTES

A. TAPS MADE ON MAINS ONE SIZE BELOW THE MAIN PIPE SIZE CAN BE MADE WITH STAINLESS-STEEL WRAP-AROUND TYPE TAPPING SLEEVES. FOR SIZE-ON-SIZE CONNECTIONS, A MECHANICAL JOINT TEE SHALL BE CUT IN, WITH VALVES AND SLEEVES ON EITHER SIDE OF THE TEE.

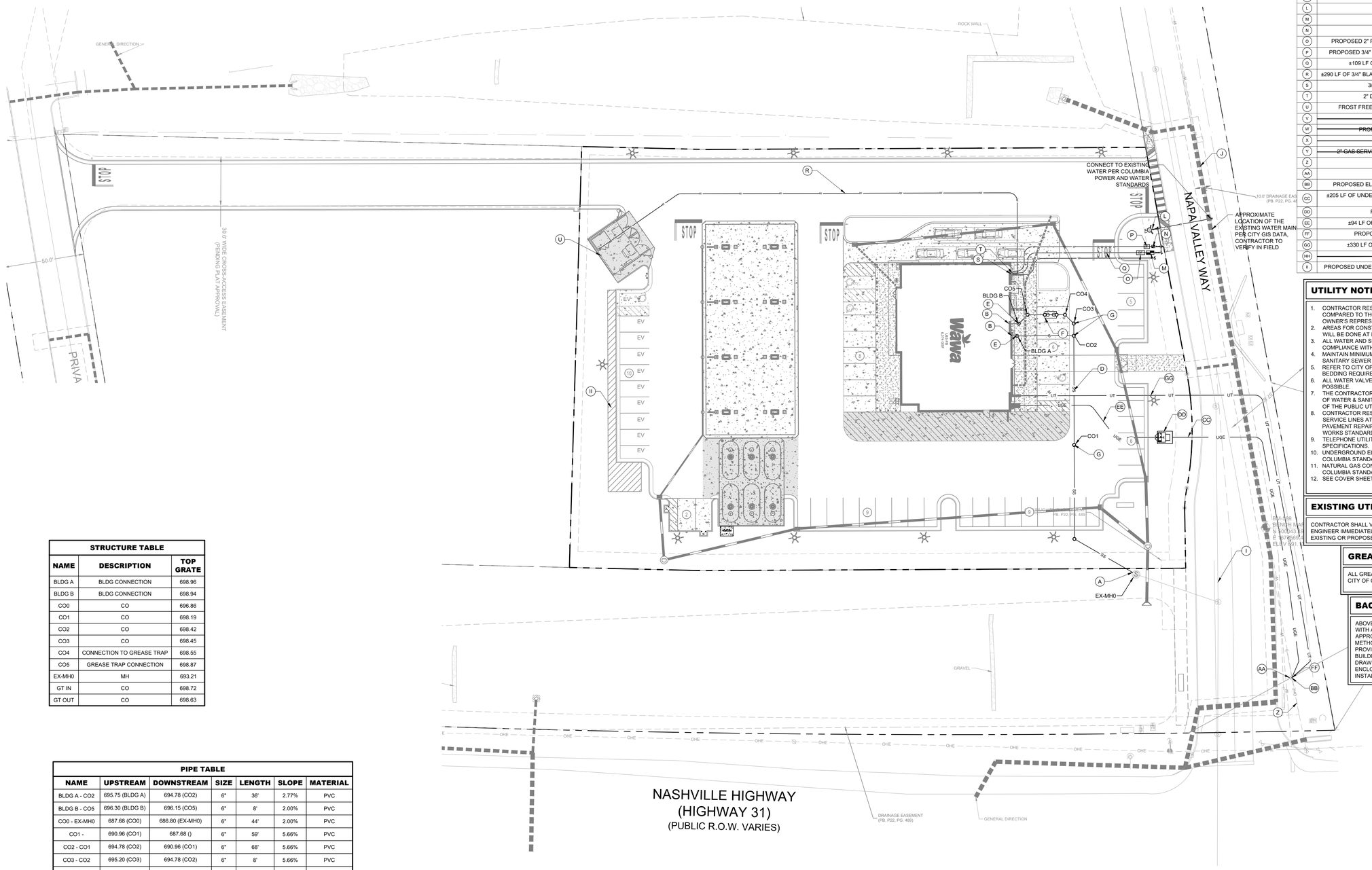
B. STAINLESS STEEL TAPPING SLEEVES SHALL BE TYPE 304L STAINLESS STEEL WRAP AROUND TYPE WITH STAINLESS STEEL BOLTS AND STAINLESS-STEEL OUTLET FLANGE. THE TAPPING SLEEVE SHALL BE MULLER HYMAX, FORD FAST, SMITH-BLAIR 665 OR APPROVED EQUAL.

C. TAPPING SLEEVES SHALL BE SUITABLE FOR A WATER WORKING PRESSURE OF NOT LESS THAN 250 PSI FOR SIZES 4-12-INCH AND 200 PSI ABOVE 12-INCH.

D. TAPPING SLEEVES SHALL BE RESILIENT WEDGE TYPE WITH NON-RISING STEM CONFORMING TO AWWA C509 WITH ONE FLANGED END TO ATTACH TO TAPPING SLEEVE

CPWS MAIN CONNECTIONS NOTES

ALL TAPPING OF MAINS SHALL BE DONE IN THE UPPER HALF OF THE PIPE AND APPROXIMATELY AT A 45° ANGLE FROM THE VERTICAL. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE TAPS ON PVC PIPE.



STRUCTURE TABLE

NAME	DESCRIPTION	TOP GRATE
BLDG A	BLDG CONNECTION	698.96
BLDG B	BLDG CONNECTION	698.94
CO0	CO	696.86
CO1	CO	698.19
CO2	CO	698.42
CO3	CO	698.45
CO4	CONNECTION TO GREASE TRAP	698.55
CO5	GREASE TRAP CONNECTION	698.87
EX-MH0	MH	693.21
GT IN	CO	698.72
GT OUT	CO	698.63

PIPE TABLE

NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
BLDG A - CO2	695.75 (BLDG A)	694.78 (CO2)	6"	36'	2.77%	PVC
BLDG B - CO5	696.30 (BLDG B)	696.15 (CO5)	6"	8'	2.00%	PVC
CO0 - EX-MH0	687.68 (CO0)	686.80 (EX-MH0)	6"	44'	2.00%	PVC
CO1 -	690.96 (CO1)	687.68 ()	6"	59'	5.66%	PVC
CO2 - CO1	694.78 (CO2)	690.96 (CO1)	6"	68'	5.66%	PVC
CO3 - CO2	695.20 (CO3)	694.78 (CO2)	6"	8'	5.66%	PVC
CO4 - CO3	695.64 (CO4)	695.20 (CO3)	6"	8'	5.66%	PVC
CO5 - GT IN	696.15 (CO5)	695.93 (GT IN)	6"	11'	2.00%	PVC
GT OUT - CO4	695.93 (GT OUT)	695.64 (CO4)	6"	6'	5.66%	PVC
GT OUT - GT IN	695.93 (GT OUT)	695.93 (GT IN)	6"	8'	-0.00%	PVC

UTILITY PLAN KEYNOTE LEGEND

A	PROPOSED SANITARY SEWER CONNECTION TO EXISTING MANHOLE. INV: 686.80'
B	4" PVC SANITARY SERVICE CONNECTION TO BUILDING. INV: 695.75'
C	~~±44 LF OF 4" SANITARY SEWER SERVICE LINE AT 2% SLOPE~~
D	±146 LF OF 6" SANITARY SEWER SERVICE LINE AT 5.66% SLOPE
E	4" 2 WAY SANITARY SEWER CLEANOUTS ("H-20" TRAFFIC RATED IN ALL PAVED AREAS)
F	PROPOSED GB-250 GREASE TRAP. SEE DETAIL ON SHEET C8-20. INV IN/OUT: 695.93'
G	PROPOSED CLEANOUT
H	~~PROPOSED WYE CONNECTION~~
I	EXISTING 8" SANITARY SEWER MAIN
J	EXISTING WATER MAIN
K	~~EXISTING FIRE HYDRANT~~
L	PROPOSED PUBLIC FIRE HYDRANT
M	PROPOSED 2" DOMESTIC WATER METER
N	PROPOSED 3/4" IRRIGATION METER
O	PROPOSED 2" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
P	PROPOSED 3/4" RPZ BACKFLOW PREVENTER IN ABOVE-GROUND HOTBOX
Q	±109 LF OF 2" BLACK POLYETHYLENE WATER SERVICE LINE
R	±290 LF OF 3/4" BLACK POLYETHYLENE WATER LINE TO DUMPSTER ENCLOSURE
S	3/4" WATER SERVICE BUILDING CONNECTION
T	2" DOMESTIC WATER CONNECTION TO BUILDING
U	FROST FREE YARD HYDRANT LOCATED IN DUMPSTER ENCLOSURE
V	~~EXISTING GAS MAIN~~
W	~~PROPOSED 2" GA3 CONNECTION TO EXISTING MAIN~~
X	~~±208 LF OF 2" GAS SERVICE LINE~~
Y	~~2" GAS SERVICE BUILDING CONNECTION AT PROPOSED GAS METER~~
Z	EXISTING OVERHEAD ELECTRIC LINE
AA	EXISTING OVERHEAD ELECTRIC POLE
BB	PROPOSED ELECTRICAL CONNECTION TO EXISTING ELECTRICAL POLE
CC	±205 LF OF UNDERGROUND ELECTRIC FROM EXISTING POLE TO PROPOSED TRANSFORMER
DD	PROPOSED PAD MOUNTED TRANSFORMER
EE	±94 LF OF UNDERGROUND ELECTRIC SERVICE TO BUILDING
FF	PROPOSED TELECOM CONNECTION TO EXISTING POLE
GG	±330 LF OF UNDERGROUND TELECOM SERVICE TO BUILDING
HH	~~PROPOSED CT CABINET~~
II	PROPOSED UNDERGROUND ELECTRIC FOR FUTURE EV CHARGING STATIONS

UTILITY NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
3. ALL WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
4. MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO CITY OF COLUMBIA STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER VALVES TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. CONTRACTOR RESPONSIBLE FOR DISCONNECTING EXISTING WATER SERVICE LINES AT THE PUBLIC MAIN PER CITY OF COLUMBIA STANDARDS. PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE TO COLUMBIA PUBLIC WORKS STANDARD.
9. TELEPHONE UTILITY CONSTRUCTION SHALL COMPLY WITH AT&T STANDARD SPECIFICATIONS.
10. UNDERGROUND ELECTRICAL INSTALLATION SHALL COMPLY WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
11. NATURAL GAS CONSTRUCTION & INSTALLATION SHALL COMPLY WITH CITY OF COLUMBIA STANDARD SPECIFICATIONS.
12. SEE COVER SHEET (C0-00) FOR FRANCHISE UTILITY CONTACT INFORMATION.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

GREASE TRAP NOTE

ALL GREASE TRAPS SHALL BE MANUFACTURED AND INSTALLED PER CITY OF COLUMBIA STANDARDS.

BACKFLOW PREVENTER ENCLOSURE

ABOVE GROUND BACKFLOW PREVENTERS SHALL BE ENCLOSED WITH A HEATED ENCLOSURE SUCH AS SAFE-T-COVER OR APPROVED EQUAL. CONTRACTOR SHALL CONFIRM HEATING METHOD AND REQUIREMENTS WITH ENCLOSURE SUPPLIER AND PROVIDE ELECTRICAL SERVICE TO THE ENCLOSURE FROM THE BUILDING AS NEEDED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS OF BACKFLOW AND ENCLOSURE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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STATE OF TENNESSEE
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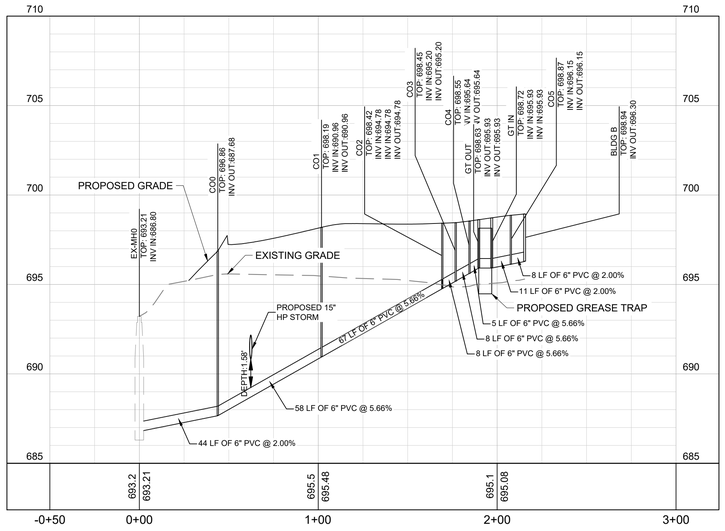
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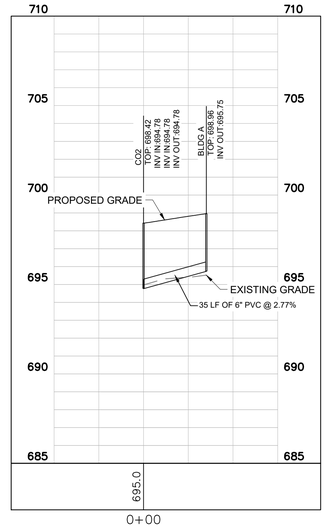
UTILITY PLAN - OVERALL

SHEET NUMBER
C6-00

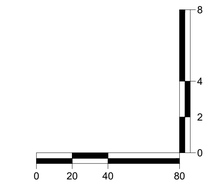
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BLDG B TO EX-MH0



BLDG A TO CO2



COORDINATES ARE NAD83.
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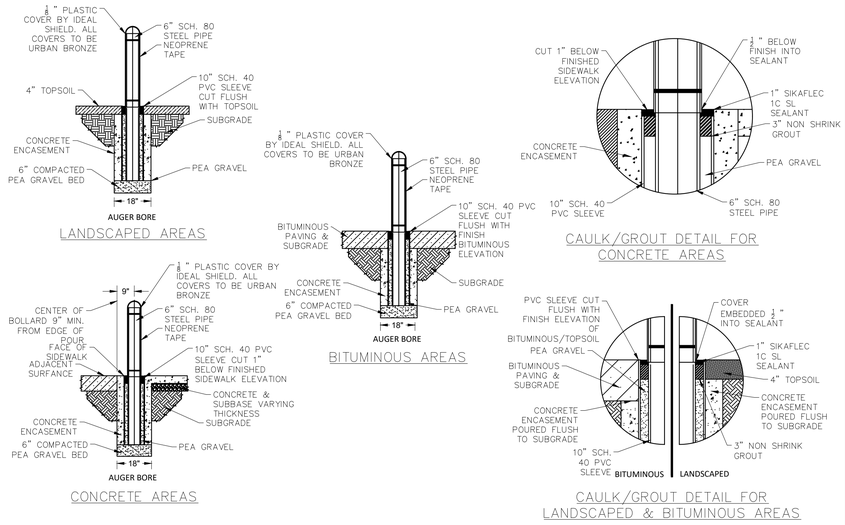
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SANITARY SEWER PROFILES

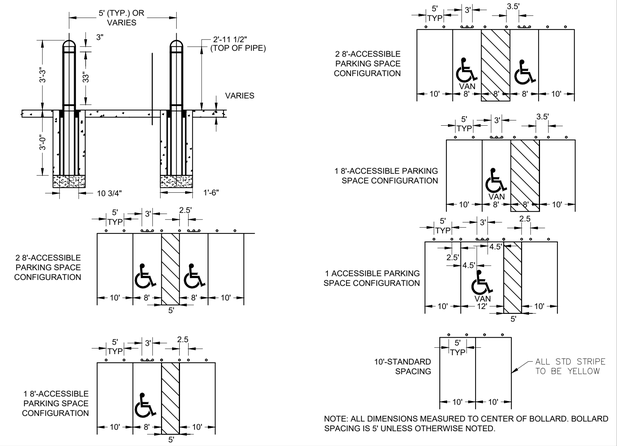
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WAWA SITE DETAILS

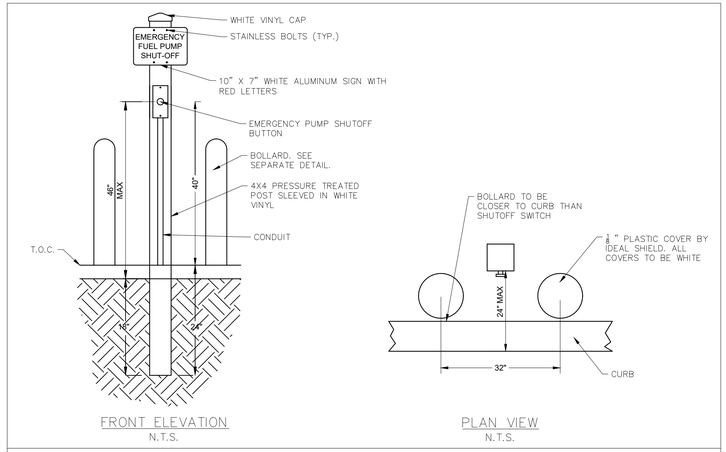


BOLLARD DETAIL

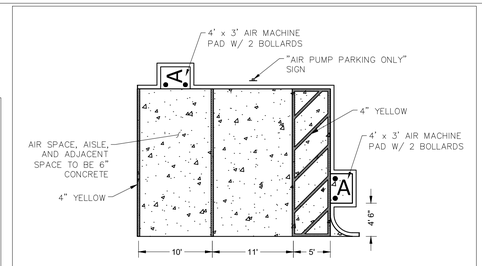


NOTE: ALL DIMENSIONS MEASURED TO CENTER OF BOLLARD. BOLLARD SPACING IS 5' UNLESS OTHERWISE NOTED.

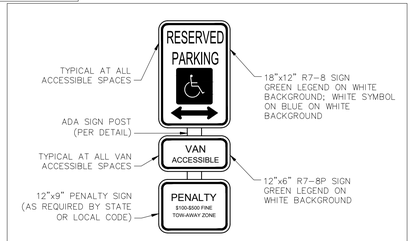
BOLLARD SPACING/DIMENSION DETAIL



EMERGENCY PUMP SHUTOFF ("E-STOP") DETAIL

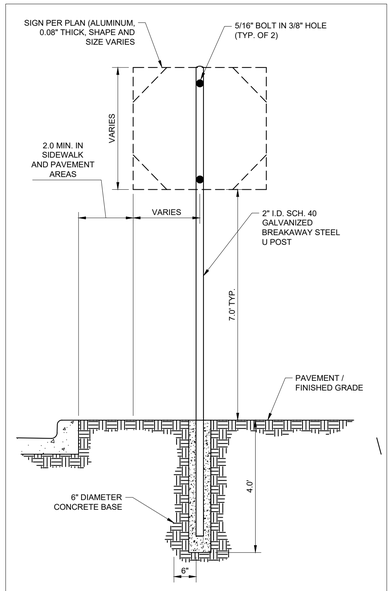


AIR PUMP PARKING DETAIL



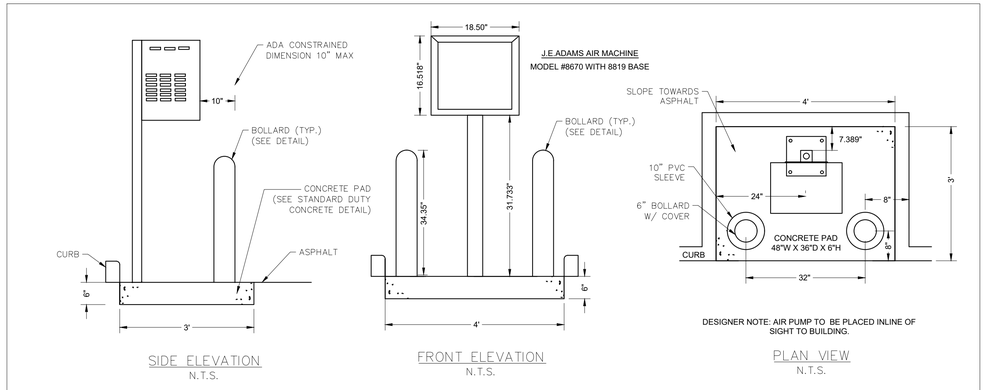
NOTE: SIGNS DENOTED HERE ARE TO BE PER MUTCD SPECIFICATIONS.

ADA PARKING SIGNAGE

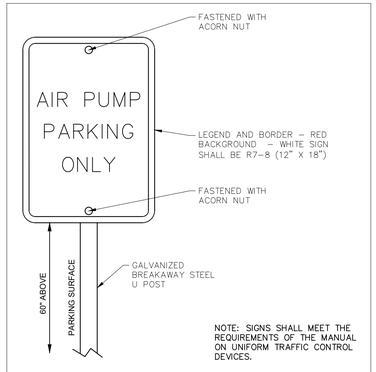


NOTES: DETAIL FOR ALL SIGNS ONSITE, OUTSIDE OF THE BUILDING AREA. ALL SIGNS TO USE ACORN BOLTS

SIGN POST

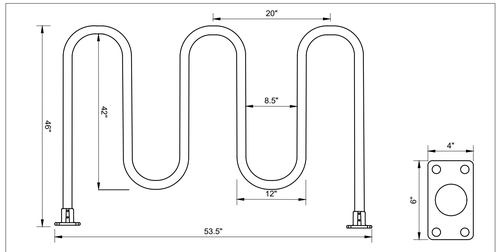


AIR PUMP STANDARD DETAIL



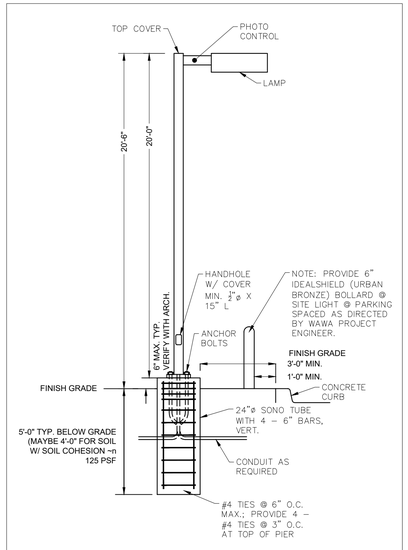
NOTE: SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

AIR PUMP PARKING SIGN DETAIL



MADE OF ROLLED ALUMINUM:	1 1/2" SCHEDULE 40 ALUMINUM WITH 1 7/8" O.D.
INSTALLATION OPTIONS:	SURFACE MOUNT
FINISHING OPTIONS:	STANDARD CLEAR ANODIZED
MANUFACTURED BY:	IDEAL SHIELD 2525 CLARK ST DETROIT, MI 48209 PHONE: 1-866-825-8659

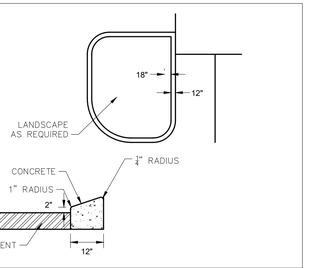
STANDARD BICYCLE RACK DETAIL



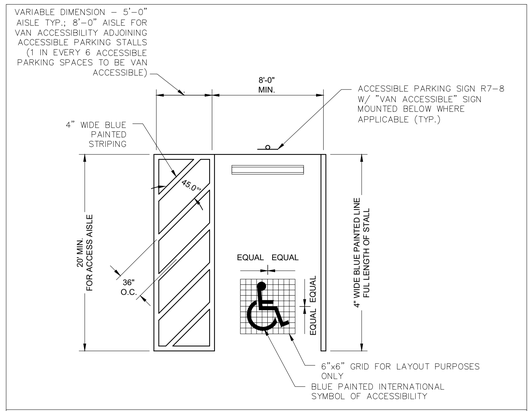
NOTE: THIS DETAIL IS NOT CERTIFIED. FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS CERTIFIED BY STRUCTURAL ENGINEER.

PLACEMENT: POLE SHALL BE PLACED AT PARKING STRIPE AT HEAD OF SPACE.

LIGHT POLE W/ STANDARD ANCHORING DETAIL



MOUNTABLE CURB/ISLAND



ADA PARKING SPACE STRIPING DETAIL

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WAWA, INC.

LANDON WADE BOGGS — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 120898 — STATE OF TENNESSEE — 07/15/2025

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SITE DETAILS

SHEET NUMBER
C8-10

WAWA LANDSPACE SPECIFICATIONS

WAWA STANDARD LANDSCAPING SPECIFICATIONS:

1. ALL TOPSOIL SHALL BE A MINIMUM 4'' IN ALL SOD AREAS AND 10'' - 12'' IN TREE, SHRUB AND GROUND COVER BEDS, INCLUDING PARKING LOT ISLAND BEDS. IT SHALL BE APPROVED BY A WAWA CONSTRUCTION REPRESENTATIVE, PRIOR TO INSTALLATION.
2. PLANTING BEHIND PERPENDICULAR PARKING IS TO BE LOCATED A MINIMUM OF 5' BEHIND THE CURB LINE.
3. ALL LANDSCAPE AND GRASS AREAS ARE TO BE HAND RAKED AND LEFT CLEAR OF ALL STONES, ROCK, CONSTRUCTION DEBRIS AND ANY UNSUITABLE MATERIALS.
4. ALL LANDSCAPE AND GRASS AREAS ARE TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM. (SEE IRRIGATION SPECIFICATION.)
5. LANDSCAPE CONTRACTOR WILL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND PLANTING INSTALLATION.
6. ALL AREAS TO BE LANDSCAPED OR COVERED WITH STONE MUST BE TREATED WITH A PRE-EMERGENCE HERBICIDE (SURFLAN, DACTAL OR APPROVED EQUAL) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE REGULATIONS AND THE MANUFACTURER'S INSTRUCTIONS.
7. MULCH BEDS ARE TO BE DELINEATED WITH HAND OR MACHINE DUG SHOVEL EDGING.
8. RIVER ROCK BEDS ARE TO BE DELINEATED WITH 5 ½'' ALUMINUM LANDSCAPE EDGING, STAKED AT 3' INTERVALS. ALUMINUM EDGING IS TO BE CLEANLINE 3/16'' X 5 ½'' X 16' BY PERMALOC. (800-356-9660. //WWW.PERMALOC.COM.) FOLLOW MANUFACTURERS INSTALLATION DIRECTIONS INCLUDED AT THE END OF THIS SECTION.
9. LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6'' AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
10. WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24'' FROM THE CURB.
11. ALL PROPOSED LANDSCAPING TO BE NURSERY GROWN, TYPICAL OF THEIR SPECIES OR VARIETY. THEY ARE TO HAVE NORMAL VIGOROUS ROOT SYSTEMS, FREE FROM DEFECTS AND INFECTIONS AND IN ACCORDANCE WITH ANSI Z60.1
12. ALL PROPOSED PLANTINGS SHOULD BE INSTALLED PER STANDARDS OF THE "AMERICAN ASSOCIATION OF NURSERYMEN" AND STATE NURSERY/ LANDSCAPE ASSOCIATIONS WITH REGARD TO PLANTING, PIT SIZE, BACKFILL MIXTURE, STAKING AND GUYING.
13. ALL PLANTING CONTAINERS AND BASKETS SHALL BE REMOVED DURING PLANTING. ALL PLANTS SHALL BE SET PLUMB AND POSITIONED SO THAT THE TOP OF THE ROOT COLLAR MATCHES OR IS NO MORE THAN TWO (2") INCHES ABOVE, FINISHED GRADE. REPLACE AMENDED BACKFILL IN 6-INCH LAYERS AND COMPACT BACKFILL TO ELIMINATE VOIDS. CONTRACTOR SHALL PROVIDE A FOURINCH HIGH EARTHEN WATERING SAUCER ALONG THE PERIMETER OF EACH PLANTING PIT. CONTRACTOR SHALL WATER NEWLY PLANTED VEGETATION PRIOR TO MULCHING PLANTING PIT. ALL VOIDS SHALL BE FILLED AND SETTLING MITIGATED AS REQUIRED. ALUMINUM EDGING SHALL BE INSTALLED AROUND ALL PLANTING AREAS TO DELINEATE BETWEEN DIFFERENT LANDSCAPE MATERIALS.
14. AFTER INITIAL WATERING AND PRIOR TO MULCHING, CONTRACTOR SHALL APPLY HERBICIDES AND PRE-EMERGENT HERBICIDES AS REQUIRED TO ELIMINATE ANY WEED SEEDS OR PLANTS PRESENT ON ROOT BALL.
15. ALL PLANTING BEDS AND PITS EXCEPT FOR LANDSCAPE ISLANDS ADJACENT TO THE BUILDING AND DESIGNATED AREA AT THE FUEL VENT STACKS, SHALL BE MULCHED WITH DOUBLE GROUND HARDWOOD MULCH AT A MINIMUM DEPTH OF 3''. LANDSCAPE ISLANDS ADJACENT TO THE TANK MAT SHALL BE MULCHED WITH 1''-3'' "RIVER STONE" MULCH TO AT LEAST A DISTANCE OF 5' FROM THE TANK MAT AND VENT STACK. FOR LANDSCAPES ADJACENT TO BUILDING, CONTACT WAWA'S PROJECT ENGINEER.
16. TURF SPECIFICATION AND SEEDBED PREPARATION

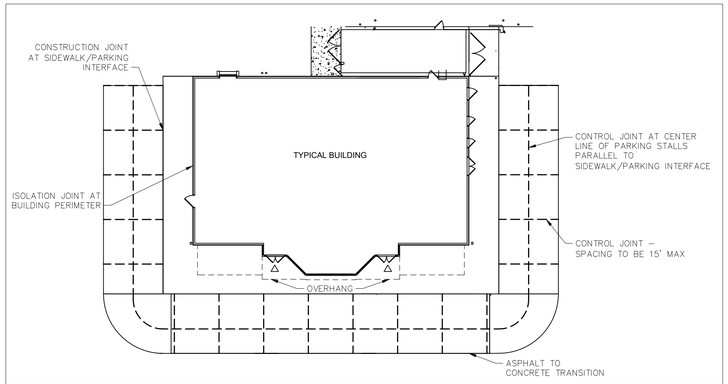
A. UNLESS REQUIRED FOR PARTICULAR BMP AREAS, ALL TURF ON WAWA LEASED PREMISES IS TO BE SOD. WHEN REQUIRED FOR BMP'S, SEED MIX IS TO MEET LOCAL REQUIREMENTS. SOD SHALL BE TURF TYPE TALL FESCUE AND INSTALLED ON A MINIMUM OF 4'' OF TOPSOIL.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS OR FERTILIZER MAY BE APPLIED AT THE RATE OF 260 POUNDS PER ACRE OR 6 POUNDS PER 1000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 4-1-2 PER ACRE OR EQUIVALENT OF SLOW-RELEASE NITROGEN MAY BE USED IN LIEU OF TOPDRESSING.

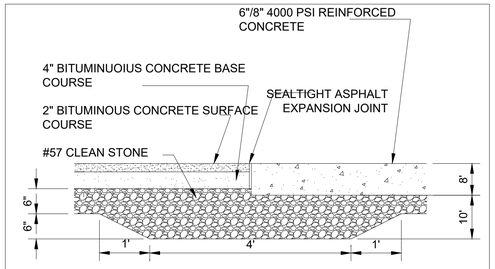
C. WORK LIME AND FERTILIZER INTO THE SOIL AS PRACTICAL TO A DEPTH OF 4-INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD PARALLEL TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

D. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS OUTLINED BELOW.

17. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETENESS. THE CONTRACTOR SHALL REPLACE PLANTS, DEAD, UNHEALTHY, DYING OR DAMAGED THROUGH LOSS OF BRANCHES AND/OR FOLIAGE. LAWNS THAT ARE NOT IN GOOD CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPAIRED UNTIL A GOOD LAWN RESULTS. IT IS UNDERSTOOD THAT THE OWNER SHALL ASSUME RESPONSIBILITY FOR WATERING ALL PLANT MATERIAL AND LAWN AREA BEGINNING WITH THE DATE OF SUBSTANTIAL COMPLETENESS.



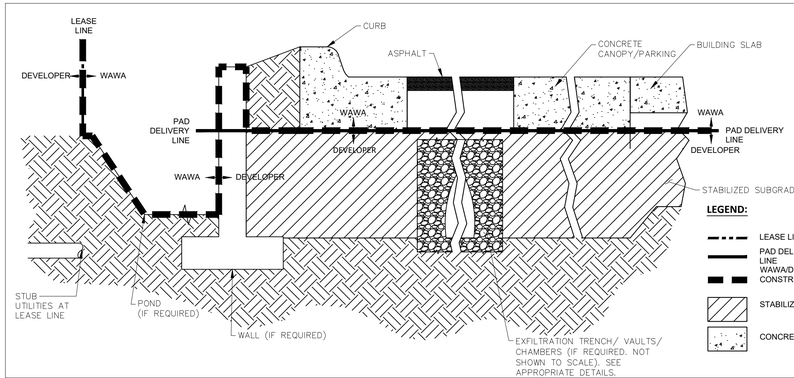
TYPICAL CONCRETE JOINT PLAN DETAIL



CONCRETE TO ASPHALT TRANSITION DETAIL

SEE ARCH. SPEC. FOR COMPLETE DETAILS

*REFER TO PAVEMENT PLAN FOR PAVEMENT SECTION THICKNESS



NOTES:

BUILDING/ CANOPY PADS:
1. PADS SHALL BE COMPACTED TO A DENSITY AND ELEVATION BELOW FINISH GRADE PER THE REQUIREMENTS ESTABLISHED WITHIN THE LEASE AND LEASE EXHIBITS.

GRADING & DRAINAGE:
2. DEVELOPER IS RESPONSIBLE FOR ROUGH GRADING OF ANY RETENTION/ DETENTION AREAS.
3. DEVELOPER IS RESPONSIBLE FOR ANY GRAVITY/ RETAINING WALLS REQUIRED FOR THE DEVELOPMENT OF THE SITE.
4. DEVELOPER IS RESPONSIBLE FOR ANY BELOW GROUND STORMWATER EXFILTRATION, VAULT, OR CHAMBER SYSTEM REQUIRED FOR ATTENUATION AND/OR TREATMENT VOLUME STORAGE.

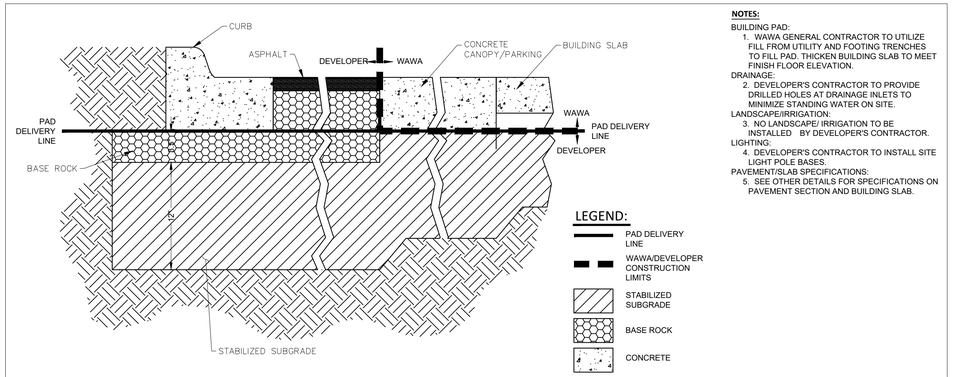
UTILITIES:
5. DEVELOPER IS RESPONSIBLE FOR PROVIDING ELECTRIC, DATA/PHONE, WATER, SEWER, AND ANY OTHER ESSENTIAL UTILITY SERVICES TO THE LIMITS OF THE LEASE.

LANDSCAPE/IRRIGATION:
6. DEVELOPER IS NOT RESPONSIBLE FOR LANDSCAPE OR IRRIGATION INTERNAL TO THE LIMITS OF THE LEASE.

LIGHTING:
7. DEVELOPER IS NOT RESPONSIBLE FOR LIGHTING INTERNAL TO THE LIMITS OF THE LEASE.

PAVEMENT/SLAB SPECIFICATIONS:
8. DEVELOPER IS NOT RESPONSIBLE FOR PAVING AND/OR SLABS INTERNAL TO THE LIMITS OF THE LEASE.

TYPICAL "PAD READY" DELIVERY DETAIL



NOTES:

BUILDING PAD:
1. WAWA GENERAL CONTRACTOR TO UTILIZE FILL FROM UTILITY AND FOOTING TRENCHES TO FILL PAD. THICKEN BUILDING SLAB TO MEET FINISH FLOOR ELEVATION.

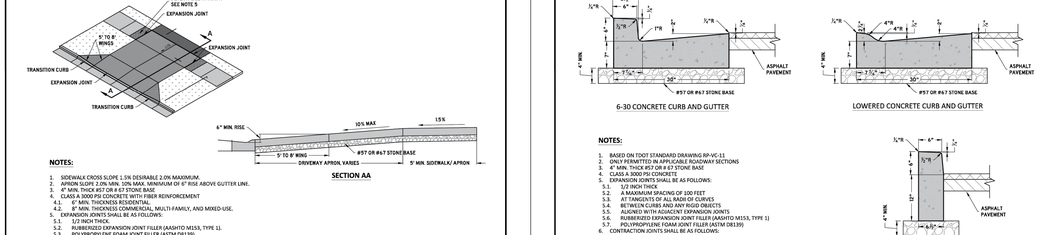
DRAINAGE:
2. DEVELOPER'S CONTRACTOR TO PROVIDE DRILLED HOLES AT DRAINAGE INLETS TO MINIMIZE STANDING WATER ON SITE.

LANDSCAPE/IRRIGATION:
3. NO LANDSCAPE/ IRRIGATION TO BE INSTALLED BY DEVELOPER'S CONTRACTOR.

LIGHTING:
4. DEVELOPER'S CONTRACTOR TO INSTALL SITE LIGHT POLE BASES.

PAVEMENT/SLAB SPECIFICATIONS:
5. SEE OTHER DETAILS FOR SPECIFICATIONS ON PAVEMENT SECTION AND BUILDING SLAB.

TYPICAL "PAD COMPLETE" DELIVERY DETAIL



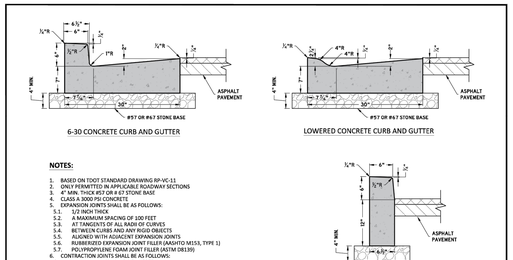
NOTES:
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR #67 STONE BASE.
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   4.1. 6" MIN. THICKNESS RESIDENTIAL.
   4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, 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

SECTION AA

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

DRIVEWAY APRON
(NTS)

DATE 6/9/2022
SD-12

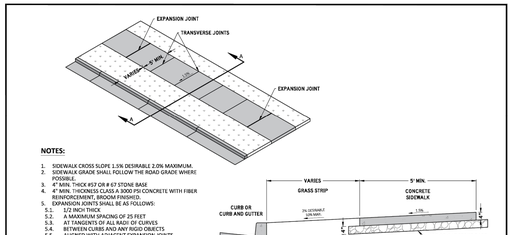


NOTES:
1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK
   5.2. A MAXIMUM SPACING OF 100 FEET
   5.3. AT TANGENTS OF ALL RADII 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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

CURB AND GUTTER AND POST CURB
(NTS)

DATE 6/9/2022
SD-01



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

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

CONCRETE SIDEWALK
(NTS)

DATE 6/9/2022
SD-10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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Main: 615.564.2701 | www.kimley-horn.com
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 129818
STATE OF TENNESSEE
07/15/2025

NO	REVISIONS	DATE	BY
1			
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DESIGNED BY: EAZ
DRAWN BY: EAZ
CHECKED BY: LWB
DATE: 07/15/2025
KIMLEY-HORN PROJECT NO. 014468150

SITE DETAILS

SHEET NUMBER
C8-11

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SPECIFICATIONS

Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 376 lbs. (For wet weight add 2,310 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 277 gal.;
   Grease: 1,895 lbs. (260 gal.) @100GPM
   Grease: 1,196 lbs. (164 gal.) @200GPM
   Solids: 89 gal.
5. This unit does not require flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks. (450 lb rating).

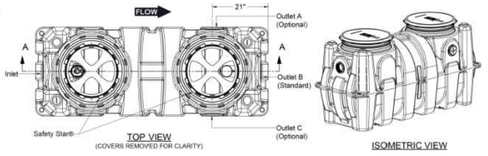
ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapters. Safety Star® access restrictor built into each cover adapter, built-in flow control (for 200 GPM only) and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 lbs. @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

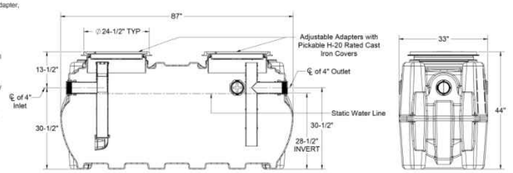
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control



TOP VIEW
(COVERS REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A

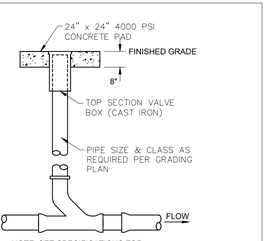
END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4055-007-02				
GB-250	DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS				
PROPRIETARY AND CONFIDENTIAL	DWG BY: C.SINCLAIR	DATE: 5/4/2022	REV: -	ECO: -	

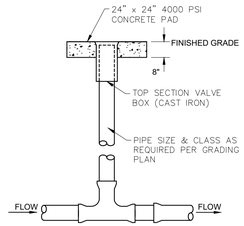
SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

GREASE TRAP DETAIL



NOTE: SEE SPECIFICATIONS FOR APPROVED BEDDING MATERIAL.

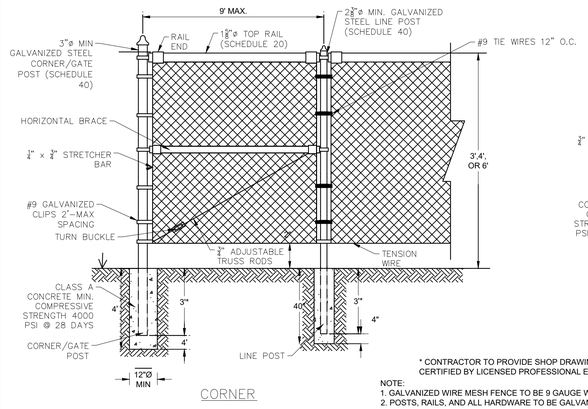
ONE WAY CLEAN-OUT DETAIL



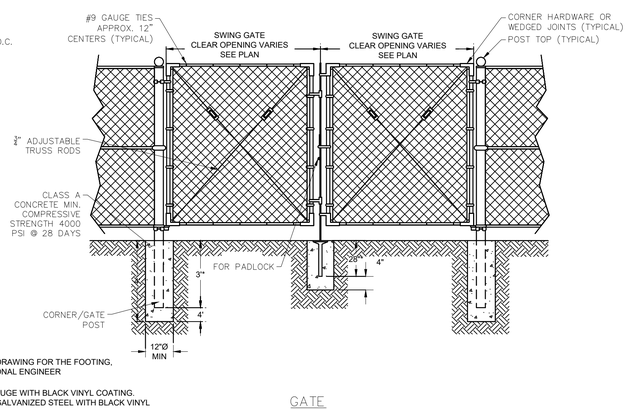
NOTE: SEE SPECIFICATIONS FOR APPROVED BEDDING MATERIAL.

TWO WAY CLEAN-OUT DETAIL

WAWA FENCE DETAILS



CORNER



GATE

* CONTRACTOR TO PROVIDE SHOP DRAWING FOR THE FOOTING, CERTIFIED BY LICENSED PROFESSIONAL ENGINEER

NOTE:
1. GALVANIZED WIRE MESH FENCE TO BE 9 GAUGE WITH BLACK VINYL COATING.
2. POSTS, RAILS, AND ALL HARDWARE TO BE GALVANIZED STEEL WITH BLACK VINYL COATING.
3. CONTRACTOR TO ADHERE TO LOCAL SPECIFICATION IF MORE STRINGENT.
4. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

CHAIN LINK FENCE DETAIL

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 129894
STATE OF TENNESSEE
07/15/2025

No.	REVISIONS	DATE	BY
1			
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9			
10			

DESIGNED BY:	EAZ
DRAWN BY:	EAZ
CHECKED BY:	LWB
DATE:	07/15/2025

KIMLEY-HORN PROJECT NO. 014468150

UTILITY DETAILS

SHEET NUMBER
C8-20

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 3300
EXTRUDED CURB INLET CASTINGS	JB&S 3103
AREA DRAIN CATCH BASINS	TDOT CB SERIES NOS. 38, 39, 40, 42, 43
AREA DRAIN CASTINGS	TDOT CBB-42
JUNCTION BOXES	TDOT JBS SERIES NOS. 1, 2, 3, 4, AND 5
MANHOLES	TDOT MH SERIES NOS. 2, 3, 4, 5, 6, 7 AND TDOT RF-1
TRENCH DRAINS	TDOT TD-1
CONCRETE PIPE INSTALLATION	TDOT PB-1
FLEXIBLE PIPE INSTALLATION	TDOT PB-2
OVAL AND ARCH PIPES	TDOT PO-1
SAFETY CROSS DRAIN ENDWALLS	TDOT PE SERIES
SAFETY SIDE DRAIN ENDWALLS	TDOT SEW SERIES AND TDOT MSE-1
PROJECTED ENDWALLS	TDOT PE, PEM SERIES
FLUMES	TDOT FLD-1

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

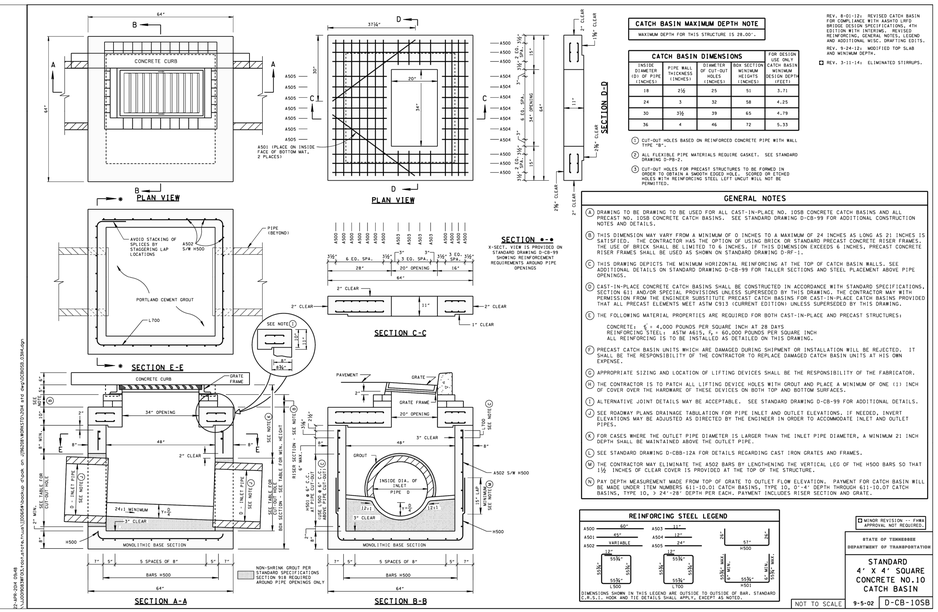
STANDARD DETAILS

INLETS, CASTINGS, STRUCTURES, AND PIPES

(NTS)

DATE
8/6/2024

DD-01



SECTION A-A

X-SECT. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS

CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF OUT-OUT HOLES (INCHES)	RISER SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY MINIMUM MINIMUM DESIGN DEPTH (FEET)
18	2[5]	25	51	3.71
24	3	32	58	4.25
30	3[5]	39	65	4.79
36	4	46	72	5.33

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.
3. CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN CHUCK TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

GENERAL NOTES

A. DRAWING TO BE DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 10SB CONCRETE CATCH BASINS AND ALL PRECAST CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS.

B. THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 21 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES, WHERE THE DEPTH FROM THE TOP OF GRATE TO THE INSIDE BOTTOM OF PIPE DIMENSION EXCEEDS 6 INCHES. PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

C. THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

D. CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY WITH PERMISSION FROM THE ENGINEER SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

E. THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

CONCRETE: f'_c = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, f_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

F. PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

G. APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

H. THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

I. ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

J. SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

K. FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 21 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

L. SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES AND FRAMES.

M. THE CONTRACTOR MAY ELIMINATE THE #502 BARS BY LENGTHENING THE VERTICAL LEG OF THE #500 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

N. PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-10.01 CATCH BASINS, TYPE 10, 0'-4' DEPTH THROUGH 611-10.07 CATCH BASINS, TYPE 10, > 24'-28' DEPTH PER EACH. PAYMENT INCLUDES RISER SECTION AND GRATE.

REINFORCING STEEL LEGEND

DIMENSIONS SHOWN IN THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD (R.S.), HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

NOT TO SCALE

REV. 8-01-12: REVISED CATCH BASIN NOTE, CHANGED REFERENCE TO BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIM REVISIONS THROUGH 2012 TO LRFD SPECIFICATIONS AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

☐ REV. 3-11-14: ELIMINATED STIRRUPS.

☐ MINOR REVISION -- FHWA APPROVAL NOT REQUIRED

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

STANDARD
4' X 4' SQUARE CONCRETE NO.10 CATCH BASIN

9-5-02 D-CB-1058

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

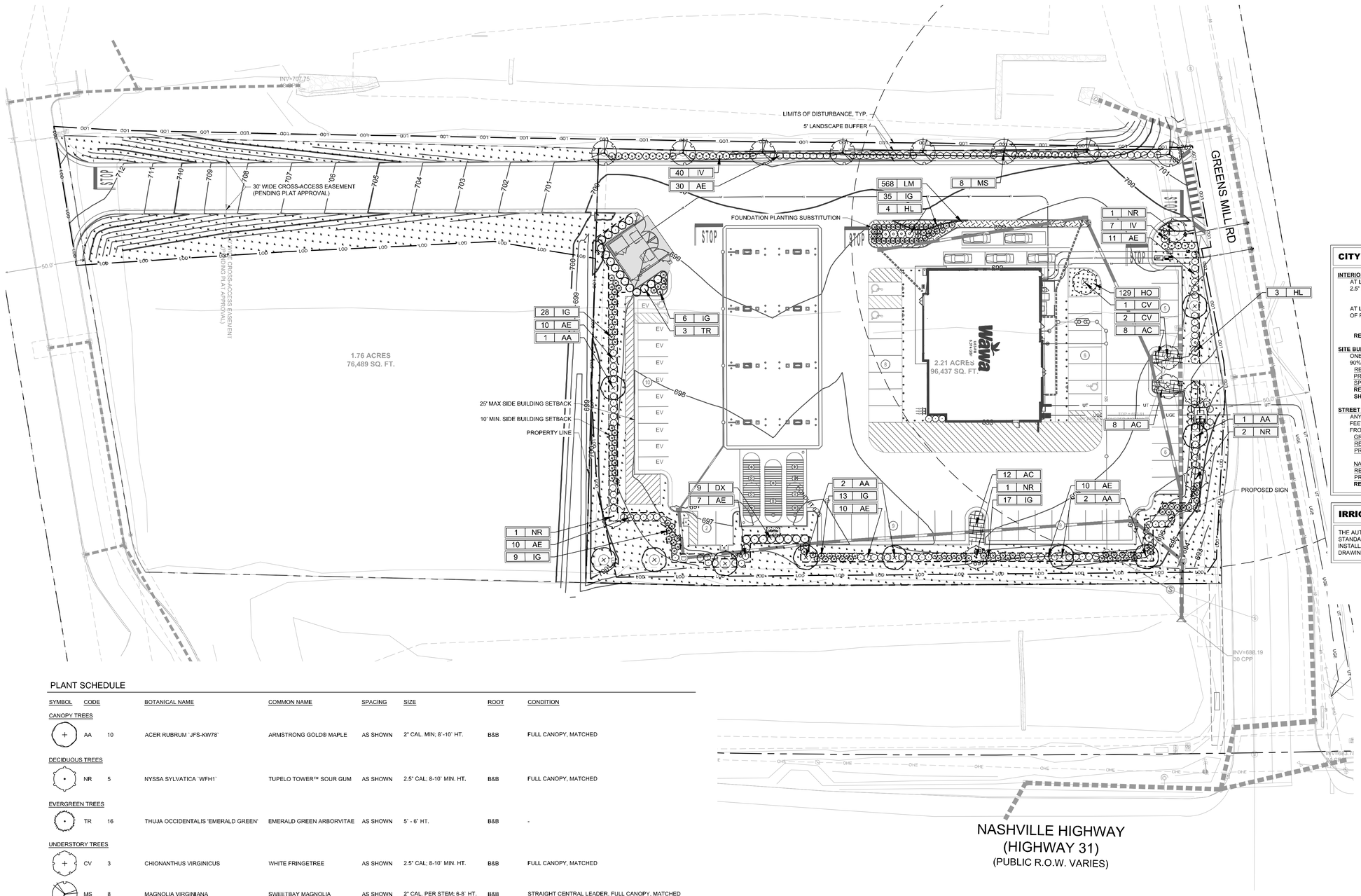
LANDON WADE BOGGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 128894
STATE OF TENNESSEE
07/15/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY: EAZ
DRAWN BY: EAZ
CHECKED BY: LWB
DATE: 07/15/2025
KIMLEY-HORN PROJECT NO. 014468150

GRADING & DRAINAGE DETAILS

SHEET NUMBER
C8-30



SITE DATA TABLE

PROPERTY INFORMATION:	
SITE LOCATION:	2425 NASHVILLE HWY COLUMBIA, TENNESSEE 38401
GROSS SITE AREA	± 113,256 SF (±2.21 AC)
PROPOSED IMPERVIOUS AREA	± 76,650 SF (±1.66 AC)
EXISTING IMPERVIOUS AREA	± 0 SF (±0 AC)
PROPOSED BUILDING AREA	5,919 SF
PROPOSED FAR:	0.067
PARKING DATA:	
MIN. REQUIRED PARKING	36 STALLS
ADA PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	55 STALLS
ZONING:	
ZONING	(COMMERCIAL) PUD
EXISTING USE	COMMERCIAL
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(RESIDENTIAL) R4
SURROUNDING ZONING (EAST)	(RESIDENTIAL) R4
SURROUNDING ZONING (SOUTH)	(RESIDENTIAL) R6
SURROUNDING ZONING (WEST)	(RESIDENTIAL) R4
REQUIRED BUILDING SETBACKS:	
FRONT (NORTH)	28 FT
REAR (SOUTH)	15 FT
SIDE (EAST)	15 FT
SIRE (WEST) (R.O.W)	30 FT

CITY OF COLUMBIA LANDSCAPE REQUIREMENTS

INTERIOR PARKING AREAS:
AT LEAST 1 LANDSCAPE ISLAND TREE PER EVERY 10 SPACES. TREES MUST BE 2.5" CALIPER.
REQUIRED: 55 SPACES / 10 = 5.5 TREES
PROVIDED: 6 TREES
AT LEAST ONE (1) TREE MUST BE INSTALLED/PRESERVED FOR EVERY 2,000 SF OF PARKING AREA.
REQUIRED: 30,713 SF / 2,000 = 15.3 TREES
PROVIDED: 18 TREES
REQUIREMENTS MET.

SITE BUILDING PLANTING:
ONE (1) SHRUB PER EVERY 10-LINEAR FEET OF BUILDING FACADE. AT LEAST 90% MUST BE EVERGREEN.
REQUIRED: 328-LINEAR FEET / 10 = 32.8 SHRUBS
PROVIDED: 41 EVERGREEN SHRUBS + 4 DECIDUOUS SHRUBS = 45 SHRUBS
SPECIES REQUIREMENT: 41 EVERGREEN / 45 TOTAL = 91% EVERGREEN
REQUIREMENT NOT MET DUE TO LACK OF PLANTaBLE BUILDING PERIMETER. SHRUB PLANTING REPLACED ACROSS THE SITE.

STREET PLANTING REQUIREMENTS:
ANY YARD ALONG A STREET MUST BE LANDSCAPE AND BE AT LEAST TEN (10) FEET WIDE. MUST HAVE ONE (1) TREE FOR EVERY 50 FEET OF STREET FRONTAGE.
GREENS MILL RD:
REQUIRED: 282-LINEAR FEET / 50 = 5.2 TREES
PROVIDED: 6 TREES

NASHVILLE HWY:
REQUIRED: 380-LINEAR FEET / 50 = 7.6 TREES
PROVIDED: 8 TREES
REQUIREMENTS MET.

IRRIGATION NOTE

THE AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL MEET COLUMBIA, TN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES								
	AA	10	ACER RUBRUM `JFS-KW78`	ARMSTRONG GOLD® MAPLE	AS SHOWN	2" CAL. MIN; 8`-10` HT.	B&B	FULL CANOPY, MATCHED
DECIDUOUS TREES								
	NR	5	NYSSA SYLVATICA `WFH1`	TUPELO TOWER™ SOUR GUM	AS SHOWN	2.5" CAL; 8-10` MIN. HT.	B&B	FULL CANOPY, MATCHED
EVERGREEN TREES								
	TR	16	THUJA OCCIDENTALIS 'EMERALD GREEN`	EMERALD GREEN ARBORVITAE	AS SHOWN	5` - 6` HT.	B&B	-
UNDERSTORY TREES								
	CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	AS SHOWN	2.5" CAL; 8-10` MIN. HT.	B&B	FULL CANOPY, MATCHED
	MS	8	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	AS SHOWN	2" CAL. PER STEM; 6-8` HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
DECIDUOUS SHRUBS								
	HL	9	HYDRANGEA PANICULATA `LIMELIGHT` TM	LIMELIGHT HYDRANGEA	5` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IV	47	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
EVERGREEN SHRUBS								
	AE	114	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	DX	9	DISTYLIUM X 'PIIDIST-IV'	LINEBACKER™ DISTYLIUM	5` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IG	140	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY HOLLY	3` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL
GROUND COVERS								
	AC	28	ADENANTHOS CUNEATUS `CORAL DRIFT`	CORAL DRIFT FLAMEBUSH	48" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS
	FA	25,397 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD	ROLLS OR SQUARES	SOD/TURF	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS
	HO	129	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	18" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS
	LM	568	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LILYTURF	12" O.C.	1 GAL.	CONT.	MATCHED, FULL, FREE OF WEEDS

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE
ARCHITECT
6/27/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY:	TT
DRAWN BY:	BMR
CHECKED BY:	CA
DATE:	6/25/2025
KIMLEY-HORN PROJECT NO.	014468150

LANDSCAPE PLAN - OVERALL

SHEET NUMBER
L1-00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ½ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH 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 GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA #7026
2425 NASHVILLE HWY, COLUMBIA, TN 38401
WAWA, INC.

CHARLES A. ASHLEY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
6/27/2025

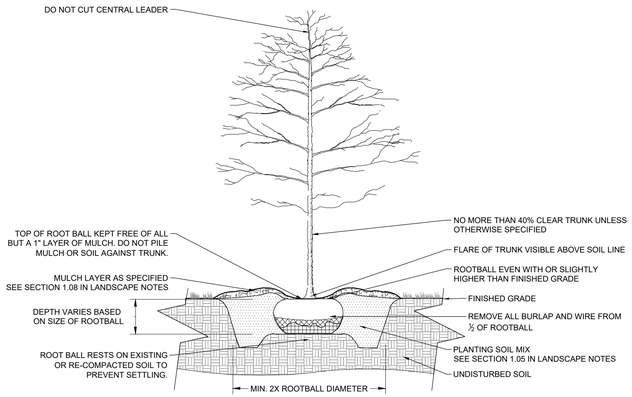
No	REVISIONS	DATE	BY
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7			
8			
9			
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DESIGNED BY:	TT
DRAWN BY:	BMR
CHECKED BY:	CA
DATE:	6/25/2025

KIMLEY-HORN PROJECT NO.
014468150

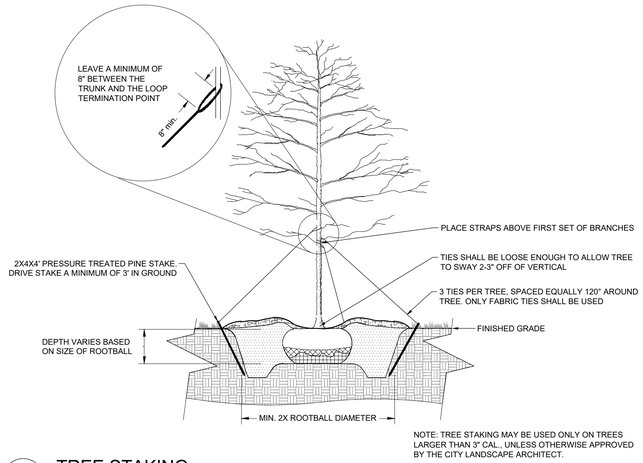
LANDSCAPE DETAILS

SHEET NUMBER
L1-50



2 B&B TREE PLANTING

NOT TO SCALE



NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 3" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

5 TREE STAKING

NOT TO SCALE

3 EVERGREEN TREE PLANTING

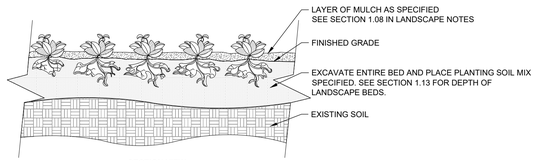
NOT TO SCALE

1. SPADED LANDSCAPE BED EDGE
2. 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3. PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES

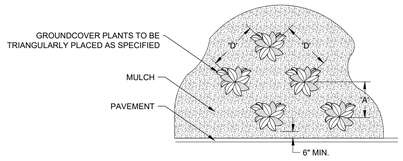
6 SPADED EDGE

1 1/2" = 1'-0"

KHA-LA-NO-14



SECTION VIEW



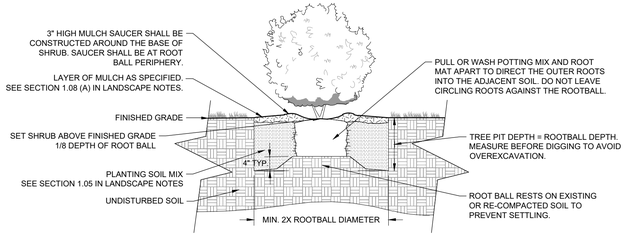
PLAN VIEW

PLANT SPACING " D "	ROW " A "
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER PLANTING

NOT TO SCALE



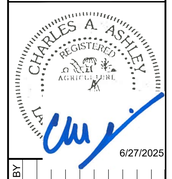
7 CONTAINER SHRUB PLANTING

NOT TO SCALE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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WAWA, INC.



6/27/2025

No.	REVISIONS	DATE	BY
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DESIGNED BY: TT
DRAWN BY: BMR
CHECKED BY: CA
DATE: 6/25/2025
KIMLEY-HORN PROJECT NO. 014468150

LANDSCAPE DETAILS

SHEET NUMBER
L1-51

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 FRONT ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS FRONT ELEVATION:	
TRANSPARENT GLAZING - 309 SF	15.5%
SPANDREL GLAZING - 306 SF	15.3%
TOTAL 615 SF	30.8%

MATERIAL CALS FRONT ELEVATION:	
BRICK (1) - 215 SF	10.8%
BRICK (3) - 576 SF	28.9%
FC SIDING - 348 SF	17.5%
CULTURED STONE - 168 SF	8.5%
METAL AWNING - 71 SF	3.5%
TOTAL 1,378	69.2%



2 REAR ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS LEFT SIDE ELEVATION:	
TRANSPARENT GLAZING - 186 SF	9.1%
SPANDREL GLAZING - 70 SF	3.4%
TOTAL 256 SF	12.5%

MATERIAL CALS REAR ELEVATION:	
BRICK (1) - 326 SF	16.2%
BRICK (3) - 502 SF	24.3%
FC SIDING - 654 SF	31.7%
CULTURED STONE - 272 SF	13.2%
MTL AWNING - 48 SF	2.1%
TOTAL 1,802 SF	87.5%



3 LEFT ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS LEFT SIDE ELEVATION:	
TRANSPARENT GLAZING - 186 SF	11.6%
SPANDREL GLAZING - 47 SF	2.9%
TOTAL 233 SF	14.5%

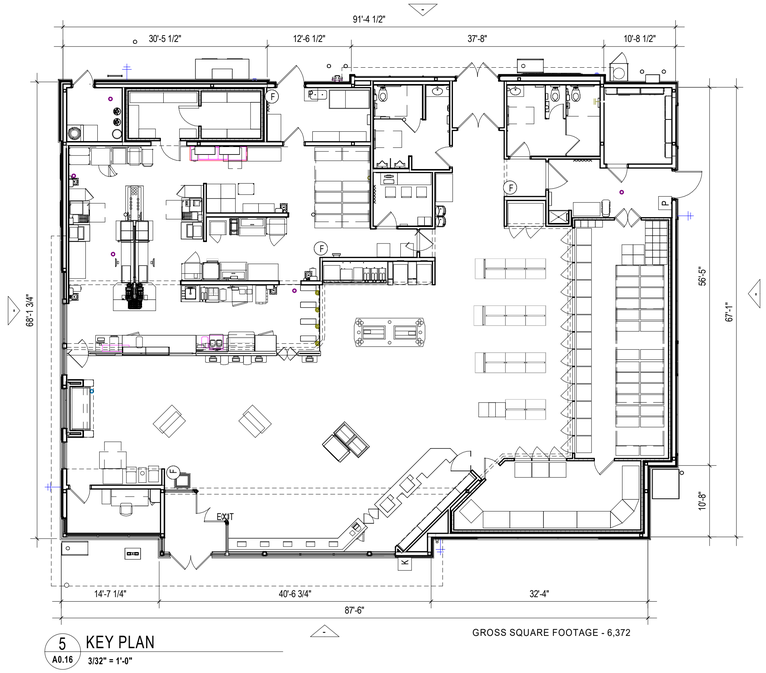
MATERIAL CALS LEFT SIDE ELEVATION:	
BRICK (1) - 768 SF	48.0%
BRICK (3) - 65 SF	4.1%
FC SIDING - 332 SF	20.7%
CULTURED STONE - 141 SF	8.8%
METAL AWNING - 62 SF	3.9%
TOTAL 1,368 SF	85.5%



4 RIGHT ELEVATION
A0.16 3/16" = 1'-0"

GLAZING CALS RIGHT SIDE ELEVATION:	
SPANDREL GLAZING - 325 SF	23.5%
TOTAL 325 SF	23.5%

MATERIAL CALS RIGHT SIDE ELEVATION:	
BRICK (1) - 131 SF	9.5%
BRICK (3) - 112 SF	8.1%
FC SIDING - 656 SF	47.6%
CULTURED STONE - 145 SF	10.5%
METAL AWNING - 9 SF	0.8%
TOTAL 1,053 SF	76.5%



5 KEY PLAN
A0.16 3/32" = 1'-0"

MATERIALS:



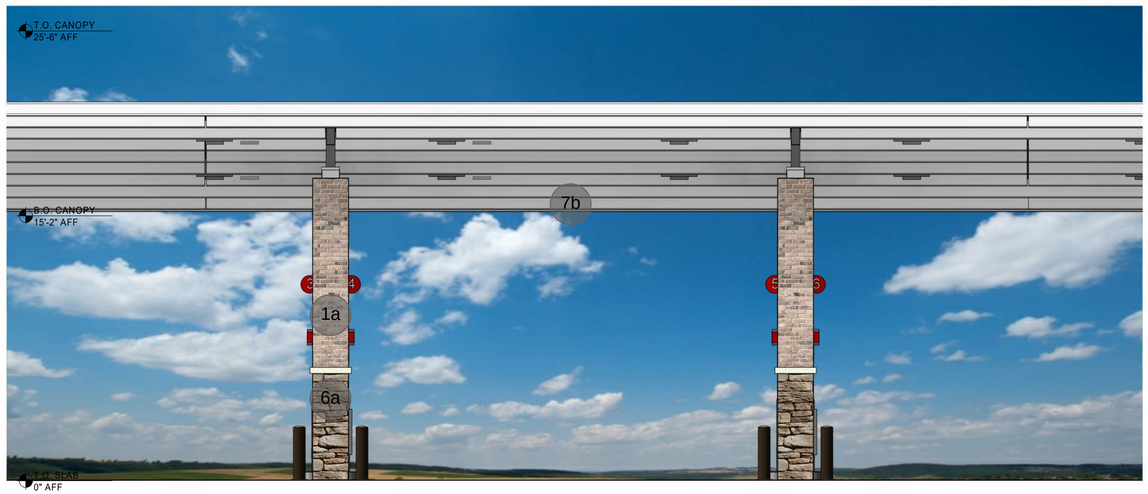
7a METAL OVERHANG: ATAS #17 BRITE RED

U63L - DRIVE THRU

2447 TENNESSEE 6
COLUMBIA, TN 38401



3 FUEL CANOPY ELEVATION
1/4" = 1'-0"



2 FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



1 FUEL CANOPY PERSPECTIVE

MATERIALS:


1a BRICK-1


1a BRICK-1

7b METAL: WHITE


6a CULTURED STONE



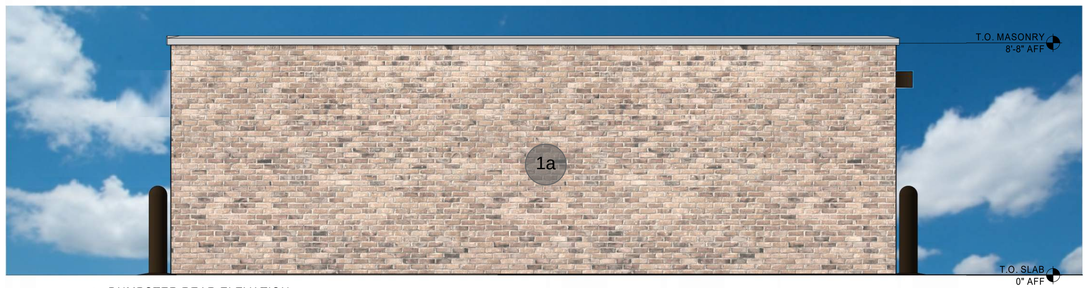
7 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



6 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



5 DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



4 DUMPSTER REAR ELEVATION
3/8" = 1'-0"

HFA

WAWA STRAIGHT 8 FUEL CANOPY- TRASH COMPOUND-L

2447 TENNESSEE 6
COLUMBIA, TN 38401

Wawa

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

June 14, 2024

Kimley-Horn & Associates
Emily Zeller, E.I.
10 Lea Ave., Ste. 400
Nashville, TN 37210
emily.zeller@kimley-horn.com

Re: 2425 Nashville Highway

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

5 September 2025

Emily Zeller
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210

RE: 2425 Nashville Hwy, Columbia, TN 38401; Wawa

Emily,

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.

Property owner may need to work with adjacent property owners to ensure sanitary sewer availability to the properties in the area.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

September 12, 2025

Ms. Kristen Ritz
Wawa, Inc.
260 W. Baltimore Pike
Media, Pennsylvania 19063
Sent via email: Kristen.Ritz@wawa.com

RE: **Water Availability Letter** Expires: 3/12/2026
Wawa #7206
2425 Nashville Highway
Tax Map & Parcel: 051 02203000
Columbia, TN

Dear Mr. Boggs:

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 gas station and associated store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service 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:

- Source water capacity for development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Fire Flow Requirement letter dated 6/13/2024 indicates a 2,250 gpm flow requirement and a minimum of 3 hydrants to serve the proposed project.
- Available fire flow capacity in the 12-inch main on Nashville Highway at the project frontage is up to 4,000 gpm.

  - The existing 8-inch main on the north edge of the project can support up to 1,950 gpm of fire flow.
  - A supplemental water main extension and hydrant will be necessary from the 8-inch main at the south secondary entrance of the project to meet the full fire flow requirement.
- Approval is based on daily volumes and peak flows as provided by the applicant:
  - Commercial/domestic Peak of 30 gpm
  - Peak Daily Demand of 1,750 GPD
  - Assumed one ¾" Landscape Irrigation Meter and one 2" Service Meter for purposes of estimating impact fees (to be verified during Design Review phase).
- The above request translates to a 10 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the 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. This Water Availability Letter will expire in six months 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 utilities, 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 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.
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    - 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" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	1	$30,000	$30,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$36,040**

- 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: Landon Boggs, Kimley-Horn
Bart Anderson, CPWS
File 24-041

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 9/12/2025
Name: Emily Zeller
Phone: 470-443-0274
Email: emily.zeller@kimley-horn.com
Address/Parcel ID: 2425 Nashville Hwy
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Wood Frame
Enclosed Area (ft²): 6,372

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit
Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

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

Minimum number of hydrants: 3

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit
Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

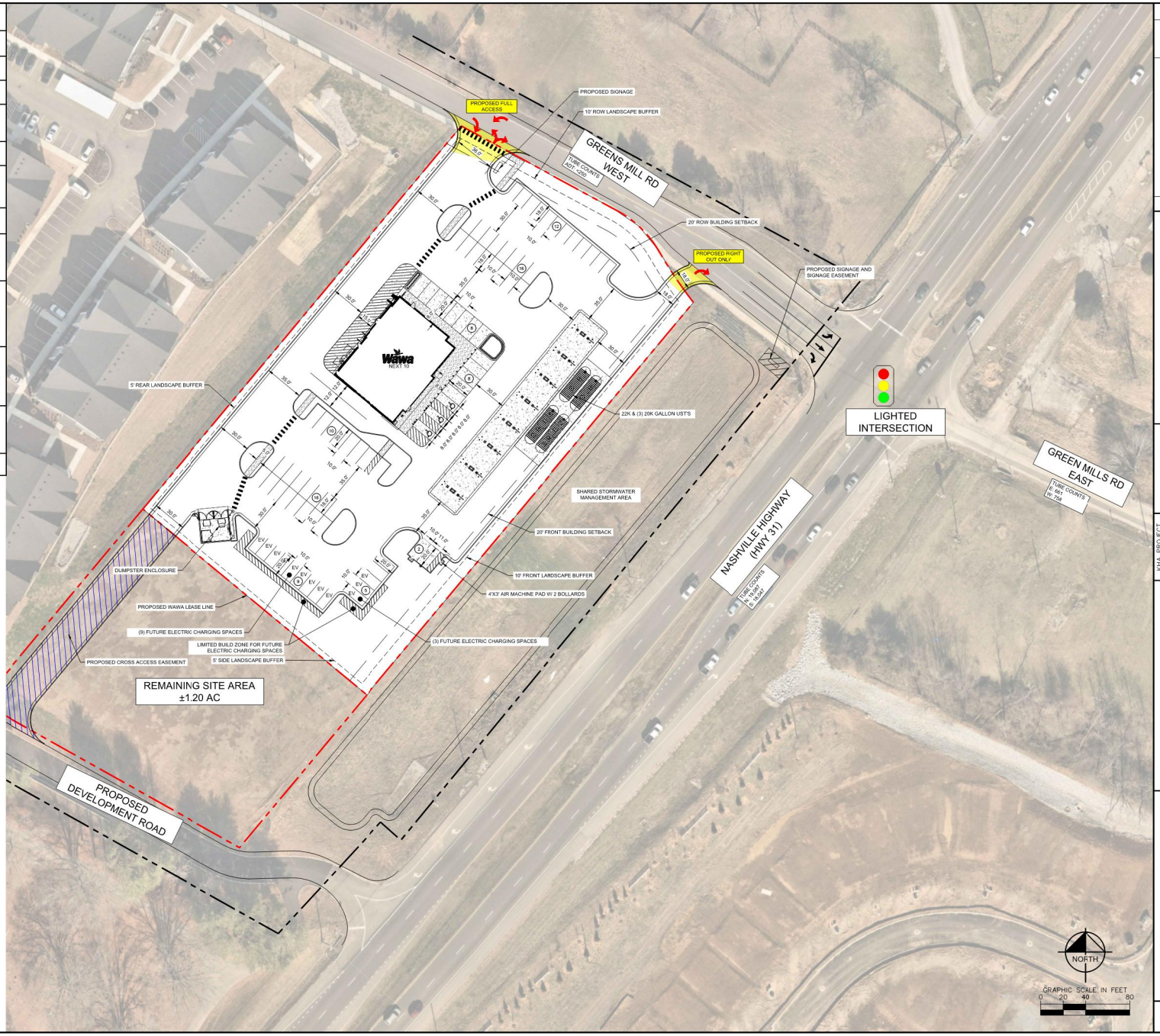
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 9-12-2025

SITE DATA

JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC.± OVERALL 2.77 AC ± WAWA SITE
BUILDING AREA	6,200 S.F.
MIN. PARKING REQUIRED	1 PER 300 SF + 1.5 SPACES PER PUMP = 36 SPACES
PARKING PROVIDED	86 SPACES
ZONE A ZONE B ZONE C	26 SPACES 16 SPACES 44 SPACES
FRONT SETBACK SIDE (R/W) SETBACK SIDE SETBACK REAR SETBACK	20 FT 20 FT 0 FT (NONRESIDENTIAL) 0 FT
FRONT BUFFER YARD SIDE BUFFER YARD REAR BUFFER YARD	10 FT 5 FT (NONRESIDENTIAL) 5 FT
BUILDING TYPE CANOPY CONFIGURATION CANOPY TYPE	NEXT10 STRAIGHT SLOPED
# MPD'S	8



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400, NASHVILLE, TN 37210
PHONE: 615-564-2701
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE

KHA PROJECT 014468150
DATE 4/25/2024
SCALE AS SHOWN
DESIGNED BY NVL
DRAWN BY NVL
CHECKED BY CVC

GOVERNANCE PLAN
NASHVILLE HWY & GREEN MILLS RD

WAWA
COLUMBIA TENNESSEE

SHEET NUMBER 2 OF 3

Plotted By: Churchill, Caroline Sheet Set: WAWA_Columbia_Layout: GOVERNANCE April 25, 2024 07:25:35pm G:\MCTO\Clients-Private\WAWA\WAWA_Inc\Columbia TN (Hwy 31)\CAD\WAWA Master_Columbia TN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 6/12/2024
Name: Emily Zeller
Phone: 470-443-0274
Email: emily.zeller@kimley-horn.com
Address/Parcel ID: 2425 Nashville Hwy
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Wood Frame
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FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

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Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

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Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6-13-2024

RESUBDIVISION PLAT OF LOT 2
VILLAGE AT CARTER'S CREEK
3RD CIVIL DISTRICT
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE



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 Number R2761, Page 1144, Maury County Registers Office, and adopt this plan of subdivision 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)

PROPERTY OWNER INFORMATION:
OP II NASH 2425 NASHVILLE HIGHWAY LAND PARTNERS, A TEXAS GENERAL PARTNERSHIP, AS SUCCESSOR TO OP II NASH 2425 NASHVILLE HIGHWAY LAND, LP, A TEXAS LIMITED PARTNERSHIP, AS EVIDENCED BY CERTIFICATE OF CONVERSION FILED WITH THE SECRETARY OF STATE OF TEXAS ON FEBRUARY 13, 2023. THE AFORESAID ENTITY HAVING BECOME OWNER PER DEED RECORDED IN BOOK R2761, PAGE 1144, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE:

OP II NASH 2425 NASHVILLE HIGHWAY LAND PARTNERS
500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name Date

Title Authorizing Agency

CERTIFICATE OF OWNERSHIP - RELEASE OF EASEMENT

I (we) hereby certify that I am (we are) the owner(s) of the adjoining property shown and described hereon as evidenced in Book Number R2805, Page 906, Maury County Registers Office, and agree to the removal and release of the 43' public utility easement, as shown hereon with my (our) free consent.

Owner(s) Date

Title (if action for corporation or partnership)

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

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.

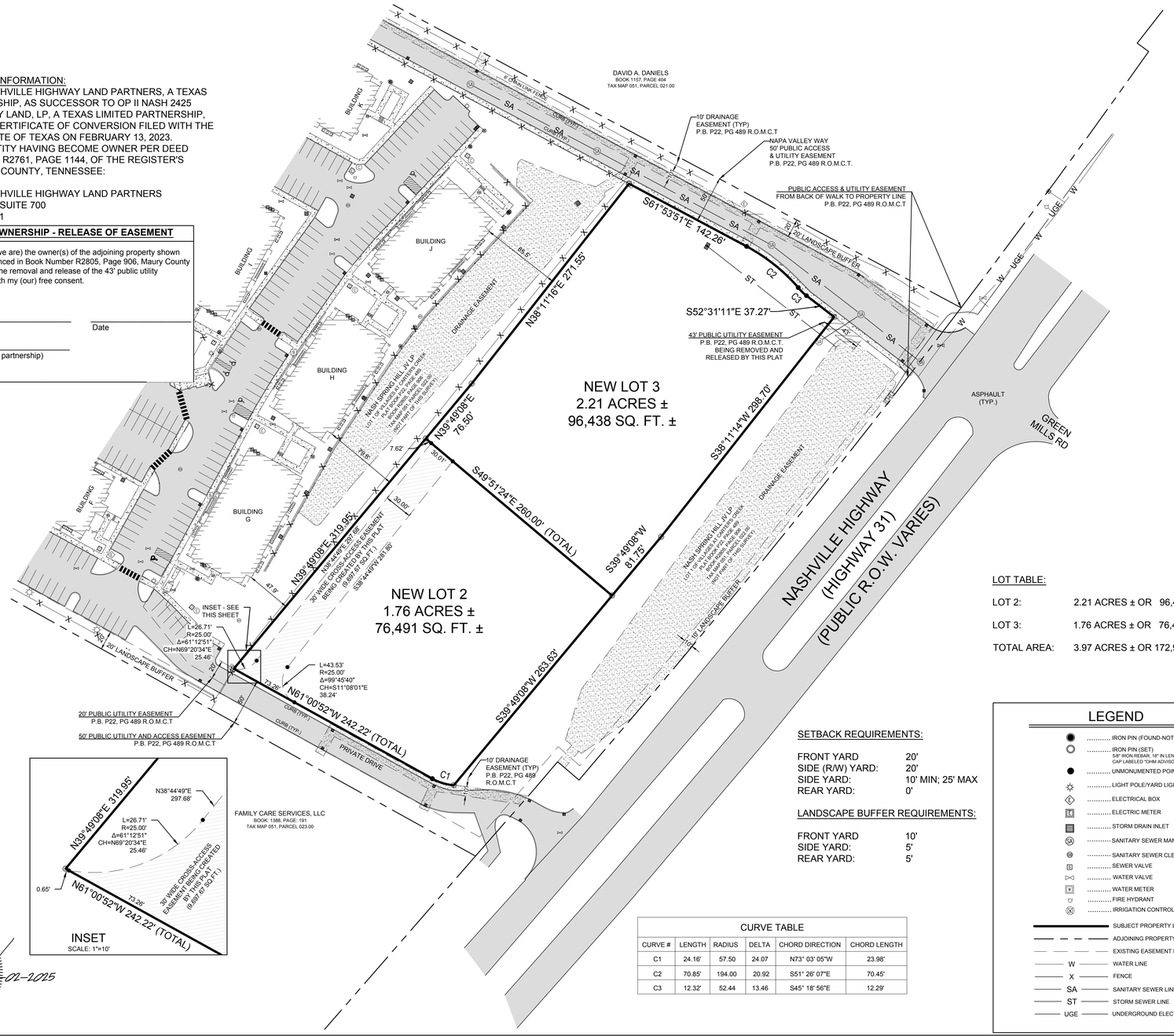
Director of Wastewater Department Date
Columbia, Tennessee

CERTIFICATE OF SURVEY ACCURACY

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

JASON MOSELEY, TN RLS # 2644
OHM ADVISORS
209 10TH AVENUE SOUTH, SUITE 154
NASHVILLE, TN 37203
(615)-649-5264

JASON MOSELEY — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — TENNESSEE NO. 2644 — 06-02-2025



INSET
SCALE: 1"=10'

SETBACK REQUIREMENTS:

FRONT YARD	20'
SIDE (R/W) YARD:	20'
SIDE YARD:	10' MIN; 25' MAX
REAR YARD:	0'

LANDSCAPE BUFFER REQUIREMENTS:

FRONT YARD	10'
SIDE YARD:	5'
REAR YARD:	5'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.16'	57.50	24.07	N73° 03' 05"W	23.98'
C2	70.85'	194.00	20.92	S51° 26' 07"E	70.45'
C3	12.32'	52.44	13.46	S45° 18' 56"E	12.29'

LOT TABLE:

LOT 2:	2.21 ACRES ± OR	96,438 SQ.FT.
LOT 3:	1.76 ACRES ± OR	76,491 SQ.FT.
TOTAL AREA:	3.97 ACRES ± OR	172,929 SQ.FT.

LEGEND

- IRON PIN (FOUND-NOTED)
- IRON PIN (SET) 5/8" IRON REBAR, 18" IN LENGTH WITH YELLOW CAP LABELED "OHM ADVISORS"
- UNMONUMENTED POINT
- LIGHT POLE/YARD LIGHT
- ELECTRICAL BOX
- ELECTRIC METER
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- SEWER VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- W — WATER LINE
- X — FENCE
- SA — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- UGE — UNDERGROUND ELECTRIC

OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264

TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM= NAVD88

GRAPHIC SCALE 1"= 60'
60' 0' 60'

GENERAL NOTES:

1. SUBJECT PROPERTY IS CURRENTLY ZONED "X" (UNSHADED) AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA "SFHA" PER FEMA MAP 47119C0180E, HAVING AN EFFECTIVE DATE OF APRIL 16, 2007.
2. PROPERTY CURRENTLY ZONED: PUD-MU (PLANNED UNIT DEVELOPMENT-MIXED USE)
3. 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.
4. 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.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA ZONING AND PLANNING DIVISION.
6. 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.
7. RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES 8/25/2023 AND 9/25/2023, 9/19/2024, 12/06/24, AND 12/19/24, UTILIZING A CARLSON BRX7 MULTI FREQUENCY RECEIVER. THE GRID COORDINATES SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011)(EPOCH 2010), GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.04', V0.06'.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
9. THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
12. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM A PUBLIC RIGHT-OF-WAY, NASHVILLE HIGHWAY, VIA A PUBLIC ACCESS EASEMENT (NAPA VALLEY WAY) AND A 50' PUBLIC ACCESS EASEMENT.
13. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 OF VILLAGES AT CARTER'S CREEK, AS SHOWN ON PLAT RECORDED IN BOOK P22, PAGE 489, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
14. PROPERTY IS SUBJECT TO AGREEMENT RECORDED IN BOOK R2960, PAGE 66, OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
15. PROPERTY IS SUBJECT TO ANY AGREEMENTS, COVENANTS, RESTRICTIONS, AND/OR EASEMENTS THAT MAY EXIST AND NOT SHOWN HEREON.

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REVISION TABLE

1.	01/23/2025	LOT DIVISION REVISED
2.	01/24/2025	OWNER INFORMATION
3.	01/27/2025	UPDATED REQUESTOR INFORMATION
4.	02/17/2025	REVISED LOT DIVISION LINE
5.	02/25/2025	ADDED CROSS ACCESS EASEMENT
6.	03/10/2025	ADDED SETBACK/BUFFER INFORMATION
7.	06/02/2025	EASEMENT TO BE REMOVED/RELEASED

SURVEY ORDERED BY: OP II NASH 2425 NASHVILLE HWY LAND PARTNERS C/O COLLIN AUFHAMMER 500 W 5TH STREET, SUITE 700 AUSTIN, TEXAS 78701

PROPERTY ADDRESS: NASHVILLE HWY COLUMBIA, TENNESSEE 38401

PROPERTY OWNER: (NOTED HEREON)

DEED REFERENCE: PART OF BOOK R2761, PAGE 1144, R.O.M.C.T.
PLAT REFERENCE: PLAT BOOK P22, PAGE 489, R.O.M.C.T.
TAX MAP: 051 PARCEL ID: 022.03
WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 9114-24-0010

DRAWN BY: RL/BA DATE: JANUARY 10, 2025

FIELD WORK: BG/JW/BA DATE: DECEMBER 6, 2024

"P:\9000_9999\9114240010_Villages_of_CC_Re-Plat_of_Lot-2_Survey\Drawings\9114240010 PLAT.dwg"

SHEET 1 OF 1

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

5 September 2025

Emily Zeller
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210

RE: 2425 Nashville Hwy, Columbia, TN 38401; Wawa

Emily,

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.

Property owner may need to work with adjacent property owners to ensure sanitary sewer availability to the properties in the area.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

September 12, 2025

Ms. Kristen Ritz
Wawa, Inc.
260 W. Baltimore Pike
Media, Pennsylvania 19063
Sent via email: Kristen.Ritz@wawa.com

RE: **Water Availability Letter** Expires: 3/12/2026
Wawa #7206
2425 Nashville Highway
Tax Map & Parcel: 051 02203000
Columbia, TN

Dear Mr. Boggs:

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 gas station and associated store. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service 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:

- Source water capacity for development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Fire Flow Requirement letter dated 6/13/2024 indicates a 2,250 gpm flow requirement and a minimum of 3 hydrants to serve the proposed project.
- Available fire flow capacity in the 12-inch main on Nashville Highway at the project frontage is up to 4,000 gpm.

  - The existing 8-inch main on the north edge of the project can support up to 1,950 gpm of fire flow.
  - A supplemental water main extension and hydrant will be necessary from the 8-inch main at the south secondary entrance of the project to meet the full fire flow requirement.
- Approval is based on daily volumes and peak flows as provided by the applicant:
  - Commercial/domestic Peak of 30 gpm
  - Peak Daily Demand of 1,750 GPD
  - Assumed one ¾" Landscape Irrigation Meter and one 2" Service Meter for purposes of estimating impact fees (to be verified during Design Review phase).
- The above request translates to a 10 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the 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. This Water Availability Letter will expire in six months 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 utilities, 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.
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New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	10	**$5,200**

- 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.
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- 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: Landon Boggs, Kimley-Horn
Bart Anderson, CPWS
File 24-041

Columbia Fire & Rescue

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Water Purveyor: Columbia Power & Water System

Date: 9/12/2025
Name: Emily Zeller
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Email: emily.zeller@kimley-horn.com
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Enclosed Area (ft²): 6,372

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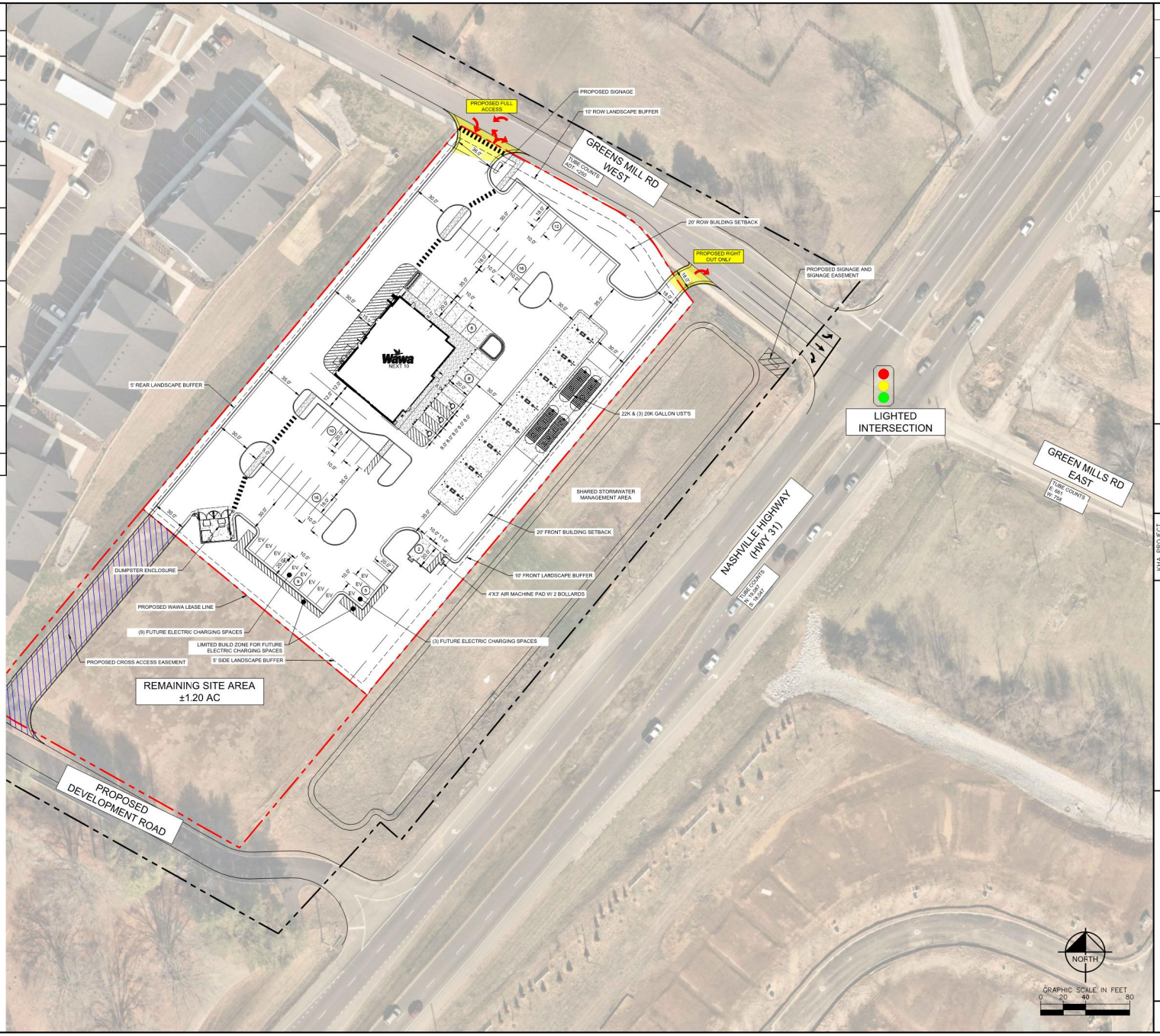
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Fire Plan Reviewer: Brad Massey Date: 9-12-2025

SITE DATA

JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
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BUILDING AREA	6,200 S.F.
MIN. PARKING REQUIRED	1 PER 300 SF + 1.5 SPACES PER PUMP = 36 SPACES
PARKING PROVIDED	86 SPACES
ZONE A ZONE B ZONE C	26 SPACES 16 SPACES 44 SPACES
FRONT SETBACK SIDE (R/W) SETBACK SIDE SETBACK REAR SETBACK	20 FT 20 FT 0 FT (NONRESIDENTIAL) 0 FT
FRONT BUFFER YARD SIDE BUFFER YARD REAR BUFFER YARD	10 FT 5 FT (NONRESIDENTIAL) 5 FT
BUILDING TYPE CANOPY CONFIGURATION CANOPY TYPE	NEXT10 STRAIGHT SLOPED
# MPD'S	8



Kimley»Horn

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10 LEA AVENUE, SUITE 400, NASHVILLE, TN 37210
PHONE: 615-564-2701
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE

KHA PROJECT 014468150
DATE 4/25/2024
SCALE AS SHOWN
DESIGNED BY NVL
DRAWN BY NVL
CHECKED BY CVC

GOVERNANCE PLAN

NASHVILLE HWY & GREEN MILLS RD

WAWA

COLUMBIA TENNESSEE

SHEET NUMBER 2 OF 3

Plotted By: Churchill, Caroline Sheet Set: WAWA_Columbia_Layout: GOVERNANCE April 25, 2024 07:25:35pm G:\MKTG\Clients-Private\WAWA\WAWA_Inc\Columbia TN (Hwy 31)\CAD\WAWA Master_Columbia TN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

June 14, 2024

Kimley-Horn & Associates
Emily Zeller, E.I.
10 Lea Ave., Ste. 400
Nashville, TN 37210
emily.zeller@kimley-horn.com

Re: 2425 Nashville Highway

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

AGREEMENT TO BE COMPLETED UPON APPROVAL OF THE FINAL PLAT

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

_____ PROJECT	
Completed by the Developer	*Completed by the City*
_____ DEVELOPER NAME	
_____ AUTHORIZED AGENT NAME	_____ CITY ENGINEER
_____ SIGNATURE	_____ SIGNATURE
_____ DATE	_____ DATE
_____ STREET	
_____ CITY, STATE, ZIP	
_____ PHONE	
_____ EMAIL	
Attest	*Attest*
_____ ATTEST NAME	_____ ATTEST NAME
_____ ATTEST SIGNATURE	_____ ATTEST SIGNATURE
_____ DATE	_____ DATE



Parcel Table	
Lot #	Area
1	11,743
2	12,882
3	13,177
4	12,300
5	12,300
6	12,300
7	12,300
8	12,300
9	12,300
10	12,300
11	12,300
12	12,489
13	13,435
14	13,537
15	13,537
16	13,537
17	13,537
18	13,537
19	14,330
20	15,186
21	15,088
22	16,850
23	12,727
24	12,756
25	12,785
26	12,813
27	12,707
28	12,799
29	12,961
30	12,990

Parcel Table	
Lot #	Area
31	13,019
32	13,048
33	13,077
34	13,106
35	13,136
36	13,165
37	13,194
38	13,092
39	12,916
40	13,050
41	13,050
42	13,050
43	13,050
44	13,050
45	13,050
46	13,050
47	13,050
48	13,050
49	12,916
50	14,775
51	14,909
52	14,909
53	14,909
54	16,398
55	12,878
56	13,012
57	13,012
58	13,012
59	13,012
60	12,878

Parcel Table	
Lot #	Area
61	12,916
62	13,050
63	13,050
64	13,050
65	13,050
66	13,050
67	13,050
68	13,050
69	13,050
70	13,050
71	12,916
72	13,418
73	13,341
74	13,341
75	13,341
76	13,341
77	13,341
78	13,341
79	13,207
80	12,520
81	12,520
82	12,520
83	12,520
84	12,543
85	14,523
86	14,679
87	14,439
88	12,518
89	12,518
90	12,518

Parcel Table	
Lot #	Area
91	12,518
92	12,518
93	12,518
94	12,518
95	12,518
96	12,518
97	27,236
98	23,921
99	20,434
100	13,290
101	13,424
102	13,424
103	13,424
104	13,424
105	13,424
106	13,290
107	13,290
108	13,424
109	13,424
110	13,424
111	13,424
112	13,424
113	13,290
114	15,162
115	15,296
116	15,296
117	15,296
118	15,296
119	15,296
120	15,162

Parcel Table	
Lot #	Area
121	15,162
122	15,296
123	15,296
124	15,296
125	15,296
126	15,296
127	15,162
128	13,290
129	13,424
130	13,424
131	13,424
132	13,424
133	13,424
134	13,290
135	14,350
136	12,930
137	12,930
138	12,930
139	12,930
140	12,930
141	12,795

SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3L
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 2 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:
- FRONT = 30-FT (MIN)
- SECONDARY FRONTAGE = 30-FT (MIN)
- SIDE = 12-FT (MIN)
- REAR = 30-FT (MIN)

OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
OPEN SPACE PROVIDED: 22.6-AC (26.2% OF GROSS ACREAGE)
CIVIC SPACE PROVIDED: 4.8-AC

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

CRUNK ENGINEERING

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

09/15/2025 21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sheet\Columbia_Subdivision C0.0.dwg



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EXISTING USE: FARM
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PROPOSED USE: RESIDENTIAL DEVELOPMENT

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MAX BLOCK PERIMETER: 3600-FT
MIN LOT WIDTH: 100-FT
SETBACKS:
FRONT = 30-FT (MIN)
SECONDARY FRONTAGE = 30-FT (MIN)
SIDE = 12-FT (MIN)
REAR = 30-FT (MIN)
OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 141 UNITS / 86.7-AC = 1.6 UNITS / AC
CIVIC SPACE PROVIDED: 27.4-AC (31.6% OF GROSS ACREAGE)

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

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS	
No.	DATE

09/15/2025 21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sheet\Columbia_Subdivision C0.0.dwg

Parent Parcel Legal Description

A parcel of land located in the 9th Civil District of Maury County, Tennessee. More particularly described as follows:

Beginning at a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79° 12' 28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the south line of said lands of McBroom Family Partnership, generally along a fence, South 80° 54' 28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of Lot 13 of Leatherwood Estates, Section 1, of record in Plat Book 56, Page 315, R.O.M.C., TN.;

Thence, along the west line of said Lot 13 of Leatherwood Estates, South 03° 36' 18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the southwest corner of Lot 13 Leatherwood Estates. Said point also being on the north line of lands owned by Edwin W. Halliday Family Trust, of record in Deed Book R2383, Page 186, R.O.M.C., TN.;

Thence, along the north line of said lands of Halliday Family Trust, North 83° 01' 05" West, a distance of 117.28 feet, to a tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of Foster Lane, North 09° 19' 07" East, a distance of 116.73 feet to the point of beginning.

Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

Of the total parent tract described herein, a portion containing 4.79 acres is designated as Civic Space pursuant to the requirements of the Comprehensive Plan Connect Columbia for natural hillside protection areas (775' elevation). The balance of the parcel, outside the Civic Space designation, is requested for rezoning to CD-3L.

Civic Space Legal Description

A portion of land located within the parent parcel, situated in the 9th Civil District of Maury County, Tennessee, more particularly described as follows:

Beginning at the same point of beginning as described in the parent parcel, being a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30', also being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, from said point of beginning, along the parent parcel boundary, North 80°44'35" West, a distance of 1983.10 feet to the POINT OF BEGINNING of the Civic Space herein described;

Thence, from said point, South 80°44'35" East, a distance of 660.17 feet;

Thence, North 08°07'09" East, a distance of 346.26 feet;

Thence, North 75°29'59" West, a distance of 397.75 feet;

Thence, South 64°36'12" West, a distance of 163.02 feet;

Thence, South 32°16'11" West, a distance of 314.91 feet to the point of beginning of this Civic Space description.

Containing 4.79 acres, more or less, to be designated as Civic Space in accordance with the requirements of the Comprehensive Plan Connect Columbia. The remainder of the parent parcel outside this 4.79-acre area is to be designated CD-3L Zoning.

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79°12'28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 8301'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09'19"07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

June 17,2025

Mr. Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd. Suite 201
Franklin, TN 37067
Sent via email: *Aaron@crunkeng.com*

RE: **Water Availability Letter** Expires: 10/15/2025
Foster Lane Subdivision – 174 Units
Tax Map 112, Parcel 017.00
Columbia, Maury County, TN

Dear Mr. Keathley:

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.

We have received your application for water availability to serve a proposed residential development consisting of 174 single-family residential units off Foster Lane south of the intersection with Trotwood Avenue. It appears that the proposed water infrastructure connections are anticipated to come through stub-streets in the adjacent (proposed) Hunters Glen Phase 4 subdivision. Based on this concept, we have reviewed this application for service with the understanding that both projects (Foster Lane Subdivision and Hunters Glen Ph4) would be constructed at the same time. CPWS has performed field measurements and water system hydraulic model analysis of the projected water demands for the proposed development.

CPWS has determined that the existing system is <u>not</u> able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, the existing system is able to meet the minimum 500 gpm fire flow requirement – as

listed in the Fire Flow Requirements letter submitted as part of the application. In addition, the demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- The first 80-units (total between both projects; Foster Ln and Hunters Glen Ph4) can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- 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).

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction – we welcome a meeting to discuss.

This Water Availability Letter will expire on the date listed on the first page 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.
    - CPWS will submit proposed improvements design to TDEC for review and approval.
    - Once comments received from TDEC have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.
- As an option, the applicant may request CPWS design the water infrastructure to support the proposed development project. Under this option, the applicant will:
    - Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
    - CPWS will then develop design drawings for the water system improvements and submit to TDEC for review and approval.
- Current water service fees due prior to CPWS review 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	174	**$65,880**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
    - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
    - Note that meter fees are charged at time of purchase, based on price of meter at that time.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
3/4" Service Meter Cost	174	$540	$93,960
(7/1/25) Impact Fee for 3/4" Service Meter	174	$5,500	$957,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$1,050,960**

- 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: John Maher, John Maher Builders
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 23-034

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/25/2024
Name: Aaron Keathley
Phone: 615-708-3517
Email: aaron@crunkeng.com
Address/Parcel ID: 112 017.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Residential Subdivisi
Enclosed Area (ft²): 2000/home

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13R

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 11/25/2024

SUGAR TREE LN

HUNTER'S GLEN DR

PROPOSED CONNECTION TO THE FUTURE HUNTERS GLEN

ELECTRIC LINE
150FT EASEMENT WIDTH

NEW FOSTER LN

STORMWATER DETENTION AREA: 7.2 AC

POND A

POND B

OPEN SPACE

80.00 FT

123.00 FT

81.88 FT

100.00 FT

81.21 FT

70.00 FT

ROADWAY STUB TO ADJACENT PROPERTY

CIVIC SPACE NATURAL AREA 14.1 AC

TIE-IN ROAD NETWORK TO EXISTING FOSTER LN

82.55 FT

ROADWAY STUB TO ADJACENT PROPERTY

FOSTER LN

- **PROPOSED ZONING: CD-3**
- **174 TOTAL LOTS** (MIN. 100' X 80')
  MAX. ALLOWABLE LOTS : 346 (86.6 AC @ 4 PER AC)
- **URBAN NEIGHBORHOOD STREET:**
  70' ROW 38' ROADWAY WIDTH
- **STORMWATER POND** (0.8% OF SITE AREA):
  6.9 AC REQUIRED
  7.2 AC PROVIDED
- **CIVIC SPACE** (5-20% OF SITE AREA):
  4.3 - 17.3 AC REQUIRED
  14.1 AC PROVIDED

0 50 100 150 300
GRAPHIC SCALE

N

CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD
SUITE 201
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

NOT FOR CONSTRUCTION

FOSTER LN SUBDIVISION

FOSTER LN
COLUMBIA, TN 38401

REVISIONS

No.	DATE

08/01/24 21072

C1.0

PRELIMINARY LAYOUT PLAN

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

December 4, 2024

Aaron Keathley, E.I.T.
Crunk Engineering, LLC

Re: Foster Lane, being Tax Map: 112 Parcel: 017.00

Dear Sir:

Columbia Power System serving this development is dependent on the development of the adjacent property and/or any necessary utility easements across adjacent properties.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

21 November 2024

Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd, Ste 201
Brentwood, TN 37027

RE: Foster Ln, Columbia, TN 38401; 112 0017.00

Aaron,

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.

Given the unit count of 174 and the nature of the site, which will require the installation of a pump station, it is in the City's best interest to require the pump station to be placed at a point which is outside the subject parcel so that it is at the lowest possible point for joint-development purposes and so that the force main may terminate at a manhole closer to Rockland Dr.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Aaron Keathley

From: Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Sent: Thursday, February 20, 2025 10:03 AM
To: Aaron Keathley
Cc: Austin Brass; Melissa Sanders; Donnie Boshers; Douglas Toney; Adam Crunk
Subject: RE: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

Yes, it is valid from 1 year of the date on the letter.

Ryan Filipkowski, P.E.
Civil Engineer
Columbia Wastewater Department
O) 931-560-1001 Ext. 1023
C) 931-777-9020
RFilipkowski@Columbiatn.gov
*Note .gov email change

From: Aaron Keathley <aaron@crunkeng.com>
Sent: Wednesday, February 19, 2025 9:21 AM
To: Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Cc: KMcCarthy@columbiatn.gov; Melissa Sanders <MSanders@Columbiatn.gov>; Donnie Boshers <DBoshers@Columbiatn.gov>; Douglas Toney <DToney@Columbiatn.gov>; Adam Crunk <adam@crunkeng.com>
Subject: RE: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

Good Morning Ryan,
I wanted to follow up to this request and see if this letter was still valid?

Thanks!

Aaron Keathley, E.I
Civil : Site Development
Crunk Engineering, LLC
C: 615.708.3517

From: Aaron Keathley <uk.keathley@gmail.com>
Sent: Friday, November 22, 2024 8:31 AM
To: Aaron Keathley <aaron@crunkeng.com>
Subject: Fwd: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

---------- Forwarded message ---------
From: **Ryan Filipkowski** <RFilipkowski@columbiatn.gov>
Date: Thu, Nov 21, 2024 at 3:47 PM
Subject: RE: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request
To: uk.keathley@gmail.com <uk.keathley@gmail.com>, Kevin McCarthy <KMcCarthy@columbiatn.gov>, Melissa Sanders <MSanders@columbiatn.gov>, Donnie Boshers <DBoshers@columbiatn.gov>, Douglas Toney <DToney@columbiatn.gov>, Adam Crunk (adam@crunkeng.com) <adam@crunkeng.com>

Attached. Please note the requirements in the letter.

Ryan Filipkowski, P.E.

Civil Engineer

Columbia Wastewater Department

O) 931-560-1001 Ext. 1023

C) 931-777-9020

RFilipkowski@Columbiatn.gov

*Note .gov email change

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, November 21, 2024 11:56 AM
To: Kevin McCarthy <KMcCarthy@Columbiatn.gov>; Ryan Filipkowski <RFilipkowski@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Donnie Boshers <DBoshers@Columbiatn.gov>; Douglas Toney <DToney@Columbiatn.gov>
Subject: [Caution External Email] - Online Form Submission #1879 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 kmccarthy@columbiatn.gov and rfilipkowski@columbiatn.gov with question about this form.

Applicant Information

Name of Firm	Crunk Engineering, LLC
Name	Aaron Keathley
Email Address	uk.keathley@gmail.com
Address	7112 Crossroads Blvd, Ste 201
City	Brentwood
State	TN
Zip Code	37027
Phone Number	6157083517
Have you had a pre-app with Development Services?	Yes

Property Information

Please provide as much information as possible.

Development Name	Foster Lane Subdivision

Description of Project	Construction of 174 single family homes including the utility and roadway infrastructure to support the development.
Property Address	*Field not completed.*
Parcel ID	112 0017.00
TN Property Viewer GIS Link	https://tnmap.tn.gov/assessment/
Is this property currently inside the city of Columbia?	No
Is this property currently served by Columbia Wastewater	No
Total Land Area (Acres)	85.71
Intended Use	Single-Family Detached
Number of Residential Units	174
Square Footage of Non-Residential Structures	0
Concept Plan File Upload	Foster_Ln_Subdivision_CD3.pdf

Email not displaying correctly? View it in your browser.

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CD-3L TABLE 4.3.1-B DISTRICT STANDARDS
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels*
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See **Table 4.3.7.A (Private Frontage Types)**	NP		

Civic Space Types*

*Applicable only **to** Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Pocket Park	P
Plaza	NP		

See **Table 5.3.2-A (Civic Space Types - Summary)** and **Table 5.3.2-B (Civic Space - Specific Standards)**

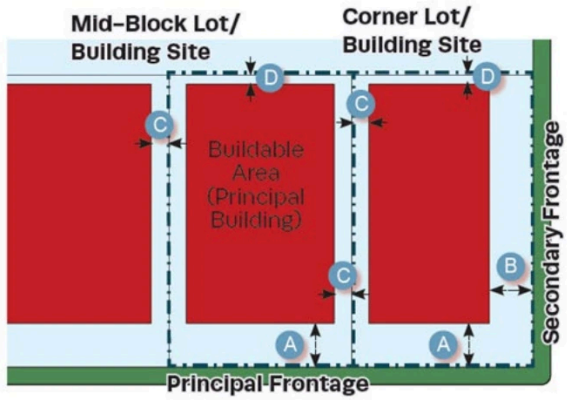
Permitted Uses

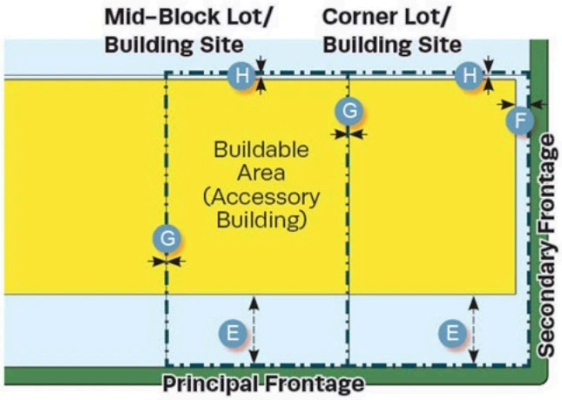
See **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses),** and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**. For Development Parcels, see also **Table 5.1.7 (Principal Use Mix)**.

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT





Lot Occupation	
Lot/ Building Site Width	100 ft. min.
Frontage Buildout	**NR**
Lot/ Building Site Area	**NR**
Impervious Surface Coverage	**NR**
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			**Setbacks / Yards – Accessory Building**		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards	
Building Height*	
Principal Building	3 Stories Max
Accessory Building	2 Stories Max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	**NR**

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Blank Walls	**NP** at Frontage
Façade Articulation	**NR**
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	**NP**
Shed	**P** at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	**P**
Gable	**P**
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Brick	**P**	Exposed concrete	**NP**
Natural stone	**P**	Vinyl siding	**P**
Wood	**P**	Aluminum siding	**NP**
Cementitious siding	**P**	Corrugated and/or sheet metal	**NP**
Authentic stucco over masonry	**P**		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	**NR**
Foundation Cladding	**Required**; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	**Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	**Required**; brick, natural stone, with material matching primary material of Façade

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See **Table 4.3.8.A (Principal Building Types - Summary)** and **Table 4.3.8.B (Principal Building Types - Specific Standards)**. For Development Parcels, see also **Table 5.1.6(Building Type Mix)**.

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3rd layer only, and in Driveway
Heavy Equipment	NP	P in 3rd layer only, and in Driveway
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All Other Vehicles	NP	P in 3rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2nd or 3rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1st or 2nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	**P** in 3rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	**P** in 3rd Layer only
Off-Street Trash Receptacle Locations	**P** in 3rd Layer only
Off-Street Dumpster Locations	**N/A**
Drive- Through Locations	**N/A**

Non-Building Components

	1st Layer	2nd Layer	3rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	**NP**	**NP**	**P**
Solar Panels	**P** if coplanar to and integrated into roof deign		**P**
Antennas & Satellite Equipment	**P** in 1st or 2nd Layer if such Layer is only possible location for satisfactory reception		**P**
Recreation or Paly Equipment	**NP**	**P**	**P**
Animals Enclosures, Runs or Shelters	**NP**	**NP**	**P**
Swimming pools, Hot Tubs and Spas	**NP**	**P**	**P**
Transmitting and/or receiving towers, or antennas and wind-generating machines	**NP**	**NP**	**P**

Signs

See Sign Standards in Article 7 (Sign Standards) and **Table 7.12.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types- Specific Standards)**

Lighting

See Private Lighting Requirements in Section 4.3.17 and **Table 4.3.17.B (Private Lighting Standards)**

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space Civic Space	**Not at Frontage or Adjacent to**
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	**NP**	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	**N/A** (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	**R**; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	**NR**
HVAC, Mechanical and other Equipment Screening	**R**; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	**N/A** (not permitted in District)
Streetscreen Location	2nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.5

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

September 15, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Annexation & Rezoning // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for the annexation of the parcel located on Foster Lane, identified as Tax Map #112 017.00, which abuts the City of Columbia boundary. In conjunction with annexation, we respectfully request that this parcel be assigned a zoning designation of CD-3L (Neighborhood Large Lot Low Intensity Character District).

According to Connect Columbia, the City's comprehensive plan, this parcel lies within the Rural Transitions (RT) area. The intent of the RT designation is to enhance existing suburban areas and support the creation of new neighborhoods that improve the overall quality of life in Columbia. The RT designation permits zoning districts such as Rural Character (CD-2) and Civic (CV), with a maximum density of 1 density unit per acre. It also requires the inclusion of Civic Space for parks, greenways, civic uses, and private yards.

The adjacent parcel to the north has been approved and is under development as the Hunters Glen Subdivision, which carries a CD-3 zoning designation. The CD-3 district allows up to 4 density units per acre, and Hunters Glen is being developed at approximately 2.8 density units per acre. While this exceeds the RT density recommendation, it preserves the residential character intended for the area and has established a precedent for suburban neighborhood growth along Foster Lane.

The proposed layout for the subject parcel includes 141 single-family homes on 86.7 acres, with 27.4 acres dedicated to Civic Space, resulting in a density of approximately 1.6 density units per acre. This density falls squarely within the standards of the CD-3L zoning district, which establishes a maximum of 2 density units per acre and a minimum lot width of 100 feet. The proposed design demonstrates an intentional step-down in intensity from Hunters Glen, creating an appropriate transition between the CD-3 neighborhood to the north and the broader RT area envisioned by the comprehensive plan.

By pursuing CD-3L, this development preserves the suburban residential character of Foster Lane while ensuring that lot sizes, building patterns, and Civic Space are consistent with both the RT designation and the City's long-term planning goals. The project is designed to connect seamlessly to the roadways and utility infrastructure of the Hunters Glen development while offering larger lot widths and significant Civic Space that reinforce the low-intensity character of CD-3L.

For these reasons, and to maintain a cohesive yet appropriately scaled neighborhood fabric along Foster Lane, we respectfully request that the CD-3L zoning designation be assigned to this parcel upon annexation.
Respectfully,

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

September 15, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Comprehensive Plan Amendment // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for a Comprehensive Plan Amendment (CPA) to the Connect Columbia Comprehensive Plan and its associated Future Land Use Map (FLUM). The subject of this request includes Tax Map #112 017.00, an 85.8-acre parcel owned by John Maher Builders, Inc., hereafter referred to as Parcel A, and the neighboring Parcel #112 018.02, a 53.5-acre tract owned by the McBroom Family Partnership, hereafter referred to as Parcel B.

Both parcels are located on Foster Lane, a rural road that connects to Trotwood Avenue just west of Columbia. They are currently designated as Rural Transition (RT) on the FLUM. This classification is intended for very low-density residential neighborhoods, large-lot semi-rural estates, open spaces, and legacy agricultural operations. The RT classification serves to create and preserve a distinct transition between agricultural uses in unincorporated Maury County and the suburban character of Columbia. According to the FLUM zoning matrix, the RT classification supports zoning character districts CD-2 (Rural) and CV (Civic), with a permitted maximum density of 1 dwelling unit per acre.

Parcel B, however, has been approved for development as the Hunters Glen Subdivision and has already been assigned the CD-3 zoning designation, with 148 lots currently under construction. This equates to an approximate density of 2.8 dwelling units per acre, which is inconsistent with the current FLUM designation.

To support the continued development of Parcel B and to establish a cohesive and consistent development pattern along Foster Lane, we respectfully request an amendment to the FLUM to reclassify both Parcel A and Parcel B as Suburban Neighborhood (SN). This amendment will enable the annexation and zoning of Parcel B under CD-3L in alignment with the comprehensive plan and will promote consistent land use along this growing corridor.

Respectfully,

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, John Maher being the sole owner of the Foster Lane Property more particularly described as Parcel 112 017.00 on Deed of Record in Deed Book R2758 Pages 851-853 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

John Maher
Print Name

12-2-24
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda: